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

AGENDA NO.
**23.2**
(MT 27968)

**MEETING DATE:**
Tuesday, June 10, 2025

10:00 a.m. being the time set for public hearing on the recommendation from Transportation and Land Management Agency/Planning regarding the Public Hearing on Project No. CC013169, General Plan Amendment (GPA) No. 240093 (Entitlement/Policy Amendment), Change of Zone (CZ) No. 2400060 – CEQA Exempt per Sections 15061(b)(3) (Commonsense Exemption) and 15320 (Change in Organization Local Agencies) - Applicant – County of Riverside - First Supervisorial District – March Zoning Area - LOCATION: The project is located within the western area of Riverside County, bisected by Interstate 215 (I-215), approximately three miles south of State Highway 60 (HWY 60) and surrounded by cities of Moreno Valley, Perris, and Riverside and unincorporated areas of Mead Valley and Woodcrest (Approximately 3,800 acres). CC013169, GPA240093, and CZ2400060 propose to transfer land use jurisdiction for the agreed-upon territory from March Joint Powers Authority ("March JPA") to the County of Riverside by doing all of the following: (1) adopt a March Area Plan as part of the Riverside Comprehensive General Plan, which incorporates the approved March JPA General Plan and County amendments to incorporate the County's land use jurisdiction process; (2) adopt the March Ordinance as part of the Riverside County Ordinances, which incorporates the approved March JPA development code, truck route ordinance, and specific plans and County amendments to incorporate the County's land use jurisdiction process; and (3) adopt the March Resolution as part of the Riverside County Resolutions, which acknowledges the approved March JPA land use entitlements, conditions of approval, environmental documents, and other development documents and County amendments to incorporate the County's land use jurisdiction process. This project does not include any revision to the general plan land use designations or zoning as it relates to the project territory, District 1.

On motion of Supervisor Spiegel, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, June 24, 2025, at 10:00 a.m. or as soon as possible thereafter.

Roll Call:
Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None

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I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on June 10, 2025 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: June 10, 2025
Kimberly A. Rector, Clerk of the Board of Supervisors, in
(seal) and for the County of Riverside, State of California.

By: _____ Deputy

AGENDA NO.
**23.2**

xc: Planning, COB

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

**ITEM:** 23.2
(ID # 27968)
**MEETING DATE:**
Tuesday, June 10, 2025

**FROM :** TLMA-PLANNING

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON PROJECT NO. CC013169, GENERAL PLAN AMENDMENT (GPA) NO. 240093 (Entitlement/Policy Amendment), CHANGE OF ZONE (CZ) NO. 2400060 – CEQA Exempt per Sections 15061(b)(3) (Commonsense Exemption) and 15320 (Change in Organization Local Agencies) - Applicant – County of Riverside - First Supervisorial District – March Zoning Area - LOCATION: The project is located within the western area of Riverside County, bisected by Interstate 215 (I-215), approximately three miles south of State Highway 60 (HWY 60) and surrounded by cities of Moreno Valley, Perris, and Riverside and unincorporated areas of Mead Valley and Woodcrest (Approximately 3,800 acres). CC013169, GPA240093, and CZ2400060 propose to transfer land use jurisdiction for the agreed-upon territory from March Joint Powers Authority ("March JPA") to the County of Riverside by doing all of the following: (1) adopt a March Area Plan as part of the Riverside Comprehensive General Plan, which incorporates the approved March JPA General Plan and County amendments to incorporate the County's land use jurisdiction process; (2) adopt the March Ordinance as part of the Riverside County Ordinances, which incorporates the approved March JPA development code, truck route ordinance, and specific plans and County amendments to incorporate the County's land use jurisdiction process; and (3) adopt the March Resolution as part of the Riverside County Resolutions, which acknowledges the approved March JPA land use entitlements, conditions of approval, environmental documents, and other development documents and County amendments to incorporate the County's land use jurisdiction process. This project does not include any revision to the general plan land use designations or zoning as it relates to the project territory. District 1. [$200,00 Total Cost - Department Budget 100%] (CONTINUE TO JUNE 24, 2025)

**ACTION:Policy**

John Hildebrand, Planning Director 6/5/2025 Rania Odenbaugh, TLMA Director 6/5/2025

**MINUTES OF THE BOARD OF SUPERVISORS**

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

1. **FIND** the project is **EXEMPT** from the California Environmental Quality Act, pursuant to the State Guidelines Sections 15061(b)(3) (Common Sense Exemption) and 15320 (c) (Change in Organization of Local Agencies), based on the findings and conclusions incorporated herein by reference and the conclusion that the project could not have a significant effect on the environment;

2. **TENTATIVELY APPROVE General Plan Amendment No. 240093**, which creates the **March Area Plan** in order to incorporate the March Territory and March JPA General Plan with amendments reflecting the County's land use jurisdiction process, based on the findings and conclusions provided in this staff report and all exhibits, and subject to the adoption of a General Plan Amendment cycle resolution by the Board of Supervisors;

3. **TENTATIVELY APPROVE Change of Zone No. 2400060**, which is associated with **Ordinance No. 997 ("March Ordinance")**, in order to incorporate the approved March JPA development code, truck route ordinance, and specific plans and amendments to add the County's land use jurisdiction process as it relates to the March Territory and also amend and update the County's zoning and land use maps to identify the march area plan zoning map (Attachment D) and land use map (Attachment E), based upon the findings and conclusions incorporated herein, pending final adoption of the General Plan Amendment resolution ordinance for CZ2400060 by the Board of Supervisors;

4. **APPROVE Board of Supervisors Resolution No. 2025-114 ("March Resolution")**, which acknowledges the approved March JPA land use entitlements, conditions of approval, environmental documents, and other development documents and incorporates amendments to add the County's land use jurisdiction process; and,

5. **Direct** Planning, upon final adoption of General Plan Amendment No. 240093, to update the County of Riverside General Plan reflecting the changes in land use jurisdiction, including the Introduction, Land Use Element, and the Reche Canyon-Badlands Area Plan.

| FINANCIAL DATA | Current Fiscal Year: | Next Fiscal Year: | Total Cost: | Ongoing Cost |
|---|---|---|---|---|
| COST | $ 0 | $ 200,000 | $ 200,000 | $ 0 |
| NET COUNTY COST | $ 0 | $ 0 | $ 0 | $ 0 |
| SOURCE OF FUNDS: Department Budget 100% | | | Budget Adjustment: No | |
| | | | For Fiscal Year: 25/26 | |

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

To formally reflect the land use transfer of the March Territory to the County effective on July 1, 2025, this project proposes to adopt the March Area Plan ("MAP" or "Plan"), March Ordinance (Ordinance No. 997), and March Resolution (Resolution No. 2025-114).

The March Area Plan formally reflects the transfer of land use authority over the March Territory (also referred to as "March Area Plan Territory" or "MAP Territory") from March JPA to the County of Riverside ("County"), which will also be effective on July 1, 2025.

The purpose of the March Area Plan proposes the transfer of land use authority from the March JPA to the County of Riverside over the March Air Base by adopting the *General Plan of the March Joint Powers Authority* along with the County of Riverside's land use policies and procedures that allow the County to continue providing guidance for future development and land use decisions for the March Air Base. The MAP is a policy document created to facilitate and guide future land use decisions, improve the area's physical and economic environment, and establish the County of Riverside's goals and expectations for development within the March Area Plan territory.

Concurrent with the adoption of the March Area Plan is the March Ordinance (adopting the March JPA Development Code, Specific Plans, and Truck Routes) and March Resolutions (acknowledging the prior land use entitlements), which each include amendments to incorporate the County's land use permitting process and procedures. It is crucial to note that existing March JPA General Plan land use designations, zoning, and development standards will remain in effect.

**Tribal Consultation (Senate Bill 18)**

Staff transmitted the project to the Tribes in compliance with SB 18 requirements and received a request for consultation from the Pechanga and Soboba Tribes. The County in ongoing good faith consultation with the Tribes and will report on the outcome of those meetings at the public hearing.

## Planning Commission

A duly notice public hearing was held at Planning Commission on May 21, 2025 (continued from May 7, 2025) and the Planning Commission voted 5-0 recommending approval. The Commission heard public testimony from three speakers in opposition of the project. The comments general and included: general opposition to warehouse development, need for community outreach for the project, general project details-proposed exhibits/mapping included in the Commission staff report and opposition to the project's CEQA exemption. Additionally, a representative from the Soboba Tribe spoke at the May 7, meeting and provided comments the raised concerns with the SB 18 process.

Staff addressed these comments at the public meeting, clarifying this project is transferring land use authority and existing March General Plan and associated documents only, no changes are proposed to existing March JPA land use or zoning maps, and no new development is included with this project.

## Recent Public Comments

Since Planning Commission hearing, the County has received approximately 67 comment-emails (Attachment P) with three main points: (1) obligations under the March JPA Development Agreements and Disposition and Development Agreements, (2) open space and park obligations under the March JPA settlement agreements, and (3) tribal consultation. However, the only topic the County is bringing before the Board in this public hearing is the administrative land use jurisdiction transfer, not any development project or planning for future development in the area. As a result, the issues raised by the public will be addressed as development occurs within the new territory. Additional letters-emails requested general information regarding the general plan and zoning of March JPA and how that is going to be reflected in the County's March Area Plan.

## Future Development within the March Territory

After adoption of the March Area Plan by the County of Riverside, all public and private new development projects and improvements must be consistent with the adopted March Area Plan, March Ordinance, and March Resolution, and any subsequent amendments thereto. Unless otherwise specified by the March Area Plan, March Resolution, and March Ordinance, all other Riverside County Board of Supervisors Policies, Ordinances, and regulations are applicable to the entire March Territory. Where any conflict occurs between the provisions of this resolution and provisions of any other ordinance, resolution, or regulations effective as to the March Area Plan, the more restrictive provisions shall apply.

Any conflicts or inconsistencies shall be resolved under the authority of the Planning Director.

**Environmental Review – Environmental Findings**

The proposed amendment to the General Plan is determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15061(b)(3) (Common Sense Exemption) and 15320 (a)(b)(c) (Change in Organization of Local Agencies). The Project will definitively have no potential for physical environmental impacts under CEQA. It does not involve any modifications to existing buildings or developments. Furthermore, the Project will not establish any new pathways that could allow future developments to circumvent a comprehensive CEQA review. Nor does it approve any new developments that could result in significant environmental effects. Instead, the Project aims to establish an administrative mechanism for transferring property previously under the jurisdiction of the March Joint Powers Authority to the County of Riverside, while also defining an appropriately merged entitlement process for future developments related to already existing rules, policies, procedures, general plan designations, zoning designations, and development standards. Accordingly, the proposed Project has *no potential* to result in any physical environmental impacts under CEQA.

**Impact on Residents and Businesses**

The MAP is a policy document created to facilitate and guide future land use decisions, improve the area's physical and economic environment, and establish the County of Riverside's goals and expectations for development within the March Area Plan territory.

Development within the MAP will be encouraged and supported by the County through proactive economic and policy programs. Incentives within the MAP will support the timely implementation of development projects that create a unique destination in the Inland Empire for industrial, commercial retail, restaurants, offices and mixed-use development and historic preservation.

**Additional Fiscal Information**

The cost to complete the planning entitlement process for this project was funded through the General Fund for fiscal year 25/26. The planning process and tasks to complete the project will continue through fiscal year 25/26 and will be funded by the General Fund.

**ATTACHMENTS:**

**Attachment A: Planning Commission Resolution No. 2025-002**
**Attachment B: Planning Commission Staff Report 5-21-25**
**Attachment C: March Territory**
**Attachment D: Zoning Map**
**Attachment E: Land Use Map**
**Attachment F: March Area Plan**
**Attachment G: March Area Plan Exhibits**
**Attachment H: Entitlement Matrix**
**Attachment I: BOS Resolution No. 2025-114**
**Attachment J: Ordinance No. 997**
**Attachment K: Revised General Plan Introduction**
**Attachment L: Revised General Plan Land Use Element**
**Attachment M: Revised Reche Canyon-Badlands Area Plan**
**Attachment N: Reference Material**
**Attachment O: Notice of Exemption**
**Attachment P: Public Comments**

Jason Farin, Principal Policy Analyst 6/5/2025

Aaron Gettis

Aaron Gettis, Chief of Deputy County Counsel 6/4/2025

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

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

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|---|---|
| *Account Number:* | 5209148 |
| *Ad Order Number:* | 0011738179 |
| *Customer's Reference/PO Number:* | |
| *Publication:* | The Press-Enterprise |
| *Publication Dates:* | 06/01/2025 |
| *Total Amount:* | $1926.11 |
| *Payment Amount:* | $0.00 |
| *Amount Due:* | $1926.11 |
| *Notice ID:* | mwhoZ6OWvnnODiq41gsN |
| *Invoice Text:* | NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON CC013169, GENERAL PLAN AMENDMENT NO. 240093, AND CHANGE OF ZONE NO. 2400060, IN THE FIRST AND SECOND SUPERVISORIAL DISTRICTS 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 CC013169, General Plan Amendment No. 240093 and Change of Zone No. 2400060. CC013169 (GPA240093 and CZ2400060) ("Project") proposes to transfer land use jurisdiction for the agreed-upon territory from March Joint Powers Authority ("March JPA's") to the County of Riverside by doing all of the following: (1) adopting a March Area Plan as part of the Riverside Comprehensive General Plan, which incorporates the approved March JPA General Plan and County amendments to incorporate the County's land use jurisdiction process, (2) adopt the March Ordinance as part of the Riverside County Ordinances, which incorporates the approved March JPA development code, truck route ordinance, and specific plans and County amendments to incorporate the County's land use jurisdiction process, and (3) adopt the March Resolution as part of the Riverside County Resolutions, which acknowledges the approved March JPA land use entitlements, conditions of approval, environmental documents, and other development documents and County amendments to incorporate the County's land |

Planning
6/10/2025
23.2

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Riverside, California 92501
(951) 368-9229

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

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011738179

**FILE NO. 0011738179**

## PROOF OF PUBLICATION

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

**06/01/2025**

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

Date: June 1, 2025.
At: Riverside, California

Christina Gonzalez

Signature

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON CC013169, GENERAL PLAN AMENDMENT NO. 240093, AND CHANGE OF ZONE NO. 2400060, IN THE FIRST AND SECOND SUPERVISORIAL DISTRICTS**

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The Riverside County Planning Department and the Planning Commission recommend that the Board of Supervisors find that the project is EXEMPT from the California Environmental Quality Act (CEQA), Approve CC013169, General Plan Amendment No. 240093, and Change of Zone No. 2400060.

The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date of May 21, 2025 the Public Hearing page of the Planning Department website: https://planning.rctlma.org/Public-Hearings .

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT PRINCIPAL PLANNER, RICHARD MARSHALIAN AT (951) 955-9294 RMARSHALIAN@RIVCO.ORG OR PAUL SWANCOTT AT (951) 955-3103 PSWANCOTT@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 27, 2025 Kimberly A. Rector, Clerk of the Board
By: Naomy Sicra, Clerk of the Board Assistant

**AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE CC013169, ENMIENDA N.° 240093 AL PLAN GENERAL Y CAMBIO DE ZONA N.° 2400060, EN EL PRIMER Y SEGUNDO DISTRITOS 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 para considerar la recomendación de la Comisión de Planificación para aprobar CC013169, Enmienda al Plan General No. 240093 y Cambio de Zona No. 2400060 . considerar la recomendación de la Comisión de Planificación para aprobar CC013169, Enmienda al Plan General No. 240093 y Cambio de Zona No. 2400060 Autoridad de Poderes Conjuntos ("March JPA") al Condado de Riverside haciendo todo lo siguiente: (1) adoptar un Plan de Área de March como parte del Plan General Integral de Riverside, que incorpora el Plan General March JPA aprobado y las enmiendas del Condado para incorporar el proceso de jurisdicción de uso de la tierra del Condado, (2) adoptar la Ordenanza de March JPA como parte de las Ordenanzas del Condado de Riverside, que incorpora el código de desarrollo March JPA aprobado, la ordenanza de rutas de camiones y planes específicos y enmiendas del Condado para incorporar el proceso de jurisdicción de uso de la tierra del Condado, y (3) adoptar la Resolución de marzo como parte de las Resoluciones del Condado de Riverside, que reconoce los derechos de uso de la tierra de March JPA aprobados, las condiciones de aprobación, los documentos ambientales y otros documentos de desarrollo y las enmiendas del Condado para incorporar el proceso de jurisdicción de uso de la tierra del Condado. Este proyecto no incluye ninguna modificación a las designaciones de uso del suelo ni a la zonificación del plan general en lo que respecta al territorio del proyecto. El proyecto propuesto se ubica en la zona oeste del condado de Riverside, atravesado por la Interestatal 215 (I-215), aproximadamente a tres millas al sur de la Carretera Estatal 60 (HWY 60) y rodeado por las ciudades de Moreno Valley, Perris y Riverside, y las áreas no incorporadas de Mead Valley y Woodcrest, en los Distritos de Supervisión Primero y Segundo.

El Departamento de Planificación del Condado de Riverside y la Comisión de Planificación recomiendan que la Junta de Supervisores determine que el proyecto está EXENTO de la Ley de Calidad Ambiental de California (CEQA), apruebe CC013169, la Enmienda al Plan General No. 240093 y el Cambio de Zona No. 2400060.

Los documentos de la reunión del Departamento de Planificación para el proyecto propuesto se pueden ver en línea en la fecha de audiencia de la Comisión de Planificación del 21 de mayo de 2025, en la página de Audiencia Pública del sitio web del Departamento de Planificación: https://planning.rctlma.org/Public-Hearings.

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, COMUNÍQUESE CON EL PLANIFICADOR PRINCIPAL, RICHARD MARSHALIAN, AL (951) 955-9294 RMARSHALIAN@RIVCO.ORG O CON PAUL SWANCOTT AL (951) 955-3103 PSWANCOTT@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, es posible que se le limite a plantear solo los asuntos que usted u otra persona plantearon en la audiencia pública descrita en este aviso, o en correspondencia escrita al Departamento de Planificación o la Junta de Supervisores en la audiencia pública o antes de esta. Se informa que, como resultado de la audiencia pública y la consideración de todos los comentarios públicos, tanto escritos como orales, la Junta de Supervisores podrá modificar, total o parcialmente, el proyecto o el documento ambiental relacionado. 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 secretaría de la Junta al (951) 955-1069.
Envíe toda correspondencia escrita a: secretaría de la Junta, 4080 Lemon Street, 1er piso, apartado postal 1147, Riverside, CA 92502-1147 o envíe un correo electrónico a cob@rivco.org .

Fecha: 25 de mayo del 2025 — Kimberly A. Rector, secretaria de Junta

By: — Naomy Sicra, Asistente de secretaría de Junta

**The Press-Enterprise**
**Published: 6/1/25**

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PO Box 631437 Cincinnati, OH 45263-1437

# AFFIDAVIT OF PUBLICATION

Naomy Sicra
Riverside County-Board Of Sup.
4080 Lemon ST # 127
Riverside CA 92501-3609

STATE OF WISCONSIN, COUNTY OF BROWN

The Desert Sun, a newspaper published in the city of Palm Springs, Riverside County, State of California, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

05/30/2025

and that the fees charged are legal.
Sworn to and subscribed before on 05/30/2025

Legal Clerk

Notary, State of WI, County of Brown

1-25-26

My commission expires

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RYAN SPELLER
Notary Public
State of Wisconsin

Planning
6/10/2025
23.2

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON CC013169, GENERAL PLAN AMENDMENT NO. 240093, AND CHANGE OF ZONE NO. 2400060, IN THE FIRST AND SECOND SUPERVISORIAL DISTRICTS**

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The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date of May 21, 2025 the Public Hearing page of the Planning Department website: https://planning.rctlma.org/Public-Hearings.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT PRINCIPAL PLANNER, RICHARD MARSHALIAN AT (951) 955-9294 RMARSHALIAN@RIVCO.ORG OR PAUL SWANCOTT AT (951) 955-3103 PSWANCOTT@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 27, 2025
Kimberly A. Rector, Clerk of the Board
By: Naomy Sicra, Clerk of the Board Assistant

## AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE CC013169, ENMIENDA N.° 240093 AL PLAN GENERAL Y CAMBIO DE ZONA N.° 2400060, EN EL PRIMER Y SEGUNDO DISTRITOS 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 para considerar la recomendación de la Comisión de Planificación para aprobar CC013169, Enmienda al Plan General No. 240093 y Cambio de Zona No. 2400060. considerar la recomendación de la Comisión de Planificación para aprobar CC013169, Enmienda al Plan General No. 240093 y Cambio de Zona No. 2400060 Autoridad de Poderes Conjuntos ("March JPA") al Condado de Riverside haciendo todo lo siguiente: (1) adoptar un Plan de Área de March como parte del Plan General Integral de Riverside, que incorpora el Plan General March JPA aprobado y las enmiendas del Condado para incorporar el proceso de jurisdicción de uso de la tierra del Condado, (2) adoptar la Ordenanza de March JPA como parte de las Ordenanzas del Condado de Riverside, que incorpora el código de desarrollo March JPA aprobado, la ordenanza de rutas de camiones y planes específicos y enmiendas del Condado para incorporar el proceso de jurisdicción de uso de la tierra del Condado, y (3) adoptar la Resolución de marzo como parte de las Resoluciones del Condado de Riverside, que reconoce los derechos de uso de la tierra de March JPA aprobados, las condiciones de aprobación, los documentos ambientales y otros documentos de desarrollo y las enmiendas del Condado para incorporar el proceso de jurisdicción de uso de la tierra del Condado. Este proyecto no incluye ninguna modificación a las designaciones de uso del suelo ni a la zonificación del plan general en lo que respecta al territorio del proyecto. El proyecto propuesto se ubica en la zona oeste del condado de Riverside, atravesado por la Interestatal 215 (I-215), aproximadamente a tres millas al sur de la Carretera Estatal 60 (HWY 60) y rodeado por las ciudades de Moreno Valley, Perris y Riverside, y las áreas no incorporadas de Mead Valley y Woodcrest, en los Distritos de Supervisión Primero y Segundo.

El Departamento de Planificación del Condado de Riverside y la Comisión de Planificación recomiendan que la Junta de Supervisores determine que el proyecto está EXENTO de la Ley de Calidad Ambiental de California (CEQA), apruebe CC013169, la Enmienda al Plan General No. 240093 y el Cambio de Zona No. 2400060.

Los documentos de la reunión del Departamento de Planificación para el proyecto propuesto se pueden ver en línea en la fecha de audiencia de la Comisión de Planificación del 21 de mayo de 2025, en la página de Audiencia Pública del sitio web del Departamento de Planificación: https://planning.rctlma.org/Public-Hearings.

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, COMUNÍQUESE CON EL PLANIFICADOR PRINCIPAL, RICHARD MARSHALIAN, AL (951) 955-9294 RMARSHALIAN@RIVCO.ORG O CON PAUL SWANCOTT AL (951) 955-3103 PSWANCOTT@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, es posible que se le limite a plantear solo los asuntos que usted u otra persona planteó en la audiencia pública descrita en este aviso, o en correspondencia escrita al Departamento de Planificación o la Junta de Supervisores en la audiencia pública o antes de esta. Se informa que, como resultado de la audiencia pública y la consideración de todos los comentarios públicos, tanto escritos como orales, la Junta de Supervisores podrá modificar, total o parcialmente, el proyecto o el documento ambiental relacionado. 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.

Envíe toda correspondencia escrita a: secretaria de la Junta, 4080 Lemon Street, 1er piso, apartado postal 1147, Riverside, CA 92502-1147 o envíe un correo electrónico a cob@rivco.org.

Fecha: 27 de mayo del 2025

Kimberly A. Rector, secretaria de Junta

By: Naomy Sicra, Asistente de secretaria de Junta

May 30, 2025

## NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON CC013169, GENERAL PLAN AMENDMENT NO. 240093, AND CHANGE OF ZONE NO. 2400060, IN THE FIRST AND SECOND SUPERVISORIAL DISTRICTS

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 **CC013169, General Plan Amendment No. 240093 and Change of Zone No. 2400060.** CC013169 (GPA240093 and CZ2400060) ("Project") proposes to transfer land use jurisdiction for the agreed-upon territory from March Joint Powers Authority ("March JPA's") to the County of Riverside by doing all of the following: (1) adopting a March Area Plan as part of the Riverside Comprehensive General Plan, which incorporates the approved March JPA General Plan and County amendments to incorporate the County's land use jurisdiction process, (2) adopt the March Ordinance as part of the Riverside County Ordinances, which incorporates the approved March JPA development code, truck route ordinance, and specific plans and County amendments to incorporate the County's land use jurisdiction process, and (3) adopt the March Resolution as part of the Riverside County Resolutions, which acknowledges the approved March JPA land use entitlements, conditions of approval, environmental documents, and other development documents and County amendments to incorporate the County's land use jurisdiction process. This project does not include any revision to the general plan land use designations or zoning as it relates to the project territory. This proposed project is located: within the western area of Riverside County, bisected by Interstate 215 (I-215), approximately three miles south of State Highway 60 (HWY 60) and surrounded by cities of Moreno Valley, Perris and Riverside and unincorporated areas of Mead Valley and Woodcrest in the First and Second Supervisorial Districts.

The Riverside County Planning Department and the Planning Commission recommend that the Board of Supervisors find that the project is EXEMPT from the California Environmental Quality Act (CEQA), Approve CC013169, General Plan Amendment No. 240093, and Change of Zone No. 2400060.

The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date of May 21, 2025 the Public Hearing page of the Planning Department website: https://planning.rctlma.org/Public-Hearings.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT PRINCIPAL PLANNER, RICHARD MARSHALIAN AT (951) 955-9294 RMARSHALIAN@RIVCO.ORG OR PAUL SWANCOTT AT (951) 955-3103 PSWANCOTT@RIVCO.ORG.

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

Dated: May 27, 2025

Kimberly A. Rector, Clerk of the Board

By: Naomy Sicra, Clerk of the Board Assistant

## AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE CC013169, ENMIENDA N.° 240093 AL PLAN GENERAL Y CAMBIO DE ZONA N.° 2400060, EN EL PRIMER Y SEGUNDO DISTRITOS DE SUPERVISIÓN

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proceso de jurisdicción de uso de la tierra del Condado, (2) adoptar la Ordenanza de March JPA como parte de las Ordenanzas del Condado de Riverside, que incorpora el código de desarrollo March JPA aprobado, la ordenanza de rutas de camiones y planes específicos y enmiendas del Condado para incorporar el proceso de jurisdicción de uso de la tierra del Condado, y (3) adoptar la Resolución de marzo como parte de las Resoluciones del Condado de Riverside, que reconoce los derechos de uso de la tierra de March JPA aprobados, las condiciones de aprobación, los documentos ambientales y otros documentos de desarrollo y las enmiendas del Condado para incorporar el proceso de jurisdicción de uso de la tierra del Condado. Este proyecto no incluye ninguna modificación a las designaciones de uso del suelo ni a la zonificación del plan general en lo que respecta al territorio del proyecto. El proyecto propuesto se ubica en la zona oeste del condado de Riverside, atravesado por la Interestatal 215 (I-215), aproximadamente a tres millas al sur de la Carretera Estatal 60 (HWY 60) y rodeado por las ciudades de Moreno Valley, Perris y Riverside, y las áreas no incorporadas de Mead Valley y Woodcrest, en los Distritos de Supervisión Primero y Segundo.

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Envíe toda correspondencia escrita a: secretaria de la Junta, 4080 Lemon Street, 1er piso, apartado postal 1147, Riverside, CA 92502-1147 o envíe un correo electrónico a cob@rivco.org.

Fecha: 27 de mayo del 2025

Kimberly A. Rector, secretaria de Junta

By: Naomy Sicra, Asistente de secretaria de Junta

May 30, 2025

## Flores, Kate

**From:** Katie Greene <kteag13@gmail.com>
**Sent:** Tuesday, June 10, 2025 12:55 AM
**To:** Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board
**Subject:** Public Comment for Agenda Item 23.2 - General Plan Amendment No. 240093 and Change of Zone No. 2400060

**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 County Board of Supervisors and Clerk,

With the transfer of land use authority for lands surrounding the March ARB from the March JPA to the County of Riverside comes new responsibility and obligations. As a resident who has been engaged with the business surrounding the March JPA for more than three years, I am especially concerned about this transfer and the pitfalls it might create for local residents.

Now that the responsibility for this area transfers to the County, I request that the County commit in writing to:

1) update the land use plan for unentitled/unzoned areas of the March Planning area by the end of the 2025 calendar year; and

2) have a formal community engagement plan for the process, including at least one public meeting where community stakeholders such as R-NOW, CAREE, CCAEJ, the Sierra Club, Green Acres, Westmont Village, and U.S. Vets are invited to give input regarding the zoning and uses for undeveloped lands transferred from the MJPA to the County.

The land use planning maps you are adopting from the March JPA are from 1999 and do not account for existing conditions, such as settlement agreements (2003 CAREE/CCAEJ, 2012 Center for Biological Diversity). Riverside County (and the world around us) is fundamentally different from what it was 26 years ago, and the March Area Plan ought to reflect these changes.

As a community member who has successfully fought against warehouses on the West Campus Upper Plateau, I am ready and eager to engage with the County on updating the land use plan, which will impact my neighborhood for decades. Leaving the map as is allows for the developer to resubmit immediately to the County a terrible project that was unanimously rejected by the MJPA Commission in May 2025.

Please commit — in writing — to working with us.

Sincerely,
<name>
<zip code>

katie greene



23.2

## Flores, Kate

**From:** Suzanne Pearson <suzsir@yahoo.com>
**Sent:** Monday, June 9, 2025 1:45 PM
**To:** Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board
**Subject:** Public Comment for Agenda Item 23.2 - General Plan Amendment No. 240093 and Change of Zone No. 2400060

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Dear County Board of Supervisors and Clerk,

With the transfer of land use authority for lands surrounding the March ARB from the March JPA to the County of Riverside comes new responsibility and obligations. As a resident who has been engaged with the business surrounding the March JPA for more than three years, I am especially concerned about this transfer and what will become of the open space.

Now that the responsibility for this area transfers to the County, I request that the County commit in writing to:

1) update the land use plan for unentitled/unzoned areas of the March Planning area by the end of the 2025 calendar year; and

2) have a formal community engagement plan for the process, including at least one public meeting where community stakeholders such as R-NOW, CAREE, CCAEJ, the Sierra Club, Green Acres, Westmont Village, and U.S. Vets are invited to give input regarding the zoning and uses for undeveloped lands transferred from the MJPA to the County.

The land use planning maps you are adopting from the March JPA are from 1999 and do not account for existing conditions, such as settlement agreements (2003 CAREE/CCAEJ, 2012 Center for Biological Diversity). Riverside County (and the world around us) is fundamentally different from what it was 26 years ago, and the March Area Plan ought to reflect these changes.

As a community member who has successfully fought against warehouses on the West Campus Upper Plateau, I am ready and eager to engage with the County on updating the land use plan, which will impact my neighborhood and my community for future use. Leaving the map as is allows for the developer to resubmit immediately to the County a terrible project that was unanimously rejected by the MJPA Commission in May 2025.

Please commit — in writing — to working with us. Thank you for your time and for your attention to this .

Sincerely,
Suzanne Pearson
92508



23.2

**Flores, Kate**

| | |
|---|---|
| **From:** | julie weatherford <julieweatherford@gmail.com> |
| **Sent:** | Monday, June 9, 2025 4:28 PM |
| **To:** | Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board |
| **Subject:** | Public Comment for Agenda Item 23.2 - General Plan Amendment No. 240093 and Change of Zone No. 2400060 |

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Dear County Board of Supervisors and Clerk,

With the transfer of land use authority for lands surrounding the March ARB from the March JPA to the County of Riverside comes new responsibility and obligations. As a resident who has been engaged with the business surrounding the March JPA for more than three years, I am especially concerned about this transfer and the pitfalls it might create for local residents.

Now that the responsibility for this area transfers to the County, I request that the County commit in writing to:

1) update the land use plan for unentitled/unzoned areas of the March Planning area by the end of the 2025 calendar year; and

2) have a formal community engagement plan for the process, including at least one public meeting where community stakeholders such as R-NOW, CAREE, CCAEJ, the Sierra Club, Green Acres, Westmont Village, and U.S. Vets are invited to give input regarding the zoning and uses for undeveloped lands transferred from the MJPA to the County.

The land use planning maps you are adopting from the March JPA are from 1999 and do not account for existing conditions, such as settlement agreements (2003 CAREE/CCAEJ, 2012 Center for Biological Diversity). Riverside County (and the world around us) is fundamentally different from what it was 26 years ago, and the March Area Plan ought to reflect these changes.

As a community member who has successfully fought against warehouses on the West Campus Upper Plateau, I am ready and eager to engage with the County on updating the land use plan, which will impact my neighborhood for decades. Leaving the map as is allows for the developer to resubmit immediately to the County a terrible project that was unanimously rejected by the MJPA Commission in May 2025.

Please commit — in writing — to working with us.

Sincerely,
Julie Weatherford
92506



23.2

**Flores, Kate**

**From:** Jeannine Sabel <j9sabel@gmail.com>
**Sent:** Friday, June 6, 2025 5:10 PM
**To:** Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board
**Subject:** Public Comment for Agenda Item 23.2 - General Plan Amendment No. 240093 and Change of Zone No. 2400060

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Dear County Board of Supervisors and Clerk,

With the transfer of land use authority for lands surrounding the March ARB from the March JPA to the County of Riverside comes new responsibility and obligations. As a resident who has been engaged with the business surrounding the March JPA for more than three years, I am especially concerned about this transfer and the pitfalls it might create for local residents.

Now that the responsibility for this area transfers to the County, I request that the County commit in writing to:

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As a community member who has successfully fought against warehouses on the West Campus Upper Plateau, I am ready and eager to engage with the County on updating the land use plan, which will impact my neighborhood for decades. Leaving the map as is allows for the developer to resubmit immediately to the County a terrible project that was unanimously rejected by the MJPA Commission in May 2025.

Please commit — in writing — to working with us.

Sincerely,
Jeannine Sabel
92506



23.2

## Flores, Kate

**From:** Mark Lien <marklien7@gmail.com>
**Sent:** Friday, June 6, 2025 6:55 PM
**To:** Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board
**Subject:** Public Comment for Agenda Item 23.2 - General Plan Amendment No. 240093 and Change of Zone No. 2400060

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Dear County Board of Supervisors and Clerk,

Please keep our community informed of these land transfer. I am concerned with what builds next to my community, as I plan to retire here and spend the next 30 years here hopefully.

With the transfer of land use authority for lands surrounding the March ARB from the March JPA to the County of Riverside comes new responsibility and obligations. As a resident who has been engaged with the business surrounding the March JPA for more than three years, I am especially concerned about this transfer and the pitfalls it might create for local residents.

Now that the responsibility for this area transfers to the County, I request that the County commit in writing to:

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Please commit — in writing — to working with us.

Sincerely,
Mark Lien



23.2

**Flores, Kate**

| | |
|---|---|
| **From:** | Chris Hofeditz <chris.hofeditz69@gmail.com> |
| **Sent:** | Sunday, June 8, 2025 4:58 PM |
| **To:** | Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board |
| **Subject:** | Public Comment for Agenda Item 23.2 - General Plan Amendment No. 240093 and Change of Zone No. 2400060 |

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Dear County Board of Supervisors and Clerk,

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Now that the responsibility for this area transfers to the County, I request that the County commit in writing to:

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Please commit — in writing — to working with us.

Sincerely,
<name>
<zip code>
Chris Hofeditz



23.2

**Flores, Kate**

| | |
|---|---|
| **From:** | Gayle Dicarlantonio <gayledmail@gmail.com> |
| **Sent:** | Saturday, June 7, 2025 9:39 AM |
| **To:** | Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board |
| **Subject:** | Public Comment for Agenda Item 23.2 - General Plan Amendment No. 240093 and Change of Zone No. 2400060 |

**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 County Board of Supervisors and Clerk,

With the transfer of land use authority for lands surrounding the March ARB from the March JPA to the County of Riverside comes new responsibility and obligations. As a resident who has been engaged with the business surrounding the March JPA for more than three years, I am especially concerned about this transfer and the pitfalls it might create for local residents.

Now that the responsibility for this area transfers to the County, I request that the County commit in writing to:

1) update the land use plan for unentitled/unzoned areas of the March Planning area by the end of the 2025 calendar year; and

2) have a formal community engagement plan for the process, including at least one public meeting where community stakeholders such as R-NOW, CAREE, CCAEJ, the Sierra Club, Green Acres, Westmont Village, and U.S. Vets are invited to give input regarding the zoning and uses for undeveloped lands transferred from the MJPA to the County.

The land use planning maps you are adopting from the March JPA are from 1999 and do not account for existing conditions, such as settlement agreements (2003 CAREE/CCAEJ, 2012 Center for Biological Diversity). Riverside County (and the world around us) is fundamentally different from what it was 26 years ago, and the March Area Plan ought to reflect these changes.

As a community member who has successfully fought against warehouses on the West Campus Upper Plateau, I am ready and eager to engage with the County on updating the land use plan, which will impact my neighborhood for decades. Leaving the map as is allows for the developer to resubmit immediately to the County a terrible project that was unanimously rejected by the MJPA Commission in May 2025.

Please commit — in writing — to working with us.

Sincerely,

G DiCarlantonio
92507



23.2

## Flores, Kate

**From:** christine martin <cmcelsemartin@gmail.com>
**Sent:** Friday, June 6, 2025 2:17 PM
**To:** Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board
**Subject:** Public Comment for Agenda Item 23.2 - General Plan Amendment No. 240093 and Change of Zone No. 2400060

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Please commit — in writing — to working with us.

Sincerely,
Christine Martin
92506



23.2

**Flores, Kate**

| | |
|---|---|
| **From:** | Cindy <clchiek@gmail.com> |
| **Sent:** | Friday, June 6, 2025 4:07 PM |
| **To:** | Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board |
| **Subject:** | Public Comment for Agenda Item 23.2 - General Plan Amendment No. 240093 and Change of Zone No. 2400060 |

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Please commit — in writing — to working with us.

Sincerely,
Cindy Chiek
92508



23.2

## Flores, Kate

**From:** Lenora Mitchell <rageturner@gmail.com>
**Sent:** Friday, June 6, 2025 4:12 PM
**To:** Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board
**Subject:** Public Comment for Agenda Item 23.2 - General Plan Amendment No. 240093 and Change of Zone No. 2400060

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Dear County Board of Supervisors and Clerk,

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Please commit — in writing — to working with us. This is very important and would show good faith and respect for all residents in this area.

Sincerely,
Lenora Mitchell
92508



23.2

## Flores, Kate

**From:** fera momtaz <fera_momtaz@yahoo.com>
**Sent:** Friday, June 6, 2025 3:39 PM
**To:** Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board
**Subject:** Public Comment for Agenda Item 23.2 - General Plan Amendment No. 240093 and Change of Zone No. 2400060

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Please commit — in writing — to working with us.

Sincerely,
Fera S.Momtaz
Orange Crest Community
92508

Sent from my iPhone



23.2

## Flores, Kate

**From:** Connie Ransom <ransomrealart@gmail.com>
**Sent:** Friday, June 6, 2025 12:34 PM
**To:** Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board
**Subject:** Public Comment for Agenda Item 23.2 - General Plan Amendment No. 240093 and Change of Zone No. 2400060

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Dear County Board of Supervisors and Clerk,

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As a resident of Riverside for over 50 years I am keenly aware that while these acres of land are NOT directly in MY back yard, decisions on how that land will be utilized has possible implications affecting all of Riverside and the surrounding communities. The air has no boundaries, and runoff from that land goes through Riverside to the Santa Ana River and from there to the Pacific Ocean.

As a community member who has successfully fought against warehouses on the West Campus Upper Plateau, I am ready and eager to engage with the County on updating the land use plan, which will impact my neighborhood for decades. Leaving the map as is allows for the developer to resubmit immediately to the County a terrible project that was unanimously rejected by the MJPA Commission in May 2025.

Please commit — in writing — to working with us.

Sincerely,
Connie Ransom
82507



23.2

## Flores, Kate

**From:** KELLEY PAGE <kpage68684@verizon.net>
**Sent:** Friday, June 6, 2025 1:16 PM
**To:** Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board
**Subject:** Public Comment for Agenda Item 23.2 - General Plan Amendment No. 240093 and Change of Zone No. 2400060

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Dear County Board of Supervisors and Clerk,

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Please commit — in writing — to working with us.

Sincerely,
Suzanne Page
92508

Sent from my iPad



23.2

## Flores, Kate

**From:** nora jones <jnora893@gmail.com>
**Sent:** Friday, June 6, 2025 1:54 PM
**To:** Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board
**Subject:** Public Comment for Agenda Item 23.2 - General Plan Amendment No. 240093 and Change of Zone No. 2400060

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Please commit — in writing — to working with us.

Sincerely,
Victoria Belova, 92508

Sent from my iPhone



23.2

## Flores, Kate

**From:** Mike Cachat <mikecachey@gmail.com>
**Sent:** Friday, June 6, 2025 12:19 PM
**To:** Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board
**Subject:** Public Comment for Agenda Item 23.2 - General Plan Amendment No. 240093 and Change of Zone No. 2400060

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Please commit — in writing — to working with us.

Sincerely,
Mike Cachat
92507



23.2

## Flores, Kate

**From:** Peter Pettis <pettis.peter@gmail.com>
**Sent:** Friday, June 6, 2025 11:47 AM
**To:** Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board
**Subject:** Public Comment for Agenda Item 23.2 - General Plan Amendment No. 240093 and Change of Zone No. 2400060

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Please commit — in writing — to working with us.

Sincerely,
Peter Pettis
92508



23.2

**Flores, Kate**

| | |
|---|---|
| **From:** | Ann Marchand <ann.marchand1@gmail.com> |
| **Sent:** | Friday, June 6, 2025 11:36 AM |
| **To:** | Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board |
| **Subject:** | Public Comment for Agenda Item 23.2 - General Plan Amendment No. 240093 and Change of Zone No. 2400060 |

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Dear County Board of Supervisors and Clerk,

Now comes the fun, trying to figure out what is best for the surrounding area. Helping out Westmont Village would be a plus, adding more homes for the vets, building a new commissary? Something that would match and represent what March Base stood for.

So next comes the transfer of land use authority for lands surrounding the March ARB from the March JPA to the County of Riverside comes new responsibility and obligations. As a resident who has been engaged with the business surrounding the March JPA for more than three years, I am especially concerned about this transfer and the pitfalls it might create for local residents.

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Please commit — in writing — to working with us.

Sincerely,



23.

Ann Marchand
former 92506

## Flores, Kate

**From:** Ira and Rajean Long <longfam6@att.net>
**Sent:** Friday, June 6, 2025 10:28 AM
**To:** Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board
**Subject:** Public Comment for Agenda Item 23.2 - General Plan Amendment No. 240093 and Change of Zone No. 2400060

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Please commit — in writing — to working with us.

Sincerely,
Ira and Rajean Long
Mission Grove, 92506



23.2

**Flores, Kate**

| | |
|---|---|
| **From:** | K Doty <dkdoty2@gmail.com> |
| **Sent:** | Friday, June 6, 2025 10:56 AM |
| **To:** | Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board |
| **Subject:** | Public Comment for Agenda Item 23.2 - General Plan Amendment No. 240093 and Change of Zone No. 2400060 |

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Please commit — in writing — to working with us.

Sincerely,
Kristy Doty
02508



23.2

## Flores, Kate

**From:** Candy Blokland <blokland@yahoo.com>
**Sent:** Friday, June 6, 2025 10:08 AM
**To:** Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board
**Subject:** Public Comment for Agenda Item 23.2 - General Plan Amendment No. 240093 and Change of Zone No. 2400060

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Please commit — in writing — to working with us.

Sincerely,
Candy Blokland
Creekside 92508

Sent from my iPhone



23.2

## Flores, Kate

**From:** Molly Nazeck <mnazeck@gmail.com>
**Sent:** Friday, June 6, 2025 10:08 AM
**To:** Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board
**Subject:** Public Comment for Agenda Item 23.2 - General Plan Amendment No. 240093 and Change of Zone No. 2400060

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 County Board of Supervisors and Clerk,

With the transfer of land use authority for lands surrounding the March ARB from the March JPA to the County of Riverside comes new responsibility and obligations. As a resident who has been engaged with the business surrounding the March JPA for more than three years, I am especially concerned about this transfer and the pitfalls it might create for local residents.

Now that the responsibility for this area transfers to the County, I request that the County commit in writing to:

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2) have a formal community engagement plan for the process, including at least one public meeting where community stakeholders such as R-NOW, CAREE, CCAEJ, the Sierra Club, Green Acres, Westmont Village, and U.S. Vets are invited to give input regarding the zoning and uses for undeveloped lands transferred from the MJPA to the County.

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Please commit — in writing — to working with us.

Sincerely,
Molly Nazeck
Green Acres resident, 92518



23.2

**Flores, Kate**

| | |
|---|---|
| **From:** | Ali G <agtaxmail@gmail.com> |
| **Sent:** | Friday, June 6, 2025 9:36 AM |
| **To:** | Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board |
| **Subject:** | Public Comment for Agenda Item 23.2 - General Plan Amendment No. 240093 and Change of Zone No. 2400060 |

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Please commit — in writing — to working with us.

Sincerely,
Ali & Laura
92508



23.2

**Flores, Kate**

| | |
|---|---|
| **From:** | Jessica McDermott <jess.colleen.mcd@gmail.com> |
| **Sent:** | Friday, June 6, 2025 9:48 AM |
| **To:** | Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board |
| **Subject:** | Public Comment for Agenda Item 23.2 - General Plan Amendment No. 240093 and Change of Zone No. 2400060 |

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Please commit — in writing — to working with us.

Sincerely,
Jessica McDermott
92506



23.2

**Flores, Kate**

| | |
|---|---|
| **From:** | Jonathan Peaslee <jpeaslee24@gmail.com> |
| **Sent:** | Friday, June 6, 2025 9:54 AM |
| **To:** | Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board |
| **Subject:** | Public Comment for Agenda Item 23.2 - General Plan Amendment No. 240093 and Change of Zone No. 2400060 |

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Please commit — in writing — to working with us.

Sincerely,
Jonathan Peaslee
92508



23.2

**Flores, Kate**

| | |
|---|---|
| **From:** | Daniele Singleton <msgsingleton@gmail.com> |
| **Sent:** | Friday, June 6, 2025 9:34 AM |
| **To:** | Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board |
| **Subject:** | Public Comment for Agenda Item 23.2 - General Plan Amendment No. 240093 and Change of Zone No. 2400060 |

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Please commit — in writing — to working with us. We as a community need and want to be informed of the proceedings with this land development.

Sincerely,
Daniele Singleton
92508



23.2

## Flores, Kate

**From:** Tom Radulski <tradulski@gmail.com>
**Sent:** Friday, June 6, 2025 9:30 AM
**To:** Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board
**Subject:** Public Comment for Agenda Item 23.2 - General Plan Amendment No. 240093 and Change of Zone No. 2400060

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Please commit — in writing — to working with us.

Sincerely,
<name>Thomas Radulski
<zip code>92508



23.2

## Flores, Kate

**From:** Michele Muehls <michelebello@hotmail.com>
**Sent:** Friday, June 6, 2025 9:19 AM
**To:** Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board
**Subject:** Public Comment for Agenda Item 23.2 - General Plan Amendment No. 240093 and Change of Zone No. 2400060

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Please commit — in writing — to working with us.

Sincerely,
Michele Muehls
Hawarden, 92506



23.2

## Flores, Kate

**From:** Betty Hao <bettysbag@charter.net>
**Sent:** Friday, June 6, 2025 9:27 AM
**To:** Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board
**Subject:** Public Comment for Agenda Item 23.2 - General Plan Amendment No. 240093 and Change of Zone No. 2400060

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Please commit — in writing — to working with us.

Sincerely,
Betty Hao
92508



23.2

**Flores, Kate**

| | |
|---|---|
| **From:** | Maria Rodriguez <mariarod0421@gmail.com> |
| **Sent:** | Friday, June 6, 2025 9:18 AM |
| **To:** | Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board |
| **Subject:** | Public Comment for Agenda Item 23.2 - General Plan Amendment No. 240093 and Change of Zone No. 2400060 |

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Please commit — in writing — to working with us.

Sincerely,
Maria R
92508



23.2

## Flores, Kate

**From:** John Viafora <jrviafora@gmail.com>
**Sent:** Friday, June 6, 2025 9:17 AM
**To:** Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board
**Subject:** Public Comment for Agenda Item 23.2 - General Plan Amendment No. 240093 and Change of Zone No. 2400060

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Please commit — in writing — to working with us.

Sincerely,
John Viafora
Orangecrest, 92508

Sent from my iPhone



23.2

## Flores, Kate

**From:** Joe Aklufi <jaklufi@gmail.com>
**Sent:** Friday, June 6, 2025 9:15 AM
**To:** Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board
**Subject:** Public Comment for Agenda Item 23.2 - General Plan Amendment No. 240093 and Change of Zone No. 2400060

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Please commit — in writing — to working with us.

Sincerely,

Joseph Aklufi
Riverside, 92506



23.2

**Flores, Kate**

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**From:** Gary Mares III <garymaresiii@gmail.com>
**Sent:** Friday, June 6, 2025 9:14 AM
**To:** Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board
**Subject:** Public Comment for Agenda Item 23.2 - General Plan Amendment No. 240093 and Change of Zone No. 2400060

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As a community member who has successfully fought against warehouses on the West Campus Upper Plateau, I am ready and eager to engage with the County on updating the land use plan, which will impact my neighborhood for the future of Mission Grove and Orangecrest. Leaving the map as is allows for the developer to resubmit immediately to the County a terrible project that was unanimously rejected by the MJPA Commission in May 2025.

Please commit — in writing — to working with us.

Sincerely,
Gary Mares
92508



23.2

**Flores, Kate**

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**From:** Monica Mejia <monicu93.mm@gmail.com>
**Sent:** Friday, June 6, 2025 9:14 AM
**To:** Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board
**Subject:** Public Comment for Agenda Item 23.2 - General Plan Amendment No. 240093 and Change of Zone No. 2400060

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Please commit — in writing — to working with us.

Sincerely,
Monica Mejia
92508



23.2

**Flores, Kate**

| | |
|---|---|
| **From:** | Jen L <jlarrattsmith@gmail.com> |
| **Sent:** | Friday, June 6, 2025 7:09 AM |
| **To:** | Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board |
| **Cc:** | Debbie Walsh |
| **Subject:** | Public Comment for Item 22 on June 10 Public Hearing |

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Dear County Board of Supervisors,

I urge you to reject the General Plan Amendment request (GPA240042) to upzone seven Rural Community parcels to Business Park in Mead Valley. Even if you never pass another industrial project, Riverside County is set to double the square footage of warehouses in the next ten years based on the projects you've already approved.

Please do not destroy another community and their way of life in your frenzy to build more. We do not need to turn Mead Valley into Bloomington.

The Inland Empire has the worst air quality of any region in the United States. Our freeways and roads are torn and dominated by diesel trucks. Our region already bears an undue burden from this industry. Please reject GPA240042 and protect the residents of Mead Valley.

Sincerely,

Jen Larratt-Smith
Chair, R-NOW



22

## Flores, Kate

**From:** Jen L <jlarrattsmith@gmail.com>
**Sent:** Friday, June 6, 2025 6:47 AM
**To:** Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board
**Cc:** Michael McCarthy
**Subject:** Public Comment for Item 23.2 - General Plan Amendment No. 240093 and Change of Zone No. 2400060
**Attachments:** R-NOW Comment March JPA Transfer June 10.pdf

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Honorable Board of Supervisors,

Attached is a comment letter regarding Item 23.2 on the County Board of Supervisors' meeting agenda for June 10, 2025 from Riverside Neighbors Opposing Warehouses (R-NOW).

Thanks in advance for your consideration of our comments.

Sincerely,

Jennifer Larratt-Smith
Chair, R-NOW



23.2

R-NOW

Jen Larratt-Smith, Chair
Mike McCarthy, Vice Chair
19069 Van Buren Blvd #114-314
Riverside, CA 92508
jlarrattsmith@gmail.com
mikem@radicalresearch.llc

SENT VIA E-MAIL

Jun 6, 2025

Clerk of the Board
District 1 Supervisor Jose Medina
District 2 Supervisor Karen Spiegel
District 3 Supervisor Chuck Washington
District 4 Supervisor V. Manuel Perez
District 5 Supervisor Yxstian Gutierrez

**Re: Project NO. CC0131169, General Plan Amendment NO. 2490093 - CZ NO. 2400060; March Area Plan - Item 23.2 on June 10, 2025 Board of Supervisors Agenda**

Honorable Supervisors, Clerk,

R-NOW thanks you for the opportunity to provide comments on the March Area Plan, March Ordinance, and March Resolution. We incorporate by reference previous comments sent to the Planning Commission in letters dated May 6 and May 19, 2025 regarding this item.

As part of the March Joint Powers Authority (MJPA) transfer of land-use authority to the County, the Board is being asked to (1) adopt a new March Area Plan as part of the County General Plan, (2) adopt the March Ordinance which incorporated approved March JPA developments, and (3) adopt the March Resolution.

These actions are taken with no community engagement of people living in and around the new March planning area, despite a two-year lead time since the adoption of the 14th Amendment to the MJPA in April of 2023. Moreover, County Planning staff are stating that this is not a CEQA action - it is merely ministerial because nothing new is occurring. R-NOW disagrees. The March Area Plan created for adoption into the General Plan is an entirely new document and it sets for the planning policies.

## Purpose

The purpose of the March Area Plan (also referred to as "MAP" or "Plan") is to act as a planning document to provide a seamless transition of the March Territories from the March JPA to the County of Riverside by adopting the General Plan of the March Joint Powers Authority to allow the County to continue providing guidance for future development and land use decisions within the March Territory. The March Area Plan is a policy document incorporating JPA's General Plan, Development Code, and associated documents and standards, in order to guide land use decisions, improve the area's physical and economic environment, and establish the County of Riverside's goals and expectations for development within the March Area Plan.

The March JPA General Plan was adopted in 1999 and has been piecemealed and no longer has any connection to community vision. A broad coalition of community groups led by R-NOW have been fighting the March JPA land use development codes, standards, and land use plans for the last 3.5 years, culminating in a May 12 public hearing attended by at least 500 people. We do not believe that a 26 year old General Plan represents the current interests of our community members. It fails to reflect current conditions.

We have made three requests in writing to the County Planning Commission in our previous letters. We reiterate them here for your consideration and hope we gain more traction since they were ignored the previous two times.

1) Engage community groups and members in and adjacent to the March Planning Area - Hold at least one workshop and/or public meeting to allow planning staff to discuss the plan with community groups, such as R-NOW, Sierra Club, Mission Grove Neighborhood Alliance, US Vets, Westmont Village, and Green Acres. Community engagement policies in HC 15.1-15.7 of the General Plan require community outreach for land-use planning in Environmental Justice communities. The Riverside County General Plan Vision 'derives its power from the values that are held by the people here,' and the people have not been included in this process.
2) Revise the March Area land-use plan to reflect current conditions - An update is necessary for the 817.9 acres of the West Campus, and this is the appropriate time to update the land-use plan and include existing settlement agreements (2003 CAREE/CCAEJ[1] and 2012 CBD/SBVAS[2]) in the land-use plan. It needs to include the Environmental Justice element adopted by the MJPA in 2024, the current fire hazard severity maps, the existing trails, the existing circulation maps, the RCTC TOD strategic plan, and other existing conditions that inform future land-use rather than relying on a 1999 General Plan land use map that includes none of these conditions.
3) Map the appropriate Foundation Component to land uses for individual parcels -. R-NOW requests that the Foundation Component of Open Space be applied to parcels with parks, open space, and conservation easement obligations. See Appendix 1 which includes a map and table of assessor parcel numbers for land-use, zoning, and foundation component suggestions for individual parcels.

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[1] https://marchjpa.com/wp-content/uploads/2024/05/S-2.-CAREE-CCAEJ-Settlement-Agreement.pdf
[2] https://marchjpa.com/wp-content/uploads/2024/05/S-1.-2012-CBD-Settlement-Agreement.pdf

There are fewer than 30 days until the land-use transfer, so we understand procedurally that there isn't time to do proper community engagement. We ask that the County commit to revisions of the March Area Plan that (1) incorporate community feedback, (2) reflect current conditions and agreements, and (3) appropriately identify public/quasi-public lands already included in the MSHCP as Foundation Component: Open Space rather than Community Development. However, we request that the Planning Commission and County commit to revising the Specific Area Plan for the March Area to reflect community feedback no later than December 31, 2025. An additional six months is sufficient time to update the documentation and engage in authentic community visioning.

Screenshot of MSHCP designation of public/quasi-public lands for March West Campus on Western Riverside County MSHCP Acreage Summary.[3]

Thank you for your attention to this matter.

Sincerely,

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

R-NOW

[3] https://wrcrca.maps.arcgis.com/apps/dashboards/60fb5a8df60c49628b9cc779333824b4

# Appendix 1. Existing Constraints Land Use Map and Table

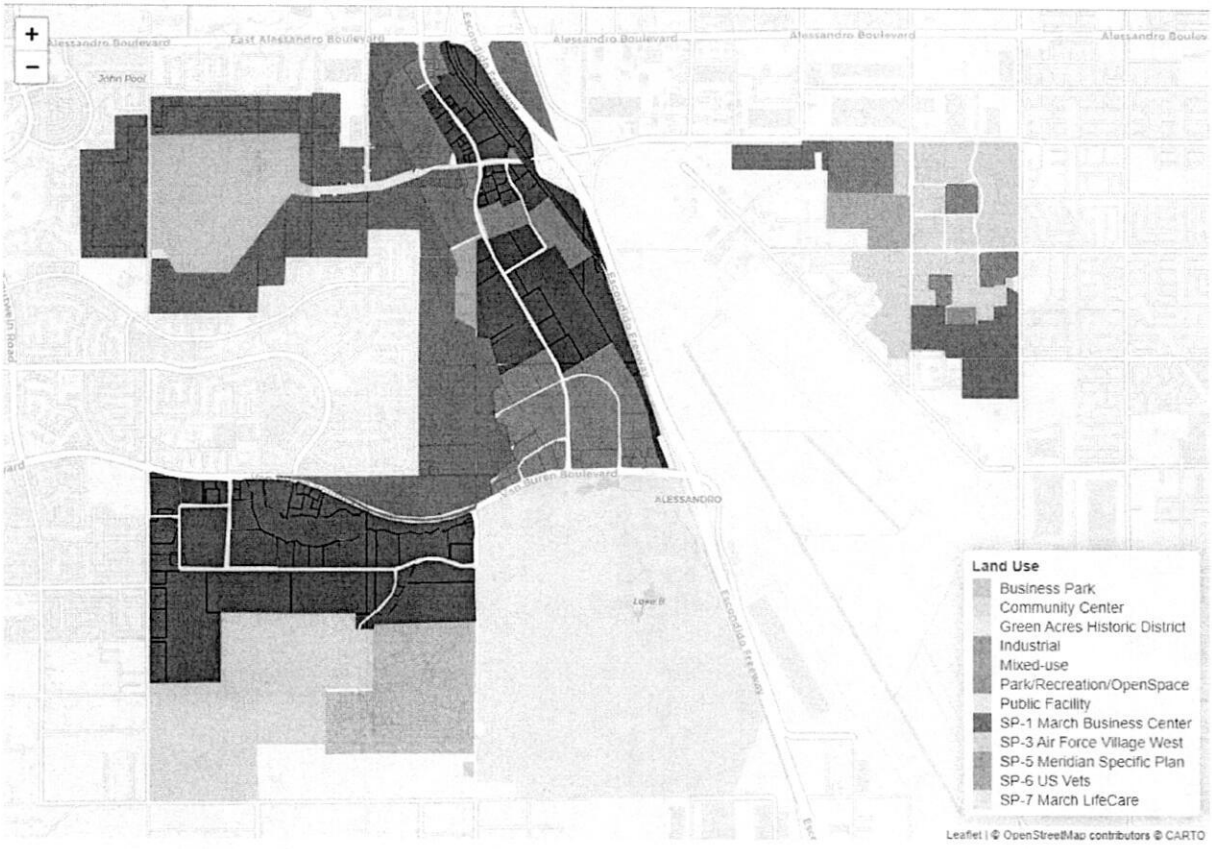


**Figure 1**. Land Use map that reflects existing conditions constraining land use in the March planning area. The West Campus Upper Plateau is accurately shown as Open Space where the 2003 CAREE/CCAEJ settlement agreement and 2012 CBD/SBVAS settlement agreement require conservation easements and parks.

**Table 1.** Parcels with no existing zoning suggested land-use categories, and foundation component designations. APN is the assessor parcel number. These suggestions are all based on existing land uses or settlement agreements constraining land use.

| APN | Acres | Land Use | Foundation Component | Notes |
|---|---|---|---|---|
| 294110005 | 165.23 | Public Facility | Community Development | Ben Clark Public Safety Training Facility |
| 294130008 | 3.42 | Public Facility | Community Development | Ben Clark Public Safety Training Facility |
| 295020005 | 155.54 | Public Facility | Community Development | Ben Clark Public Safety Training Facility |
| 295020008 | 47.63 | Public Facility | Community Development | Ben Clark Public Safety Training Facility |
| 276120008 | 8.97 | Park/Recreation/OpenSpace | Open Space | Conservation easement - CBD 2012 |
| 276120009 | 6.27 | Park/Recreation/OpenSpace | Open Space | Conservation easement - CBD 2012 |
| 276170010 | 31.47 | Park/Recreation/OpenSpace | Open Space | Conservation easement - CBD 2012 |
| 294020002 | 10 | Park/Recreation/OpenSpace | Open Space | Conservation easement - CBD 2012 |
| 294020045 | 67.03 | Park/Recreation/OpenSpace | Open Space | Conservation easement - CBD 2012 |
| 294040021 | 6.09 | Park/Recreation/OpenSpace | Open Space | Conservation easement - CBD 2012 |
| 294040031 | 63 | Park/Recreation/OpenSpace | Open Space | Conservation easement - CBD 2012 |
| 294050002 | 2.6 | Park/Recreation/OpenSpace | Open Space | Conservation easement - CBD 2012 |
| 294050003 | 1 | Park/Recreation/OpenSpace | Open Space | Conservation easement - CBD 2012 |
| 294050004 | 20.86 | Park/Recreation/OpenSpace | Open Space | Conservation easement - CBD 2012 |
| 294050005 | 58.54 | Park/Recreation/OpenSpace | Open Space | Conservation easement - CBD 2012 |
| 294050050 | 38.05 | Park/Recreation/OpenSpace | Open Space | Conservation easement - CBD 2012 |
| 294100024 | 14.19 | Park/Recreation/OpenSpace | Open Space | Conservation easement - CBD 2012 |
| 294120036 | 5.3 | Park/Recreation/OpenSpace | Open Space | Conservation easement - CBD 2012 |
| 294120038 | 54.19 | Park/Recreation/OpenSpace | Open Space | Conservation easement - CBD 2012 |
| 297080005 | 15 | Park/Recreation/OpenSpace | Open Space | Conservation easement - CBD 2012 |

| | | | | |
|---|---|---|---|---|
| 297080019 | 15.8 | Park/Recreation/OpenSpace | Open Space | Conservation easement - CBD 2012 |
| 297080020 | 39.02 | Park/Recreation/OpenSpace | Open Space | Conservation easement - CBD 2012 |
| 297080022 | 2.23 | Park/Recreation/OpenSpace | Open Space | Conservation easement - CBD 2012 |
| 297080023 | 13.43 | Park/Recreation/OpenSpace | Open Space | Conservation easement - CBD 2012 |
| 297080024 | 13.51 | Park/Recreation/OpenSpace | Open Space | Conservation easement - CBD 2012 |
| 297090005 | 40 | Park/Recreation/OpenSpace | Open Space | Conservation easement - CBD 2012 |
| 297090006 | 20 | Park/Recreation/OpenSpace | Open Space | Conservation easement - CBD 2012 |
| 297090011 | 9.05 | Park/Recreation/OpenSpace | Open Space | Conservation easement - CBD 2012 |
| 297090012 | 21.27 | Park/Recreation/OpenSpace | Open Space | Conservation easement - CBD 2012 |
| 297090014 | 15.15 | Park/Recreation/OpenSpace | Open Space | Conservation easement - CBD 2012 |
| 297090016 | 9.82 | Park/Recreation/OpenSpace | Open Space | Conservation easement - CBD 2012 |
| 297090018 | 4.29 | Park/Recreation/OpenSpace | Open Space | Conservation easement - CBD 2012 |
| 297090020 | 1.45 | Park/Recreation/OpenSpace | Open Space | Conservation easement - CBD 2012 |
| 297100093 | 38.21 | Park/Recreation/OpenSpace | Open Space | Conservation easement - CBD 2012 |
| 297110051 | 65.75 | Park/Recreation/OpenSpace | Open Space | Conservation easement - CBD 2012 |
| 294020044 | 12.44 | Community Center | Community Development | Developable area - CBD 2012 |
| 297080021 | 27.68 | Community Center | Community Development | Developable area - CBD 2012 |
| 297090001 | 79.81 | Community Center | Community Development | Developable area - CBD 2012 |
| 297090010 | 30.95 | Community Center | Community Development | Developable area - CBD 2012 |
| 297090019 | 5.71 | Community Center | Community Development | Developable area - CBD 2012 |
| 297090021 | 75.46 | Community Center | Community Development | Developable area - CBD 2012 |
| 294080003 | 63.53 | Park/Recreation/OpenSpace | Open Space | Existing March Field Park |
| 294090003 | 29.79 | Park/Recreation/OpenSpace | Open Space | Existing March Field Park |

| | | | | |
|---|---|---|---|---|
| 294080012 | 173.72 | Green Acres Historic District | Community Development | Green Acres - Historic District Overlay |
| 276170009 | 68.33 | Park/Recreation/OpenSpace | Open Space | Park - CBD 2012 and CAREE 2003 |

**Flores, Kate**

| | |
|---|---|
| **From:** | Lindy Fenex <lindy.fenex@gmail.com> |
| **Sent:** | Friday, June 6, 2025 9:46 AM |
| **To:** | Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board |
| **Subject:** | Public Comment for Agenda Item 23.2 - General Plan Amendment No. 240093 and Change of Zone No. 2400060 |

**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 County Board of Supervisors and Clerk,

With the transfer of land use authority for lands surrounding the March ARB from the March JPA to the County of Riverside comes new responsibility and obligations. As a resident who has been engaged with the business surrounding the March JPA for more than three years, I am especially concerned about this transfer and the pitfalls it might create for local residents.

Now that the responsibility for this area transfers to the County, I request that the County commit in writing to:

1) update the land use plan for unentitled/unzoned areas of the March Planning area by the end of the 2025 calendar year; and

2) have a formal community engagement plan for the process, including multiple public meetings where community stakeholders such as R-NOW, CAREE, CCAEJ, the Sierra Club, Green Acres, Westmont Village, and U.S. Vets are invited to give input regarding the zoning and uses for undeveloped lands transferred from the MJPA to the County.

The land use planning maps you are adopting from the March JPA are from 1999 and do not account for existing conditions, such as settlement agreements (2003 CAREE/CCAEJ, 2012 Center for Biological Diversity). Riverside County (and the world around us) is fundamentally different from what it was 26 years ago, and the March Area Plan ought to reflect these changes.

As a community member who has successfully fought against warehouses on the West Campus Upper Plateau, I am ready and eager to engage with the County on updating the land use plan, which will impact my neighborhood for decades. Leaving the map as is allows for the developer to resubmit immediately to the County a terrible project that was unanimously rejected by the MJPA Commission in May 2025.

Also, you must be aware of this: there are two business types that our area doesn't need any more of: car washes and warehouses (logistics centers). If you actually live around here you should know this not only by observation but also by intuition.

And please remember that as an elected representative your job is to faithfully represent your constituents' desires and your votes should reflect that and not your individual or independent interests.

Please commit — in writing — to working with us.



23.2

Sincerely,
Bart Lindy Fenex
Orangecrest 92508

## Flores, Kate

**From:** Anthony Musumba <tonymusumba@yahoo.com>
**Sent:** Wednesday, June 11, 2025 5:43 AM
**To:** Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board
**Subject:** Public Comment for Agenda Item 23.2 - General Plan Amendment No. 240093 and Change of Zone No. 2400060

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Dear County Board of Supervisors and Clerk,

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Now that the responsibility for this area transfers to the County, I request that the County commit in writing to:

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2) have a formal community engagement plan for the process, including at least one public meeting where community stakeholders such as R-NOW, CAREE, CCAEJ, the Sierra Club, Green Acres, Westmont Village, and U.S. Vets are invited to give input regarding the zoning and uses for undeveloped lands transferred from the MJPA to the County.

The land use planning maps you are adopting from the March JPA are from 1999 and do not account for existing conditions, such as settlement agreements (2003 CAREE/CCAEJ, 2012 Center for Biological Diversity). Riverside County (and the world around us) is fundamentally different from what it was 26 years ago, and the March Area Plan ought to reflect these changes.

As a community member who has successfully fought against warehouses on the West Campus Upper Plateau, I am ready and eager to engage with the County on updating the land use plan, which will impact my neighborhood for decades. Leaving the map as is allows for the developer to resubmit immediately to the County a terrible project that was unanimously rejected by the MJPA Commission in May 2025.

Please commit — in writing — to working with us.

Sincerely,
Alice Musumba
92508



23.2

**Planning Commission** **County of Riverside**

**RESOLUTION No. 2025-002**

**RECOMMENDING APPROVAL OF**

**PROJECT NO. CC013169, GENERAL PLAN AMENDMENT GPA NO. 240093 and CHANGE OF ZONE NO. 2400060**

**WHEREAS,** pursuant to the provisions of Government Code Section 65350 et seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on May 7, 2025 (Resolution 2025-002), to consider the above-captioned General Plan Amendment and Change of Zone to transfer land use jurisdiction for the agreed-upon territory from March Joint Powers Authority ("March JPA's") to the County of Riverside by doing all of the following:

(1) adopting a March Area Plan as part of the Riverside Comprehensive General Plan, which incorporates the approved March JPA General Plan and County amendments to incorporate the County's land use jurisdiction process, (2) adopt the March Ordinance as part of the Riverside County Ordinances, which incorporates the approved March JPA development code, truck route ordinance, and specific plans and County amendments to incorporate the County's land use jurisdiction process, and (3) adopt the March Resolution as part of the Riverside County Resolutions, which acknowledges the approved March JPA land use entitlements, conditions of approval, environmental documents, and other development documents and County amendments to incorporate the County's land use jurisdiction process, and revisions to associated Area Plans of the Riverside County General Plan; and,

**WHEREAS,** all provisions of the California Environmental Quality Act (CEQA) and the Riverside County CEQA implementing procedures have been satisfied; pursuant to State CEQA Guidelines Sections 15061(b)(3) (Common Sense Exemption) and 15320 (a)(b)(c) (Change in Organization of Local Agencies). The activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and,

**WHEREAS,** the proposed General Plan Amendment and Change of Zone were discussed fully with testimony and documentation presented by the public and affected government agencies;

**WHEREAS,** on the May 7, 2025 comment letters were received from the public with concerns regarding the extent of the transfer of land use authority of the MJPA to the County of Riverside;

**WHEREAS,** based on a review of the letters it was determined the project as proposed addresses the general concerns identified within the comment letters; now, therefore,

**BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning Commission of the County of Riverside, in regular session assembled on May 21, 2025, that it has reviewed and considered the staff report and Environmental Determination, staff's presentation and input from the public, and based on the findings and conclusions in the staff report, which are both incorporated herein by reference, recommends to the Board of Supervisors:

**TENTATIVELY FIND** the project is exempt from the California Environmental Quality Act for General Plan Amendment (GPA 240093) and Change of Zone (CZ 2400060); and,

**TENTATIVELY APPROVE** General Plan Amendment No.240093 and Change of Zone No. 2400060 and March Area Plan, subject to the adoption of a General Plan Amendment and Change of Zone resolution by the Board of Supervisors.

**COUNTY OF RIVERSIDE**
**PLANNING DEPARTMENT**
**STAFF REPORT**

**Agenda Item No.**
2.1
(ID # 27918)
**MEETING DATE:**
**Wednesday, May 21, 2025**

**SUBJECT:** PROJECT NO. CC013169, GENERAL PLAN AMENDMENT (GPA) NO. 240093 (Entitlement/Policy Amendment), CHANGE OF ZONE (CZ) NO. 2400060 (CONTINUED FROM MAY 7, 2025) – CEQA Exempt 15061(b)(3) (Commonsense Exemption) and 15320 (Change in Organization Local Agencies) - Applicant – County of Riverside - First and Second Supervisorial Districts – March Zoning Area - LOCATION: The project is located within the western area of Riverside County, bisected by Interstate 215 (I-215), approximately three miles south of State Highway 60 (HWY 60) and surrounded by cities of Moreno Valley, Perris, and Riverside and unincorporated areas of Mead Valley and Woodcrest (Approximately 3,800 acres). CC013169, GPA240093, and CZ2400060 propose to transfer land use jurisdiction for the agreed-upon territory from March Joint Powers Authority ("March JPA") to the County of Riverside by doing all of the following: (1) adopt a March Area Plan as part of the Riverside Comprehensive General Plan, which incorporates the approved March JPA General Plan and County amendments to incorporate the County's land use jurisdiction process; (2) adopt the March Ordinance as part of the Riverside County Ordinances, which incorporates the approved March JPA development code, truck route ordinance, and specific plans and County amendments to incorporate the County's land use jurisdiction process; and (3) adopt the March Resolution as part of the Riverside County Resolutions, which acknowledges the approved March JPA land use entitlements, conditions of approval, environmental documents, and other development documents and County amendments to incorporate the County's land use jurisdiction process. This project does not include any revision to the general plan land use designations or zoning as it relates to the project territory. Project Planner: Planning@rivco.org or 951-955-3200

| **PROPOSED PROJECT** | |
|---|---|
| Case Number(s): | CC013169; GPA240093; CZ2400060 |
| Environmental Type: | Exemption |
| Area Plan No. | N/A |
| Zoning Area/District: | March Area |
| Supervisorial District: | First District |
| Project Planner: | Richard Marshalian |
| Project APN(s): | Various |
| Continued From: | 5/7/2025 |

John Hildebrand, Planning Director 5/13/202

## PROJECT DESCRIPTION AND LOCATION

This project proposes to transfer land use jurisdiction for the agreed-upon territory from March Joint Powers Authority ("March JPA") to the County of Riverside by doing all of the following: (1) adopting a March Area Plan (Attachment E) as part of the Riverside Comprehensive General Plan, which incorporates the approved March JPA General Plan, including County amendments to incorporate the County's land use jurisdiction process; (2) adopt the March Ordinance as part of the Riverside County Ordinances, which incorporates the approved March JPA development code, zoning map, truck route ordinance, and specific plans, including County amendments to incorporate the County's land use jurisdiction process; and (3) adopt the March Resolution as part of the Riverside County Resolutions, which acknowledges the approved March JPA land use entitlements, conditions of approval, environmental documents, and other development documents, including County amendments to incorporate the County's land use jurisdiction process (herein identified as the "project" or "Project").

The project site is located within the western area of Riverside County, bisected by Interstate 215 (I-215), approximately three miles south of State Highway 60 (HWY 60) and surrounded by cities of Moreno Valley, Perris, and Riverside and unincorporated areas of Mead Valley and Woodcrest (Approximately 3,800 acres) (Attachment B)

This project does not include any revision to the County's general plan land use designations or zones as it relates to the project territory. This project does not include any entitlements, development, changes in allowed uses, or an intensification of any uses.

## PROJECT RECOMMENDATION

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTION:**

**ADOPT Planning Commission Resolution No. 2025-002,** recommending approval of General Plan Amendment No. 240093 to the Board of Supervisors.

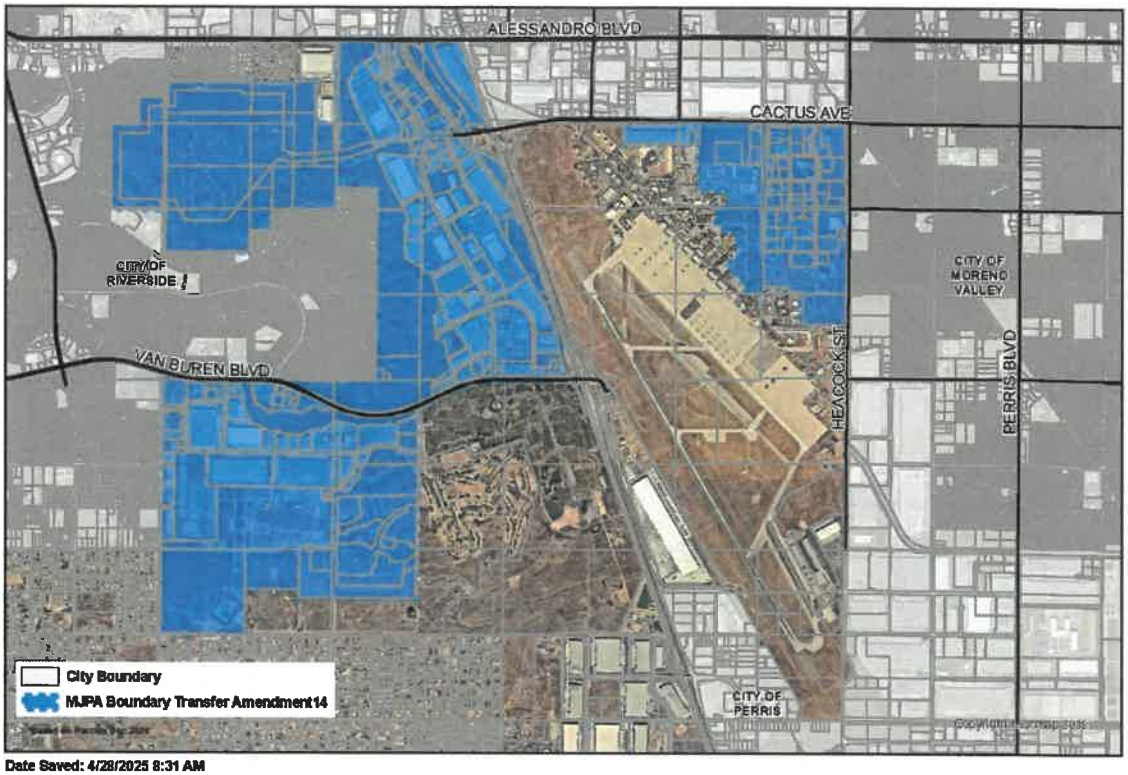
**THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

1. **FIND** the project is **EXEMPT** from the California Environmental Quality Act, pursuant to the State Guidelines Sections 15061(b)(3) (Common Sense Exemption) and 15320 (c) (Change in Organization of Local Agencies), based on the findings and conclusions incorporated herein by reference and the conclusion that the project could not have a significant effect on the environment;

2. **TENTATIVELY APPROVE General Plan Amendment No. 240093**, which creates the March Area Plan in order to incorporate the March Territory and March JPA General Plan with amendments reflecting the County's land use jurisdiction process, based on the findings and conclusions provided in this staff report and all exhibits, and subject to the adoption of a General Plan Amendment cycle resolution by the Board of Supervisors;

3. **TENTATIVELY APPROVE Change of Zone No. 2400060**, which is associated with Ordinance No. 997 ("March Ordinance"), in order to incorporate the approved March JPA development code, truck route ordinance, and specific plans and amendments to add the County's land use jurisdiction process as it relates to the March Territory and also amend and update the County's zoning and land use maps to identify the march area plan zoning map (Attachment C) and land use map (Attachment D), based upon the findings and conclusions incorporated herein, pending final adoption of the General Plan Amendment resolution ordinance for CZ2400060 by the Board of Supervisors; and,
4. **TENTATIVELY APPROVE Board of Supervisors Resolution No. 2025-114 ("March Resolution")**, which acknowledges the approved March JPA land use entitlements, conditions of approval, environmental documents, and other development documents and incorporates amendments to add the County's land use jurisdiction process.

## PROJECT LOCATION MAP




MARCH AREA PLAN TERRITORY

## PROJECT BACKGROUND AND ANALYSIS

### Project Background

May 7, 2025 – Planning Commission Hearing

Staff presented the project to the planning commission at the May 7, and requested the project's continuance to the May 21, 2025 hearing date to review public comments received. At the meeting, the Commission heard public testimony from three speakers in opposition of the project. The comments general and included: general opposition to warehouse development, need for community outreach for the project, general project details-proposed exhibits/mapping included in the Commission staff report and opposition to the project's CEQA exemption. Additionally, a representative from the Soboba Tribe spoke and raised concerns with the SB 18 process.

Staff addressed these comments at the public meeting, clarifying this project is transferring land use authority and existing March General Plan and associated documents *only,* no changes are proposed to existing March JPA land use or zoning maps and no new development is included with this project.

SB 18: Staff transmitted the project to the Tribes in compliance with SB 18 requirements and received a request for consultation from the Pechanga and Soboba Tribes. During a consultation/meeting with Pechanga, the County clarified Pechanga would have the opportunity to review any new project subject to CEQA or General Plan Amendments and Pechanga indicated they were in support of the project. Staff has also continued consultation with the Soboba Tribe to explain the same opportunity to review any new project subject to CEQA or General Plan Amendments.

Historical Context - March Joint Air Reserve Base

The March Joint Powers Authority ("March JPA") territory, is inclusive of 6,500 acres of land and includes the March Air Reserve Base, located in the northwestern portion of the County (referred to as the "March JPA Area"). The former March Air Force Base was established in 1918 and was continually used as an active base until 1993. At that time, March AFB was selected to be realigned, and subsequently converted from an active-duty base to a Reserve Base, effective April 1, 1996. The decision to realign March AFB resulted in approximately 4,400 acres of property and facilities being declared surplus and available for disposal actions, as well as creating joint use of the airfield for civilian purposes. March JPA was created for the purpose of addressing the use, reuse, and joint use of the realigned March Air Force Base (MARB) and governed by the provisions of the Joint Powers Agreement.

Land Use Authority to the March JPA

With the announcement of base realignment at MARB, in September 1993, the adjacent jurisdictions of the County of Riverside and the cities of Perris, Moreno Valley, and Riverside immediately formed a separate public entity through a joint powers authority, which is known as March JPA.

On March 11, 1997, land use authority was officially transferred to March JPA from the County of Riverside. The March JPA adopted development and building codes and standards. The March JPA General Plan was developed by the March JPA in accordance with state statutes, with an associated Master Environmental Impact Report. The March JPA General Plan was designed to implement the March Final Reuse Plan and related activities including, but not limited to, the following: planning and implementing new uses for vacant lands, reuse of existing facilities, and joint use of the airfield facilities for the development of an air cargo facility.

The MAP incorporates the County's vision for the MRAB to maintain its celebrated presence – a place that celebrates the heritage in this location of the County, accommodates a variety of businesses and possible residences in an attractive environment, and, overall, fosters a strong sense of individual identity within the larger community.

Land Use Authority to the County

Throughout the history of the March JPA, the members amended the Agreement thirteen times with the most recent amendment (referred to as the "Fourteenth Amendment") signed on April 18, 2023. The Fourteenth Amendment reflects the refinement and reduction of duties of the March JPA (effective July 1, 2025) with respect to relinquishing land use jurisdiction over the March territory ("March Territory") but continuing operation and management of the successor agency of the former March Joint Powers Redevelopment Agency, March Inland Port Airport Authority, and March JPA owned properties.

**Project**

To formally reflect the land use transfer of the March Territory to the County, this project proposes to adopt the March Area Plan ("MAP" or "Plan"), March Ordinance (Ordinance No. 997), and March Resolution (Resolution No. 2025-114).

The March Area Plan formally reflects the transfer of land use authority over the March Territory (also referred to as "March Area Plan Territory" or "MAP Territory") from March JPA to the County of Riverside ("County"), which will also be effective on July 1, 2025.

The purpose of the March Area Plan proposes the transfer of land use authority from the March JPA to the County of Riverside over the March Air Base by adopting the *General Plan of the March Joint Powers Authority* along with the County of Riverside's land use policies and procedures that allow the County to continue providing guidance for future development and land use decisions for the March Air Base. The MAP is a policy document created to facilitate and guide future land use decisions, improve the area's physical and economic environment, and establish the County of Riverside's goals and expectations for development within the March Area Plan territory.

Concurrent with the adoption of the March Area Plan is the March Ordinance (adopting the March JPA Development Code, Specific Plans, and Truck Routes) and March Resolutions (acknowledging the prior land use entitlements), which each include amendments to incorporate the County's land use permitting process and procedures. **It is crucial to note that existing March JPA General Plan land use designations, zoning, and development standards will remain in effect.**

**Future Considerations for Development within the March Territory**

Compliance with March Area Plan, March Resolution, and March Ordinance

After adoption of the March Area Plan by the County of Riverside, all public and private new development projects and improvements must be consistent with the adopted March Area Plan, March Ordinance, and March Resolution, and any subsequent amendments thereto. Unless otherwise specified by the March Area Plan, March Resolution, and March Ordinance, all other Riverside County Board of Supervisors Policies, Ordinance, and regulations are applicable to the entire March Territory. Where any conflict occurs between the provisions of this resolution and provisions of any other ordinance, resolution, or regulations effective as to the March Area Plan, the more restrictive provisions shall apply. Any conflicts or inconsistencies shall be resolved under the authority of the Planning Director.

Environmental Justice and Warehouse Good Neighbor Guidelines

Any future new development project(s) shall be subject to County requirements and standards and compliance with the County's Environmental Justice Policies. The entire March Territory is located within a designated Environmental Justice Community. The County has adopted environmental justice polices that are included within the General Plan's Healthy Communities Element. The environmental justice policies are "sufficiently detailed and are appropriate for the Project area in compliance with Government Code Sections 65301(a) and 65302(h)."

Riverside County Good Neighbor Policy (AB 98)

Future new projects within the March Territory will need to comply with Assembly Bill 98 and the County's Good Neighbor Policy. The County's Good Neighbor Policy (Board of Supervisors Policy No. F-3) was first adopted on November 19, 2019, with a framework through which large-scale logistics and warehouse projects should be designed and operated in a way that lessened their impact on surrounding communities and the environment. It was intended to only apply as general guidance to warehouse/logistics projects larger than 250,000 square feet in size with more than 20 loading bays. As a result of the new State mandates under AB 98 and as a County response to ensure compliance with the Bill, the revised Board of Supervisors Policy No. F-3 (Good Neighbor) adopted by the Board on December 3, 2024 (Agenda Item 3.54) incorporates the new AB 98 regulations and making them immediately effective for all proposed warehouse/logistics projects both greater and less than 250,000 square feet. Although the original policy only included a framework for projects greater than 250,000 square feet, the incorporated provisions would comprehensively address all sizes of these logistics projects.

## ENVIRONMENTAL REVIEW - ENVIRONMENTAL FINDINGS

The proposed amendment to the General Plan is determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15061(b)(3) (Common Sense Exemption) and 15320 (a)(b)(c) (Change in Organization of Local

Agencies). The activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Not a Project under CEQA: While a large number of changes are proposed related to adoption of the March Area Plan, March Ordinance, and March Resolution, the California Environmental Quality Act (CEQA) does not apply to the Project or the Project is exempt from CEQA for several reasons. Actions that merely incorporate existing law do not constitute a project under CEQA. (Union of Medical Marijuana Patients, Inc. v. City of Upland (2016) 245 Cal.App.4th 1265, 1273.) These actions, while not small, only incorporate already approved land use rules, processes, and procedures of both March JPA and the County and, thus, do not result in any physical development or reasonably foreseeable environmental impact that has not already been analyzed by either jurisdiction. In addition, organizational or administrative activities of government entities, such as the reorganization, formatting, addition of findings, and changes to administrative processing and application requirements do not constitute a project under CEQA pursuant to State CEQA Guidelines section 15378.

Section 15320: Under State CEQA Guidelines section 15320, reorganizations or changes to local government agencies are exempt from CEQA requirements. Section 15320(c) provides illustrative examples, such as agency mergers within city boundaries, but explicitly states that these examples are not exhaustive. While the proposed Project does not perfectly align with the listed examples, it involves the reduction of the March JPA, with the affected land returning to Riverside County jurisdiction.

The associated land use actions related to adopting a March Area Plan, March Ordinance and March Resolution necessary for this reorganization fall within the scope of this exemption. The March JPA ordinances and the County's General Plan and permitting processes and procedures have already been heard and adopted previously. The actions taken by this Project are simply a merger of already approved actions by each agency. The primary effect of the March Area Plan is to incorporate the already approved provisions of March JPA's General Plan and add policies requiring compliance with the County's General Plan, processing, procedures, and policies in addition to requiring compliance with other local, state, and federal law, which are independently required of all development projects. The purpose of the March Ordinance is to adopt the March JPA Development Code, Specific Plans, and Truck Routes with modifications incorporating the County's land use permitting processes and procedures. Existing March JPA General Plan land use designations, zoning, and development standards will remain in effect. The purpose of the March Resolution is to acknowledge the prior land use entitlements and some of the land use actions taken by March JPA and clarify and modify the County's interpretation of the prior actions and entitlements

related to all future actions. After adoption by the County of Riverside, all public and private development projects and improvements must be consistent with the adopted March Area Plan, March Ordinance, and March Resolution, and any subsequent amendments thereto.

As stated previously, the actions related to the Project, while not small, only incorporate already approved land use rules, processes, and procedures of both March JPA and the County and, thus, do not result in any physical development or reasonably foreseeable environmental impact that has not already been analyzed by either jurisdiction. The Project does not involve any modifications to existing buildings or developments. Furthermore, the Project will not establish any new pathways that could allow future developments to circumvent a comprehensive CEQA review. Any future development, if it occurs at all, will be the result of subsequent actions subject to further public agency approvals and full CEQA review by the County.

Moreover, none of the exceptions to categorical exemptions under Section 15300.2 apply. The reorganization, including the transfer of authority, will not result in physical, cumulative, or environmental impacts, nor will it affect scenic highways, hazardous waste sites, or historical resources. The Project will not allow any additional developments or structures beyond those already built or permitted through the existing March JPA land use review process. As such, any potential impacts related to hazardous waste sites or cultural/historical resources have either been previously evaluated or will be evaluated as future entitlements. There are no scenic highways in the area. Therefore, the Project qualifies for this categorical exemption as a reorganization of a local agency.

Section 15061(b)(3): The "common sense" exemption under CEQA applies to activities where it is certain that the activity will not have a significant effect on the environment, as outlined in State CEQA Guidelines section 15061(b)(3). If a project does not qualify for either a statutory or a categorical exemption, it may still be eligible for the "common sense" exemption if it can be clearly demonstrated that the project will not result in any significant environmental impacts (see CREED–21 v. City of San Diego (2015) 234 Cal.App.4th 488; Muzzy Ranch Co. v. Solano County Airport Land Use Com. (2007) 41 Cal.4th 372). However, if there is any reasonable possibility that a proposed project could have a significant environmental effect, the lead agency must proceed with an initial study (California Farm Bureau Federation v. California Wildlife Conservation Bd. (2006) 143 Cal.App.4th 173). The "common sense" exemption was designed for projects that clearly have no environmental impact but do not align perfectly with any of the listed categorical exemptions, avoiding unnecessary and redundant environmental review.

The March JPA ordinances and the County's General Plan and permitting processes and procedures have already been heard and adopted previously. The actions taken by this

Project are simply a merger of already approved actions by each agency. Existing March JPA General Plan land use designations, zoning, and development standards will remain in effect. The primary effect of the March Area Plan is to incorporate the already approved provisions of March JPA's General Plan and add policies requiring compliance with the County's General Plan, processing, procedures, and policies in addition to requiring compliance with other local, state, and federal law, which are independently required of all development projects. The purpose of the March Ordinance is to adopt the March JPA Development Code, Specific Plans, and Truck Routes with modifications incorporating the County's land use permitting processes and procedures. The purpose of the March Resolution is to acknowledge the prior land use entitlements and some of the land use actions taken by March JPA and clarify and modify the County's interpretation of the prior actions and entitlements related to all future actions. After adoption by the County of Riverside, all public and private development projects and improvements must be consistent with the adopted March Area Plan, March Ordinance, and March Resolution, and any subsequent amendments thereto.

The Project will definitively have no potential for physical environmental impacts under CEQA. It does not involve any modifications to existing buildings or developments. Furthermore, the Project will not establish any new pathways that could allow future developments to circumvent a comprehensive CEQA review. Nor does it approve any new developments that could result in significant environmental effects. Instead, the Project aims to establish an administrative mechanism for transferring property previously under the jurisdiction of the March Joint Powers Authority to the County of Riverside, while also defining an appropriately merged entitlement process for future developments related to already existing rules, policies, procedures, general plan designations, zoning designations, and development standards.

Accordingly, the proposed Project has no potential to result in any physical environmental impacts under CEQA. As a result, it falls within the intent and scope of the "common sense" exemption outlined in State CEQA Guidelines section 15061(b)(3).

A Notice of Exemption will be filed with the County Clerk and the State Clearinghouse upon approval by the Board of Supervisors.

**Senate Bill 18**

State law requires that an opportunity for consultation be made available to Native American Tribes in the County when considering a general plan amendment and a CEQA project compliance document, pursuant to Senate Bill (SB) 18 and Assembly Bill (AB) 52, respectively. SB 18 letters were sent to affected Tribes on January 6, 2025 (SB-18), respectively. AB 52 consultation was not required, since a Notice of Exemption (categorical Exemption) was prepared for the project. In response to the letters sent, two (2) Native

American Tribes requested consultations (Pechanga Band and Soboba Band). The Pechanga Tribe requested a consultation to discuss the project in more detail and the process moving forward, specifically tribal notification and opportunity to respond for future projects. The Soboba Tribe consultation included a discussion regarding the SB 18 general processes and requirements timelines etc. for a General Plan Amendment. Soboba stated the march air base had potential for cultural resources. The Pechanga Tribe recommended that they be provided with notice for future development projects, and future developments should be required to complete a cultural resources study/survey and any resources be avoided. The Pechanga and Soboba Tribe were informed that they would be provided with a notice consistent with State and CEQA requirements for future development projects within the March Territory. The San Manuel and Quechan Tribes provided via email that the project site was outside of their reservation boundaries and therefore no additional consultations would be required.

The County has followed SB 18 requirements, which include timely consultations with the Tribes that requested a consultation. At the time of preparing this report, the County is continuing to consult with the Soboba Tribe – providing reassurances that any future development project within the planning area would be subject to applicable SB 18 and AB 52 requirements.

## FINDINGS AND CONCLUSIONS

### General Plan Entitlement/Policy Amendment Finding

GPA No. 240093 is an Entitlement/Policy Amendment, which require specific findings for County approval and adoption. Below is a description of the applicable project component and findings. Accordingly, the findings supporting this type of General Plan Amendment, pursuant to Ordinance No. 348, Section 2.4.C.2. a., b., and f., are as follows:

**a: The proposed amendment does not involve a change in or conflict with: The Riverside County Vision; any General Plan Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.**

1. The Riverside County Vision:

a. GPA No. 249003 proposes the *"March Area Plan (MAP)"* that supports many of the fundamental values listed in the Riverside County Vision ("Vision") Chapter of the County's General Plan, including, but not limited to, the Community, Health, Inter-relatedness, Risks, Diversity, Equity, Valued Contributions, Varied Communities, Balance, Creativity and Innovation, Distinctiveness, Livable Centers, Housing, Natural Environment, Multi-Modal Transportation, Employment, Safety, Planning Integration, Sustainability, and Recreation.

The March Area Plan is a policy document incorporating March JPA's General Plan, Development Code, and associated documents and standards, to guide land use decisions, improve the area's physical and economic environment, and establish the County of Riverside's goals and expectations for development within the March Area Plan.

One of the fundamental values of the Vision is *Varied Communities* (Vision Statement, p. V-5). GPA No. 240093 will contribute to the ongoing community-scale, community-specific planning effort that enhances General Plan Land Use and other policies within an existing march planning area that aims to provide direction for the orderly development, of residential, commercial and light industrial, specifically for one of the County's various unincorporated communities that will, *"..contribute to [the] overall quality of life"* for County residents.

One of the fundamental values of the Vision is *Governmental Cooperation* (Vision Statement, p. V-7). The decision to relinquish Land Use authority by the March JPA to the County of Riverside was taken to allow continuance of the uses and manage the agreements for the March JPA with the *"general community welfare and benefit in mind."* The continued development of the March Territory will continue to provide a community benefit with added infrastructure and job opportunities that are supported *"governmental cooperation"* of surrounding cities of Riverside, Moreno Valley, and Perris.

A fundamental value of the Vision is *Planning Integration* (Vision Statement, p. V-6 - 7). GPA No. 240093 supports the County's approach to planning on a community scale with simple and focused policies. GPA No. 240093 proposes the transfer of land use authority for the unincorporated areas identified within the March Reserve Air Base and the March Territory. The County's process and creation of an Area Plan retains existing March JPA General Plan polices and associated requirements and documents that, *"supports the multi-faceted approach taken by Riverside County to planning on countywide and community scales...."* Supporting the County's *"coherent and comprehensive implementation of this approach"* with implementation *"that simplifies*

*and focuses on essentials, without being unnecessarily complex"* for the transfer of land use authority from the Joint Powers Authority to the County of Riverside.

b. The *Jobs and the Economy* section of the Vision states, *"Emerging and expanding employment sectors, such as the hospitality industry and high-tech industries, are receiving renewed emphasis in job training and investment focus."* The March Area Plan supports and provides direction for the continued development of the area with the continued expansion of expanding employment generating sectors including but not limited to; warehouses distribution centers, corporate and general office parks, manufacturing/distribution.

2. General Plan Principles:

a. Transportation Principles III.A.1., *Optimize Existing Systems,* states, "*Existing circulation infrastructure should be optimized, while adding new sub-systems that interface naturally with the freeway system."* The proposed MAP supports the existing and future developments with new and/or the expansion of circulation infrastructure to include truck routes and other associated traffic methods to connect to the freeway system in the area.

b. Transportation Principal III.F.1., Air Transportation, states, "*Air transportation facilities, commercial, military and general aviation, need to be integrated into the County's overall transportation system."* The MAP is a policy document/plan that supports the continued uses of the March Reserve Air base. The multi-use base operates as a military reserve base and commercial use parcel transportation as part of the warehouse distributions center uses located within the Air Base boundary. The MAP includes polices to continue the shared use and continue to support its integration into the County's overall transportation system.

This is simply a sampling of the Principles that the proposed General Plan Amendment is consistent with and not an exhaustive list of all consistent Principles. There are no Principles that the proposed General Plan Amendment inherently conflicts with. Therefore, the proposed General Plan Amendment would not conflict with the Riverside County General Planning Principles set forth in General Plan Exhibit B.

3. Foundation Component:

The proposed General Plan Amendment is to adopt the MAP, which includes retention of the existing land uses identified within the General Plan for the March Joint Powers Authority, 1999,

The land use designations were found to be consistent with the County's Community Development Foundation component and therefore, consistent with the General Plan.

b. The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.

State law requires internal consistency of the County's General Plan, including consistency of policy within an element and consistency of policy with other elements. GPA No. 240093 MAP includes adoption of the General Plan of the March Joint Powers Authority, 1999, policies. These policies were analyzed and are not inconsistent with the County's General Plan policies and do not create internal conflict with any elements within the General Plan.

f. An amendment is required to expand basic employment opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

General Plan Amendment No. 240093 will continue to facilitate the expansion of basic job opportunities that contribute directly to the County's economic base and improve the ratio of jobs-to-workers in the County. The amendment proposes to retain the land uses within the established March Air Reserve Base planning area. The MRAB area is an established and planned industrial – commercial areas providing a wide variety of employment opportunities for County residents, from entry level general labor and support positions through career management positions. The proposed amendment will continue to provide new industrial, manufacturing, commercial, and office uses that will result in continued job creation and general employment growth.

**General Plan Technical Amendment Findings**

GPA No. 240093 is also a General Plan Technical Amendment that revises minor text within the County's General Plan as they pertain to the transfer of the March JPA to the County of Riverside. Accordingly, the findings supporting this type of General Plan amendment, pursuant to Ordinance No. 348, Section 2.4.C.1. a. and e., are as follows:

a. The proposed amendment would not change any policy direction or intent of the General Plan.

GPA No. 240093 creates the *"March Area Plan"* that incorporates by text the existing policies within the *General Plan of the March Joint Powers Authority, 1999.* The policies

were reviewed and are found to be not inconsistent with the County's General Plan policies and will not change any policy direction or intent of the General Plan.

e. A minor change of boundary will more accurately reflect geological or topographic features, or legal or jurisdictional boundaries.

The March Area Plan territory encompasses 3,600 unincorporated acres within the existing March Reserve Air Base. The MAP includes new maps, that depict 3,600 acres jurisdictional boundaries that fall under the County's land use authority. The proposed MAP and new maps will eliminate potential confusion with regards to the to implementation of General Plan Polices.

**Change of Zone**

Change of Zone No. 2400060 is associated with Ordinance No. 997, which adopting the March JPA Development Code, Specific Plans, and Truck Routes includes amendments to incorporate the County's land use permitting process and procedures. The County's entitlement matrix is attached as Attachment G, for reference. Additionally, adoption of the March Development Code includes a zoning map to incorporate the existing land uses within the MAP. The identified zones were reviewed and found not to be inconsistent existing land use designations.

**Airport Land Use Commission (ALUC)**

The proposed project was submitted to the Riverside County Airport Land Use Commission (RCALUC), pursuant to Public Resource Code Section 21676, which requires a review of projects for consistency with the airport land use compatibility plans. The RCALUC determined the project proposal would not create an immediate impact on the safety of air navigation within airport influence areas. To provide for the orderly development of the March Air Reserve Base and surrounding areas, developments must be compliant with the ALUC March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, the Air Force Air Instillation Compatible Use Zones study (AICUZ), and applicable policies related to airports in the Land Use, Circulation, Safety and Noise Elements of the County of Riverside's General Plan. New developments projects and use permits shall be reviewed by the ALUC.

**Conclusions**

Based on the above findings, the Project is in conformance with Ordinance No. 348, and with all elements and components of the Riverside County General Plan; protects the public's health, safety, and general welfare; and will not have a significant effect on the environment.

## PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

The Project was advertised in the Press Enterprise Newspaper on April 19, 2025, pursuant to Section 1.6, 1.7, and 1.8 of the Riverside County Ordinance No. 348 for the May 7, 2025 Planning Commission meeting. In addition to publishing a large public hearing notice (1/8th page) in the newspaper as required for the public hearing, at least 10 days prior to the hearing, a notice was mailed to business and property owners within a 1,000-foot radius of the project's boundary *(4500 mailers)*.

The project was continued by the Planning Commission to the May 21, 2025, date certain and therefore did not require additional public noticing. On May 8, the County's project specific webpage was updated with the May 21, 2025 hearing date.

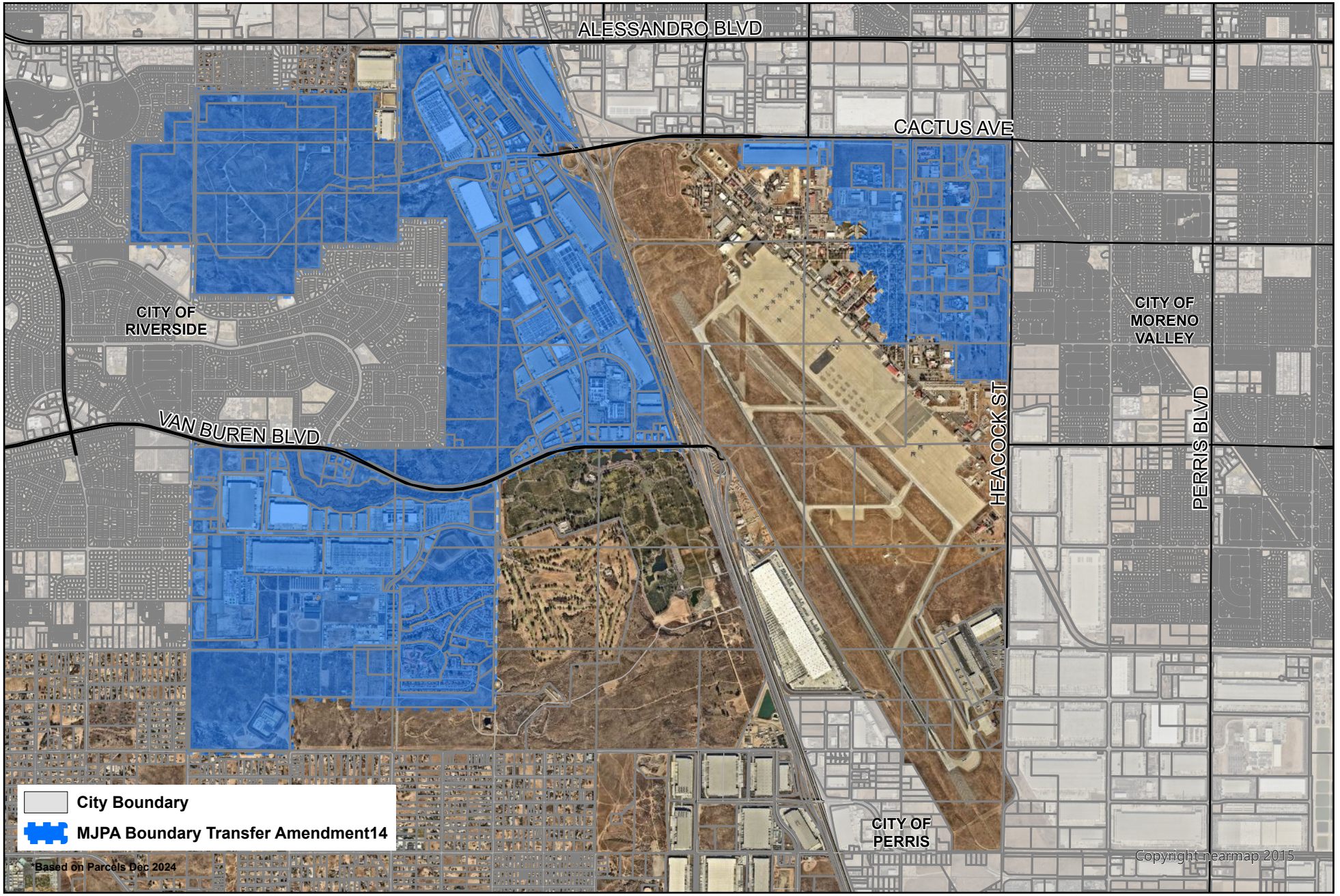
All project documents are available on the Planning Department's public website https://planning.rctlma.org/march-area-plan and the planning department and availability was shared via social media and email. Any member of the public is welcome to provide comments or concerns during the Planning Commission public hearing.

Since the May 7, hearing, planning staff has received several comment/emails that include a comment on a March JPA project, two in opposition of the County's approach to the transfer, five with concerns regarding the County's processing approach for the project, with general inquiries regarding the entitlement process and extent of land use authority for exiting MJPA projects and associated and agreement documents. (Attachment P: Public Comments).

## ATTACHMENTS

Attachment A: Planning Commission Resolution No. 2025-002
Attachment B: March Territory
Attachment C: Zoning Map
Attachment D: Land Use Map
Attachment E: Draft March Area Plan
Attachment F: Draft March Area Plan Exhibits
Attachment G: Draft Entitlement Matrix
Attachment H: Draft BOS Resolution No. 2025-114
Attachment I: Draft Ordinance No. 997
Attachment J: Referenced March JPA Documents
Attachment K: Draft Revised General Plan Introduction
Attachment L: Draft Revised General Plan Land Use Element
Attachment M: Draft Revised Administration Element
Attachment N: Draft Revised Reche Canyon/Badlands Area Plan

Attachment O: Draft Notice of Exemption
Attachment P: Public Comments

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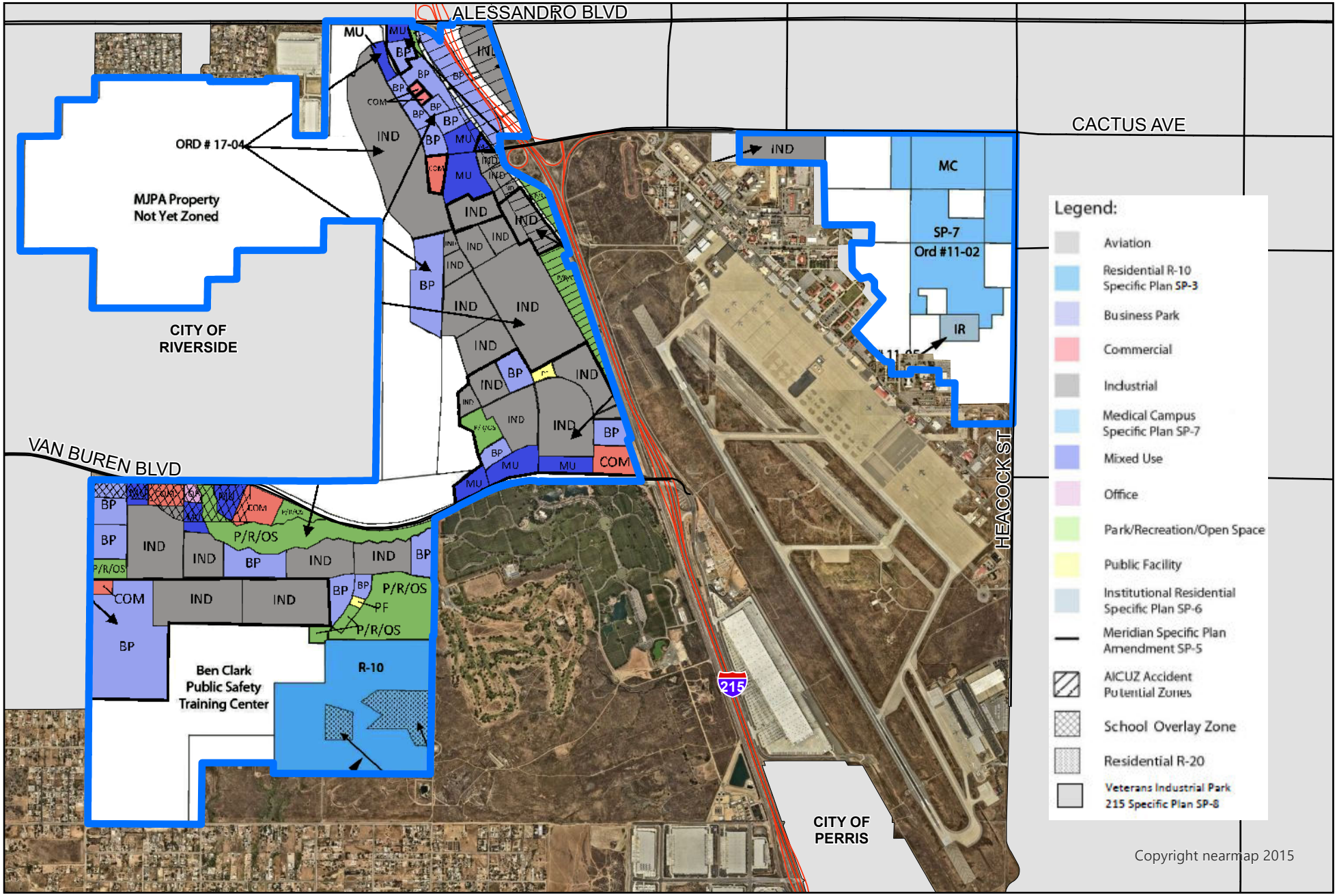


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Feet

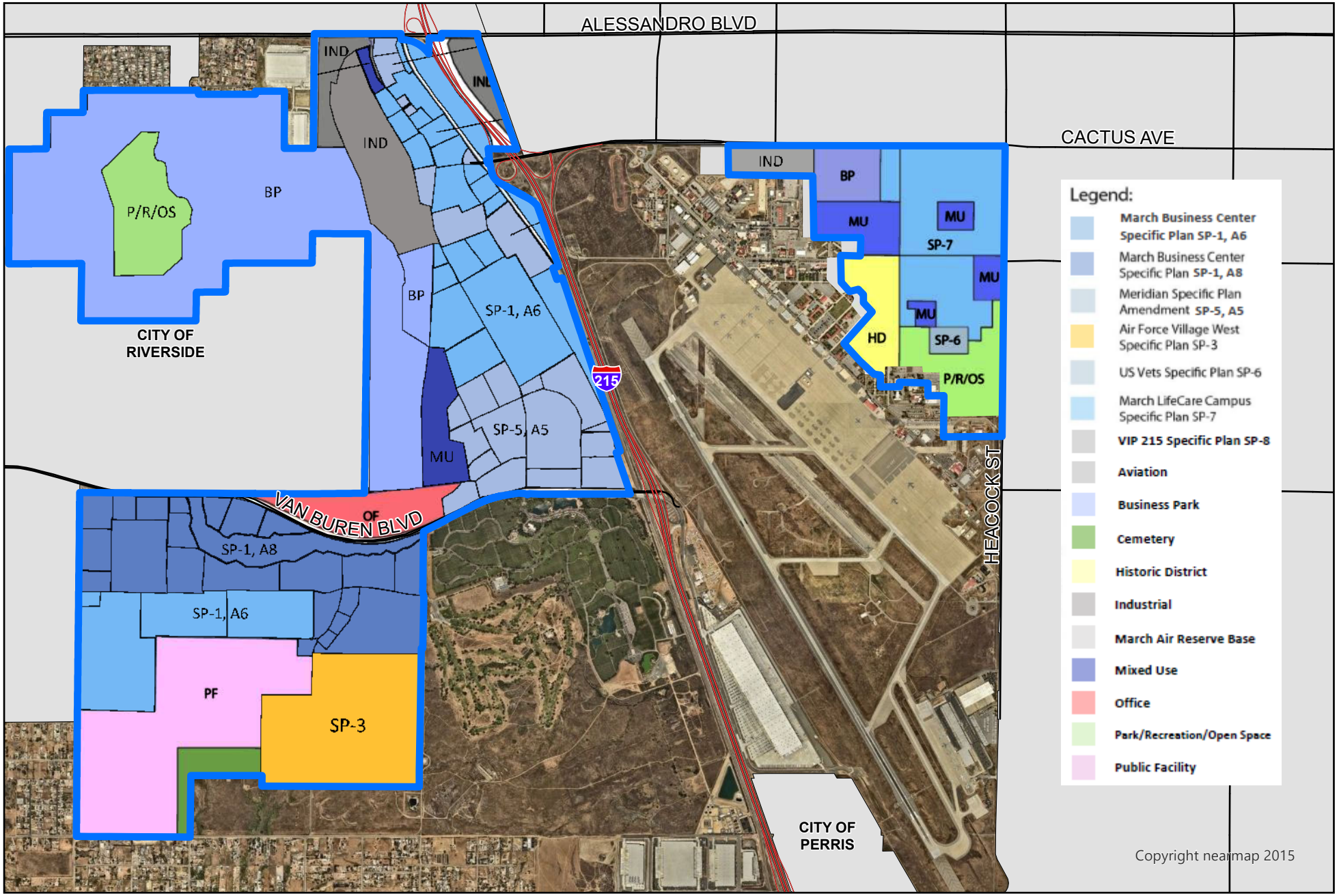
Major Roads

Highways

MJPA Boundary Transfer Amendment14

City Boundary

# MARCH AREA PLAN ZONING

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Feet

- Major Roads
- City Boundary
- MJPA Boundary Transfer Amendment14

# MARCH AREA PLAN LAND USE

# March Area Plan

June 2025

## Introduction

Riverside County is California's fourth largest county by land area and encompasses the March Joint Powers Authority ("March JPA") territory, which is inclusive of 6,500 acres of land and the March Air Reserve Base, located in the northwestern portion of the County (referred to as the "March JPA Area"). In 1993, the March JPA was created to govern the March Territory by a four-party joint powers authority comprised of the County of Riverside and the cities of Moreno Valley, Perris and Riverside. In 2024, the JPA voted to relinquish their governance over a large portion of the March JPA Area returning land use authority of approximately 3,600-acres to the County of Riverside ("March Territory"), effective on July 1, 2025. This March Area Plan ("MAP") formally reflects the transfer of land use authority over the March Territory (also referred to as "March Area Plan Territory" or "MAP Territory") from March JPA to the County of Riverside ("County"), which will also be effective on July 1, 2025.

The Comprehensive Riverside County General Plan and Area Plans have been shaped by the Riverside County Integrated Plan's ("RCIP") Vision. The County's vision for the March Area Plan is to maintain its celebrated presence – a place that celebrates the heritage in this location of the County, accommodates a variety of businesses and possible residences in an attractive environment, and, overall, fosters a strong sense of individual identity within the larger community.

## Purpose

The purpose of the March Area Plan (also referred to as "MAP" or "Plan") is to act as a planning document to provide a seamless transition of the March Territories from the March JPA to the County of Riverside by adopting the General Plan of the March Joint Powers Authority to allow the County to continue providing guidance for future development and land use decisions within the March Territory. The March Area Plan is a policy document incorporating JPA's General Plan, Development Code, and associated documents and standards, in order to guide land use decisions, improve the area's physical and economic environment, and establish the County of Riverside's goals and expectations for development within the March Area Plan.

## Location and Area

The March Area Plan area is located within the western area of Riverside County more specifically, bisected by Interstate 215 (I-215), approximately three miles south of State Highway 60 (HWY 60) and surrounded by cities of Moreno Valley, Perris, and Riverside and unincorporated County areas of Mead Valley and Woodcrest, as shown in Figure 1. The area covers approximately 3,600 acres.

## Historical Context - March Air Reserve Base

Located within the western Riverside County region of Southern California, March Air Force Base (AFB) encompassed approximately 6,500 acres straddling Interstate 215 (Highway 395) just south of Highway 60. March AFB was first established as a military installation in 1918 and has operated almost continually since that time. In July, 1993, March AFB was selected to be realigned, and subsequently converted from an active-duty base to a Reserve Base, effective April 1, 1996. The decision to realign March AFB resulted in approximately 4,400 acres of property and facilities being declared surplus and available for disposal actions, as well as creating joint use of the airfield for civilian purposes.

Prior to base realignment in 1993, the base employed over 10,000 military personnel and civilian employees. The existence of the base in its pre-realignment condition contributed an estimated $500 million annually to the regional economy. With the announcement of realignment, the regional economic loss with the change in military mission at the base was immediately recognized. While base realignment and the associated loss to the region came at an inopportune time, new opportunities arose relative to the planning and implementation of new uses and providing for unmet needs of the region.

## Historical Context - March Joint Powers Authority (JPA)

With the announcement of base realignment at MARB, in September 1993, the adjacent jurisdictions of the County of Riverside and the cities of Perris, Moreno Valley, and Riverside immediately formed a separate public entity through a joint powers authority, which known as March JPA. March JPA was created for the purpose of addressing the use, reuse, and joint use of the realigned March Air Force Base (MARB) and governed by the provisions of the Joint Powers Agreement. The JPA Agreement created the March Joint Powers Commission (JPC) as the decision-

and policy-making body for the March JPA Area. The March JPC consisted of eight elected officials (two from each of the four jurisdictions). In addition to completing the organizational requirements of initiating a new governmental jurisdiction, March JPA was designated by the federal government as the Local Redevelopment Agency (LRA) for the March JPA Area.

The March Joint Powers Authority (JPA) was formed and designated as the federally recognized reuse authority for the former active-duty base, included other responsibilities and authority:

**California Redevelopment Agency** - The March Joint Powers Redevelopment Agency was established with the formation of the March AFB Redevelopment Project Area, which included the entire 6,500-acre former active-duty base area, and approximately 450 acres adjacent to the base in the industrial area of the City of Moreno Valley.

**Airport Authority** - March Inland Port Airport Authority (MIPAA), is a governing body under the governance umbrella of the March JPA. MIPAA is responsible for the development and operation of the March Inland Port (MIP), a joint-use aviation facility targeted for air cargo operations.

**Land Use Authority** - On March 11, 1997, land use authority was officially transferred to March JPA from the County of Riverside. The March JPA adopted development and building codes and standards. The March JPA General Plan was developed by the March JPA in accordance with state statutes, with an associated Master Environmental Impact Report. The March JPA General Plan was designed to implement the March Final Reuse Plan and related activities including but not limited to; planning and implementing new uses for vacant lands, reuse of existing facilities, and joint use of the airfield facilities for the development of an air cargo facility. In short, long-term economic gains in the form of developing a civilian air cargo center, and the growth and development of an employment center.

## Transfer of Land Use Jurisdiction from March JPA to the County of Riverside

Throughout the history of the March JPA, the members amended the Agreement thirteen times with the most recent amendment (referred to as the "Fourteenth Amendment") signed on April 18, 2023. The Fourteenth Amendment reflects the refinement and reduction of duties of the March JPA, anticipated future completion of the land use redevelopment phase of the original purpose of the Agreement, and the transition into a new phase of

inter-governmental cooperation in the operation and management of the civilian airport through the March Inland Port Airport Authority, as follows:

1. Through June 30, 2025, the express powers of March JPA are as follows:

    a. Developing and formulating and implementing plans for the organization, development and establishment of program goals, objectives and priorities for the use and reuse of the former March Air Force Base;

    b. Obtaining of funding and other resources, as is more specifically set forth in Section 6 of the Joint Powers Agreement;

    c. Creating a Redevelopment Agency having all of the rights, powers, and duties related thereto and carrying out the necessary actions to form and implement a redevelopment project area;

    d. Creating an "Airport Authority" having all the rights, powers, and duties related thereto;

    e. Functioning as the single, local, representative of the region and the most affected communities in respect to formulating and implementing plans for the use and reuse of the former March Air Force Base; and,

    f. Planning and implementing the development of land in the area covered by the March "Master Reuse Plan", Air Force Village West in its entirety, and additional territory, which is all collectively identified in Exhibit A of Amendment 14 (Authority Land Use Territory) of the Joint Powers Agreement, including the preparation and adoption of a General Plan and/or a Specific Plan, the preparation and adoption of zoning and other land development standards, the preparation and adoption of health and safety codes related to development activities, and the implementation of these functions through the creation of appropriate Boards and Commissions pursuant to California law.

2. Beginning July 1, 2025, the express powers of March JPA are as follows:

    a. The operation of the Successor Agency of the Former March Joint Powers Redevelopment Agency, having all of the rights, powers, and duties related thereto and carrying out the necessary actions associated with a successor agency under state law;

    b. The operation and management of the March Inland Port Airport Authority and its civilian airport, covering the territory identified in the Exhibit B of Amendment 14 map of the Joint Powers Agreement, and having all the rights, powers, and duties related thereto including authority for airport master planning and authority to collect and retain, for airport purposes, any and all lease revenues from airport properties;

    c. The non-exclusive representation of the Parties and the wider region in state and federal matters affecting the March Air Reserve Base; and,

    d. The continued operation and management of March JPA property or property districts outside the Airport Authority territory, including the collection of rents, fees, assessments or other revenues and expenditure of funds associated therewith (notwithstanding March JPA's ability to continue to operate such districts, should March JPA pursue the transfer of control of any such

district to a Party, March JPA shall bear the costs of such transfer including the cost of any ballot measure, if necessary).

Applicable to development within this March Area Plan is the March Resolution and March Ordinance. Unless otherwise specified by the March Area Plan, March Resolution, and March Ordinance all other Riverside County Board of Supervisors Policies, Ordinances, and Regulations are applicable to the entire March Territory.

## Legal Authority

The primary effect of an area plan is the establishment of a clear and detailed plan for a specific area. Concurrent with the adoption of the March Area Plan is the March Ordinance (adopting the March JPA Development Code, Specific Plans, and Truck Routes) and March Resolutions (acknowledging the prior land use entitlements), which each include amendments to incorporate the County's land use permitting process and procedures. Existing March JPA General Plan land use designations, zoning, and development standards will remain in effect.

After adoption by the County of Riverside, all public and private development projects and improvements must be consistent with the adopted March Area Plan, March Ordinance, and March Resolution, and any subsequent amendments thereto. Unless otherwise specified by the March Area Plan, March Resolution, and March Ordinance, all other Riverside County Board of Supervisors Policies, Ordinance, and regulations are applicable to the entire March Territory. Where any conflict occurs between the provisions of this resolution and provisions of any other ordinance, resolution, or regulations effective as to the March Area Plan, the more restrictive provisions shall apply. Any conflicts or inconsistencies shall be resolved under the authority of the Planning Director.

State Law requires that an area plan be in conformance with a county's general plan. This area plan has been prepared in conformance with the Riverside County Comprehensive General Plan for the enhancement and future development of March Air Reserve Base, as described in the following section.

This Plan is established through the authority granted to the County by California Government Code, Sections 65450 through 65458, as a means of systematically implementing the General Plan. An area plan, through text and diagram(s), must identify the following:

1. The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.

2. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.

3. A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to support the implementation of the Area Plan.

## General Plan Guidance

The focus of the County's General Plan is not on the continuation of disaggregate land uses, but on creating and connecting whole communities. This vision for Riverside County and this March Area Plan is desired to be achieved through the following basic tenants:

- Allow for a balanced mixture of land uses, including commercial, office, industrial, agriculture, and open space.

- Accommodate the various communities of Riverside County, which are maturing in their own way, at their own pace and within their own context. This includes the preservation of character in some communities, accommodating growth in other communities, and achieving a mixture of growth and preservation in others.

The following goals and policies of the Riverside County General Plan Land Use Element are incorporated by this March Area Plan and applicable to land use and development within the March Territory.

**LU 1.5 – Administration:**

The County of Riverside shall participate in regional efforts to address issues of mobility, transportation, traffic congestion, economic development, air and water quality, watershed and habitat management with cities, local and regional agencies, stakeholders, Native American nations, and surrounding jurisdictions. (AI 4, County GP Land Use)

**LU 2.1 Efficient Use of Land:**

To efficiently use land, growth must be focused into strategically located centers or into existing developed areas, thus minimizing development pressures on rural, agricultural, and open space areas. This will also help to preserve the unique rural character of the county and its rich open spaces. Grouped with this focused growth is the need to reorganize patterns of development in order to accommodate a range of uses, styles, and densities; is adaptive to transit; and is internally and externally networked to a multi-modal transportation system. (County GP Land Use)

Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use and the March Area Plan Land Use Map, in accordance with the following: (County - AI 1, 3, 5, 41, 91)

a. Create a consistent land use development in compliance with the Riverside County Comprehensive General Plan, this Area Plan, March Ordinance, and March Resolutions adopted by the County, which each include amendments related to make it consistent with the County's permitting process and procedures. (New)

b. Provide a land use mix at the countywide and area plan levels based on projected need and supported by evaluation of impacts to the environment, economy, infrastructure, and services.

c. Accommodate a range of community types and character, from agricultural and rural enclaves to urban and suburban communities.

d. Provide for a broad range of land uses, intensities, and densities, including a range of residential, commercial, business, industry, open space, recreation, and public facilities uses.

e. Concentrate growth near community centers that provide a mixture of commercial, employment, entertainment, recreation, civic, and cultural uses to the greatest extent possible.

f. Concentrate growth near or within existing urban and suburban areas to maintain the rural and open space character of Riverside County to the greatest extent possible.

g. Site development to capitalize upon multi-modal transportation opportunities and promote compatible land use arrangements that reduce reliance on the automobile.

h. Prevent inappropriate development areas that are environmentally sensitive or subject to severe natural hazards. (County General Plan)

NOTE: County of Riverside LU 2.1: identifies which element contains the policy in this case the Land Use Element and sequential number. AI 1: Reference to the relevant Action item contained in the Implementation program found in Appendix K.

## March Area Plan – Guiding Principles

In order to achieve the desired County vision for area, the following Guiding Principles provide the overarching direction for the Area Plan, its implementation, and future development within the MAP.

## Proactive Economic Development

Development within the MAP will be encouraged and supported by the County through proactive economic and policy programs. Incentives within the MAP will support the timely implementation of development projects that create a unique destination in the Inland Empire for industrial, commercial retail, restaurants, offices and mixed-use development and historic preservation.

## Sustainable Development and Open Space Preservation

Development within the MAP will include green building practices, such as the use of solar on new construction, drought tolerant landscaping and best practices for storm water management. New development projects design will be reviewed and will be required to limit impacts to sensitive habitats and open spaces areas within the project area.

## Mobility Choices

MAP will have a transportation network that provides multiple choices for employees, residents within the vicinity, to safely get around. "Complete streets" and designated "Truck routes," and the existing metro-link station will create a balanced network of opportunities for walking, biking, and motor-vehicle use.

## OUTLINE OF THE MARCH AREA PLAN

Through this March Area Plan, the County adopts and incorporates the March JPA General Plan, which includes the traditionally required General Plan elements: land use, transportation, noise/air quality, housing, resource management, and safety/risk. Any amendments made to these elements are clearly marked and for the purpose of incorporating the land uses processes and procedures of the County into the continued land use governance of the March Territory. The remainder of the Riverside County Comprehensive General Plan will still apply to the MAP.

## LAND USE PLAN

The Land Use Plan describes the location and extent of future development in the Planning Area and identifies standards for development. The geographic location of land uses is presented on the Land Use Plan Map which is a part of this Element. The Land Use Plan of the March Area Plan, Figure 2 and Zoning Map, Figure 3 identify areas for development and types of land uses, that are desired in the March Planning Territory, as well as the density and intensity of development for those land uses. The plan calls for the development of land uses which will support future growth and development in the area.

Land use designations are necessary to identify and μindicate the type, and nature of development that is permissible within a given location. While terms like "commercial," "industrial", and "residential" are generally understood, State general plan law requires a clear and concise description of the land use categories depicted on the land use map. Development within the March Air Reserve Base Planning Area must comply with all laws relating to development, including but not limited to the goals, policies and objectives of this element and other elements of the March and County's General Plan. Requirements for development are within the purview of the County of Riverside.

### Area Plan Land Use Designations

Land use designations are established to fulfill the goals, policies and objectives of the Land Use Element and various other elements of the General Plan. The designations identify the land use, describe the type of development expected, and identify the allowable development intensity. In accordance with State general plan law, the maximum intensity permitted within a given Land Use designation is identified in this element and shown on the land use plan map. Table 1: Land Use Designations Summary lists each of the land use designations of the MAP and provides its corresponding measure of maximum and average intensity. The intensity listed represents the maximum allowable level of development on an individual parcel of land. Furthermore, the table denotes the anticipated average development levels within each land use category for the MAP.

**Table 1: Land Use Designations Summary**

| Area Plan Land Use Designation | Building Intensity Range - FAR [1] | Notes |
|---|---|---|
| Aviation (A) | 0.40 FAR. | • Through joint use of the aviation field, the unique opportunity to develop civilian aviation is presented.<br>• Land Uses include: flightline (parking), hangers, aviation support services; fuel systems and dispensing, air cargo storage, passenger and air cargo terminals, fixed base operations, aircraft maintenance and aviation operation services. Maximum FAR is 0.40:1, with an average intensity of 0.15.1 acre. |
| Business Park (BP) | 0.75 FAR | • Land Uses include: administrative offices, financial, commercial services, governmental and community support services; research and development centers; light manufacturing, vocational education and training facilities, business and trade schools, and emergency services. Development in this category, except for warehousing, is generally within a campus-like setting or cluster development pattern. |

| Area Plan Land Use Designation | Building Intensity Range - FAR [1] | Notes |
|---|---|---|
| | | Business Park areas are generally served by arterial roadways, providing for motor vehicle and public/mass transit access. Maximum FAR is 0.75:1, with average development intensity of 0.20:1 acre. |
| Commercial (C) | 0.60 FAR | • Land Uses include: Retail and service orientated business uses, Shopping centers, administrative, financial service and government offices. Development usually occurs at key intersections of major arterial roads or at major off-ramps from Interstate 215. In addition to being accessible to vehicles and pedestrians, commercial developments will be served by public transportation. Maximum FAR is 0.60.1 with average intensity of 0.25:1 acre. |
| Cemetery (Expansion) | 0.10 FAR | • Designation specific to the expansion of the Riverside National Cemetery, which is a veteran's cemetery within the Planning Area. This designation is limited to the expansion of the cemetery, and its related uses including maintenance, facilities and mausoleums. Maximum FAR is 0.10:1, with average of 0.005:1 acre. |
| Industrial (I) | 0.60 FAR | • Industrial uses support a wide range of manufacturing and non-manufacturing uses ranging from warehouse and distribution facilities to industrial activities. Uses supported include warehousing/distribution and assemblage of non-hazardous products and materials or retailing related to manufacturing activity. Uses include but should not be limited to; open storage, fuel storage, office/industrial parks; light industry, manufacturing, research and development centers/facilities, maintenance shops, emergency services center, solid/liquid waste facilities, vocational education and training facilities, and business and trade schools. Maximum FAR is 0.60:1 with average intensity of 0.15:1 acre. |
| Mixed Use (MU) | 0.60 FAR | • Land Uses include a variety of complementary land uses, including but not limited to; commercial, business park, office, medical, educational and vocational, research and development and general related services. Industrial and major warehousing uses are excluded. Maximum FAR is 0.60:1 – with average intensity 0.25:1 acre. |
| Office (O) | 0.75 FAR | • Office uses include business activities associated with professional or administrative services. Activities can consist of corporate offices, cultural and community facilities, financial institutions, legal and medical services, and other similar uses which together represent major concentrations of community and employment activities. Other uses may include office parks, office buildings and educational and training facilities. Some limited retail and commercial uses are permitted. Development in this category is generally in a campus-like setting. Office development is typically located on arterial roadways for convenient vehicle access and public/mass transit service. Maximum FAR is 0.75:1 with an average development intensity of 0.30:1. |
| Public Facility (PF) | 0.50 FAR | • This designation includes a wide range of public, quasi-public, and private uses such as schools, public cultural and historical facilities, government administrative offices and facilities, public utilities, and major transportation corridors. However, land uses determined to be sensitive to, or incompatible with aviation operations shall be excluded. These land uses are distributed throughout *the* Planning *Area:* The maximum FAR for land use in this category is 0.50:1, with an average development intensity of 0.10:1. |
| Par/Recreation/Open Space (P/R/OS) | 0.25 FAR | • Parks/Recreation/Open Space land use designation applies to all passive and active park or recreation areas whether private or public in the March Area Plan Planning Area. Active recreation·: activities include recreation facilities, equestrian centers, golf courses/driving ranges, indoor/outdoor athletic facilities, and public parklands. Passive activities include natural preserves, along with designated and natural open space. The maximum FAR for land use in this category is .25: I, with an average development intensity of .025: I. |
| Historic District (HD) | 2 du/ac | • The historic district of Green Acres which was constructed as base housing holds a designation of Historic· District. Uses within this designation are restricted to the continued use of the units as, residences or allowance of limited service/retail uses that maintain the historic, integrity of the district and meets the requirements of the Historic District use and design restrictions. The current density is 2 dwelling units per acre (2 du/ac). No additional development is permissible. |

| Area Plan Land Use Designation | Building Intensity Range - FAR [1] | Notes |
|---|---|---|
| Conservation (C) | N/A | • The protection of open space for natural hazard protection, cultural preservation, and natural and scenic resource preservation. Existing agriculture is permitted. |
| Conservation Habitat (CH) | N/A | • Applies to public and private lands conserved and managed in accordance with adopted Multi Species Habitat and other Conservation Plans and in accordance with related Riverside County policies. |
| Water (W) | N/A | • Includes bodies of water and natural or artificial drainage corridors.<br>• Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained. |
| Recreation (R) | N/A | • Recreational uses including parks, trails, athletic fields, and golf courses.<br>• Neighborhood parks are permitted within residential land uses. |

NOTE: 1 FAR = Floor Area Ratio, which is the measurement of the amount of non-residential building square footage in relation to the size of the lot.

**Table 2: Summary of the March Air Base**

| LAND USE | NO SPECIFIC PLAN | SPECIFIC PLANS ACREAGE | | | | | TOTAL |
|---|---|---|---|---|---|---|---|
| | ACREAGE | SP-1, A6 | SP-1, A8 | SP-3 | SP-5, A5 | SP 7 | |
| **LAND USE DESIGNATIONS** | | | | | | | |
| Business Park | 778 | 214 | 86 | | 31 | | 1109 |
| Commercial | | 3 | 23 | | 19 | | 45 |
| Cemetery | | | | | | | |
| Industrial | 224 | 272 | 120 | | 184 | | 800 |
| Mixed Use | 141 | 16 | 29 | | 48 | 9 | 243 |
| Office | 81 | | 5 | | | | 86 |
| Public Facility | 360 | | 1 | | 3 | | 364 |
| Historic District | 61 | | | | | | 61 |
| Industrial Residential | | | | 241 | | 7 | 248 |
| Medical Campus | | | | | | 218 | 218 |
| **PARKS/RECREATION/OPEN SPACE** | | | | | | | |
| Parks / Recreation / Open Space | 253 | 69 | 154 | | 12 | | 488 |
| | | | | | | | |
| **NON-COUNTY JURISDICTION LAND USES** | | | | | | | |
| **OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION** | | | | | | | |
| Aviation | 150 | | | | | | 150 |
| **TOTAL FOR ALL LANDS:** | **2,048** | **574** | **418** | **241** | **297** | **234** | **3,812** |

## Specific Plans

Specific Plans are highly customized policy or regulatory tools that provide a bridge between the General Plan and individual projects in a more area-specific manner than is possible with community-wide zoning ordinances. The specific plan is a tool that provides land use and development standards that are tailored to respond to special conditions and aspirations unique to the area being proposed for development. These tools are a means of addressing detailed concerns that are not addressed by conventional zoning.

The authority for preparation of Specific Plans is found in the California Government Code, Sections 65450 through 65457.

Specific Plans are identified in this section because detailed development direction is provided in each plan. Policies related to any listed specific plan can be reviewed at the Riverside County Planning Department. The six specific plans located in the March Area Plan's planning area are listed in Table 3, Adopted Specific Plans in the March Area Plan, and shown in Figure 4, MJPA – Specific Plans.

**Table 3: Adopted Specific Plans in the March Area Plan**

| Specific Plan | Specific Plan # |
|---|---|
| March Business Center | SP-1, A6 |
| March Business Center | SP-1, A8 |
| Meridian Specific Plan | SP-5, A5 |
| Air Force Village West | SP-3 |
| US Vets | SP-6 |
| March Lifecare Campus | SP-7 |

Source: County of Riverside Planning Department.

## Goals and Policies

The General Plan consists of two levels of policies that direct land use and development in the county: policies that apply countywide and those that are unique to a specific region. Countywide policies are applicable to the entire unincorporated area, are contained in the General Plan and reflected on the General Plan Land Use Map. More focused policies that address specific regional or local issues are found in the individual area plans.

The following goals and policies are derived from the Guiding Principles. Goals and Policies identify more tangible actions to achieve the overarching vision of the Area Plan. "Goals" help work towards the vision by pointing us in the right direction. Goals are broad statements that are action oriented. "Policies" are specific actions that direct the County on how to reach its goals.

The next section of the Area Plan will describe in detail the Goals and the Policies related to that Goal. As an overview, below is comprehensive list of the Goals for the March Area Plan:

MAP Goal 1 **Integrated and Comprehensive Development.** Develop a land use plan that provides for a balanced mix of land uses that contribute to the regional setting, and capitalize on the assets of the March Territory, while insuring compatibility throughout the March Territory and with regional plans. (Revised General Plan of JPA Land Use Element 1999, Goal 1)

MAP Goal 2 **Land Use Compatibility.** Locate land uses to minimize land use conflict or creating competing land uses and achieve maximum land use compatibility while improving or maintaining the desired integrity of the March Territory and subregion. (Revised General Plan of JPA Land Use Element 1999, Goal 2)

MAP Goal 3 **Growth Management.** Manage growth and development to avoid adverse environmental and fiscal effects. (General Plan of JPA Land Use Element 1999, Goal 3)

MAP Goal 4 **Fostering Identity.** Develop an identity and foster quality-development within the March Territory . (Revised General Plan of JPA Land Use Element 1999, Goal 4)

MAP Goal 5 **Workforce and Economic Development.** Maximize and enhance the tax base and generation of jobs through new, reuse and joint use opportunities. (General Plan of JPA Land Use Element 1999, Goal 5)

MAP Goal 6 **Airfield Preservation.** Support the continued Military Mission of March Air Reserve Base, and preservation of the airfield from incompatible land use encroachment. (General Plan of JPA Land Use Element 1999, Goal 6)

MAP Goal 7 **Intermodal Transportation.** Maximize the development potential as a regional Intermodal Transportation facility to support both passenger and freight related air services. (General Plan of JPA Land Use Element 1999, Goal 7)

MAP Goal 8 **Natural Resources.** Preserve the natural beauty, minimize degradation of the March Territory, and provide enhancement of environmental resources, and scenic vistas. (Revised General Plan of JPA Land Use Element 1999, Goal 8)

MAP Goal 9 **Historic and Cultural Resources.** Preserve the integrity of the historic and cultural resources of the March Territory and provide for their enhancement. (Revised General Plan of JPA Land Use Element 1999, Goal 9)

MAP Goal 10 **Infrastructure Development.** Avoid undue burdening of infrastructure, public facilities, and services by requiring new development to contribute to the improvement and development of the March Territory . (Revised General Plan of JPA Land Use Element 1999, Goal 10)

MAP Goal 11 **Public Services.** Plan for the location of convenient and adequate public services to serve. the existing and future development of March Territory. (Revised General Plan of JPA Land Use Element 1999, Goal 11)

MAP Goal 12 **Infrastructure.** Ensure, plan, and provide adequate infrastructure for a new development including but not limited to, integrated infrastructure planning, financing and implementation. (Revised General Plan of JPA Land Use Element 1999, Goal 12)

MAP Goal 13 **Water Service.** Secure adequate water supply system capable of meeting normal and emergency demands for existing and future land uses. (General Plan of JPA Land Use Element 1999, Goal 13)

MAP Goal 14 **Sewer Service.** Establish, extend, maintain and finance a safe and efficient wastewater collection, treatment and disposal system which maximizes treatment and water. recharges, minimizes water use, and prevents groundwater contamination. (General Plan of JPA Land Use Element 1999, Goal 14)

MAP Goal 15 **Solid Waste Disposal.** In compliance with state law, ensure solid waste collection, siting and construction of transfer and/or disposal facilities, operation of waste reduction and recycling programs, and household hazardous waste disposal programs and education are consistent with the County Solid Waste Management Plan. (General Plan of JPA Land Use Element 1999, Goal 15)

MAP Goal 16 **Utilities.** Adequate supplies of natural gas and electricity from utility purveyors and the availability of communications services shall be provided within the March Territory. (Revised General Plan of JPA Land Use Element 1999, Goal 16)

MAP Goal 17 **Stormwater Management.** Adequate flood control facilities shall be provided prior to, or concurrent with, development in order to protect the lives and property within the March Territory. (Revised General Plan of JPA Land Use Element 1999, Goal 17)

MAP Goal 18 **Transportation.** The March Area Plan should focus on accommodating employment related circulation needs, reducing vehicle miles traveled (VMT) within the March Territories and accommodating alternative transportation facilities such as multimodal and mass transit systems. Interior roadway systems should support the mapped land use designations and provide an appropriate link with adjacent jurisdiction transportation systems, and contribute to the overall health of the subregional system.

MAP Goal 19 **Noise / Air Quality.** Noise or emissions sources within the March Territory should be controlled at the source, located away from the adjacent residential communities, or be buffered from sensitive land uses.

MAP Goal 20 **Housing.** The March JPA General Plan adopted the housing elements of the March JPA member jurisdictions by reference and sought to develop housing in conjunction with various

land uses. The March Area Plan should continue that tradition by encouraging housing production as part of the larger backdrop of the County of Riverside.

MAP Goal 21 **Resource Management.** The March Area Plan should provide firm direction for the preservation, use, protection, management, and improvement of existing resources within the March Territory.

MAP Goal 22 **Safety / Risk Management.** Hazards and man-made conditions must be respected and planned around if life and property are to be protected as growth and development occur.

## MAP Goal 1 (Integrated and Comprehensive Development)

Develop a land use plan that provides for a balanced mix of land uses that contribute to the regional setting, and capitalize on the assets of the March Territory, while insuring compatibility throughout the March Territory and with regional plans. (Revised General Plan of JPA Land Use Element 1999, Goal 1)

MAP 1.1 Provide for a mix of land uses which implement the Base Master Reuse Plan for the March Territory; offer a variety of employment opportunities; and capitalizes, enhances and expands upon existing physical and economic assets of the March Territory. (Revised General Plan of JPA Land Use Element 1999, Policy 1.1) (Riverside County General Plan Policy LU 2.1)

MAP 1.2 Develop and maintain a system of land use designations and zoning districts which will provide locations for commercial, business park, manufacturing, aviation; public, and open. space uses, and which actuates compatible and synergistic land uses. (General Plan of JPA Land Use Element 1999, Policy 1.2)

MAP 1.3 Provide for patterns of land-use which can be supported by existing and planned circulation, public facilities, and infrastructure system improvements in a manner that will serve the needs of the growing community. (Revised General Plan of JPA Land Use Element 1999, Policy 1.3)

MAP 1.4 Use specific and/or master plan processes for the coordinated development of large properties to ensure cohesive comprehensive development. (General Plan of JPA Land Use Element 1999, Policy 1.4)

MAP 1.5 Provide for a variety of industrial uses, including heavy manufacturing, light manufacturing, warehousing and distribution, transportation-related, and research and development. (General Plan of JPA Land Use Element 1999, Policy 1.5)

MAP 1.6 Locate and group commercial and industrial uses which are oriented toward regional service/market areas to promote utilization of regional transportation facilities and development supporting infrastructure. (General Plan of JPA Land Use Element 1999, Policy 1.6)

MAP 1.7 Develop active and passive open space areas that offer community recreational opportunities. and open land areas for public enjoyment. (General Plan of JPA Land Use Element 1999, Policy 1.7)

MAP 1.8 Retain the Gen. Archie Old, JR., Golf Course within the West, March Planning Subarea as a public golf course, and facilitate land, uses that will complement the golf course. (General Plan of JPA Land Use Element 1999, Policy 1.8)

MAP 1.9 Plan for compatible land uses within the aircraft noise impact contours depicted in the Air Installation Compatible Use Zones (AICUZ) report for the airfield use. (General Plan of JPA Land Use Element 1999, Policy 1.9)

MAP 1.10 Provide development regulations and design guidelines that clearly identify the County's expectations for high quality development, and to ensure that new development is consistent with the March Air Reserve Base's scale and character.

MAP 1.11 Ensure that uses approved and operating under an existing valid entitlement may retain their respective approvals. (Riverside County General Plan Policy LU 1.1)

MAP 1.12 Applications for development shall be subject to the amended March Development Code, March Ordinance, March Resolution, and any other applicable Riverside County Ordinances. Uses and development standards will remain the same and are identified within the March Development Code and Specific Plans. (Newly Added)

MAP 1.13 All development applications/projects for entitlement and prior to issuance of any permit shall provide a notice with a project description and details to the March Inland Port Airport Authority (MIPAA) and cities of Riverside, Moreno Valley and Perris. (Riverside County General Plan Policy LU 1.8)

## MAP Goal 2 (Land Use Compatibility)

Locate land uses to minimize land use conflict or competition among land uses and achieve maximum land use compatibility while improving or maintaining the desired integrity of the March Territory and subregion. (Revised General Plan of JPA Land Use Element 1999)

MAP 2.1 Avoid conflicts and incompatibilities between land uses including but not limited to: the use of landscaped setbacks and buffers, site design, site orientation, architectural features, walls or fences, density/intensity reductions, reduced hours of operation for commercial and industrial uses, shielding of lighting. (Revised General Plan of JPA Land Use Element 1999, Policy 2.1)

MAP 2.2 Encourage and facilitate the transition of facility reuse and land uses to conforming land uses. (General Plan of JPA Land Use Element 1999, Policy 2.2)

MAP 2.3 Support land uses that provide a balanced land use pattern of the March Territory, and discourage land uses that conflict or compete with the services and/or plans of adjoining jurisdictions. (Revised General Plan of JPA Land Use Element 1999, Policy 2.3)

MAP 2.4 Protect the interests of and existing commitments to adjacent residents, property owners and local jurisdictions in planning projects. (Revised General Plan of JPA Land Use Element 1999, Policy 2.4)

## MAP Goal 3 (Growth Management)

Manage growth and development to avoid adverse environmental and fiscal effects. (General Plan of JPA Land Use Element 1999)

MAP 3.1 Manage growth so that its rate does not exceed the ability of the County of Riverside or service districts to provide for an acceptable level of public facilities and services. (Revised General Plan of JPA Land Use Element 1999, Policy 3.1) (Riverside County General Plan Policies LU 1.4, LU 1.6, LU 5.1)

MAP 3.2 Manage the development and reuse of the March Territory to maintain continuity with existing facilities and the operations of the AFRES provide for orderly expansion of infrastructure and public services and. minimize impacts on natural environmental resources. (Revised General Plan of JPA Land Use Element 1999, Policy 3.2) (Riverside County General Plan Policies LU 1.6, LU 5.2)

MAP 3.3 Use finance mechanisms such as benefit assessment districts development fees and maintenance districts to assure new developments within the March Territory construct the public facilities and fiscally supports the public services necessitated by the developments. (Revised General Plan of JPA Land Use Element 1999, Policy 3.3)

MAP 3.4 Assess the fiscal impacts (service costs and revenues) of proposed major development projects to determine the actual cost of providing services. (General Plan of JPA Land Use Element 1999, Policy 3.4)

MAP 3.5 Permit the development of service facilities ancillary to primary development (i.e., childcare, foodservice, etc.). (General Plan of JPA Land Use Element 1999, Policy 3.5)

### MAP Goal 4 (Fostering Identity)

Develop an identity and foster quality-development within the March Territory. (General Plan of JPA Land Use Element 1999)

MAP 4.1 Develop and maintain a land use plan for the March Territory which proposes compatible land uses to create distinct, identifiable historic, commercial, industrial, public, and aviation areas. (General Plan of JPA Land Use Element 1999, Policy 4.1)

MAP 4.2 Where practical, enhance and preserve natural and man-made features, such as major roadways, rail lines, drainage courses, utility corridors, groups of Rock outcroppings, and tree rows to create boundaries, entryways, and separate entities for distinct geographic portions of the March Territory . (General Plan of JPA Land Use Element 1999, Policy 4.2) (Riverside County General Plan Policy 3.2)

MAP 4.3 Maintain the character of existing development having desirable image and design characteristics, such as historic significance, pedestrian scale and orientation, use of locally occurring natural construction materials, unique architecture and native/indigenous landscaping. (General Plan of JPA Land Use Element 1999, Policy 3.2)

MAP 4.4 Develop a distinctive community identity for commercial, business park and industrial developments that reflect the character and atmosphere of March Territory through. the use of good planning and design principals, and sound development practices which serve as guidelines for building materials, colors, site design and orientation, and landscaping. (Revised General Plan of JPA Land Use Element 1999, Policy 4.4) (Riverside County General Plan Policy LU 3.3)

MAP 4.5 Encourage development that creates a sense of place through a cohesive and well-balanced environment and setting. (General Plan of JPA Land Use Element 1999, Policy 4.5) (Riverside County General Plan Policies LU 3.3, LU 4.1)

MAP 4.6 Encourage the use of master plans and design guidelines to permit the clustering of development and creating a campus-like setting of large tracts of land, while capitalizing on areas with unique assets and opportunities. (General Plan of JPA Land Use Element 1999, Policy 4.6) (Riverside County General Plan Policy LU 3.4)

MAP 4.7 Develop and enhance the economic climate and create a balanced business community to serve the work force, commerce and industry of the region. (General Plan of JPA Land Use Element 1999, Policy 4.7)

MAP 4.8 Preserve a scenic corridor along Van Buren Boulevard and enhanced gateway treatment at the Riverside National Cemetery. (General Plan of JPA Land Use Element 1999, Policy 4.8)

## MAP Goal 5 (Workforce and Economic Development)

Maximize and enhance the tax base and generation of jobs through new, reuse, and joint use opportunities. (General Plan of JPA Land Use Element 1999)

MAP 5.1 Support development and establishment of new employment centers and economic development activities that contribute to an improved tax base. (General Plan of JPA Land Use Element 1999, Policy 5.1) (Riverside County General Plan Policy LU 8.1)

MAP 5.2 Encourage and facilitate the creation of public/private partnerships that will invest in, and further the implementation of the March AFB Master Reuse Plan. (General Plan of JPA Land Use Element 1999, Policy 5.2)

MAP 5.3 Support the development of educational and specialized facilities that will train persons for new and improved employment opportunities. (General Plan of JPA Land Use Element 1999, Policy 5.3)

MAP 5.4 Provide for compatible reuse and redevelopment of existing facilities. (General Plan of JPA Land Use Element 1999, Policy 5.4)

MAP 5.5 Encourage the development of commercial, business park, and industrial centers to expand the employment and fiscal base of the March Territory Planning Area and the western Riverside County Subregion. (Revised General Plan of JPA Land Use Element 1999, Policy 5.5)

MAP 5.6 Encourage employers in the March JPA Planning Area to hire from the local communities when seeking to fill employment positions. (General Plan of JPA Land Use Element 1999, Policy 5.6)

## MAP Goal 6 (Airfield Preservation)

Support the continued Military Mission of March Air Reserve Base and preservation of the airfield from incompatible land use encroachment. (General Plan of JPA Land Use Element 1999)

MAP 6.1 Support the economic use, reuse, and joint use of the airfield with Air Force Reserve (AFRES). (Revised General Plan of JPA Land Use Element 1999, Policy 6.1)

MAP 6.2 Support compatible land uses within the Clear Zone, Accident Potential Zones I & Il as depicted. in the Air Installation Compatible Use Zones (AICUZ) Report for the airfield use. (Revised General Plan of JPA Land Use Element 1999, Policy 6.2)

MAP 6.3 Ensure that plans and development do not interfere, conflict or degrade the military mission of March ARB. (General Plan of JPA Land Use Element 1999, Policy 6.3)

MAP 6.4 Ensure that plans and development do not conflict with the long-term needs of the Air Force Reserve in terms of encroachment, noise, accident zone, constraints, etc. (General Plan of JPA Land Use Element 1999, Policy 6.4)

MAP 6.5 Ensure that plans and development conform to the March Area Plan for March AFB/March Inland Port. (Revised General Plan of JPA Land Use Element 1999, Policy 6.5)

MAP 6.6 Ensure that sensitive land uses (i.e., schools, high occupancy land uses, etc.) are discouraged from locating and operating in areas determined to be incompatible with airport operations. (General Plan of JPA Land Use Element 1999, Policy 6.6)

MAP 6.7 Ensure that land uses adhere to both military and civilian Part 77 conical surface criteria, relative to height restrictions. (General Plan of JPA Land Use Element 1999, Policy 6.8)

MAP 6.8 Support the Air Force commitments to maintain the integrity of the March Field Historic District. (General Plan of JPA Land Use Element 1999, Policy 6.9)

### MAP Goal 7 (Intermodal Transportation)

Maximize the development potential as a regional Intermodal Transportation facility to support both passenger and freight related air services. (General Plan of JPA Land Use Element 1999)

MAP 7.1 Continue to support air cargo operation and goods distribution center to serve local, regional, national and international needs. (Revised General Plan of JPA Land Use Element 1999, Policy 7.1)

MAP 7.2 Plan for a desirable and feasible site for an intermodal transportation center. (General Plan of JPA Land Use Element 1999, Policy 7.2)

MAP 7.3 Create a goods movement system that meets the regional and sub-regional needs. (General Plan of JPA Land Use Element 1999, Policy 7.3)

MAP 7.4 Facilitate development of aviation uses other than federal aviation, such as commercial passenger and/or freight carrier services. (General Plan of JPA Land Use Element 1999, Policy 7.5)

MAP 7.5 Continue to plan for compatible land-uses within the aviation area. (Revised General Plan of JPA Land Use Element 1999, Policy 7.6)

MAP 7.6 Encourage commerce and industry that are complementary to joint use of the airfield. (General Plan of JPA Land Use Element 1999, Policy 7.7)

MAP 7.7 Plan for uses which support and contribute to the establishment and development of commercial aviation. (General Plan of JPA Land Use Element 1999, Policy 7.7)

## MAP Goal 8 (Natural Resources)

Preserve the natural beauty, minimize degradation of the March Territory, and provide enhancement of environmental resources, and scenic vistas. (Revised General Plan of JPA Land Use Element 1999)

MAP 8.1 Where practical, revegetate graded area with native plants compatible to the area to prevent erosion. (General Plan of JPA Land Use Element 1999, Policy 8.1)

MAP 8.2 Sensitive biological resources and habitats, cultural resources, view shed areas shall be protected where practical. (General Plan of JPA Land Use Element 1999, Policy 8.2)

MAP 8.3 Support the Base Realignment and Closure Act (BRAC) clean up to attain a clean environment at and around the Planning Area. (General Plan of JPA Land Use Element 1999, Policy 8.3)

MAP 8.4 Implement federal, state, regional, and local requirements that apply to water and air quality, wetlands, endangered species, and other environmental considerations. (General Plan of JPA Land Use Element 1999, Policy 8.4)

MAP 8.5 Pursue the release of lands designated as suitable endangered species habitat through a process of land trades for more and better habitat. Development projects will be reviewed by Environmental Agencies and Riverside County for compliance with Agency and MSHCP requirements as applicable. (Revised General Plan of JPA Land Use Element 1999, Policy 8.5) (Riverside County General Plan Policies LU 19.1, OS 17.2)

## MAP Goal 9 (Historic and Cultural Resources)

Preserve the integrity of the historic and cultural resources of the March Territory and provide for their enhancement. (Revised General Plan of JPA Land Use Element 1999)

MAP 9.1 Support a coordinated approach to planning for the entire historic district. (General Plan of JPA Land Use Element 1999, Policy 9.1)

MAP 9.2 Support the continued use of Green Acres Estates for housing or limited non-residential service-sector uses. (General Plan of JPA Land Use Element 1999, Policy 9.2)

MAP 9.3 Support the retention and expansion of the March Field Museum. (General Plan of JPA Land Use Element 1999, Policy 9.3)

MAP 9.4 Enhance and preserve the architectural character of the existing facilities and complement the mission revival architectural of the March Field Historic District. (General Plan of JPA Land Use Element 1999, Policy 9.4)

## MAP Goal 10 (Infrastructure Development)

Avoid undue burdening of infrastructure, public facilities, and services by requiring new development to contribute to the improvement and development of March Territory. (Revised General Plan of JPA Land Use Element 1999) (Riverside County General Plan Policy LU 8.1)

MAP 10.1 Require new construction to pay its "fair share" of the cost of providing adequate public services, infrastructure, and facilities for the development. (General Plan of JPA Land Use Element 1999, Policy 10.1)

MAP 10.2 Require new construction to provide adequate infrastructure to serve the development (i.e., curbs and gutters, sidewalks, streetlights, water service, sewer service etc.) prior to initiation of use. (Revised General Plan of JPA Land Use Element 1999, Policy 10.2)

MAP 10.3 Locate commercial and industrial development in areas where street rights-of-way and capacity are available as well as sufficient infrastructure and public services. (General Plan of JPA Land Use Element 1999, Policy 10.3)

MAP 10.4 Facilitate the provision of public services, (i.e., sewer, water, streets, and public safety) to be provided in an efficient and cost-effective manner. (General Plan of JPA Land Use Element 1999, Policy 10.4)

### MAP Goal 11 (Public Services)

Plan for the location of convenient and adequate public services to serve the existing and future development of March Territory . (Revised General Plan of JPA Land Use Element 1999)

MAP 11.1 Preserve appropriate and adequate sites for public facilities. (General Plan of JPA Land Use Element 1999, Policy 11.1)

MAP 11.2 Provide and maintain existing infrastructure and enhance service levels to meet the needs of March Territory. (Revised General Plan of JPA Land Use Element 1999, Policy 11.2)

### MAP Goal 12 (Infrastructure)

Ensure, plan, and provide adequate infrastructure for all facility reuse and new development including, but not limited to, integrated infrastructure planning, financing, and implementation. (General Plan of JPA Land Use Element 1999)

MAP 12.1 Coordinate the provision of all public utilities and services to ensure a consistent, complete and efficient system of service to development. (General Plan of JPA Land Use Element 1999, Policy 12.1)

MAP 12.2 Require new construction to pay its "fair share" for the regional infrastructure system by providing appropriate dedications, improvements and/or fee assessment districts or other financing mechanisms. (General Plan of JPA Land Use Element 1999, Policy 12.2)

MAP 12.3 Require new development projects to provide for the extension of infrastructure to serve the development, including over-sizing facilities for future needs. (General Plan of JPA Land Use Element 1999, Policy 12.3)

MAP 12.4 Preserve options and facilities to accommodate new and advanced technologies, inclusive of communication systems. (General Plan of JPA Land Use Element 1999, Policy 12.4)

## MAP Goal 13 (Water Service)

Secure adequate water supply system capable of meeting normal and emergency demands for existing and future land uses. (General Plan of JPA Land Use Element 1999)

MAP 13.1 Only approve development which can demonstrate an adequate and secure water supply for the proposed, use. (General Plan of JPA Land Use Element 1999, Policy 13.1)

MAP 13.2 Support local groundwater supplies through development designs which promote an on-site recharge and minimize impermeable ground coverage with landscaped areas, open space or recreation areas. (Revised General Plan of JPA Land Use Element 1999, Policy 13.2)

MAP 13.3 Design and operate March Air Reserve Base facilities in compliance with established water conservation practices and programs. (Revised General Plan of JPA Land Use Element 1999, Policy 13.3)

## MAP Goal 14 (Sewer Service)

Establish, extend, maintain and finance a safe and efficient wastewater collection, treatment and disposal system which maximizes treatment and water. recharges, minimizes water use, and prevents groundwater contamination. (General Plan of JPA Land Use Element 1999)

MAP 14.1 Require all development to adequately collect, treat, and dispose of wastewater in accordance with the Santa Ana Regional Water Quality Control Board requirements. (General Plan of JPA Land Use Element 1999, Policy 14.1) (Riverside County General Plan Policy LU 4.1)

MAP 14.2 Require connection to the sewer system for any development occurring on land within the March Reserve Air Base and the March Area Plan Territory. (Revised General Plan of JPA Land Use Element 1999, Policy 14.2)

MAP 14.3 Encourage reuse of reclaimed and treated non-potable water for irrigation and maintenance of recreation areas, landscaping and open space preservation. (General Plan of JPA Land Use Element 1999, Policy 14.3)

## MAP Goal 15 (Solid Waste Disposal)

In compliance with state law, ensure solid waste collection, siting and construction of transfer and/or disposal facilities, operation of waste reduction and recycling programs, and household hazardous waste disposal programs and education are consistent with the County Solid Waste Management Plan. (General Plan of JPA Land Use Element 1999) (Riverside County General Plan Policy LU 7.9)

MAP 15.1 Ensure all hazardous materials are stored, treated, and disposed in accordance with state and federal law. (General Plan of JPA Land Use Element 1999, Policy 15.1)

MAP 15.2 Support programs to promote greater awareness and involvement in waste reduction and recycling. (General Plan of JPA Land Use Element 1999, Policy 15.2)

## MAP Goal 16 (Utilities)

Adequate supplies of natural gas and electricity from utility purveyors and the availability of communications services shall be provided within the March Territory. (Revised General Plan of JPA Land Use Element 1999)

MAP 16.1 Where feasible, require new development to underground on-site telecommunication/data connections. (General Plan of JPA Land Use Element 1999, Policy 16.1) (Riverside County General Plan Policy LU 14.5)

MAP 16.2 Encourage and support the under grounding of existing overhead utilities. (General Plan of JPA Land Use Element 1999, Policy 16.2) (Riverside County General Plan Policy LU 14.5)

MAP 16.3 Accommodate advancing technologies with communication systems, inclusive of fiber-optics and high-speed transmission lines. (General Plan of JPA Land Use Element 1999, Policy 16.3)

MAP 16.4 Consider a capital improvement program (CIP) or other financial mechanism which provides for the maintenance and upgrading of existing infrastructure to adequate levels of service and the installation of new facilities, as needed. (Revised General Plan of JPA Land Use Element 1999, Policy 16.4)

MAP 16.5 Encourage the preparation and adoption of CIPs for other agencies and districts responsible for the provision of infrastructure systems in the March Territory . (Revised General Plan of JPA Land Use Element 1999, Policy 16.5)

## MAP Goal 17 (Stormwater Management)

Adequate flood control facilities shall be provided prior to, or concurrent with, development in order to protect the lives and property within the March Territory. (Revised General Plan of JPA Land Use Element 1999)

MAP 17.1 Provide for the adequate drainage of storm runoff to protect the lives and property within the March Territory. (Revised General Plan of JPA Land Use Element 1999, Policy 17.1)

MAP 17.2 Monitor and maintain drainage and flood control facilities to ensure adequate capacity to support the land use plan. (General Plan of JPA Land Use Element 1999, Policy 17.2)

MAP 17.3 Require new development to construct new or upgrade existing drainage facilities to accommodate the additional storm runoff caused by the development. (General Plan of JPA Land Use Element 1999, Policy 17.3)

MAP 17.4 Require all storm drain and flood control facilities to be approved and operational prior to the issuance of certificates of occupancy for the associated development. (General Plan of JPA Land Use Element 1999, Policy 17.4)

MAP 17.5 Designate and preserve land for necessary flood control facilities, in accordance with a certified hydrology study and master plan for March JPA Planning Area. (General Plan of JPA Land Use Element 1999, Policy 17.5)

MAP 17.6 Ensure development within the 100-year flood plain, as designated by the Federal Emergency Management Agency (FEMA), shall be consistent with the requirements established by FEMA. (General Plan of JPA Land Use Element 1999, Policy 17.6)

MAP 17.7 Seek to preserve drainage courses in their natural condition, while providing adequate safety and protection of property. (General Plan of JPA Land Use Element 1999, Policy 17.7)

## MAP Goal 18 (Transportation)

The March Area Plan should focus on accommodating employment related circulation needs, reducing vehicle miles traveled (VMT) within the March Territories and accommodating alternative transportation facilities such as multimodal and mass transit systems. Interior roadway systems should support the mapped land use designations and provide an appropriate link with adjacent jurisdiction transportation systems, and contribute to the overall health of the subregional system.

MAP 18.1 Development within the March Area Plan shall comply with the policies and regulations of the General Plan Transportation Element for March JPA, 1999, the Riverside County General Plan Transportation Element, and all other applicable policies and regulations. (General Plan of JPA, 1999)

MAP 18.2 Provide linkages, where appropriate, to a regional trails system or other facilities that increase opportunities for walking and biking throughout the area.

## MAP Goal 19 (Noise / Air Quality)

Due to the relationship between noise and air emission sources, the March Area Plan incorporates the combined Noise / Air Quality Element of the March JPA General Plan. This is essential particularly due to the regional location of the March Territory, the joint use/civilian aviation, and the creation of an employment center within the housing rich, environment of Western Riverside County. (General Plan of JPA, 1999 Appendix B, Section 3, Noise/Air Quality Element).

Noise or emissions sources within the March Territory should be controlled at the source, located away from the adjacent residential communities, or be buffered from sensitive land uses. Developments should incorporate measures that improve air quality, reduce noise, and support land use compatibility along identified noise corridors.

MAP 19.1 New development projects within the March Area Plan Territory shall be in compliance with the General Plan for JPA 1999 Noise / Air Quality Element, Riverside County General Plan, South Coast Air Quality Management District (SCAQMD), and other as applicable standards and requirements.

MAP 19.2 New development projects within the March Area Plan Territory shall be incompliance with the General Plan for JPA 1999, Riverside County General Plan, and all other as applicable Noise standards and requirements.

## MAP Goal 20 (Housing)

The March JPA General Plan adopted the housing elements of the March JPA member jurisdictions by reference and sought to develop housing in conjunction with various land uses. The March Area Plan should

continue that tradition by encouraging housing production as part of the larger backdrop of the County of Riverside.

MAP 20.1 The County will continue to evaluate the compatibility of housing opportunities within the March Territory. Development within the March Territory shall be consistent with the County of Riverside's Housing Element and applicable local, state and federal requirements

## MAP Goal 21 (Resource Management)

Resources within the March Territories can become strained as development creates greater demand on non-renewable energy sources, existing facilities and services, and significant natural features. Natural and cultural resources are limited, often non-renewable and need to be carefully preserved- and managed. The March JPA has identified important local resources and the necessary preservation programs to prevent their destruction and exploitation and to ensure that conservation efforts are consistent and equitable. Development can take advantage of planning area's features such as its natural land forms to provide for visual relief, recreational uses, and community identity.

The March Area Plan should provide firm direction for the preservation, use, protection, management, and improvement of existing resources within the March Territory.

MAP 21.1 New development should be in compliance with the March JPA General Plan Resource Management Element (RME), which outlines conservation programs that deal with resource utilization, preservation techniques and the regulation of activities which affect or preclude the utilization of resources. (Revised General Plan of JPA, 1999, Appendix B, Section 5, Resource Management Element)

MAP 21.3 Development within the March Area Plan Territory shall be in compliance with *applicable* western Multiple Species Habitat Conservation Plan (MSHCP), local, state and federal requirements.

## MAP Goal 22 (Safety/Risk Management)

Hazards and man-made conditions must be respected and planned around if life and property are to be protected as growth and development occur.

As the ravages of wildland fires, floods, dam failures, earthquakes and other disasters become clearer through the news, public awareness and sound public policy combine to require serious attention to these conditions. Portions of the March Area Plan may be subject to hazards such as flooding, seismic occurrences, and wildland fire. These hazards are located throughout the MAP Territory and MRAB area at varying degrees of risk and danger. Potential impacts can be mitigated by special building techniques. The MRAB General Plan policies and Riverside County General Plan Safety Element provides general policy direction dealing with natural hazards throughout Riverside County.

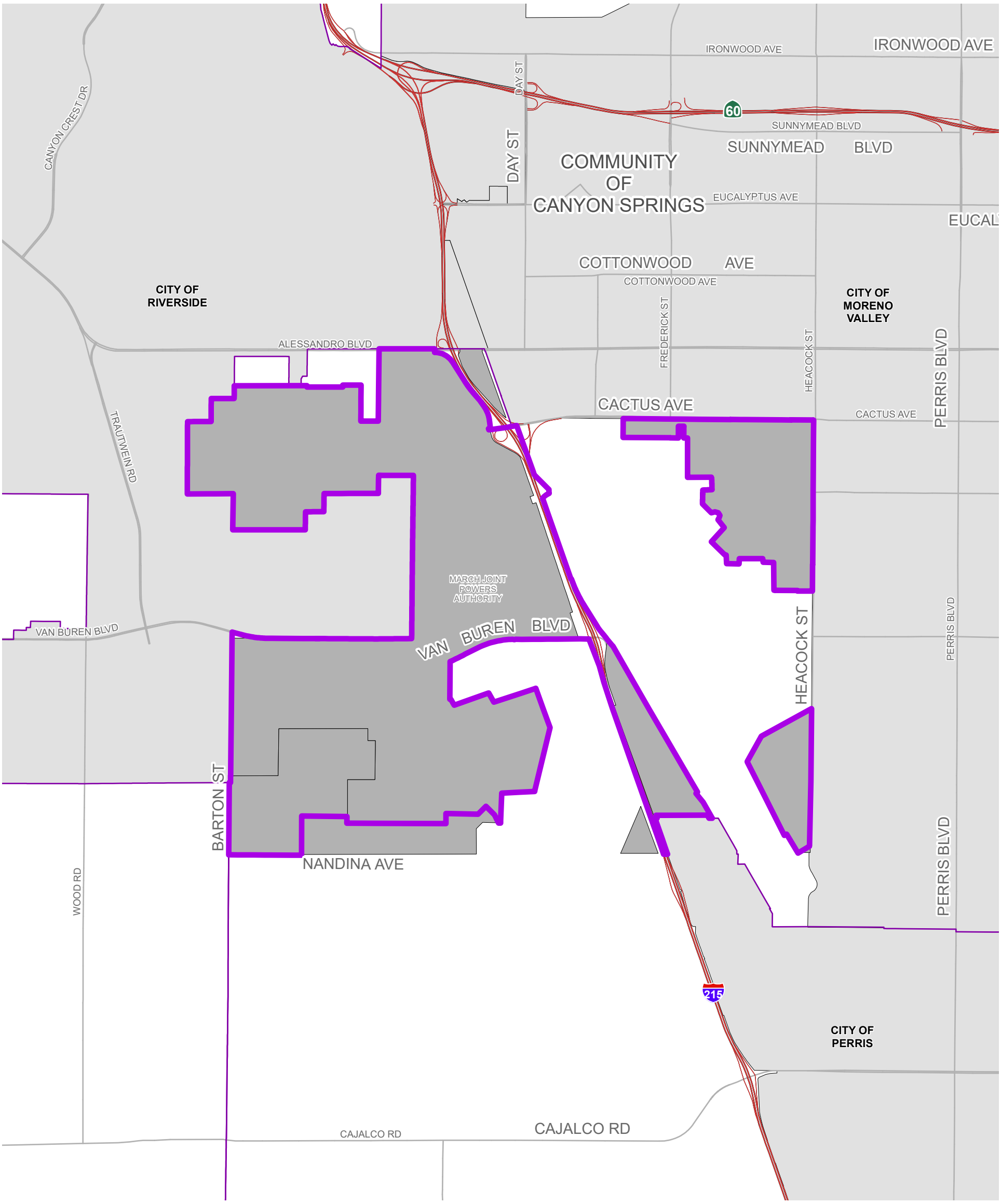
The March JPA Area Plan and County of Riverside's General Plan, Safety Element identifies short- and long-term actions to reduce risk and lessen the impact of ongoing operations or a natural disaster.

MAP 22.1 Protect life and property from the hazards through adherence to the policies identified in the Hazards Abatement section of the County of Riverside's General Plan Safety Element.

MAP 22.2 Proposed development shall comply with policies and requirements relating to hazards and safety

within the March JPA General Plan Safety , Riverside County General Plan, local, state, and federal requirements.

MAP 22.3 To provide for the orderly development of the March Air Reserve Base and surrounding areas, developments must be compliant with the ALUC March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, the Air Force Air Instillation Compatible Use Zones study (AICUZ), and applicable policies related to airports in the Land Use, Circulation, Safety and Noise Elements of the County of Riverside's General Plan. New developments shall be reviewed by the ALUC to ensure compatibility.




Data Source: Riverside County

*Figure 1*

Monday, April 7, 2025

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# MARCH AREA PLAN LOCATION

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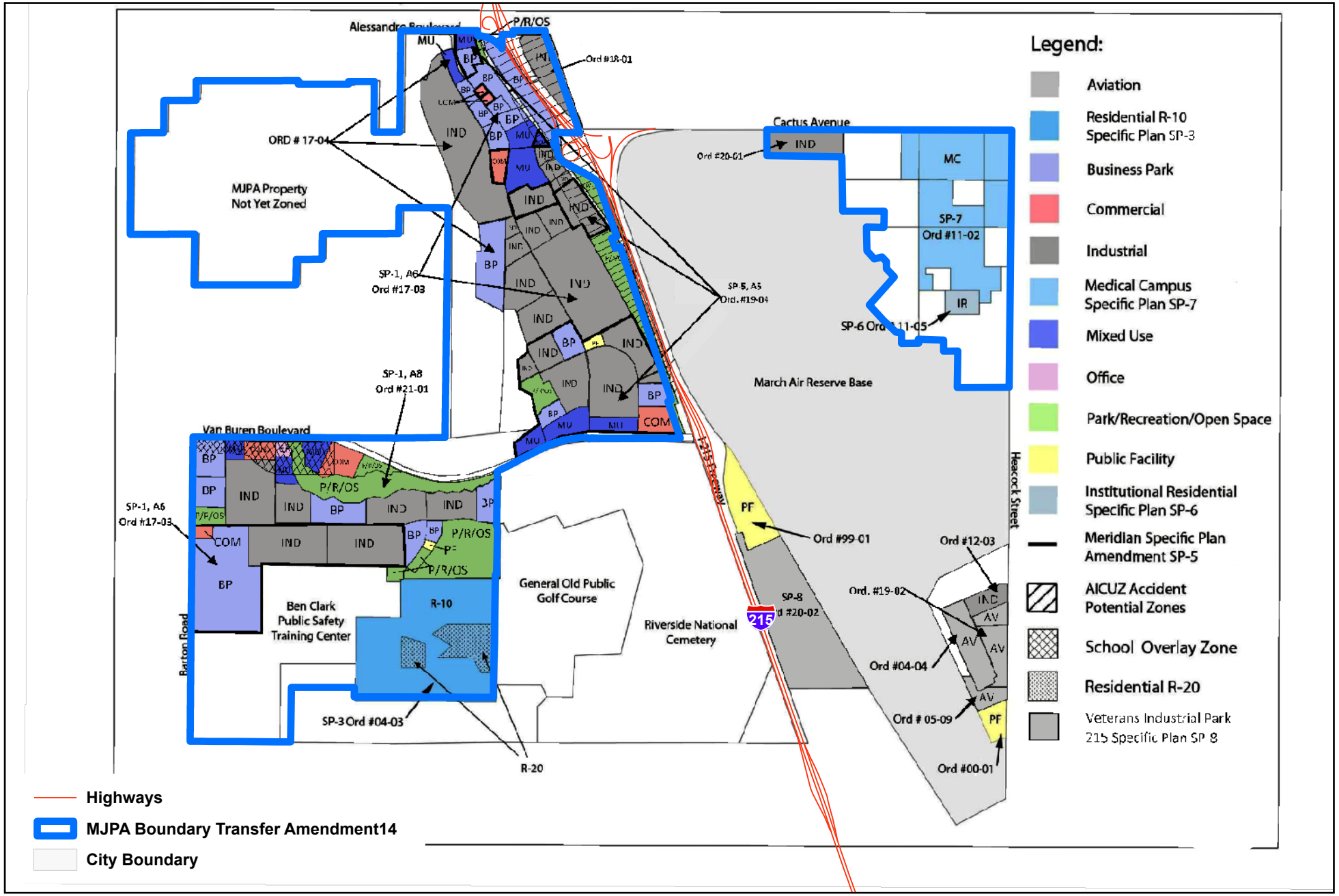


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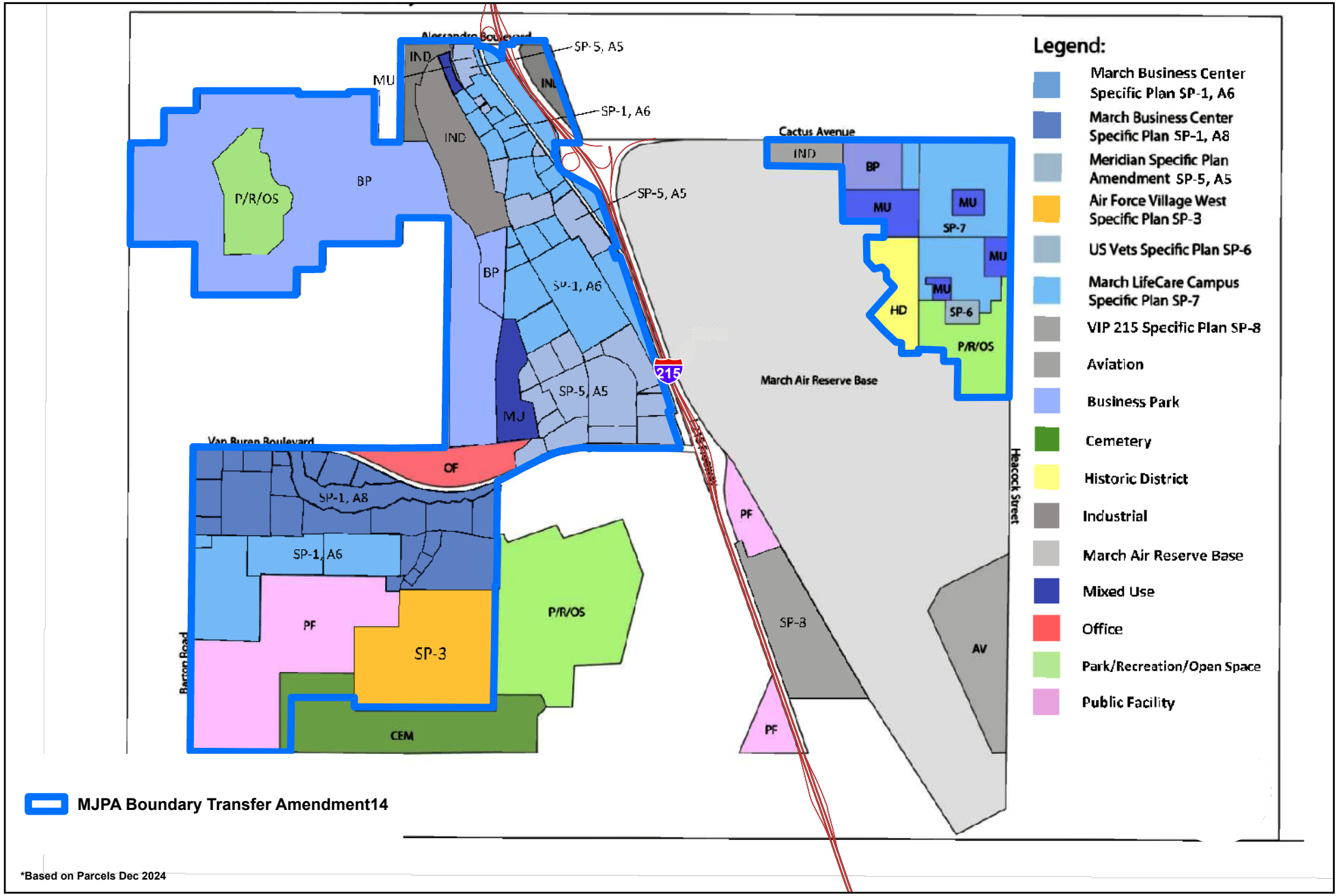
# MARCH AREA PLAN ZONING

***Figure 2***

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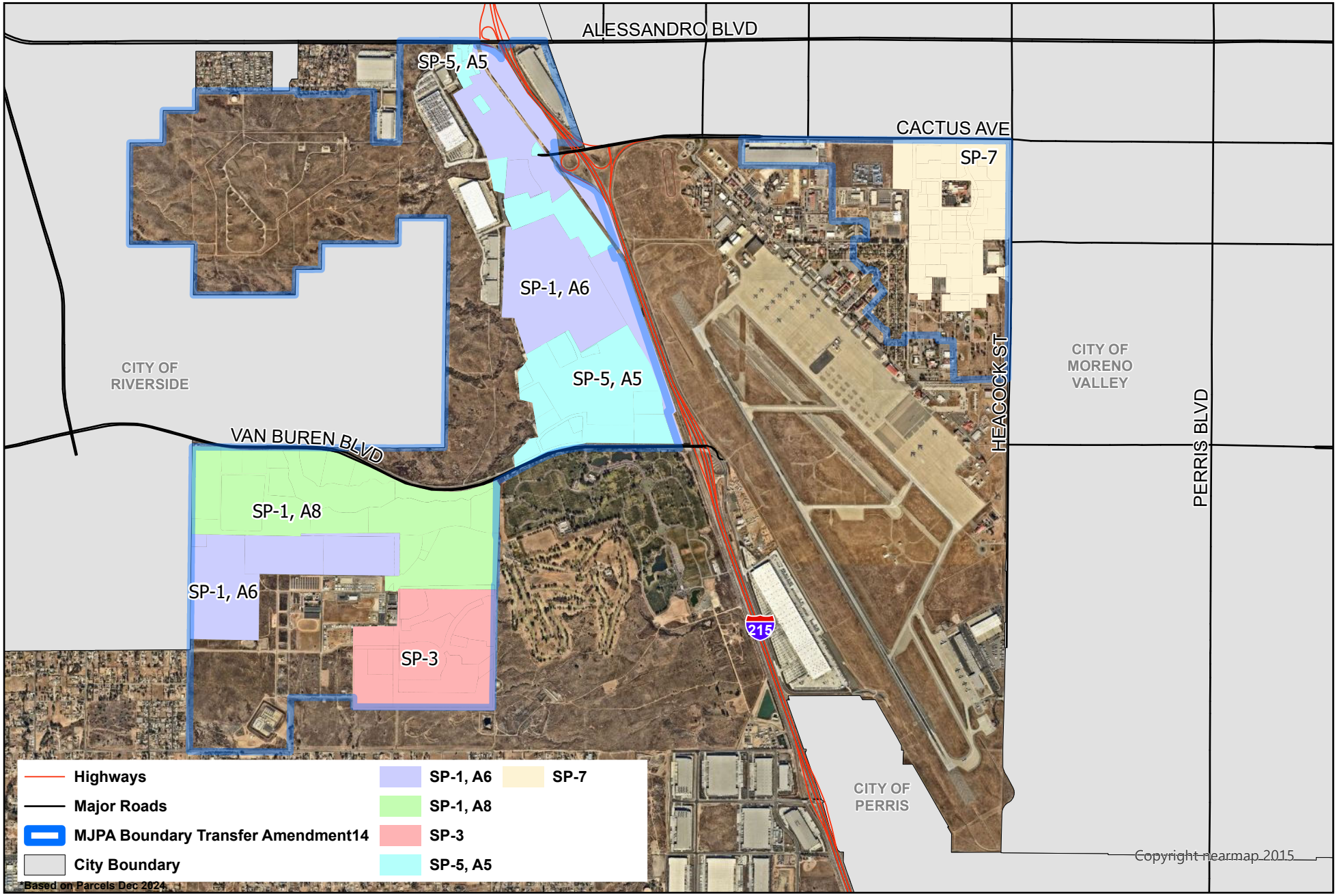
# MARCH AREA PLAN
# LAND USE
## *Figure 3*

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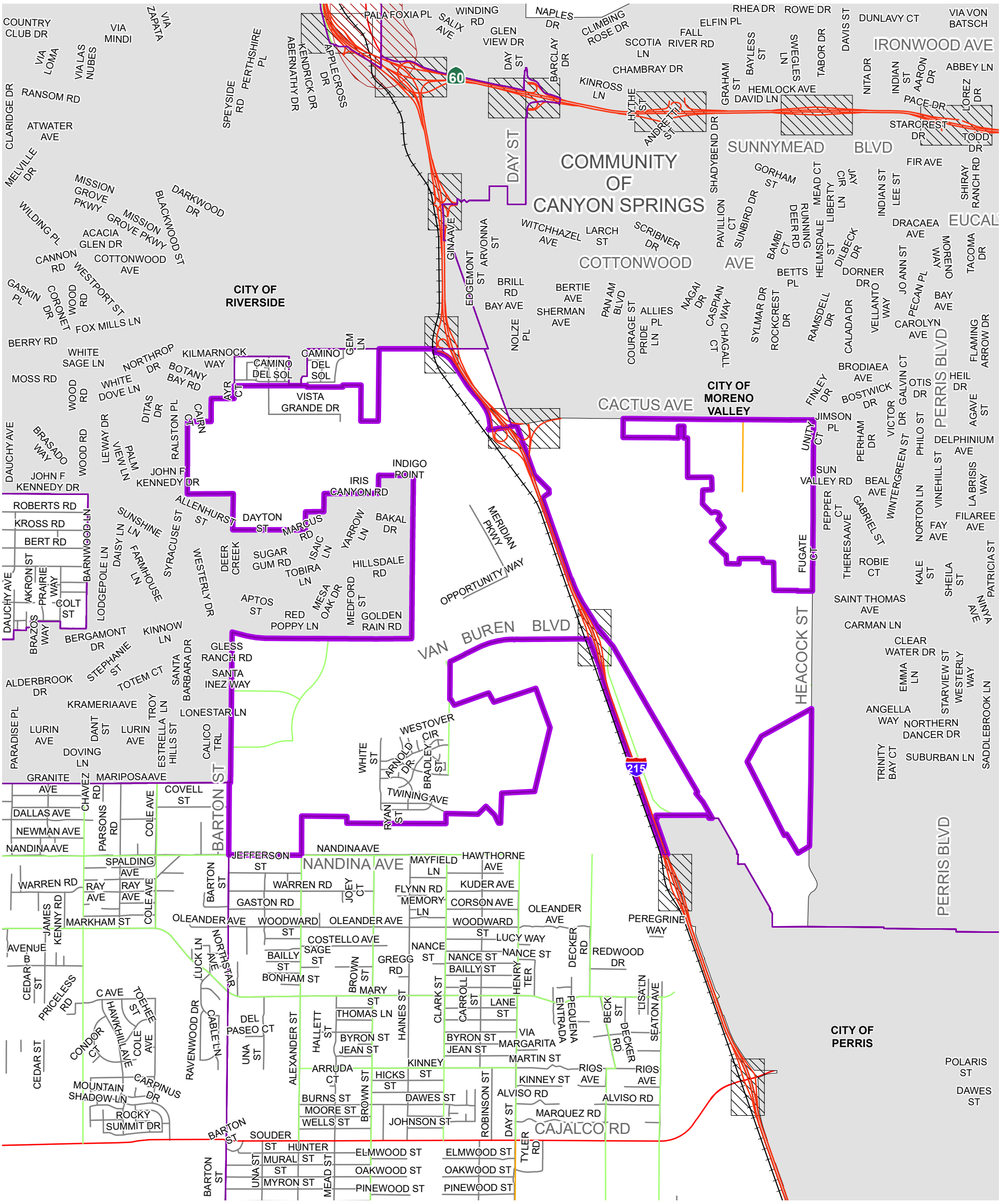
# MARCH AREA PLAN
# SPECIFIC PLANS
***Figure 4***




Data Source: Riverside County Transportation

***Figure 5***

*Monday, April 7, 2025*

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# MARCH AREA PLAN CIRCULATION

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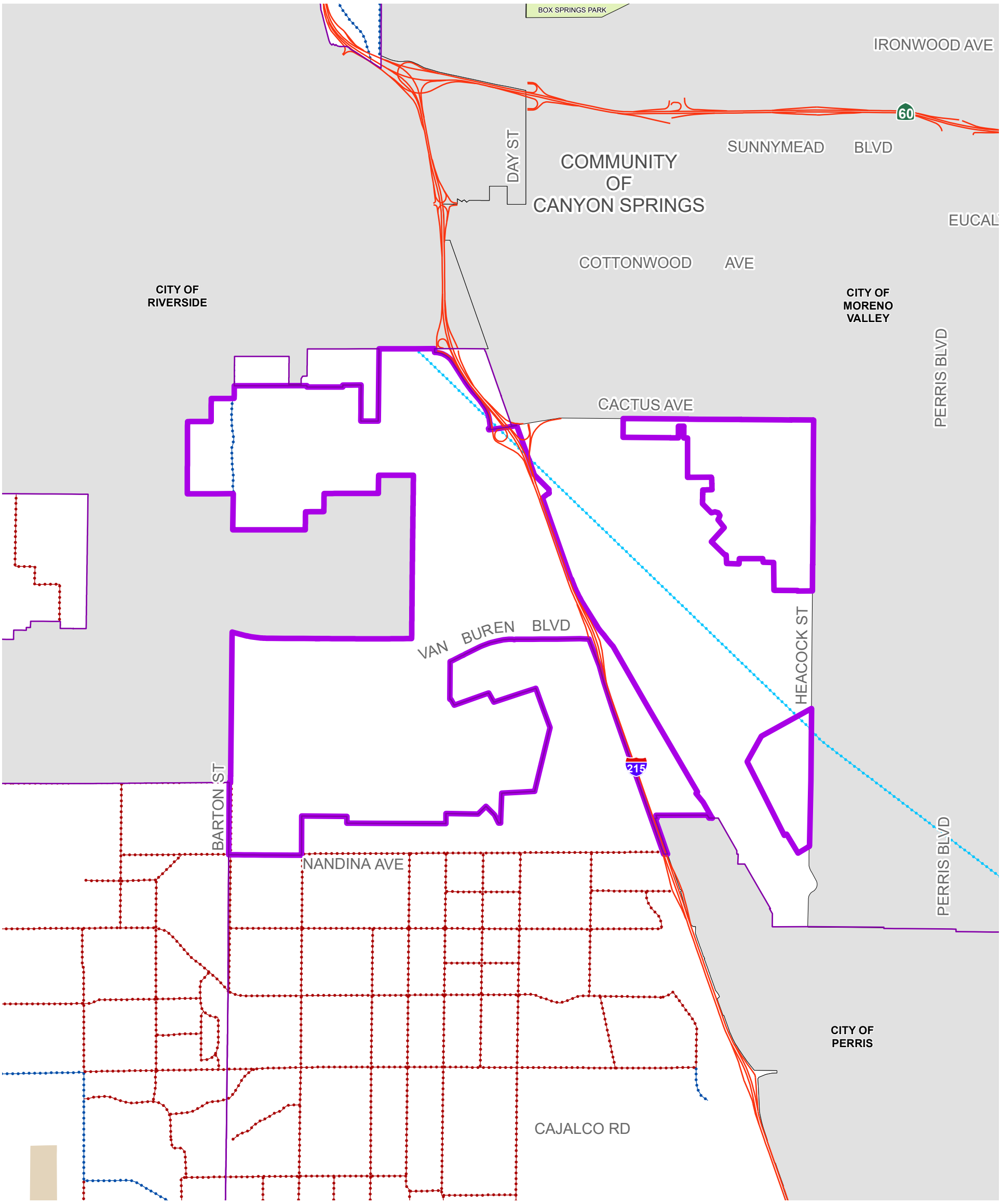


Regional Trail: Urban/Suburban

Community Trail

Regional Trail: Open Space

Historic Trail (Juan Bautista De Anza National Historic Trail, Bradshaw Trail)

Non-County Land (Public and Quasi-Public Lands)

Miscellaneous Public Lands

Bureau of Land Management (BLM) Lands

Highways

Area Plan Boundary

City Boundary

Data Source: Riverside County Parks

Note: Trails shown in non-county jurisdictions for informational/coordination purposes only.

Data Source: Primarily Riverside County Regional Park and Open Space District, with assistance from Riverside County TLMA/Transportation and Planning Departments, Riverside County Economic Development Agency, and other local, state, and federal recreational services agencies.

Note: Trails and bikeway maps are a graphic representation identifying the general location and classification of existing and proposed trails and bikeways in the unincorporated area of the County. All questions regarding precise alignment or improvement standards should be referred to the Riverside County Regional Park and Open Space District.

Note: Except for major regional facilities, trails and bikeways systems located within cities are generally not shown. Where trails and bikeways exist or are planned in the unincorporated area in such a manner that there are opportunities for connections with existing or planned trails and bikeways within adjacent cities, an arrow symbol is used to show the approximate location of the intended connection opportunity. The reader should contact the appropriate city for all information about that city's existing or planned trails and bikeways systems.

***Figure 6***

Monday, April 7, 2025

0 0.5 1 Miles

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# MARCH AREA PLAN TRAILS AND BIKEWAY SYSTEM

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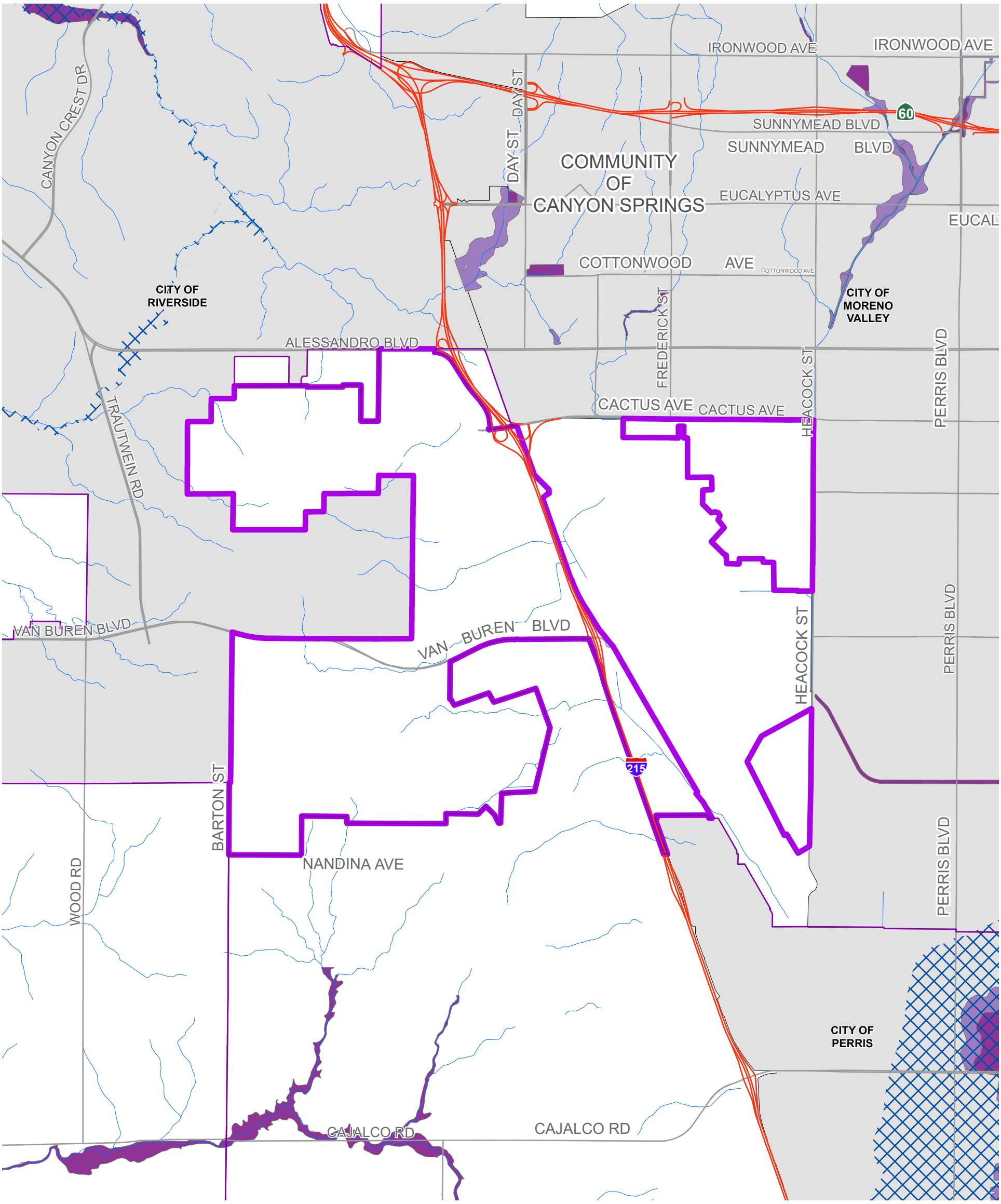


Data Source: November 29, 2023 version of the National Flood Hazard Layer (NFHL)

***Figure 7***

*Tuesday, April 8, 2025*

0 0.5 1 Miles

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# MARCH AREA PLAN SPECIAL FLOOD HAZARD AREAS

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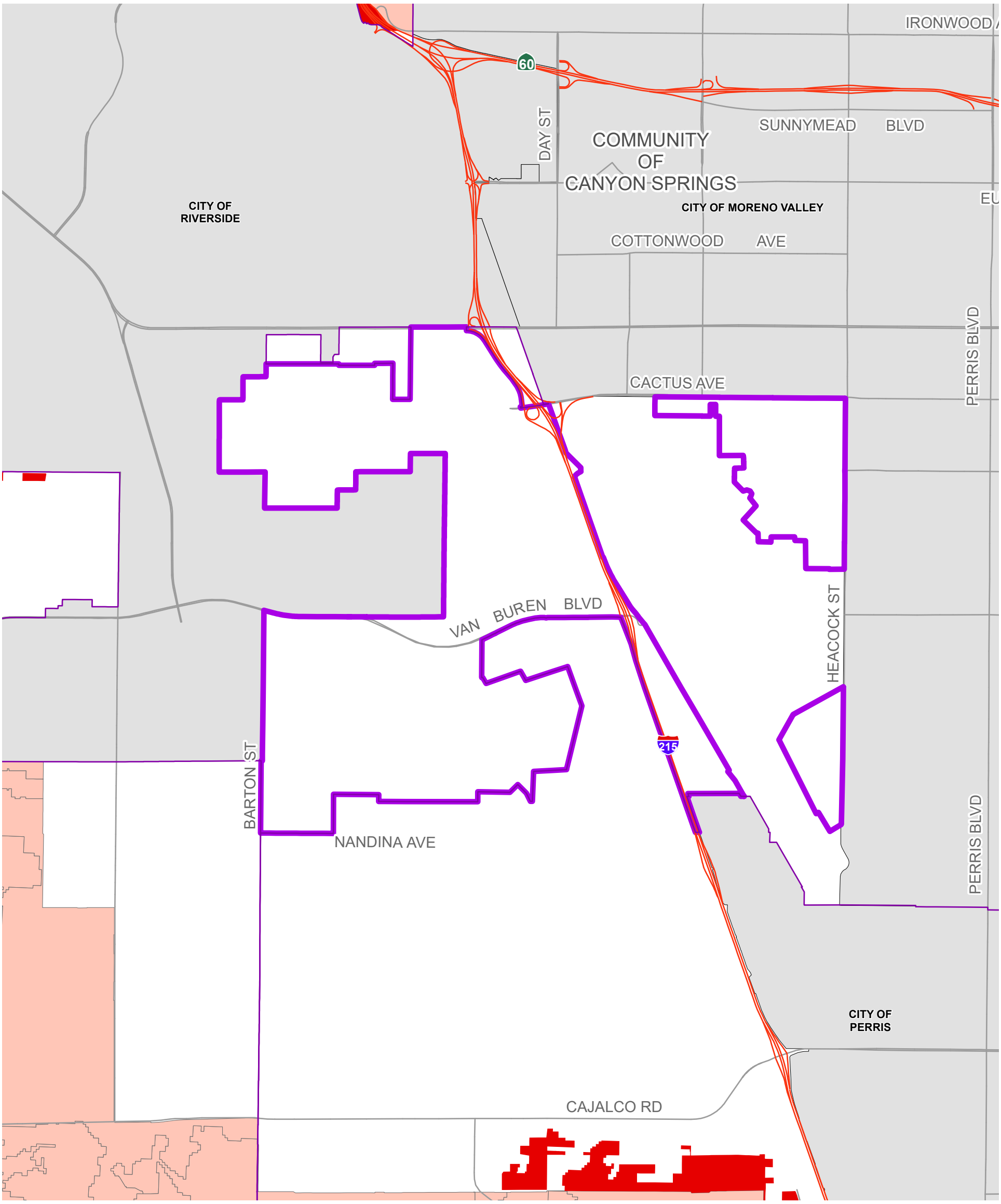


Data Source: California Department of Forestry and Fire Protection (CAL FIRE), (2010)

**Fire Hazard Severity Zones (FHSZ)**

**Local Responsibility Area**

**Very High FHSZ**

**State Responsibility Area/Federal Responsibility Area**

**Very High/High/Moderate FHSZ**

**Highways**

**Area Plan Boundary**

**City Boundary**

***Figure 8***

*Tuesday, April 8, 2025*

**Miles**

**0 0.5 1**

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# MARCH AREA PLAN
# WILDFIRE SUSCEPTIBILITY

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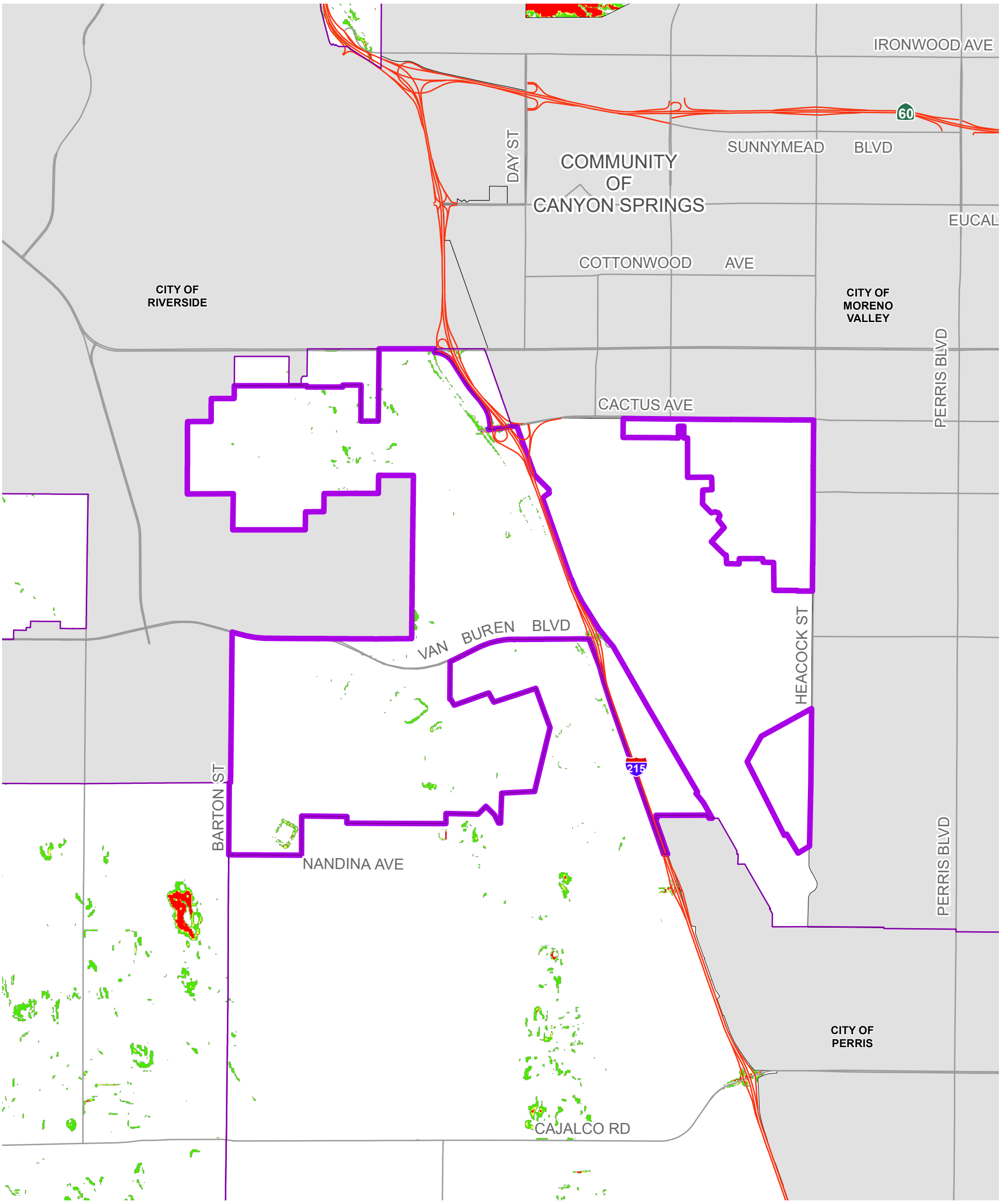


Data Source: Riverside County (2007)

**Slope Angle**

- Less Than 15%
- 15%-25%
- 25%-30%
- 30% and Greater

- Highways
- Area Plan Boundary
- City Boundary

***Figure 9***

*Tuesday, April 8, 2025*

Miles
0 0.5 1

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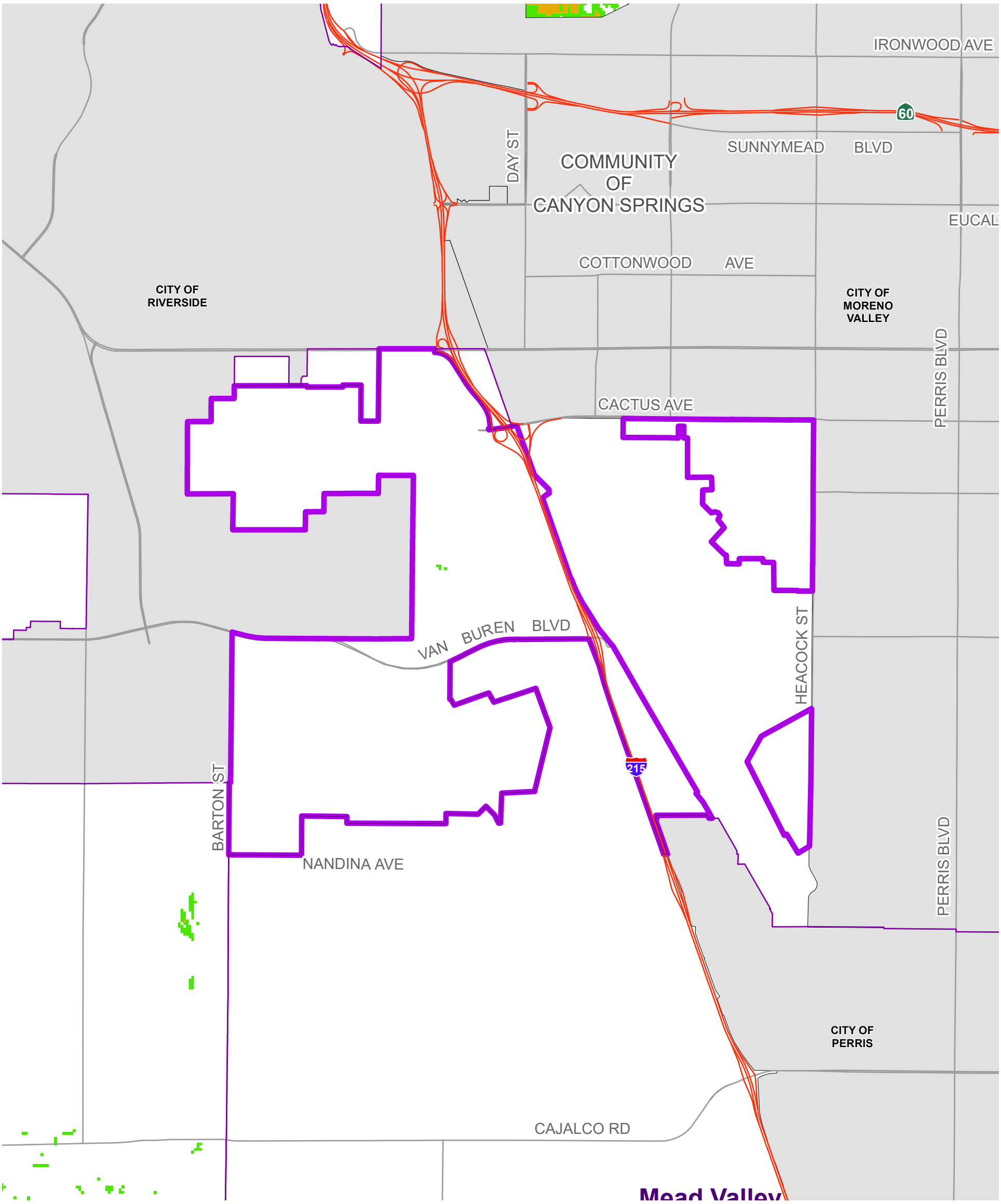
RIVERSIDE COUNTY PLANNING DEPARTMENT

# MARCH AREA PLAN STEEP SLOPE

Path: M:_Projects\AreaPlan\MJPA_Update\March_Air_Reserve_AP\March_Air_Reserve_APaprx




Data Source: California Geological Survey (2008)

**Slope Instability**

- Existing Landslides
- High susceptibility to seismically induced landslides and rockfalls.
- Low to locally moderate susceptibility to seismically induced landslides and rockfalls.

- Highways
- Area Plan Boundary
- City Boundary

***Figure 10***

*Tuesday, April 8, 2025*

0 0.5 1 Miles

Disclaimer: 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.

# MARCH AREA PLAN SLOPE INSTABILITY

Path: M:_Projects\AreaPlan\MJPA_Update\March_Air_Reserve_AP\March_Air_Reserve_APaprx

## Review Authority

*Projects with a legislative act will only receive a recommendation by PC for the entire project and require Board approval

*Revised entitlements are processed in the same manner as an entitlement.

**ENTITLEMENT APPROVAL AUTHORITY AND PUBLIC HEARING REQUIREMENT**

| County of Riverside Entitlement Approval Process | | | | | |
|---|---|---|---|---|---|
| **Type of Action** | **Public Hearing Required** | **Planning Director Approval** | **Planning Director Hearing** | **Planning Commission Meeting** | **Board of Supervisors Meeting** |
| **Legislative Actions** | | | | | |
| **General Plan Amendment** | X | | | Recommendation | X |
| **Specific Plan** | X | | | Recommendation | X |
| **Specific Plan Amendment** | X | | | Recommendation | X |
| **Specific Plan Substantial Conformance** | X | | | X | |
| **Change of Zone Map Amendment** | X | | | Recommendation | X |
| **Change of Zone Text Amendment** | X | | | Recommendation | X |
| **Development Agreement** | X | | | Recommendation | X |
| **Agricultural Preserves and Land Conservation Contract** | X | | | | X (After recommendation by CAPTAC Advisory Committee) |
| **Vested Rights Determination** | X | | | | X |

| County of Riverside Entitlement Approval Process | | | | | |
|---|---|---|---|---|---|
| **Type of Action** | **Public Hearing Required** | **Planning Director Approval** | **Planning Director Hearing** | **Planning Commission Meeting** | **Board of Supervisors Meeting** |
| **Appeal** | X | | | X (For Planning Director Hearing) | X (For PC Hearing) |
| **Entitlements** | | | | | |
| **Conditional Use Permits** | X | | | X (Projects with no legislative action) | X (Projects with a legislative action) |
| **Public Use Permit** | X | | | X (Projects with no legislative action) | X (Projects with a legislative action) |
| **Plot Plan (CEQA)** | X | X | X | | |
| **Plot Plan (Large Commercial Development – 30 acres or larger)** | X | | | X | |
| **Plot Plan (No CEQA)** | No | X | | | |
| **Temporary Use Permit** | X | | X (Follow Plot Plan approvals) | X (Use in excess of 6 months) | |
| **Temporary Event Permit** | No | X | | | |
| **Surface Mining Permit (Ordinance No. 555)** | X | | | X | |
| **Wind Energy Conversion System (WECS)** | X | | | X | |
| **Family Day Care Homes** | No | X | | | |

| County of Riverside Entitlement Approval Process | | | | | |
|---|---|---|---|---|---|
| **Type of Action** | **Public Hearing Required** | **Planning Director Approval** | **Planning Director Hearing** | **Planning Commission Meeting** | **Board of Supervisors Meeting** |
| | | (For those which are a use by right) | | | |
| **Home Occupation Permit** | No | X | | | |
| **Supportive and Transitional Housing** | No | X | | | |
| **Solar Energy Systems** | No (Ministerial) | X | | | |
| **Parolee-Probationer Homes** | X | | | X (Follows CUP approvals) | |
| **Cottage Food Operations** | No (Accessory Use of dwelling unit) | X | | | |
| **Hazardous Waste Siting Facility Permit** | X | | | X | |
| **Sign Permits** | No | | X (Follow Plot Plan approvals) | | |
| **Variance** *Approval body depends on the variance requested.* | X | | X | X | X |
| **Revised Permit** ***Approval body is the same as the original approval.*** | X | | X | X | X |
| **Substantial Conformance (Not Specific Plan)** | No | X | | | |

| County of Riverside Entitlement Approval Process | | | | | |
|---|---|---|---|---|---|
| **Type of Action** | **Public Hearing Required** | **Planning Director Approval** | **Planning Director Hearing** | **Planning Commission Meeting** | **Board of Supervisors Meeting** |
| **Maps** | | | | | |
| **Lot Line Adjustments** | No | X (Planning Director & Survey) | | | |
| **Parcel Mergers** | No | X (Planning Director & Survey) | | | |
| **Certificates of Compliance** | No | X (Planning Director & Survey) | | | |
| **Vesting Maps** | X | | | X | |
| **Schedule A, B, C, D, E Maps (Tract Maps – Schedules A, B, C, D) (Tract or Parcel Map – Commercial or Industrial – Schedule E) (Ordinance No. 460)** | X | | | X | |
| **Schedule F, G, H, I, J Maps (Parcel Maps – Schedules F, G, H) (Large Maps 20 acres all parcels – Schedule I) (Financing Map – Schedule J) (Ordinance No. 460)** | X | | X | | |

| County of Riverside Entitlement Approval Process | | | | | |
|---|---|---|---|---|---|
| **Type of Action** | **Public Hearing Required** | **Planning Director Approval** | **Planning Director Hearing** | **Planning Commission Meeting** | **Board of Supervisors Meeting** |
| **Final Maps** | No (Consent calendar) | | | | X |
| **Reversion to Acreage** | X | | | X (Advisory Agency depends on map schedule) | X (Advisory Agency depends on map schedule) |
| **Time Extension (Tentative Tract Maps)** | X | | X (Advisory Agency depends on map schedule) | X (Advisory Agency depends on map schedule) | |
| **Time Extension (Tentative Parcel Maps and Schedule J)** | X | | X | | |

**Board of Supervisors** **County of Riverside**

**RESOLUTION NO. 2025-XXX**

**ACKNOWLEDGING AND MODIFYING SPECIFIC MARCH JPA RESOLUTIONS RELATED TO LAND USE ENTITLEMENT**

**WHEREAS**, on September 7, 1993, the CITY OF MORENO VALLEY, a general law city of the State of California, the CITY OF PERRIS, a general law city of the State of California, the CITY of RIVERSIDE, a charter city and municipal corporation of the State of California (collectively referred to as "Cities"), and the COUNTY OF RIVERSIDE ("County"), a political subdivision of the State of California, (collectively referred to as "Parties") contracted with each other for the joint exercise of powers pursuant to Article 1, Chapter 5, Division 7, Title 1 (commencing with Section 6500) of the Government Code of the State of California, to establish the March Joint Powers Authority ("March JPA") and govern the March JPA territory, as defined in the March JPA General Plan as of the adoption date of this ordinance, attached hereto and incorporated herein by reference as Attachment "A" ("March Territory");

**WHEREAS**, the March JPA was established as a public entity, separate and apart from its members, and, as provided by law and is be empowered to take such actions as may be necessary or desirable to implement and carry out the purposes of the March JPA Joint Powers Agreement ("Agreement");

**WHEREAS**, the Agreement allows the Parties to develop and formulate goals, objectives, and priorities of the March JPA, amend the Joint Powers Agreement, or to create an appropriate successor entity to implement such goals, objectives, and priorities, and shall continue until terminated by the Parties hereto by their mutual written consent of the Parties.

**WHEREAS**, the Parties have amended the Agreement thirteen times with the most recent amendment (referred to as the "Fourteenth Amendment") signed on April 18, 2023. The Fourteenth Amendment reflects the refinement and reduction of duties of the March JPA, anticipated future completion

of the land use redevelopment phase of the original purpose of the Agreement, and the transition into a new phase of inter-governmental cooperation in the operation and management of the civilian airport through the March Inland Port Airport Authority, as follows:

1. Through June 30, 2025, the express powers of March JPA are as follows:

   a. Developing and formulating and implementing plans for the organization, development and establishment of program goals, objectives and priorities for the use and reuse of the former March Air Force Base;

   b. Obtaining of funding and other resources, as is more specifically set forth in Section 6 of the Agreement;

   c. Creating a Redevelopment Agency having all of the rights, powers, and duties related thereto and carrying out the necessary actions to form and implement a redevelopment project area;

   d. Creating an "Airport Authority" having all the rights, powers, and duties related thereto;

   e. Functioning as the single, local, representative of the region and the most affected communities in respect to formulating and implementing plans for the use and reuse of the former March Air Force Base; and,

   f. Planning and implementing the development of land in the area covered by the March "Master Reuse Plan", Air Force Village West in its entirety, and additional territory, which is all collectively identified as the March Territory , including the preparation and adoption of a General Plan and/or a Specific Plan, the preparation and adoption of zoning and other land development standards, the preparation and adoption of health and safety codes related to development activities, and the implementation of these functions through the

creation of appropriate Boards and Commissions pursuant to California law.

2. Beginning July 1, 2025, the express powers of March JPA are as follows:

a. The operation of the Successor Agency of the Former March Joint Powers Redevelopment Agency, having all of the rights, powers, and duties related thereto and carrying out the necessary actions associated with a successor agency under state law;

b. The operation and management of the March Inland Port Airport Authority and its civilian airport, covering the territory identified in the Exhibit B map of the Agreement, and having all the rights, powers, and duties related thereto including authority for airport master planning, airport development approvals, and authority to collect and retain, for airport purposes, any and all lease revenues from airport properties;

c. The non-exclusive representation of the Parties and the wider region in state and federal matters affecting the March Air Reserve Base; and,

d. The continued operation and management of March JPA property or property districts outside the March Territory, including the collection of rents, fees, assessments or other revenues and expenditure of funds associated therewith (notwithstanding March JPA's ability to continue to operate such districts, should March JPA pursue the transfer of control of any such district to a Party, March JPA shall bear the costs of such transfer including the cost of any ballot measure, if necessary).

**WHEREAS**, on April 18, 2023, the Parties entered into a Tax and Revenue Sharing Agreement to ensure an equitable distribution of revenues associated with the March Territory, which remains in effect until August 1, 2041.

**WHEREAS**, on April 18, 2023, the Parties entered into a Governmental Municipal Services Agreement to outline the responsibility for March JPA and the County related to providing governmental municipal services within the March Territory through June 30, 2025, as follows:

1. Through June 30, 2025, March JPA shall continue to provide the following services within the March Territory:

   a. Entitlements. Review and consideration of all land use applications, and related planning, zoning and building entitlements;

   b. Building Permits. Issuance of building permits;

   c. Uniform Codes. Preparation and adoption of uniform building codes pursuant to the Uniform Codes ("UBC") of the State of California, as well as health and safety regulations, related to the construction, operation and maintenance of buildings;

   d. Plan Review. Review of all building and construction plans for private or public improvements proposed to be constructed, improved, or reconstructed within the March Territory, including, but not limited to, building and construction plans, street improvement plans, traffic signal plans, signage plans, striping plans, and grading and drainage plans;

   e. Inspection. Inspection of public improvements prior to acceptance of such public improvements by March JPA;

   f. Certification of Occupancy. Final inspections and issuance of certificates of occupancy for the occupancy of buildings;

   g. Maintenance Districts. Creation and implementation of landscape and lighting maintenance districts to perform maintenance and irrigation on all landscape within public rights-of-way appurtenant to new development, or as

appropriate, appurtenant to existing buildings, including, but not limited to, landscape easements, landscape within the right of way, landscaped medians, common open space, non-regional project storm water detention basins, certain flood control facilities, street sweeping and all catch basins and all street light maintenance, repair and electrical charges pertaining to street lighting, except as such landscaping and lighting is otherwise owned, operated and maintained by the United States of America, or until such time as the territory, including such landscaping and lighting, is annexed to one of the municipal entities;

h. Right-of-way Acquisition. Acquisition of all necessary public rights-of-way;

i. Street Maintenance. Except as otherwise specified in this Agreement, maintenance and operation of all public streets, and related public street improvements, including street, curb, gutter, sidewalk, traffic signals, street signage, and street striping, to agreed-upon standards;

j. Maintenance and Operation of Access Road. Maintenance and operation of the permanent roadway which provides access to County's Ben Clark Training Center and the base reuse territory at such time as such road is permanently reconstructed and realigned;

k. Street Signs. Review of applications for new street signs and maintenance of all new street signs for all roadways to be constructed, operated, and maintained by the March JPA; and,

l. Annual Inspections. Annual building code, fire, and National Pollutant Discharge Elimination System (NPDES) inspections, and the March JPA will handle enforcement of all actions arising from building code and NPDES

inspections.

2. Through June 30, 2025, the County shall continue to provide the following services within the March Territory:

a. Public Safety. Public safety services of the County Sheriff's Department, at the level specified in and pursuant to the terms of that certain existing agreement between the Authority and the County Sheriff's Department, effective on July 1, 2022 which agreement expires June 30, 2027;

b. Emergency Fire and Fire Marshal. Emergency fire response services and fire marshal services;

c. Emergency Response. Emergency medical response, technical rescue response and emergency hazardous materials response;

d. Plan Review. Fire sprinkler and water system and underground fire plan review for all buildings to be constructed or tenant improvements made to buildings within the March Territory including plan checks, fire occupancy inspections, OSHPD (hospitals and acute care facilities) plan checks, and fire marshal plan reviews, to the extent required by law;

e. Road Plan Review. Review and approval of construction plans, inspection, maintenance, and operation, with regard to Van Buren Boulevard, Barton Road, and Alessandro Boulevard within the County, including related public street improvements, including street, curb, gutter, sidewalk, traffic signals, street signage, and street striping, to agreed upon standards;

f. Annual Inspections. The County will handle the enforcement of all actions arising from the Annual Inspections referenced above in Section 1.l. with the exception of those arising from building code or NPDES inspections;

g. Signs. Review of applications for new street signs and maintenance of all new street signs for all roadways to be constructed, operated, and maintained by the County;

h. Animal Control. The County will provide all animal control services;

i. Code Enforcement. The County will provide code enforcement services; and

j. Additional Services. The March JPA may request additional services, and the County may agree to provide additional services and be compensated for the additional services. A separate agreement shall be entered into for each occurrence.

**WHEREAS**, collectively, the terms of the Fourteenth Amendment to the Joint Powers Agreement, the Tax and Revenue Sharing Agreement of the Parties, and the Government Municipal Services Agreement of the Parties (collectively referred to as the "March JPA Consolidation Documents") describe the reduction in responsibilities of March JPA within the March Territory beginning on July 1, 2025. As a result, beginning on July 1, 2025, the County agrees to assume responsibility for the March Territory, as follows:

1. The County's express powers for the March Territory shall include the following:

a. Recognizing previously approved land use entitlements and permits within the March Territory;

b. Planning and implementing the development of the March Territory, including the preparation and adoption of a General Plan and/or a Specific Plan, the preparation and adoption of zoning and other land development standards, the preparation and adoption of health and safety codes related to development activities, and the implementation of these functions through the creation of appropriate Boards and Commissions pursuant to California law. This does not include planning and implementing the development of airport

land owned by the March Inland Port Airport Authority or located on March Inland Port Airport Property;

c. Providing all municipal services within the March Territory, as described in the Governmental Municipal Services Agreement;

d. Continuing to execute the agreed-upon tax and revenue sharing within the March Territory, as described in the Tax and Revenue Sharing Agreement; and,

e. Entering into new contracts, settlements, agreements, or development agreements post July 1, 2025 related to the March Territory.

2. The County's express powers for the March Territory do not include automatic assumption of the following, which were executed prior to July 1, 2025:

a. March JPA contracts, settlements, or agreements executed prior to July 1, 2025 in which the County was not a party or signatory.

b. March JPA Disposition and Development Agreements executed prior to July 1, 2025 in which the County was not a party or signatory.

c. March JPA Development Agreements executed prior to July 1, 2025 in which the County was not a party or signatory.

d. As March JPA has never identified the County as the successor in interest or successor entity of the March JPA, successor entity provisions or terms negotiated by March JPA executed prior to July 1, 2025 in which the County was not a named party or signatory.

3. Notwithstanding the above provisions of Section 1. and 2., the County will have the express powers to enter into new, existing, or revised contracts, settlements, agreements, disposition and development agreements, and development agreements,

including the assignment and assumption of any applicable agreements, for the March Territory beginning July 1, 2025.

**WHEREAS**, the purpose of this Resolution No. 2025-XXX ("March Resolution") is to acknowledge the previously approved land use entitlements within the March Territory, some of the land use actions taken by March JPA, and clarify and modify the County's interpretation of the prior actions and entitlements related to all future actions. The actions taken in this March Resolution are based on the following legal authority:

A March JPA Consolidation Documents, which the Parties agreed for the County to obtain land use jurisdiction over the March Territory beginning July 1, 2025.

B. California Government Code Section 6539.9.1, which acknowledges the return of land use authority to the County and outlines the transfer of jurisdiction over landscaping and lighting maintenance districts and community facilities districts from March JPA to the County.

C. Article XI, Section 7 of the California Constitution, which authorizes the County of Riverside to adopt ordinances and enforce within its limits all local, police, sanitary, and other ordinances and regulations not in conflict with general laws and declare certain conditions, like substandard buildings and portions thereof, a public nuisance.

D. California Planning and Zoning Law (Division 1 of Title 7 of the California Government Code), which provides for the regulation of the intensity of land use and the adoption of zoning and development standards.

E. California Subdivision Map Act (Division 2 of Title 7 of the California Government Code), which provides for the regulation of all land divisions.

F. California Government Code Section 25845, which permits a county to establish procedures for the abatement of a nuisance and related cost recovery.

**WHEREAS**, this March Resolution is being considered along with an amendment to the Comprehensive General Plan, which will create the March Area Plan incorporating the March Territory in order for the County to assume land use jurisdiction and responsibility as identified in the March Consolidation Documents.

**WHEREAS**, the March Resolution is also being considered along with Ordinance No. 997 (referred to as the "March Ordinance"), which will establish the rules, regulations, and requirements related to parcels within the March Territory in order to promote the public health, safety, and welfare of the residents of the County of Riverside, as follows:

1. Establish the regulations related to parcels within the March Territory;
2. Adopt the March Development Code (March JPA Ordinance Nos. 12-01, 12-04, 16-01, 16-03, 18-02, and 19-03) with amendments created by this ordinance in order to create the land use standards for all the March Territory, which incorporates the March Territory, as designated by the Riverside County Comprehensive General Plan. More specifically, the adoption of the March Development Code, as amended, shall include all the zoning and development standards with amendments related only to the processing of all entitlements and permits;
3. Adopt the March Business Center Specific Plan, Specific Plan No. 01 (sometimes also referred to in the documents as "Specific Plan No. 2") (March JPA Ordinance Nos. 03-01, 05-08, 08-01, 13-04, 16-02, 17-03, 18-04, 21-01) with amendments replacing the processing requirements in the specific plan with the processing requirements of the Processing Matrix (Attachment "B" of the March Ordinance), which reflects the standards of Riverside County Ordinance No. 348;
4. Adopt the United States Veterans Educational & Training Center Specific Plan, Specific Plan No. 03 (March JPA Ordinance No. 03-05), and the Air Force Village

West Specific Plan, Specific Plan No. 04 (March JPA Ordinance No. 04-03) with amendments replacing the processing requirements in the specific plan with the processing requirements of the Processing Matrix (Attachment "B" of the March Ordinance), which reflects the standards of Riverside County Ordinance No. 348;

5. Adopt the Meridian Specific Plan, Specific Plan No. 05 (March JPA Ordinance Nos. 10-02, 11-01, 14-02, 17-01, 18-03, and 19-04) with amendments replacing the processing requirements in the specific plan with the processing requirements of the Processing Matrix (Attachment "B" of the March Ordinance), which reflects the standards of Riverside County Ordinance No. 348;

6. Adopt the U.S. Vets Transitional Housing Program Specific Plan, Specific Plan No. 06 (March JPA Ordinance Nos. 11-05 and 24-01) with amendments replacing the processing requirements in the specific plan with the processing requirements of the Processing Matrix (Attachment "B" of the March Ordinance), which reflects the standards of Riverside County Ordinance No. 348;

7. Adopt the March Lifecare Campus Specific Plan, Specific Plan No. 07 (March JPA Ordinance Nos. 09-03, 09-04, and 11-02) with amendments replacing the processing requirements in the specific plan with the processing requirements of the Processing Matrix (Attachment "B" of the March Ordinance), which reflects the standards of Riverside County Ordinance No. 348;

8. Adopt the March Truck Route Ordinance (March JPA Ordinance Nos. 09-01, 17-06, and 21-02), which is applicable to the entire March Territory; and,

9. Adopt all other Riverside County Board of Supervisors Policies and Ordinances, which will be applicable to the entire March Territory, including, but not limited to the following:

a. Riverside County Ordinance No. 457, "Building Codes & Fees Ordinance";

b. Riverside County Ordinance No. 461, "Road Improvement Standards & Specifications";

c. Riverside County Ordinance No. 659, "Establishing a Development Impact Fee Program";

d. Riverside County Ordinance No. 671, "Establishing Consolidated Fees for Land Use and Related Functions";

e. Riverside County Ordinance No. 725, "Penalties for Violations of Riverside County Ordinances";

f. Riverside County Ordinance No. 810, "Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee";

g. Riverside County Ordinance No. 824, "Western Riverside County Transportation Uniform Mitigation Fee Program"; and,

h. Riverside County Ordinance No. 915, "Regulating Outdoor Lighting".

**BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors of the County of Riverside, State of California, in regular session assembled on June ___, 2025, that:

1. The above recitals are incorporated herein by this reference.

2. The following March JPA Resolutions, including the actions taken therein, are acknowledged by the County of Riverside (collectively referred to as "Acknowledged March Resolutions") and incorporated herein by reference:

i. **March JPA Resolution No. 99-05**

a. Summary: Establish that Certain Buildings are "Existing Buildings" for the Purposes of Chapter 34 of the State Building Standards Code

b. Applicability: Entire March JPA Territory

ii. **March JPA Resolution No. 03-02:**

a. Summary: Adopt General Plan Amendment for the March Business Center

a. Applicability: March Business Center Specific Plan, Specific Plan No. 1

iii. **March JPA Resolution No. 03-03:**

a. Summary: Override Airport Land Use Commission for the March Business Center

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1

iv. **March JPA Resolution No. 03-12**:

a. Summary: Amend the General Plan to Allow Temporary Dormitory Uses

b. Applicability: Entire March JPA Territory

v. **March JPA Resolution No. 03-16:**

a. Summary: Approve Design Guidelines for March Business Center

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1

vi. **March JPA Resolution No. 04-11**

a. Summary: Adopt Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for Air Force Village West

b. Applicability: Air Force Village West Specific Plan, Specific Plan No. 3

vii. **March JPA Resolution No. 04-13**

a. Summary: Adopt General Plan Amendment for Air Force Village West Specific Plan

b. Applicability: Air Force Village West Specific Plan, Specific Plan No. 3

viii. **March JPA Resolution No. 04-20**

a. Summary: Approve Plot Plan 04-02 with Conditions of Approval and Change of Zone for a restaurant (Little Taste of the South)

b. Applicability: 15272 4th Street

ix. **March JPA Resolution No. 04-22**

a. Summary: Approve Plot Plan 04-08 with Conditions of Approval and Change of Zone for a retail framing gallery

b. Applicability: Northeast corner of N. Street and 3rd Street

x. **March JPA Resolution No. 06-02**

a. Summary: Approve Conditional Use Permit 05-01 with Conditions of Approval for CTE Geotechnical firm to allow reduced parking

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1

xi. **March JPA Resolution No. 07-03**

a. Summary: Adopt Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and Approve Plot Plan 06-04 (Sunfield) with Conditions of Approval to allow one tilt-up concrete building and the associated development of

approximately 123,282 square feet, with a planned expansion to 170,500 square feet for refrigerated food processing facilities and ancillary services

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1

xii. **March JPA Resolution No. 07-04**

a. Summary: Adopt Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and Approve Plot Plan 06-05 (Garden) with Conditions of Approval for a 208,000 square foot concrete building for food processing uses, ancillary office areas, and a refrigerated warehouse

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1 (referred to as Specific Plan No. 2 in the documents)

xiii. **March JPA Resolution No. 07-11**

a. Summary: Amend Tentative Map 30857 with Conditions of Approval

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1 (referred to as Specific Plan No. 2 in the documents)

xiv. **March JPA Resolution No. 07-12**

a. Summary: Adopt an Addendum to the Certified Focused EIR for March Business Center and Adopt Plot Plan 05-06 (Smurfit Stone) with Conditions of Approval to allow for a 356,000 square foot industrial building

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1

xv. **March JPA Resolution No. 07-13**

a. Summary: Adopt an Addendum to the Certified Focused EIR for March Business Center and Approve Plot Plan 06-06 (Intellicenter) with Conditions of Approval and Variance Application ZV 06-01 to allow a 159,000 square foot office building

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1 (referred to as Specific Plan No. 2 in the documents)

xvi. **March JPA Resolution No. 07-35**

a. Summary: Adopt an Addendum to the Certified Focused EIR for March Business Center, Approve Parcel Maps 36577, Tentative Tract Map 35678, and Plot Plan 07-03 and their associated Conditions of Approval to allow the subdivision of 4.97 acres of business park property into a commercial condominium lot and a 40,000 square foot office condominium

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1 (referred to as Specific Plan No. 2 in the documents)

xvii. **March JPA Resolution No. 07-37**

a. Summary: Adopt an Addendum to the Mitigated Negative Declaration for the Air Force Village West Specific Plan and Approve Plot Plan 07-05 with Conditions of Approval to allow for the Air Force Village West Chapel and Meeting Hall

b. Applicability: Air Force Village West Specific Plan, Specific Plan No. 3

xviii. **March JPA Resolution No. 08-01**

a. Summary: Approve Building Area within Accident Potential Zones, which were previously approved by Resolution No. 05-17

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1 (referred to as Specific Plan No. 2 in the documents; also referred to as "Meridian")

xix. **March JPA Resolution No. 08-04**

a. Summary: Approving Limited to Modifications to Mitigation Measures of the previously adopted Mitigated Negative Declaration for Sunfield, which was approved through Resolution No. 06-22

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1 (referred to as Specific Plan No. 2 in the documents; also referred to as "Meridian")

xx. **March JPA Resolution No. 08-21**

a. Summary: Identifying Sensitive Receptors around the March JPA Planning Area pursuant to the 2008 Sensitive Receptor Map, which includes schools, churches, hospitals, libraries, housing, parks, playgrounds, day care centers and nursing homes

b. Applicability: Entire March JPA Territory

xxi. **March JPA Resolution No. 09-02**

a. Summary: Adopt an Addendum to the Certified Focused EIR for March Business Center and Approve Plot Plan 08-02 (Horizon Industrial) with Conditions of Approval to allow a 44,772 square foot light industrial building

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1 (referred to as Specific Plan No. 2 in the documents; also referred to as "Meridian")

xxii. **March JPA Resolution No. 09-12**

a. Summary: Adopt the Mitigated Negative Declaration and Approve Conditional Use Permit 08-01 with Conditions of Approval for Verizon Cell Tower

b. Applicability: 15260 6th Street, Riverside

xxiii. **March JPA Resolution No. 09-30**

a. Summary: Planning Commission Recommendation – Certification of the Program Environmental Impact Report and Mitigation Monitoring and Reporting Program and Adoption of General Plan Amendment 08-01, Change of Zone 08-02, March LifeCare Campus Specific Plan and their associated Conditions of Approval to allow for a 236-acre medical campus

b. Applicability: March LifeCare Campus Specific Plan, Specific Plan No. 7

xxiv. **March JPA Resolution No. 09-32**

a. Summary: Certification of the Program Environmental Impact Report and Mitigation Monitoring and Reporting Program and

Adoption of General Plan Amendment 08-01, Change of Zone 08-02, March LifeCare Campus Specific Plan and their associated Conditions of Approval to allow for a 236-acre medical campus

b. Applicability: March LifeCare Campus Specific Plan, Specific Plan No. 7

xxv. **March JPA Resolution No. 09-33**

a. Summary: Adopt a General Plan Amendment for the March LifeCare Campus

b. Applicability: March LifeCare Campus Specific Plan, Specific Plan No. 7

xxvi. **March JPA Resolution No. 10-20**

a. Summary: Certifying the Subsequent Environmental Impact Report for the Meridian Specific Plan (Specific Plan 5) and Adopt the Findings pursuant to CEQA, Statement of Overriding Considerations, Mitigation Monitoring and Reporting Program and Meridian Specific Plan, Specific Plan 5 to approve uses ranging from business park, commercial, industrial, mixed use, public facilities, open space, Metrolink, and sewer facilities

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xxvii. **March JPA Resolution No. 10-21**

a. Summary: Amending the March JPA General Plan for the Meridian Specific Plan Amendments

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xxviii. **March JPA Resolution No. 10-22**

a. Summary: Approval of Tentative Tract Map No. 30857 Amendment No. 2 with Conditions of Approval

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xxix. **March JPA Resolution No. 10-23**

a. Summary: Approve Plot Plan 09-01 with Conditions of Approval to allow a 515,223 square foot administration and Warehouse Facility

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xxx. **March JPA Resolution No. 11-16**

a. Summary: Adopt an Addendum to March Business Center Specific Plan Focused EIR and Meridian Specific Plan Amendment Final Subsequent EIR

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xxxi. **March JPA Resolution No. 11-17**

a. Summary: Approving Change of Zone 11-01 determining the building area for properties located in accident potential zone I and II within the Meridian Specific Plan

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xxxii. **March JPA Resolution No. 11-18**

a. Summary: Approve Variance 11-01 to allow a height variance for the construction of a 600,000 square foot warehouse facility within the Meridian Specific Plan

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xxxiii. **March JPA Resolution No. 11-19**

a. Summary: Approve Plot Plan 11-01 with Conditions of Approval to allow a 600,000 square foot warehouse facility with ancillary office within the Meridian Specific Plan

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xxxiv. **March JPA Resolution No. 11-29**

a. Summary: Adopting an Addendum to the March Lifecare Campus Specific Plan Final Program EIR

b. Applicability: March Lifecare Campus Specific Plan, Specific Plan No. 7

ii. **March JPA Resolution No. 11-30**

a. Summary: Adopting a General Plan Amendment for the March LifeCare Campus Specific Plan

b. Applicability: March Lifecare Campus Specific Plan, Specific Plan No. 7

iii. **March JPA Resolution No. 11-31**

a. Summary: Approval of Tentative Parcel Map 36035 and Master Plot Plan 11-03 with their associated Conditions of Approval for the March Lifecare Campus Specific Plan Amendment

b. Applicability: March Lifecare Campus Specific Plan, Specific Plan No. 7

iv. **March JPA Resolution No. 11-36**

a. Summary: Adopt an Addendum to the March Lifecare Campus Specific Plan Final EIR in Support of the US Vets Transitional Housing Program Specific Plan

b. Applicability: US Vets Transitional Housing Program Specific Plan, Specific Plan No. 6

v. **March JPA Resolution No. 11-37**

a. Summary: Adopt a General Plan Amendment for the US Vets Transitional Housing Program Specific Plan

b. Applicability: US Vets Transitional Housing Specific Plan, Specific Plan No. 6

vi. **March JPA Resolution No. 11-38**

a. Summary: Approve a Plot Plan with Conditions of Approval for the US Vets Transitional Housing Program Specific Plan

b. Applicability: US Vets Transitional Housing Specific Plan, Specific Plan No. 6

vii. **March JPA Resolution No. 11-39**

a. Summary: Adopt and Addendum to the Meridian Specific Plan Final Subsequent EIR

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

viii. **March JPA Resolution No. 11-40**

a. Summary: Approve Plot Plan Amendment 11-05 with Conditions of Approval to allow for the installation of two aboveground 15,000 gallon liquid natural gas tanks and one aboveground 4,500 gallon hydrogen tank at an approved 524,717 square foot distribution center within the Meridian Specific Plan

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

ix. **March JPA Resolution No. 13-01**

a. Summary: Approve Design Plot Plan 11-02 and Conditions of Approval to allow a Metrolink Station within the March Business Center Specific Plan

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1

x. **March JPA Resolution No. 14-18**

a. Summary: Adopt an Addendum to the Certified Subsequent EIR for the March Business Center and Meridian Specific Plan Subsequent EIR and Adopt General Plan Amendment 14-01 and Plot Plan Amendment 13-02, Amendment No. 1 with their associated Conditions of Approval to allow for an additional lot to a previously approved 510,000 square foot industrial development within the Meridian Specific Plan

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xi. **March JPA Resolutions No. 14-19**

a. Summary: Certifying and Environmental Impact Report for the Heacock Channel Improvements Project to expand the size of the channel to properties adjacent to the March JPA

b. Applicability: Heacock Channel Improvement (not in a Specific Plan)

xii. **March JPA Resolution No. 15-06**

a. Summary: Adopting a CEQA Addendum to the March Lifecare Campus Specific Plan Final EIR and Acquisition and

Development Agreement with March Healthcare Development, LLC

b. Exception: Through recognition of this Resolution, County is not accepting any agreements executed prior to July 1, 2025. However, the County may choose to enter into new contracts, settlements, agreements, or development agreements post July 1, 2025 related to the March Territory

c. Applicability: March Lifecare Campus Specific Plan, Specific Plan No. 7

xiii. **March JPA Resolution No. 15-18**

a. Summary: Adopt an Addendum to the Certified Subsequent EIR for the Meridian Specific Plan and Approve Variance 15-01 and Plot Plan 15-01 with their associated Conditions of Approval to allow for the development of two buildings (92,725 square feet and 99,743 square feet) to allow a mixture of wholesale, storage, and warehousing services

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xiv. **March JPA Resolution No. 16-03**

a. Summary: Adopt an Addendum to the Certified Subsequent EIR for the March Business Center and Meridian Specific Plan and Approving Plot Plan Amendment 13-02, Amendment 2 with Conditions of Approval and Variance 15-02 with their associated Conditions of Approval to amend an existing approval for a

510,000 square foot speculative industrial warehouse development and to reduce the required setback by 4 feet

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xv. **March JPA Resolution No. 16-05**

a. Summary: Adopt an Addendum to the Final EIR for the March Business Center Specific Plan and Adopt Minor Amendments to the General Plan Land Use Element and Transportation Element

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1

xvi. **March JPA Resolution No. 16-06**

a. Summary: Approve Tentative Parcel Map 30857, Amendment 3, with Conditions of Approval and Amendment to March Business Center Specific Plan 1

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1

xvii. **March JPA Resolution No. 16-07**

a. Summary: Approve Final Parcel Map for the previously entitled US Vets Transitional Housing Program and Plot Plan 10-02

b. Applicability: US Vets Transitional Housing Program, Specific Plan No. 6

xviii. **March JPA Resolution No. 16-19**

a. Summary: Grant a Temporary Water Line easement to Western Municipal District to serve the Ben Clark Training Center, subject to all mitigation measures and conditions of approval established

through the approval of the March Business Center Specific Plan and the Certification of the Final EIR and Addendum

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1

xix. **March JPA Resolution No. 16-24**

a. Summary: Approve a proposed determination of Substantial Conformance between Tentative Parcel Map 308587, Amendment No. 3 and Final Map 30857-7 with their associated Conditions of Approval for the South Campus of the March Business Center Specific Plan, approve a Subdivision Improvement Agreement with Meridian Park LLC for Final Map 30857, Accept Dedication of a drainage easement from Meridian Park, LLC, and Approve Final Map 30857-7

b. Exception: Through recognition of this Resolution, County is not adopting any agreements executed prior to July 1, 2025. However, the County may choose to enter into new contracts, settlements, agreements, or development agreements post July 1, 2025 related to the March Territory

c. Applicability: March Business Center Specific Plan, Specific Plan No. 1

xx. **March JPA Resolution No. 16-28**

a. Summary: Consider an EIR for the Alessandro Commerce Project, Make Responsible Agency Findings, Adopt a Mitigation Monitoring and Reporting Program, Conditionally Approving a

Construction and Maintenance Agreement, Drainage, and Emergency Access Easement and Maintenance Agreement, Stormwater and Slope Area Maintenance Plan and Maintenance Agreement, and Conditionally Dedicating a portion of March JPA's property to the County of Riverside

b. Exception: Through recognition of this Resolution, County is not adopting any agreements executed prior to July 1, 2025. However, the County may choose to enter into new contracts, settlements, agreements, or development agreements post July 1, 2025 related to the March Territory

c. Applicability: Alessandro Commerce Project (not in a Specific Plan)

xxi. **March JPA Resolution No. 17-03**

a. Summary: Approve a Master Conditional Use Permit 16-01, Plot Plan 16-02, Tentative Tract Map 37116, and Variance 16-01 with their associated Conditions of Approval to allow for the development of a commercial center and construction of 10 buildings with the Meridian Specific Plan

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xxii. **March JPA Resolution No. 17-04**

a. Summary: Adopt an Addendum to the Certified Subsequent EIR for the Meridian Specific Plan related to CUP 16-01, Plot Plan 16-02, Tentative Tract Map 37116, and Variance 16-01

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xxiii. **March JPA Resolution No. 17-18**

a. Summary: Approve 3 Conditional Use Permits (CUP 17-01, 17-02, and 17-03), Plot Plan 17-02, Tentative Parcel Map 17-01, and Variances 17-01 and 17-02 with their associated Conditions of Approval to allow for the development of 13 buildings totaling approximately 157,513 square feet for Business Enterprise, Business Park, and Office Commercial Uses

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xxiv. **March JPA Resolution No. 17-19**

a. Summary: Adopt an Addendum to the Certified Subsequent EIR for the Meridian Specific Plan Amendment related to CUP 17-01, 17-02, 17-03, Plot Plan 17-02, Tentative Parcel Map 17-01, and Variances 17-01 and 17-02

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xxv. **March JPA Resolution No. 17-22**

a. Summary: Adopt and Addendum to the Final EIR for the March Business Center Specific Plan related to GPA 17-01, TM 30857, A4, PP 16-07, A1

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1

xxvi. **March JPA Resolution No. 17-23**

a. Summary: Adopt General Plan Amendment 17-01, Amendment No. 4 for Tentative Tract Map 30857 and Amendment No. 1 for Plot Plan 16-07 with their associated Conditions of Approval to

allow for the development of a parcel delivery terminal within the March Business Center Specific Plan

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1

xxvii. **March JPA Resolution No. 17-24**

a. Summary: Approve Plot Plan 17-03 and four Conditional Use Permits (CUP 17-04, 17-05, 17-06, 17-07) with their associated Conditions of Approval for the development of five buildings totaling 176,396 for retail, office, and warehouse uses within the Meridian Specific Plan

b. Applicability: Meridian Specific Plan, Specific Plan 5

xxviii. **March JPA Resolution No. 17-25**

a. Summary: Adopt an Addendum to the Certified Subsequent EIR for the Meridian Specific Plan related to PP 17-03 and CUPs 17-04, 17-05, 17-06, 17-07

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xxix. **March JPA Resolution No. 17-28**

a. Summary: Certify the Meridian West Campus-Lower Plateau Final EIR and Adopt Mitigation Monitoring and Reporting Program, Environmental Findings pursuant to CEQA, and Statement of Overriding Considerations related to Meridian West Campus-Lower Plateau (GPA 16-01, TM 37107, PP 16-04)

b. Applicability: Meridian West Campus-Lower Plateau Project (not in a Specific Plan)

xxx. **March JPA Resolution No. 17-29**

a. Summary: Adopt General Plan Amendment 16-01, Vesting Tentative Tract Map 37107, and Master Plot Plan 16-04 with their associated Conditions of Approval to allow for office, retail, mixed use, and industrial warehouse buildings for the Meridian West Campus-Lower Plateau Project

b. Applicability: Meridian West Campus-Lower Plateau Project (not in a Specific Plan)

xxxi. **March JPA Resolution No. 18-02**

a. Summary: Certify the Freeway Business Center Final EIR and Adopt a Mitigation Monitoring and Reporting Program, Environmental Findings pursuant to CEQA, and a Statement of Overriding Considerations related to the Freeway Business Center Project (GP 15-01, CZ 14-01, PP 14-02)

b. Applicability: Freeway Business Center Project (not in a Specific Plan)

xxxii. **March JPA Resolution No. 18-03**

a. Summary: Adopt General Plan Amendment 15-01, Change of Zone 14-01, and Plot Plan 14-02 with their associated Conditions of Approval to allow for a 709,083 square-foot industrial warehouse building

b. Applicability: Freeway Business Center Project (not in a Specific Plan)

xxxiii. **March JPA Resolution No. 18-18**

a. Summary: Adopt an Addendum to the Certified Subsequent EIR for the Meridian Specific Plan Amendment related to the Meridian Specific Plan (GPA 17-02, PP 17-05, CUP 17-08, 17-09, 17-10, 17-11, 17-12, 17-13, 17-14, 17-15, 17-16, and SPA 17-01, A4)

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xxxiv. **March JPA Resolution No. 18-19**

a. Summary: Approve General Plan Amendment 17-02, Specific Plan Amendment 17-01, A4, Plot Plan 17-05 and Conditional Use Permits 17-08, 17-09, 17-10, 17-11, 17-12, 17-13, 17-14, 17-15, 17-16 with their associated Conditions of Approval to allow for the development of 11 buildings totaling approximately 162,041 square feet for office, warehouse and retail uses with the Meridian Specific Plan

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xxxv. **March JPA Resolution No. 18-20**

a. Summary: Adopt an Addendum to the Certified Subsequent EIR for the Meridian Specific Plan related to Plot Plan 18-01 and Variance 18-01

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xxxvi. **March JPA Resolution No. 18-21**

a. Summary: Approve Plot Plan 18-01 and Variance 18-01 with their associated Conditions of Approval to allow for approximately 124,523 square feet for a manufacturing use within the Meridian Specific Plan

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xxxvii. **March JPA Resolution No. 18-23**

a. Summary: Adopt and Addendum to the Final EIR for the March Business Center Specific Plan to allow for commercial retail development, office development, industrial development, and stormwater basin related to GPA 18-01, TTM 18-01, PP 18-02, 18-03 and CUP 18-02

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1

xxxviii. **March JPA Resolution No. 18-24**

a. Summary: General Plan Amendment 18-01, Tentative Tract Map 18-01 (Amendment to TM 30857), Plot Plans 18-02 and 18-03, and Conditional Use Permit 18-02 with their associated Conditions of Approval to allow for the development of commercial retail, office development, industrial development, and a private stormwater basin

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1

xxxix. **March JPA Resolution No. 19-01**

a. Summary: Approve Conditional Use Permit 18-03 with Conditions of Approval to allow Cali Marine to operate as a boat sales use within the Meridian Specific Plan

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xl. **March JPA Resolution No. 19-21**

a. Summary: Adopt Amendment No. 1 to the Tentative Tract Map No. 30857 (TTM 18-01, A1) with Conditions of Approval to create and merge lots for the purpose of retail areas

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1

xli. **March JPA Resolution No. 19-25**

a. Summary: Adopt an Addendum to the Certified Subsequent EIR for the Meridian Specific Plan Amendment related to the Meridian Specific Plan (GPA 19-01, SPA 19-01, A5, PP 17-04, CUP 19-01, 19-02, 19-03, 19-04, 19-05, TPM 19-01)

b. Applicability: Meridian Specific Plan, Specific Plan No. 5 (Planning Area 6)

xlii. **March JPA Resolution No. 19-26**

a. Summary: Adopt General Plan Amendment 19-01, Plot Plan Amendment 17-04, A1, Conditional Use Permits 19-01, 19-02, 19-03, 19-04, 19-05, and Tentative Parcel Map 19-01 with their associated Conditions of Approval to allow for the development of 5 buildings totaling approximately 91,987 square feet for a mixture of uses within the Meridian Specific Plan

b. Applicability: Meridian Specific Plan, Specific Plan No. 5 (Planning Area 6)

xliii. **March JPA Resolution No. 19-30**

a. Summary: Certify the K4 and Cactus Channel Improvement Project Final EIR and Adopt Environmental Findings and

Mitigation Monitoring and Reporting Program related to (GPA 18-02, CZ 18-01, PP 18-04)

b. Applicability: K4 and Cactus Channel (not in a Specific Plan)

xliv. **March JPA Resolution No. 19-31**

a. Summary: Adopt General Plan Amendment 18-02, Change of Zone 18-01, and Plot Plan 18-04 with their associated Conditions of Approval to allow for the development of a 685,000 square foot industrial building and Cactus Channel improvements for the K4 and Cactus Channel Improvement Project

b. Applicability: K4 and Cactus Channel (not in a Specific Plan)

xlv. **March JPA Resolution No. 20-13**

a. Summary: Adopt Tentative Parcel Map 20-04 (Parcel Map 37908) with Conditions of Approval within the Meridian West Lower Plateau Project

b. Applicability: Meridian West Lower Plateau Project (not in a Specific Plan)

xlvi. **March JPA Resolution No. 20-14**

a. Summary: Adopt Conditional Use Permit 19-06 and Public Convenience and Necessity 19-01 with their associated Conditions of Approval to allow for the sale of alcoholic beverages in conjunction with the use of a gas station/convenience store within the Veterans Plaza Commercial Center in the Meridian Specific Plan

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xlvii. **March JPA Resolution No. 20-15**

a. Summary: Adopt Conditional Use Permit 19-06 and Public Convenience and Necessity 19-01 with their associated Conditions of Approval to allow for the sale of alcoholic beverages in conjunction with the use of a hotel within the Veterans Plaza Commercial Center in the Meridian Specific Plan

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xlviii. **March JPA Resolution No.20-16**

a. Summary: Adopt an Addendum to the Subsequent EIR for the North Campus of the Meridian Specific Plan for the development of the Cactus Square Retail Commercial Development within the North Campus of the Meridian Specific Plan (PP 20-01 and CUP 20-01, TPM 20-01, PCN 20-01)

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xlix. **March JPA Resolution No. 20-17**

a. Summary: Adopt Tentative Parcel Map 20-01, Conditional Use Permit 20-01, Public Convenience and Necessity 20-01 and Plot Plan 20-01 with their associated Conditions of Approval to allow for the development of the Cactus Square Retail Commercial Project (15,293 square foot retail shopping center with gas station selling beer and wine and fast food restaurants) within the North Campus of the Meridian Specific Plan

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

l. **March JPA Resolution No. 20-18**

a. Summary: Adopt Tentative Parcel Map 20-03 (TPM 37901) with Conditions of Approval for condominium purposes for the MS Van Buren II Business Park, an existing development of 13 buildings within the southern portion of the Meridian North Campus Specific Plan

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

li. **March JPA Resolution No. 20-19**

a. Summary: Approve Tentative Tract Map 19-01 (TM 37855) for condominium purposes for the Westmont Village Senior Living Residential Facility within the Air Force Village West ("Westmont Village") Specific Plan

b. Applicability: Air Force Village West Specific Plan, Specific Plan No. 4

lii. **March JPA Resolution No. 20-21**

a. Summary: Approve Tentative Parcel Map 20-05 (Parcel Map 37956) of the March Business Center Specific Plan Meridian South Campus creating three new parcels for the Eagle Business Center to allow for 4 buildings in business park

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

liii. **March JPA Resolution No. 20-22**

a. Summary: Approve Tentative Parcel Map 19-02 (Parcel Map 37693) creating one new parcel in the industrial zone of the of the Specific Plan

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

liv. **March JPA Resolution No. 20-24**

a. Summary: Adopt Conditional Use Permit 20-05 for Lozanos Creative Cabinets to allow a custom manufacturing use within the mixed-use zone at an existing building

b. Applicability: Meridian Specific Plan, Specific Plan 5

lv. **March JPA Resolution No. 20-25**

a. Summary: Adopt Conditional Use permit 20-06 and Approve Public Convenience and Necessity 20-02 in order to allow Westmont Village to allow for the sale of beer and wine for onsite consumption in conjunction with the use of an existing café located within the main assisted living facility building

b. Applicability: Air Force Village West Specific Plan, Specific Plan No. 4

lvi. **March JPA Resolution No. 20-26**

a. Summary: Approve Plot Plan 19-03 with Conditions of Approval to allow for the development of a 44,772 square foot industrial shell building for the Meridian U1 L2 Industrial Warehouse project pursuant to the Certified Focused EIR for the March Business Center Specific Plan

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

lvii. **March JPA Resolution No. 21-02**

a. Summary: Certify the South Campus Specific Plan and Village West Drive Extension Project Final Subsequent EIR and Adopt a Mitigation Monitoring and Reporting Program, Statement of

Overriding Considerations, and Environmental Findings for the South Campus Specific Plan and Village West Drive Extension Project (GP 20-01, SP 20-1 – SP1, A8, PP 20-03, 20-04, 20-05, CUP 20-02, TPM 20-02)

b. Applicability: March Business Center Specific Plan (South Campus Area), Specific Plan No. 1

lviii. **March JPA Resolution No. 21-03**

a. Summary: Approve General Plan Amendment 20-01, Tentative Parcel Map 20-02 (TPM 37878), Plot Plan 20-03, 20-04, 20-05, and Conditional Use Permit 20-02 to allow for the development of a commercial retail center, industrial development, and open space development

b. Applicability: March Business Center Specific Plan (South Campus Area), Specific Plan No. 1

lix. **March JPA Resolution No. 22-17**

a. Summary: Consider Addendum to the Certified EIR for Meridian West Campus-Lower Plateau Project and Approve Plot Plan 22-01 with Conditions of Approval for the development of the Meridian West – Building 4 80,072 square foot industrial warehouse project

b. Applicability: Meridian West Campus-Lower Plateau Project (not in a Specific Plan)

lx. **March JPA Resolution No. 22-19**

a. Summary: Adopt Conditional Use Permit 22-02 with Conditions of Approval to allow alcoholic beverages for on-site consumption of beer and wine with a restaurant within the Common's at Meridian Commercial Retail Center

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1

lxi. **March JPA Resolution No. 22-20**

a. Summary: Consider Addendum to the Certified EIR for Meridian South Campus and Village West Drive Extension Project for the development of two warehouse buildings totaling 288,850 square feet

b. Applicability: March Business Center Specific Plan (South Campus Area), Specific Plan No. 1

lxii. **March JPA Resolution No. 22-21**

a. Summary: Approve Tentative Parcel Map 22-01 and Plot Plan 22-02 with Conditions of Approval for the development of two industrial warehouses on approximately 15.33 acres

b. Applicability: March Business Center Specific Plan (South Campus Area), Specific Plan No. 1

lxiii. **March JPA Resolution No. 24-01**

a. Summary: Consider an Addendum to the March Lifecare Campus Specific Plan Final EIR, approving Plot Plan 10-02 Amendment No. 1 with Conditions of Approval for the development of transitional apartments

b. Applicability: US Vets Transitional Housing Program Specific Plan, Specific Plan No. 6

lxiv. **March JPA Resolution No. 24-22**

a. Summary: Approve Conditional Use Permit 24-01 with Conditions of Approval for a 1,750 square foot instructional Jiu Jitsu retail space

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

lxv. **March JPA Resolution No. 24-24**

a. Summary: Approve Conditional Use Permit 22-03 with Conditions of Approval for a car wash retail project on a 1.08-acre lot

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

lxvi. **March JPA Resolution No. 24-27**

a. Summary: Approve Conditional Use Permit 24-04 with Conditions of Approval for a 10,708 square foot instructional studio

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

lxvii. **March JPA Resolution No. 25-04**

a. Summary: Approving an Acquisition and Development Agreement with Riverside Clinic Investors IV, LLC for two parcels within the March Lifecare Campus Specific Plan

b. Exception: Through recognition of this Resolution, County is not accepting any agreements executed prior to July 1, 2025 but that does not prevent the County from entering into new contracts,

settlements, agreements, or development agreements post July 1, 2025 related to the March Territory

c. Applicability: March Lifecare Campus Specific Plan, Specific Plan No. 7

3. The Acknowledged March JPA Resolutions shall be interpreted and herein modified by the County of Riverside as follows:

a. For future actions only, any and all references within the March JPA Resolution that refer to the "March JPA Planning Director" shall be interpreted as meaning the "Riverside County Planning Director."

b. For future actions only, any and all references to the "March Joint Powers Commission" shall be interpreted as meaning either the "Riverside County Planning Commission" or "Riverside County Board of Supervisors," as appropriate, based on the requirements and procedures provided therein.

c. For future actions only, "departments" shall be interpreted as meaning the departments within the County of Riverside.

d. For future actions only, processing of conditions and entitlements shall be considered with amendments replacing the processing requirements of the Processing Matrix (Attachment "B", attached to the March Ordinance and incorporated herein by reference), which reflects the standards of Riverside County Ordinance No. 348.

d. For future actions only, the applicable laws and regulations shall be interpreted as meaning all applicable laws and regulations that apply to the March Territory, which includes, but is not limited to, the March Ordinance,

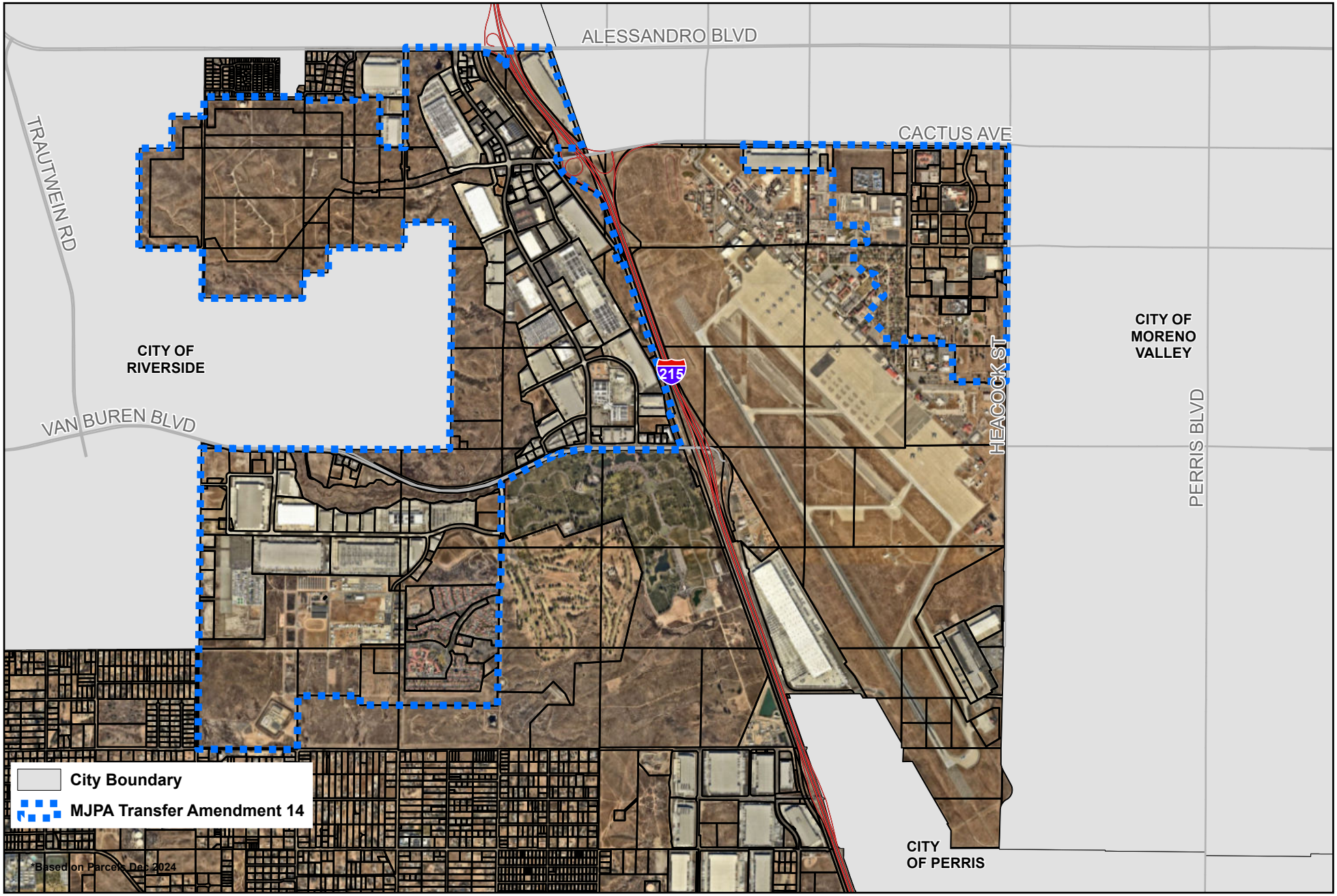
March Resolution, and all Riverside County Ordinances, policies, and regulations.

e. The Riverside County Planning Director has the sole discretion to interpret and resolve conflicts of interpretation within and between the March Resolution, March Ordinance, and Riverside County Ordinances, policies, and regulations.

**BE IT FURTHER RESOLVED** by the Board of Supervisors that the recognition of the acknowledged March Resolutions does not equate to the County accepting liability for the independent decisions, agreements, or settlements made by March JPA in the adoption of those Acknowledged March Resolutions. The recognition of the Acknowledged March Resolutions is merely acknowledgment of the previously approved land use entitlements within the March Territory, some of the land use actions taken by March JPA, and clarifies the County's interpretation of the prior actions and entitlements related to all future actions. If any provision, clause, sentence, or paragraph of this resolution or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other provisions of this resolution which can be given effect without the invalid provision or application, and to this end, the provisions of this resolution are hereby declared to be severable. Where any conflict occurs between the provisions of this resolution and provisions of any other ordinance, resolution, or regulations effective as to the March Territory, the more restrictive provisions shall apply. Any conflicts or inconsistencies shall be resolved under the authority of the Planning Director.

**ATTACHMENT A**

**MARCH TERRITORY**

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# MARCH AREA PLAN TERRITORY

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**ATTACHMENT B**

**PROCESSING MATRIX**

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

# COUNTY ENTITLEMENT APPROVAL PROCESS

| Type of Action | Public Hearing Required | Planning Director Approval | Planning Director Hearing | Planning Commission Meeting | Board of Supervisors Meeting |
|---|---|---|---|---|---|
| **Legislative Actions** | | | | | |
| **General Plan Amendment** | X | | | Recommendation | X |
| **Specific Plan** | X | | | Recommendation | X |
| **Specific Plan - Amendment** | X | | | Recommendation | X |
| **Specific Plan - Substantial Conformance** | X | | | X | |
| **Change of Zone - Map Amendment** | X | | | Recommendation | X |
| **Change of Zone - Text Amendment** | X | | | Recommendation | X |
| **Development Agreement** | X | | | Recommendation | X |
| **Agricultural Preserves and Land Conservation Contract** | X | | | | X (After recommendation by Advisory Committee) |
| **Vested Rights Determination** | X | | | | X |
| **Appeal** | X | | | X (For Planning Director Hearing) | X (For PC Hearing) |

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

| Type of Action | Public Hearing Required | Planning Director Approval | Planning Director Hearing | Planning Commission Meeting | Board of Supervisors Meeting |
|---|---|---|---|---|---|
| **Entitlements** | | | | | |
| **Conditional Use Permits** | X | | | X (Projects with no legislative action) | X (Projects with a legislative action) |
| **Public Use Permit** | X | | | X (Projects with no legislative action) | X (Projects with a legislative action) |
| **Plot Plan (CEQA)** | X | | X | X | |
| **Plot Plan (Large Commercial Development – 30 acres or larger)** | X | | | X | |
| **Plot Plan (No CEQA – no project, nothing further is required, or exemption)** | No | X | | | |
| **Temporary Use Permit** | Depends on the type of Plot Plan | X (Plot Plan-No CEQA) | X (Plot Plan – CEQA) | | |
| **Temporary Event Permit** | No | X | | | |
| **Surface Mining Permit (Ordinance No. 555)** | X | | | X (Projects with no legislative action) | X (Projects with a legislative action) |

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

| Type of Action | Public Hearing Required | Planning Director Approval | Planning Director Hearing | Planning Commission Meeting | Board of Supervisors Meeting |
|---|---|---|---|---|---|
| **Wind Energy Conversion System (WECS)** | X | | | X | |
| **Family Day Care Homes** | No | X (For those which are a use by right) | | | |
| **Home Occupation Permit** | No | X | | | |
| **Supportive and Transitional Housing** | No | X | | | |
| **Solar Energy Systems** | No (Ministerial) | X | | | |
| **Parolee-Probationer Homes** | X | | | X (Follows CUP approvals) | |
| **Cottage Food Operations** | No (Accessory Use of dwelling unit) | X | | | |
| **Hazardous Waste Siting Facility Permit** | X | | | X | |
| **Sign Permits** | Depends on the type of Plot Plan | X (Plot Plan- No CEQA) | X (Plot Plan – CEQA) | | |

# RIVERSIDE COUNTY
# PLANNING DEPARTMENT

John Hildebrand
Planning Director

| Type of Action | Public Hearing Required | Planning Director Approval | Planning Director Hearing | Planning Commission Meeting | Board of Supervisors Meeting |
|---|---|---|---|---|---|
| **Variance**<br>*Approval body depends on the variance requested.* | X | | X | X | X |
| **Revised Permit**<br>*Approval body is the same as the original approval.* | X | | X | X | X |
| **Substantial Conformance**<br>(Not Specific Plan) | No | X | | | |
| **Maps** | | | | | |
| **Lot Line Adjustments** | No | X<br>(Planning Director & Survey) | | | |
| **Parcel Mergers** | No | X<br>(Planning Director & Survey) | | | |
| **Certificates of Compliance** | No | X<br>(Planning Director & Survey) | | | |
| **Vesting Maps** | X | | | X | |

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

| Type of Action | Public Hearing Required | Planning Director Approval | Planning Director Hearing | Planning Commission Meeting | Board of Supervisors Meeting |
|---|---|---|---|---|---|
| **Schedule A, B, C, D, E Maps**<br>• **Tract Maps – Schedules A, B, C, D**<br>• **Tract or Parcel Map – Commercial or Industrial – Schedule E**<br>**(Ordinance No. 460)** | X | | | X | |
| **Schedule F, G, H, I, J Maps**<br>• **Parcel Maps – Schedules F, G, H**<br>• **Large Maps 20 acres all parcels – Schedule I**<br>• **Financing Map – Schedule J**<br>**(Ordinance No. 460)** | X | | X | | |
| **Final Maps** | No<br>(Board consent calendar only) | | | | X |
| **Reversion to Acreage** | X | | | X<br>(Advisory Agency depends on map schedule) | X<br>(Advisory Agency depends on map schedule) |

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

| Type of Action | Public Hearing Required | Planning Director Approval | Planning Director Hearing | Planning Commission Meeting | Board of Supervisors Meeting |
|---|---|---|---|---|---|
| **Time Extension (Tentative Tract Maps)** | X | | X (Advisory Agency depends on map schedule) | X (Advisory Agency depends on map schedule) | |
| **Time Extension (Tentative Parcel Maps and Schedule J)** | X | | X | | |

**Notes**

*Projects with a legislative act will only receive a recommendation by Planning Commission for the entire project and require Board approval.

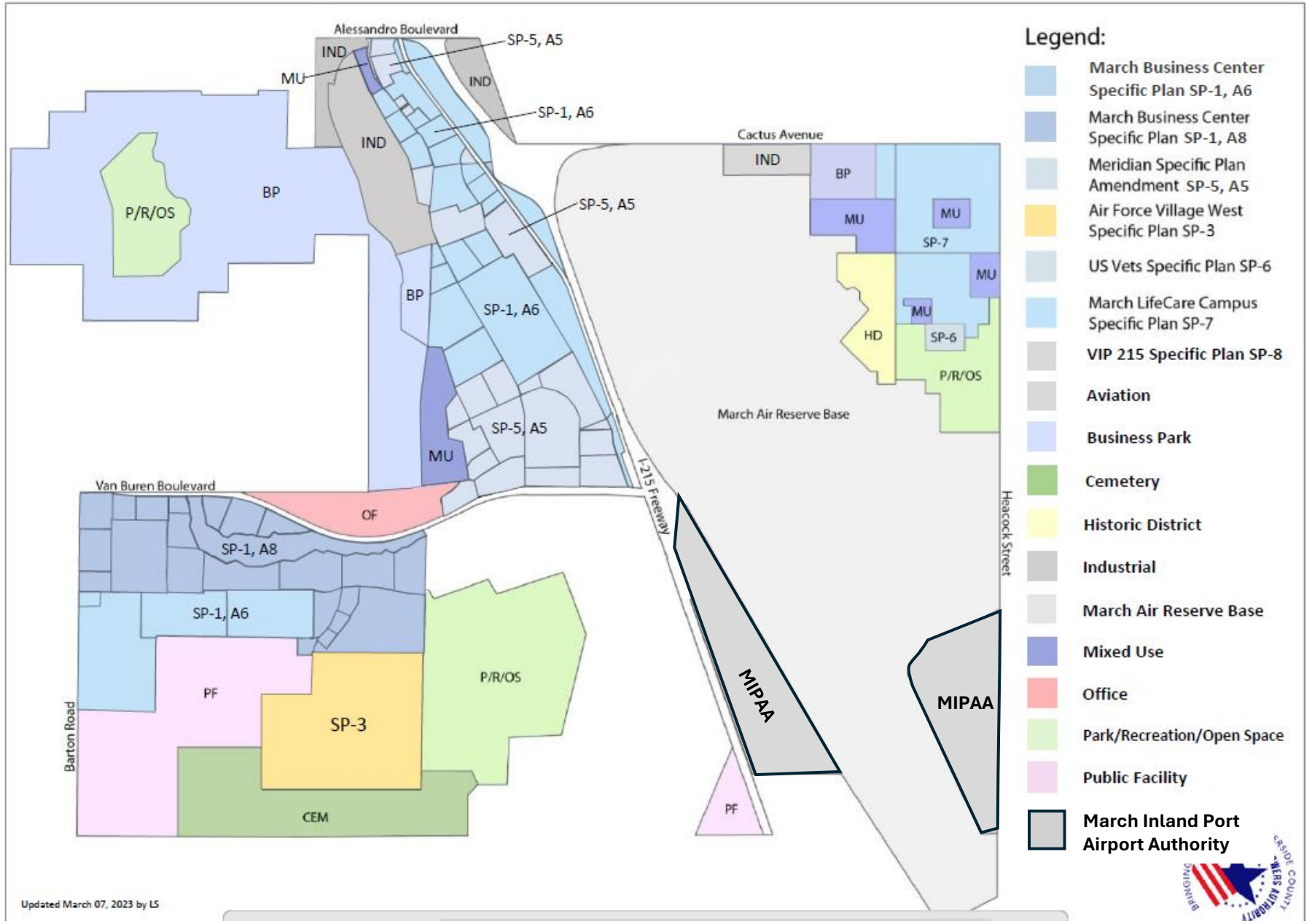
*Revised entitlements are processed in the same manner as an entitlement.

**ATTACHMENT C**

**ZONING MAP**

# General Plan Land Use Map

March Joint Powers Authority



ORDINANCE NO. 997

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

ESTABLISHING REGULATIONS FOR THE MARCH AREA PLAN

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. FINDINGS. The Board of Supervisors finds the following:

A. On September 7, 1993, the CITY OF MORENO VALLEY, a general law city of the State of California, the CITY OF PERRIS, a general law city of the State of California, the CITY of RIVERSIDE, a charter city and municipal corporation of the State of California (collectively referred to as "Cities"), and the COUNTY OF RIVERSIDE ("County"), a political subdivision of the State of California, (collectively referred to as "Parties") contracted with each other for the joint exercise of powers pursuant to Article 1, Chapter 5, Division 7, Title 1 (commencing with Section 6500) of the Government Code of the State of California, to establish the March Joint Powers Authority ("March JPA") and govern the March JPA territory, as defined in the March JPA General Plan as of the adoption date of Ordinance No. 997 ("March Ordinance"), attached hereto and incorporated herein by reference as Attachment "A" ("March Territory").

B. The March JPA was established as a public entity, separate and apart from its members, and, as provided by law and is be empowered to take such actions as may be necessary or desirable to implement and carry out the purposes of the March JPA Joint Powers Agreement ("Agreement").

C. The Agreement allows the Parties to develop and formulate goals, objectives, and priorities of the March JPA, amend the Joint Powers Agreement or to create an

appropriate successor entity to implement such goals, objectives, and priorities, and shall continue until terminated by the Parties hereto by their mutual written consent of the Parties.

D. The Parties have amended the Agreement thirteen times with the most recent amendment (referred to as the "Fourteenth Amendment") signed on April 18, 2023. The Fourteenth Amendment reflects the refinement and reduction of duties of the March JPA, anticipated future completion of the land use redevelopment phase of the original purpose of the Agreement, and the transition into a new phase of inter-governmental cooperation in the operation and management of the civilian airport through the March Inland Port Airport Authority, as follows:

1. Through June 30, 2025, the express powers of March JPA are as follows:

   a. Developing and formulating and implementing plans for the organization, development and establishment of program goals, objectives and priorities for the use and reuse of the former March Air Force Base;

   b. Obtaining of funding and other resources, as is more specifically set forth in Section 6 of the Agreement;

   c. Creating a Redevelopment Agency having all of the rights, powers, and duties related thereto and carrying out the necessary actions to form and implement a redevelopment project area;

   d. Creating an "Airport Authority" having all the rights, powers, and duties related thereto;

   e. Functioning as the single, local, representative of the region and the most affected communities in respect to formulating and

implementing plans for the use and reuse of the former March Air Force Base; and

f. Planning and implementing the development of land in the area covered by the March "Master Reuse Plan", Air Force Village West in its entirety, and additional territory, which is collectively identified as the March Territory, including the preparation and adoption of a General Plan and/or a Specific Plan, the preparation and adoption of zoning and other land development standards, the preparation and adoption of health and safety codes related to development activities, and the implementation of these functions through the creation of appropriate Boards and Commissions pursuant to California law.

2. Beginning July 1, 2025, the express powers of March JPA are as follows:

a. The operation of the Successor Agency of the Former March Joint Powers Redevelopment Agency, having all of the rights, powers, and duties related thereto and carrying out the necessary actions associated with a successor agency under state law;

b. The operation and management of the March Inland Port Airport Authority and its civilian airport, covering the territory identified in the Exhibit B map of the Agreement and having all the rights, powers, and duties related thereto including authority for airport master planning, airport development approvals, and authority to collect and retain, for airport purposes, any and all lease revenues from airport properties;

c. The non-exclusive representation of the Parties and the wider region

in state and federal matters affecting the March Air Reserve Base; and

d. The continued operation and management of March JPA property or property districts outside the March Territory, including the collection of rents, fees, assessments or other revenues and expenditure of funds associated therewith (notwithstanding March JPA's ability to continue to operate such districts, should March JPA pursue the transfer of control of any such district to a Party, March JPA shall bear the costs of such transfer including the cost of any ballot measure, if necessary).

E. On April 18, 2023, the Parties entered into a Tax and Revenue Sharing Agreement to ensure an equitable distribution of revenues associated with the March Territory, which remains in effect until August 1, 2041.

F. On April 18, 2023, the Parties entered into a Governmental Municipal Services Agreement to outline the responsibility for March JPA and the County related to providing governmental municipal services within the March Territory through June 30, 2025, as follows:

1. Through June 30, 2025, the March JPA shall continue to provide the following services within the March Territory:

a. Entitlements. Review and consideration of all land use applications, and related planning, zoning and building entitlements;

b. Building Permits. Issuance of building permits;

c. Uniform Codes. Preparation and adoption of uniform building codes pursuant to the Uniform Codes ("UBC") of the State of California, as well as health and safety regulations, related to the construction, operation and maintenance of buildings;

d. Plan Review. Review of all building and construction plans for private or public improvements proposed to be constructed, improved, or reconstructed within the March Territory, including, but not limited to, building and construction plans, street improvement plans, traffic signal plans, signage plans, striping plans, and grading and drainage plans;

e. Inspection. Inspection of public improvements prior to acceptance of such public improvements by March JPA;

f. Certification of Occupancy. Final inspections and issuance of certificates of occupancy for the occupancy of buildings;

g. Maintenance Districts. Creation and implementation of landscape and lighting maintenance districts to perform maintenance and irrigation on all landscape within public rights-of-way appurtenant to new development, or as appropriate, appurtenant to existing buildings, including, but not limited to, landscape easements, landscape within the right of way, landscaped medians, common open space, non-regional project storm water detention basins, certain flood control facilities, street sweeping and all catch basins and all street light maintenance, repair and electrical charges pertaining to street lighting, except as such landscaping and lighting is otherwise owned, operated and maintained by the United States of America, or until such time as the territory, including such landscaping and lighting, is annexed to one of the municipal entities;

h. Right-of-way Acquisition. Acquisition of all necessary public rights-

of-way;

i. Street Maintenance. Except as otherwise specified in this Agreement, maintenance and operation of all public streets, and related public street improvements, including street, curb, gutter, sidewalk, traffic signals, street signage, and street striping, to agreed-upon standards;

j. Maintenance and Operation of Access Road. Maintenance and operation of the permanent roadway which provides access to County's Ben Clark Training Center and the base reuse territory at such time as such road is permanently reconstructed and realigned;

k. Street Signs. Review of applications for new street signs and maintenance of all new street signs for all roadways to be constructed, operated, and maintained by the March JPA; and,

l. Annual Inspections. Annual building code, fire, and National Pollutant Discharge Elimination System (NPDES) inspections, and the March JPA will handle enforcement of all actions arising from building code and NPDES inspections.

2. Through June 30, 2025, the County shall continue to provide the following services within the March Territory:

a. Public Safety. Public safety services of the County Sheriff's Department, at the level specified in and pursuant to the terms of that certain existing agreement between the March JPA and the County Sheriff's Department, effective on July 1, 2022 which agreement expires June 30, 2027;

b. Emergency Fire and Fire Marshal. Emergency fire response services

and fire marshal services;

c. Emergency Response. Emergency medical response, technical rescue response and emergency hazardous materials response;

d. Plan Review. Fire sprinkler and water system and underground fire plan review for all buildings to be constructed or tenant improvements made to buildings within the March Territory including plan checks, fire occupancy inspections, OSHPD (hospitals and acute care facilities) plan checks, and fire marshal plan reviews, to the extent required by law;

e. Road Plan Review. Review and approval of construction plans, inspection, maintenance, and operation, with regard to Van Buren Boulevard, Barton Road, and Alessandro Boulevard within the County, including related public street improvements, including street, curb, gutter, sidewalk, traffic signals, street signage, and street striping, to agreed upon standards;

f. Annual Inspections. The County will handle the enforcement of all actions arising from the Annual Inspections referenced above in Section F.1.l. with the exception of those arising from building code or NPDES inspections;

g. Signs. Review of applications for new street signs and maintenance of all new street signs for all roadways to be constructed, operated, and maintained by the County;

h. Animal Control. The County will provide animal control services;

i. Code Enforcement. The County will provide code enforcement

services; and

j. Additional Services. The March JPA may request additional services, and the County may agree to provide additional services and be compensated for the additional services. A separate agreement shall be entered into for each occurrence.

G. Collectively, the terms of the Fourteenth Amendment to the Joint Powers Agreement, the Tax and Revenue Sharing Agreement of the Parties, and the Government Municipal Services Agreement of the Parties (collectively referred to as the "March JPA Consolidation Documents") describe the reduction in responsibilities of March JPA within the March JPA Territory beginning on July 1, 2025. As a result, beginning on July 1, 2025, the County agrees to assume responsibility for the March Territory, as follows:

1. The County's express powers for the March Territory shall include the following:

a. Recognizing previously approved land use entitlements and permits within the March Territory;

b. Planning and implementing the development of the March Territory, including the preparation and adoption of a General Plan and/or a Specific Plan, the preparation and adoption of zoning and other land development standards, the preparation and adoption of health and safety codes related to development activities, and the implementation of these functions through the creation of appropriate Boards and Commissions pursuant to California law. This does not include planning and implementing the development of airport land owned by

the March Inland Port Airport Authority or located on March Inland Port Airport Property;

c. Providing all municipal services within the March Territory, as described in the Governmental Municipal Services Agreement;

d. Continuing to execute the agreed-upon tax and revenue sharing within the March Territory, as described in the Tax and Revenue Sharing Agreement; and,

e. Entering into new contracts, settlements, agreements, or development agreements post July 1, 2025 related to the March Territory.

2. The County's express powers for the March Territory do not include automatic assumption of the following, which were executed prior to July 1, 2025:

a. March JPA contracts, settlements, or agreements executed prior to July 1, 2025 in which the County was not a named party or signatory.

b. March JPA Disposition and Development Agreements executed prior to July 1, 2025 in which the County was not a named party or signatory.

c. March JPA Development Agreements executed prior to July 1, 2025 in which the County was not a named party or signatory.

d. As March JPA has never identified the County as the successor in interest or successor entity of the March JPA, successor entity provisions or terms negotiated by March JPA executed prior to July 1, 2025 in which the County was not a named party or signatory.

3. Notwithstanding the above provisions of Section G.1. and G.2., the County will have the express powers to enter into new, existing, or revised contracts, settlements, agreements, disposition and development agreements, and development agreements, including the assignment and assumption of any applicable agreements, for the March Territory beginning July 1, 2025.

H. This Ordinance No. 997 ("March Ordinance") is being considered along with an amendment to the Comprehensive General Plan to establish the March Area Plan incorporating the March Territory identified in the Agreement in order for the County to assume land use jurisdiction and responsibility as identified in the operating documents and the Fourteenth Amendment.

I. This March Ordinance is also being considered along with Board of Supervisors Resolution No. 2025-XXX ("March Resolution"), which acknowledges the previously approved land use entitlements within the March Territory and some of the land use actions taken by March JPA and clarifies the County's interpretation of the prior actions and entitlements related to all future actions.

Section 2. PURPOSE. The purpose of the March Ordinance is to do all of the following to promote the public health, safety, and welfare of the residents of the County of Riverside, as follows:

A. Establish the regulations related to parcels within the March Area Plan;

B. Adopt the March Development Code (March JPA Ordinance Nos. 12-01, 12-04, 16-01, 16-03, 18-02, and 19-03) with amendments created by this ordinance in order to create land use standards for all the March Area Plan, which incorporates the March Territory, as designated by the Riverside County Comprehensive General Plan. More specifically, the adoption of the March Development Code, with amendments, shall include all the zoning and development standards with amendments related only to

the processing of all entitlements and permits;

C. Adopt the March Business Center Specific Plan, Specific Plan No. 01 (sometimes also referred to in the documents as "Specific Plan No. 02") (March JPA Ordinance Nos. 03-01, 05-08, 08-01, 13-04, 16-02, 17-03, 18-04, 21-01) with amendments replacing the processing requirements in the specific plan with the processing requirements of the Processing Matrix (Attachment "B" of this ordinance), which reflects the standards of Riverside County Ordinance No. 348;

D. Adopt the United States Veterans Educational & Training Center Specific Plan, Specific Plan No. 03 (March JPA Ordinance Nos. 03-05), and the Air Force Village West Specific Plan, Specific Plan No. 04 (March JPA Ordinance No. 04-03) with amendments replacing the processing requirements in the specific plan with the processing requirements of the Processing Matrix (Attachment "B" of this ordinance), which reflects the standards of Riverside County Ordinance No. 348;

E. Adopt the Meridian Specific Plan, Specific Plan No. 05 (March JPA Ordinance Nos. 10-02, 11-01, 14-02, 17-01, 18-03, and 19-04) with amendments replacing the processing requirements in the specific plan with the processing requirements of the Processing Matrix (Attachment "B" of this ordinance), which reflects the standards of Riverside County Ordinance No. 348;

F. Adopt the U.S. Vets Transitional Housing Program Specific Plan, Specific Plan No. 06 (March JPA Ordinance Nos. 11-05 and 24-01) with amendments replacing the processing requirements in the specific plan with the processing requirements of the Processing Matrix (Attachment "B" of this ordinance), which reflects the standards of Riverside County Ordinance No. 348;

G. Adopt the March Lifecare Campus Specific Plan, Specific Plan No. 07 (March JPA

Ordinance Nos. 09-03, 09-04, and 11-02) with amendments replacing the processing requirements in the specific plan with the processing requirements of the Processing Matrix (Attachment "B" of this ordinance), which reflects the standards of Riverside County Ordinance No. 348;

H. Adopt the March Truck Route Ordinance (March JPA Ordinance Nos. 09-01, 17-06, and 21-02), which is applicable to the entire March Territory; and,

I. Adopt all other Riverside County Board of Supervisors Policies and Ordinances, which are applicable to the entire March Area Plan, including, but not limited to the following:

1. Riverside County Ordinance No. 457, "Building Codes & Fees Ordinance";
2. Riverside County Ordinance No. 461, "Road Improvement Standards & Specifications";
3. Riverside County Ordinance No. 659, "Establishing a Development Impact Fee Program";
4. Riverside County Ordinance No. 671, "Establishing Consolidated Fees for Land Use and Related Functions";
5. Riverside County Ordinance No. 725, "Penalties for Violations of Riverside County Ordinances";
6. Riverside County Ordinance No. 810, "Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee";
7. Riverside County Ordinance No. 824, "Western Riverside County Transportation Uniform Mitigation Fee Program"; and,
8. Riverside County Ordinance No. 915, "Regulating Outdoor Lighting".

Section 3. AUTHORITY.

A. March JPA Consolidation Documents, which the Parties agreed for the County to obtain land use jurisdiction over the March Territory beginning July 1, 2025.

B. California Government Code Section 6539.9.1, which acknowledges the return of land use authority to the County and outlines the transfer of jurisdiction over landscaping and lighting maintenance districts and community facilities districts from March JPA to the County.

C. Article XI, Section 7 of the California Constitution, which authorizes the County of Riverside to adopt ordinances and enforce within its limits all local, police, sanitary, and other ordinances and regulations not in conflict with general laws and declare certain conditions, like substandard buildings and portions thereof, a public nuisance.

D. California Planning and Zoning Law (Division 1 of Title 7 of the California Government Code), which provides for the regulation of the intensity of land use and the adoption of zoning and development standards.

E. California Subdivision Map Act (Division 2 of Title 7 of the California Government Code), which provides for the regulation of all land divisions.

F. California Government Code Section 25845, which permits a county to establish procedures for the abatement of a nuisance and related cost recovery.

Section 4. APPLICABILITY.

A. Territory. The provisions of this ordinance only apply to the March Territory as referenced in Attachment "A". The provisions of this ordinance do not apply to airport property owned by the March Inland Port Airport Authority as well as property within the Airport Master Plan for the Airport Authority.

B. Changes in State Law. Any provision of this ordinance referring to or citing a title, article, chapter, section, subsection, paragraph, subparagraph, sentence, clause, or

phrase of State law, which is later amended or superseded, shall be deemed amended to refer to the provision of State law that most nearly corresponds to the superseded or amended title, article, chapter, section, subsection, paragraph, subparagraph, sentence, or clause.

C. Jurisdiction. This ordinance shall be effective throughout the March Area Plan, as designated by the Comprehensive Riverside County General Plan.

D. Internal Inconsistencies. Where any conflict occurs within the provisions of this ordinance, the more restrictive provision shall apply. The Riverside County Planning Director has the sole discretion to interpret and resolve conflicts of interpretation within this March Ordinance.

E. External Inconsistencies. All actions shall comply with federal, state, and local laws. Where any conflict occurs between the provisions of this ordinance and provisions of any other ordinance or regulations effective as to the March Area Plan (which includes all Riverside County Ordinances, policies, and regulations), the more restrictive provisions shall apply. Any conflicts or inconsistencies shall be resolved under the authority of the Riverside County Planning Director.

F. Affect Upon Other County Ordinances and Regulations. This ordinance shall not be deemed to repeal or amend any other regulation of the County of Riverside requiring a permit or license, or both, nor shall anything in this ordinance be deemed to repeal or amend provisions of the Riverside County Ordinances.

G. Public Entity Properties. Per Ordinance No. 348, Section 18.2.a, incorporated herein by reference, federal, state, county, or city governmental projects are exempt from this ordinance. This exemption includes projects operated by any combination of these agencies or by private entities on their behalf, unless the governing agency

stipulates, through contract or other means, that the project must comply with some or all provisions of this ordinance.

H. Conflicting Land Use Permits. Following the effective date of this ordinance or any amendment hereto, any legislative action, discretionary permit or action, or ministerial permit or decision shall be issued only in full compliance with its provisions. Any approval issued after the effective date of this ordinance that is in conflict with its provisions, shall be deemed invalid.

I. Need to Obtain Other Required Permits. This ordinance shall not eliminate the need for obtaining any other permits required by the County, or any permit or approval required by provisions of the Riverside County Ordinances, or the regulations of any regional State or federal agency.

J. Public Nuisance. The provisions of this ordinance shall not authorize the continuation of any public nuisance.

K. Severability. If any provision, clause, sentence or paragraph of this ordinance or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other provisions of this ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this ordinance are hereby declared to be severable.

Section 5. AMENDMENTS TO MARCH JPA ORDINANCE NOS. 9.01, 12-01, 12-04, 16-01, 16-03, 18-02, 19-03 ("MARCH DEVELOPMENT CODE"). The March Development Code is adopted in its entirety, except as to the following amendments:

**A. ADMINISTRATION.**

Chapter 9.01 of March Development Code is amended in its entirety and replaced with the following new sections incorporating the administrative and permit

processing requirements of Riverside County Ordinance No. 348, as may be amended from time to time, as follows:

"9.01.010 Interpretation" shall read as follows:

"This ordinance shall be known as the Riverside County March Ordinance and is based on the March Development Code, as amended through December 11, 2019, and amended requirements and procedures from Riverside County Ordinance No. 348 and Riverside County Ordinance No. 460. Any and all references within this ordinance that refer to the "March JPA Planning Director" shall be interpreted as meaning the "Riverside County Planning Director." Any and all references to the "March Joint Powers Commission" shall be interpreted as meaning either the "Riverside County Planning Commission" or "Riverside County Board of Supervisors," as appropriate, based on the requirements and procedures provided herein. Any amendments to this ordinance that include references to sections within Riverside County Ordinances shall be interpreted through those ordinances. The Riverside County Planning Director has the sole discretion to interpret and resolve conflicts of interpretation within this March Ordinance.";

"9.01.020 Planning Agency" shall incorporate Article I, Section 1.2 of Ordinance No. 348;

"9.01.030 County Board of Supervisors" shall incorporate Article I,

Section 1.3 of Ordinance No. 348;

"9.01.040 County Planning Commission" shall incorporate Article I, Section 1.4 of Ordinance No. 348;

"9.01.050 Planning Department" shall incorporate Article I, Section 1.5 of Ordinance No. 348;

"9.01.060 Notice of Hearing by Publication" shall incorporate Article I, Section 1.6 of Ordinance No. 348;

"9.01.070 Notification Procedures" shall incorporate Article I, Section 1.7 of Ordinance No. 348;

"9.01.080 Request for Notification" shall incorporate Article I, Section 1.8 of Ordinance No. 348;

"9.01.090 Failure to Receive Mandatory Notice; Failure to Give or Receive Optional Additional Notice" shall incorporate Article I, Section 1.9 of Ordinance No. 348;

"9.01.100 Contents of Notice of Public Hearing" shall incorporate Article I, Section 1.10 of Ordinance No. 348;

"9.01.110 Hearing Continuances" shall incorporate Article I, Section 1.11 of Ordinance No. 348;

"9.01.120 Reasonable Accommodation" shall incorporate Article I, Section 1.12 of Ordinance No. 348;

"9.01.130 Tables" shall incorporate Article I, Section 1.13 of Ordinance No. 348;

"9.01.140 Adoption or Amendment of the General Plan" shall incorporate Article II, Section 2.1 of Ordinance No. 348;

"9.01.150 General Plan Consistency" shall incorporate Article II, Section 2.2 of Ordinance No. 348;

"9.01.160 Definitions for General Plan Amendment Procedures" shall incorporate Article II, Section 2.3 of Ordinance No. 348;

"9.01.170 General Plan Technical Amendments and Entitlement/Policy Amendments" shall incorporate Article II, Section 2.4 of Ordinance No. 348;

"9.01.180 General Plan Foundation Component Amendments - Regular" shall incorporate Article II, Section 2.5 of Ordinance No. 348;

"9.01.190 General Plan Foundation Component Amendments - Extraordinary" shall incorporate Article II, Section 2.6 of Ordinance No. 348;

"9.01.200 Agricultural Foundation Component General Plan Amendments" shall incorporate Article II, Section 2.7 of Ordinance No. 348;

"9.01.210 Specific Plans" shall incorporate Article II, Section 2.8 of Ordinance No. 348;

"9.01.220 Applications for Specific Plans" shall incorporate Article I, Section 2.9 of Ordinance No. 348;

"9.01.230 Hearings on Adoption or Amendment of the General Plan" shall incorporate Article II, Section 2.10 of Ordinance No. 348;

"9.01.240 Determination of Project Conformance with Adopted Specific Plan" shall incorporate Article II, Section 2.11 of Ordinance

No. 348;

"9.01.250 Reports on Conformity with General Plan" shall incorporate Article II, Section 2.12 of Ordinance No. 348;

"9.01.260 Zoning Districts" shall incorporate Section 9.01.090 of the March Development Code and the Zoning Map, which is attached hereto and incorporated herein by reference as Attachment "C".

"9.01.270 Amendments and Change of Zone - General" shall incorporate Article XX, Section 20.1 of Ordinance No. 348;

"9.01.280 Amendments and Change of Zone - Application" shall incorporate Article XX, Section 20.2 of Ordinance No. 348;

"9.01.290 Amendments and Change of Zone – Land Use Regulations" shall incorporate Article XX, Section 20.3 of Ordinance No. 348;

"9.01.300 Amendments and Change of Zone – Adoption Procedure" shall incorporate Article XX, Section 20.3a of Ordinance No. 348; and,

"9.01.310 Interim Zoning" shall incorporate Article XX, Section 20.4 of Ordinance No. 348.

**B. <u>PERMITS AND APPROVALS.</u>**

Chapter 9.02 of March Development Code is amended in its entirety and replaced with the following new sections incorporating the administrative and permit processing requirements within the Riverside County Ordinance No. 348, as may be amended from time to time, as follows:

"9.02.010 Conflicting Regulations" shall incorporate Article XVIII, Section 18.1 of Ordinance No. 348;

"9.02.020 Scope of Regulations" shall incorporate Article XVIII, Section 18.2.a. of Ordinance No. 348;

"9.02.030 Pre-Application Review" shall incorporate Article XVIII, Section 18.2.b. of Ordinance No. 348;

"9.02.040 County to be Held Harmless" shall incorporate Article XVIII, Section 18.3 of Ordinance No. 348;

"9.02.050 Special Studies Zones – Geologic Report Requirements" shall incorporate Article XVIII, Section 18.4 of Ordinance No. 348;

"9.02.060 Nonconforming Structures and Uses" shall incorporate Article XVIII, Section 18.8 of Ordinance No. 348;

"9.02.070 Division of Land" shall incorporate Article XVIII, Section 18.9 of Ordinance No. 348;

"9.02.080 Sale of a Portion of a Lot" shall incorporate Article XVIII, Section 18.14 of Ordinance No. 348;

"9.02.090 Location of Dwellings" shall incorporate Article XVIII, Section 18.10 of Ordinance No. 348

"9.02.100 Size of Dwellings" shall incorporate Article XVIII, Section 18.11 of Ordinance No. 348

"9.02.110 Yard Requirements" shall incorporate Article XVIII, Section 18.15 of Ordinance No. 348;

"9.02.120 Transfer of Residential Requirements" shall incorporate Article XVIII, Section 18.16 of Ordinance No. 348;

"9.02.130 Accessory Uses" shall incorporate Article XVIII, Section 18.17 of Ordinance No. 348;

"9.02.140 Detached Accessory Buildings and Structures" shall incorporate Article XVIII, Section 18.18 of Ordinance No. 348;

"9.02.150 Yard Encroachments" shall incorporate Article XVIII, Section 18.19 of Ordinance No. 348;

"9.02.160 Height Exceptions" shall incorporate Article XVIII, Section 18.20 of Ordinance No. 348;

"9.02.170 Through Lots, Regulations" shall incorporate Article XVIII, Section 18.21 of Ordinance No. 348;

"9.02.180 Lots Recorded" shall incorporate Article XVIII, Section 18.22 of Ordinance No. 348;

"9.02.190 Water Work Facilities" shall incorporate Article XVIII, Section 18.24 of Ordinance No. 348;

"9.02.200 Swimming Pools" shall incorporate Article XVIII, Section 18.25 of Ordinance No. 348;

"9.02.210 Permit Applications" shall incorporate Article XVIII, Section 18.26 of Ordinance No. 348;

"9.02.220 Public Use Permits" shall incorporate Article XVIII, Section 18.29 of Ordinance No. 348;

"9.02.230 Conditional Use Permits" shall incorporate Article XVIII, Section 18.28 of Ordinance No. 348;

"9.02.240 Plot Plans" shall incorporate Article XVIII, Section 18.30 of

Ordinance No. 348;

"9.02.250 Variances" shall incorporate Article XVIII, Section 18.27 of Ordinance No. 348;

"9.02.260 Applications for Modifications to Approved Permits" shall incorporate Article XVIII, Section 18.43 of Ordinance No. 348;

"9.02.270 Findings and Procedure for Revocation of Variances and Permits" shall incorporate Article XVIII, Section 18.31 of Ordinance No. 348;

"9.02.280 Development Agreement Procedures and Requirements" shall incorporate Article XVIII, Section 18.26b of Ordinance No. 348;

"9.02.290 Time Limit" shall incorporate Article XVIII, Section 18.32 of Ordinance No. 348;

"9.02.300 Setback Adjustment and Temporary Use of Land" shall incorporate Article XVIII, Section 18.33 of Ordinance No. 348;

"9.02.310 Structure Height" shall incorporate Article XVIII, Section 18.34 of Ordinance No. 348;

"9.02.320 Asterisk" shall incorporate Article XVIII, Section 18.35 of Ordinance No. 348;

"9.02.330 Commercial Wind Energy Conversion Systems Permits (Commercial WECS Permits)" shall incorporate Article XVIII, Section 18.41 of Ordinance No. 348;

"9.02.340 Accessory WECS Permits" shall incorporate Article XVIII, Section 18.42 of Ordinance No. 348;

"9.02.350 Applications for Modifications to Approved Commercial and Accessory WECS Permits" shall incorporate Article XVIII, Section 18.42a of Ordinance No. 348;

"9.02.360 Hazardous Waste Facility Siting Permit" shall incorporate Article XVIII, Section 18.44 of Ordinance No. 348;

"9.02.370 Solar Energy Systems" shall incorporate Article XVIII, Section 18.51 of Ordinance No. 348;

"9.02.380 Parolee-Probationer Homes" shall incorporate Article XVIII, Section 18.52 of Ordinance No. 348;

"9.02.390 Cottage Food Operations" shall incorporate Article XVIII, Section 18.53 of Ordinance No. 348;

"9.02.400 Density Bonus" shall incorporate Article XVIII, Section 18.54 of Ordinance No. 348;

"9.02.410 Supportive and Transitional Housing" shall incorporate Article XVIII, Section 18.55 of Ordinance No. 348;

"9.02.420 Family Day Care Homes" shall incorporate Article XVIII, Section 18.29a of Ordinance No. 348; and,

"9.02.430 Home Occupation" shall incorporate Article XXI, Section 21.36 of Ordinance No. 348.

**C. <u>SPECIFIC USE DEVELOPMENT STANDARDS.</u>**

Chapter 9.09 of March Development Code is amended to add the following new sections incorporating the administrative and permit processing requirements within

the Riverside County Ordinance No. 348, as may be amended from time to time, as follows:

"9.09.220 Wireless Facilities – Purpose and Intent" shall incorporate Article XIXg, Section 19.400 of Ordinance No. 348;

"9.09.230 Wireless Facilities – Exclusions" shall incorporate Article XIXg, Section 19.401 of Ordinance No. 348;

"9.09.240 Wireless Facilities – Definitions" shall incorporate Article XIXg, Section 19.402 of Ordinance No. 348;

"9.09.250 Wireless Facilities – Administration" shall incorporate Article XIXg, Section 19.403 of Ordinance No. 348;

"9.09.260 Wireless Facilities – Processing Requirements" shall incorporate Article XIXg, Section 19.404 of Ordinance No. 348;

"9.09.270 Wireless Facilities – Location and Design Standards" shall incorporate Article XIXg, Section 19.405 of Ordinance No. 348;

"9.09.280 Wireless Facilities – Development Standards for all Wireless Facilities" shall incorporate Article XIXg, Section 19.406 of Ordinance No. 348;

"9.09.290 Wireless Facilities – Abandoned Sites" shall incorporate Article XIXg, Section 19.407 of Ordinance No. 348;

"9.09.300 Wireless Facilities – Exceptions to Requirements"

shall incorporate Article XIXg, Section 19.408 of Ordinance No. 348;

"9.09.310 Housing Alternatives – Purpose and Intent" shall incorporate Article XIXo, Section 19.1300 of Ordinance No. 348;

"9.09.320 Housing Alternatives – Definitions" shall incorporate Article XIXo, Section 19.1301 of Ordinance No. 348;

"9.09.330 Housing Alternatives – Location and Permit Processing" shall incorporate Article XIXo, Section 19.1302 of Ordinance No. 348;

"9.09.340 Housing Alternatives – Approval Requirements" shall incorporate Article XIXo, Section 19.1303 of Ordinance No. 348;

"9.09.350 Housing Alternatives – Foundations" shall incorporate Article XIXo, Section 19.1304 of Ordinance No. 348;

"9.09.360 Housing Alternatives – Clustering" shall incorporate Article XIXo, Section 19.1305 of Ordinance No. 348;

"9.09.370 Housing Alternatives – Development Standards" shall incorporate Article XIXo, Section 19.1306 of Ordinance No. 348;

**D. <u>SPECIFIC PLANS.</u>**

Chapter 9.13 of March Development Code is amended in its entirety and replaced with the following new sections incorporating the administrative and permit processing requirements within the Riverside County Ordinance No. 348, as may be

amended from time to time, and existing March Development Code, as follows:

"9.13.010 SP Zone (Specific Plan) - Intent" shall incorporate Article XVIIa, Section 17.25 of Ordinance No. 348;

"9.13.020 SP Zone (Specific Plan) – Application of Zone" shall incorporate Article XVIIa, Section 17.26 of Ordinance No. 348;

"9.13.030 SP Zone (Specific Plan) – Uses Permitted" shall incorporate Article XVIIa, Section 17.27 of Ordinance No. 348;

"9.13.040 SP Zone (Specific Plan) – Development Standards" shall incorporate Article XVIIa, Section 17.28 of Ordinance No. 348;

"9.13.050 Specific Plan, Highway" shall incorporate Article VIII, Section 18.36 of Ordinance No. 348;

"9.13.060 General Plan Consistency" shall incorporate Section 9.13.090 of the existing March Development Code; and,

"9.13.070 Findings for Projects within an Approved Specific Plan" shall incorporate Section 9.13.100 of the existing March Development Code.

**E. <u>LAND DIVISIONS.</u>**

Chapter 9.14 of March Development Code is amended in its entirety and replaced with the entirety of Riverside County Ordinance No. 460, "Regulating the Division of Land of the County of Riverside," as may be amended from time to time.

**F. <u>ENFORCEMENT, LEGAL PROCEDURE, AND PENALTIES.</u>**

Chapter 9.16 of March Development Code is amended in its entirety and replaced

with a new Chapter heading entitled "Enforcement and Violations" and incorporating the administrative and permit processing requirements within the Riverside County Ordinance No. 348, as may be amended from time to time, as follows:

"9.16.010 Enforcement" shall incorporate Article XXII, Section 22.1 of Ordinance No. 348; and,

"9.16.011 Violations" shall incorporate Article XXII, Section 22.2 of Ordinance No. 348.

**G. <u>LANDSCAPE REQUIREMENTS.</u>**

Chapter 9.17 of March Development Code is amended to add the following new section incorporating the administrative and permit processing requirements within the Riverside County Ordinance No. 348, as may be amended from time to time, as follows:

"9.17.130 Riverside County Ordinance No. 859, "Establishing Water-Efficient Landscape Requirements,"" shall incorporate the entirety of Riverside County Ordinance No. 859, as may be amended from time to time.

<u>Section 6</u>. AMENDMENTS TO MARCH BUSINESS CENTER SPECIFIC PLAN, SPECIFIC PLAN NO. 01 (also referred to in the documents as Specific Plan NO. 02). March JPA Ordinance Nos. 03-01, 05-08, 08-01, 13-04, 16-02, 17-03, 18-04, 21-01 are adopted in their entirety, except as to the following amendments:

**A. <u>PROCESSING MATRIX.</u>**

All procedures and requirements for processing permits and entitlements within the referenced specific plan(s) shall be superseded and replaced with the provisions of

the Processing Matrix (attached hereto and incorporated herein as Attachment "B" of this ordinance), which is in conformance with Riverside County Ordinance No. 348 and Riverside County Ordinance No. 460.

**B. INTERPRETATION AND REFERENCES.**

Any and all references within this ordinance that refer to the "March JPA Planning Director" shall be interpreted as meaning the "Riverside County Planning Director." Any and all references to the "March Joint Powers Commission" shall be interpreted as meaning either the "Riverside County Planning Commission" or "Riverside County Board of Supervisors," as appropriate, based on the requirements and procedures provided herein. Any amendments to this ordinance that include references to sections within Riverside County Ordinances shall be interpreted through those ordinances. The Riverside County Planning Director has the sole discretion to interpret and resolve conflicts of interpretation within this March Ordinance.

Section 7. AMENDMENTS TO UNITED STATES VETERANS EDUCATIONAL & TRAINING CENTER SPECIFIC PLAN, SPECIFIC PLAN NO. 03 AND AIR FORCE VILLAGE WEST SPECIFIC PLAN, SPECIFIC PLAN NO. 04. March JPA Ordinance Nos. 03-05 and 04-03 are adopted in their entirety, except as to the following amendments:

**A. PROCESSING MATRIX.**

All procedures and requirements for processing permits and entitlements within the referenced specific plan(s) shall be superseded and replaced with the provisions of the Processing Matrix (attached hereto and incorporated herein as Attachment "B" of this ordinance), which is in conformance with Riverside County Ordinance No. 348 and Riverside County Ordinance No. 460.

**B. INTERPRETATION AND REFERENCES.**

Any and all references within this ordinance that refer to the "March JPA Planning Director" shall be interpreted as meaning the "Riverside County Planning Director." Any and all references to the "March Joint Powers Commission" shall be interpreted as meaning either the "Riverside County Planning Commission" or "Riverside County Board of Supervisors," as appropriate, based on the requirements and procedures provided herein. Any amendments to this ordinance that include references to sections within Riverside County Ordinances shall be interpreted through those ordinances. The Riverside County Planning Director has the sole discretion to interpret and resolve conflicts of interpretation within this March Ordinance.

Section 8. AMENDMENTS TO MERIDIAN SPECIFIC PLAN, SPECIFIC PLAN NO. 05. March JPA Ordinance Nos. 10-02, 11-01, 14-02, 17-01, 18-03, and 19-04 are adopted in their entirety, except as to the following amendments:

**A. PROCESSING MATRIX.**

All procedures and requirements for processing permits and entitlements within the referenced specific plan(s) shall be superseded and replaced with the provisions of the Processing Matrix (attached hereto and incorporated herein as Attachment "B" of this ordinance), which is in conformance with Riverside County Ordinance No. 348 and Riverside County Ordinance No. 460.

**B. INTERPRETATION AND REFERENCES.**

Any and all references within this ordinance that refer to the "March JPA Planning Director" shall be interpreted as meaning the "Riverside County Planning Director." Any and all references to the "March Joint Powers Commission" shall be interpreted

as meaning either the "Riverside County Planning Commission" or "Riverside County Board of Supervisors," as appropriate, based on the requirements and procedures provided herein. Any amendments to this ordinance that include references to sections within Riverside County Ordinances shall be interpreted through those ordinances. The Riverside County Planning Director has the sole discretion to interpret and resolve conflicts of interpretation within this March Ordinance.

Section 9. AMENDMENTS TO U.S. VETS TRANSITIONAL HOUSING PROGRAM, SPECIFIC PLAN NO. 06. March JPA Ordinance Nos. 11-05 and 24-01 is adopted in its entirety, except as to the following amendments:

**A. PROCESSING MATRIX.**

All procedures and requirements for processing permits and entitlements within the referenced specific plan(s) shall be superseded and replaced with the provisions of the Processing Matrix (attached hereto and incorporated herein as Attachment "B" of this ordinance), which is in conformance with Riverside County Ordinance No. 348 and Riverside County Ordinance No. 460.

**B. INTERPRETATION AND REFERENCES.**

Any and all references within this ordinance that refer to the "March JPA Planning Director" shall be interpreted as meaning the "Riverside County Planning Director." Any and all references to the "March Joint Powers Commission" shall be interpreted as meaning either the "Riverside County Planning Commission" or "Riverside County Board of Supervisors," as appropriate, based on the requirements and procedures provided herein. Any amendments to this ordinance that include references to sections within Riverside County Ordinances shall be interpreted

through those ordinances. The Riverside County Planning Director has the sole discretion to interpret and resolve conflicts of interpretation within this March Ordinance.

Section 10. AMENDMENTS TO MARCH LIFECARE CAMPUS SPECIFIC PLAN, SPECIFIC PLAN NO. 07. March JPA Ordinance Nos. 09-03, 09-04, and 11-02 are adopted in their entirety, except as to the following amendments:

**A. PROCESSING MATRIX.**

All procedures and requirements for processing permits and entitlements within the referenced specific plan(s) shall be superseded and replaced with the provisions of the Processing Matrix (attached hereto and incorporated herein as Attachment "B" of this ordinance), which is in conformance with Riverside County Ordinance No. 348 and Riverside County Ordinance No. 460.

**B. INTERPRETATION AND REFERENCES.**

Any and all references within this ordinance that refer to the "March JPA Planning Director" shall be interpreted as meaning the "Riverside County Planning Director." Any and all references to the "March Joint Powers Commission" shall be interpreted as meaning either the "Riverside County Planning Commission" or "Riverside County Board of Supervisors," as appropriate, based on the requirements and procedures provided herein. Any amendments to this ordinance that include references to sections within Riverside County Ordinances shall be interpreted through those ordinances. The Riverside County Planning Director has the sole discretion to interpret and resolve conflicts of interpretation within this March Ordinance.

Section 11. ADOPTION OF MARCH TRUCK ROUTE ORDINANCE. March JPA Ordinance

Nos. 09-01, 17-06, and 21-02 are adopted in their entirety and applicable to the March Territory.

Section 12. APPLICABILITY OF RIVERSIDE COUNTY ORDINANCES, POLICIES AND REGULATIONS TO MARCH TERRITORY. Unless otherwise specified by this ordinance, all Riverside County Board of Supervisors Ordinance, Policies, and Regulations are adopted as to parcels located within the March Territory, which includes, but is not limited to the following:

A. Riverside County Ordinance No. 457, "Building Codes & Fees Ordinance";

B. Riverside County Ordinance No. 461, "Road Improvement Standards & Specifications";

C. Riverside County Ordinance No. 659, "Establishing a Development Impact Fee Program";

D. Riverside County Ordinance No. 671, "Establishing Consolidated Fees for Land Use and Related Functions";

E. Riverside County Ordinance No. 725, "Penalties for Violations of Riverside County Ordinances";

F. Riverside County Ordinance No. 810, "Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee";

G. Riverside County Ordinance No. 824, "Western Riverside County Transportation Uniform Mitigation Fee Program"; and,

H. Riverside County Ordinance No. 915, "Regulating Outdoor Lighting".

Section 13. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after its adoption.

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

By: _____
Chair, Board of Supervisors

ATTEST:
KIMBERLY RECTOR
CLERK OF THE BOARD:

By: _____
Deputy

(SEAL)

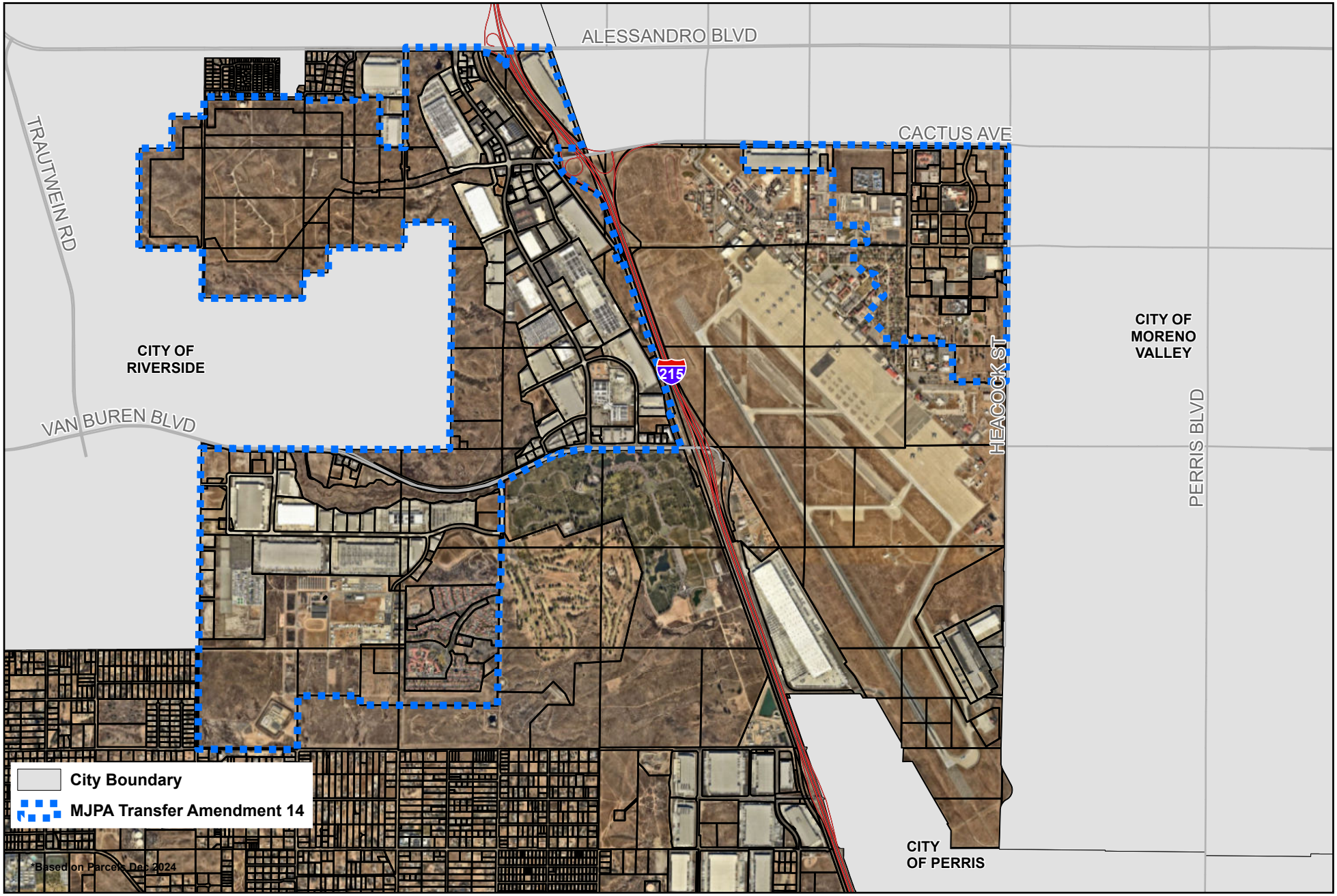
APPROVED AS TO FORM

_____, 2025

By: _____
AARON C. GETTIS
Chief Deputy County Counsel

**ATTACHMENT A**

**MARCH TERRITORY**

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# MARCH AREA PLAN TERRITORY

N

0 1,500 3,000 6,000

Feet

**ATTACHMENT B**

**PROCESSING MATRIX**

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

# COUNTY ENTITLEMENT APPROVAL PROCESS

| Type of Action | Public Hearing Required | Planning Director Approval | Planning Director Hearing | Planning Commission Meeting | Board of Supervisors Meeting |
|---|---|---|---|---|---|
| **Legislative Actions** | | | | | |
| **General Plan Amendment** | X | | | Recommendation | X |
| **Specific Plan** | X | | | Recommendation | X |
| **Specific Plan - Amendment** | X | | | Recommendation | X |
| **Specific Plan - Substantial Conformance** | X | | | X | |
| **Change of Zone - Map Amendment** | X | | | Recommendation | X |
| **Change of Zone - Text Amendment** | X | | | Recommendation | X |
| **Development Agreement** | X | | | Recommendation | X |
| **Agricultural Preserves and Land Conservation Contract** | X | | | | X (After recommendation by Advisory Committee) |
| **Vested Rights Determination** | X | | | | X |
| **Appeal** | X | | | X (For Planning Director Hearing) | X (For PC Hearing) |

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

| Type of Action | Public Hearing Required | Planning Director Approval | Planning Director Hearing | Planning Commission Meeting | Board of Supervisors Meeting |
|---|---|---|---|---|---|
| **Entitlements** | | | | | |
| **Conditional Use Permits** | X | | | X (Projects with no legislative action) | X (Projects with a legislative action) |
| **Public Use Permit** | X | | | X (Projects with no legislative action) | X (Projects with a legislative action) |
| **Plot Plan (CEQA)** | X | | X | X | |
| **Plot Plan (Large Commercial Development – 30 acres or larger)** | X | | | X | |
| **Plot Plan (No CEQA – no project, nothing further is required, or exemption)** | No | X | | | |
| **Temporary Use Permit** | Depends on the type of Plot Plan | X (Plot Plan-No CEQA) | X (Plot Plan – CEQA) | | |
| **Temporary Event Permit** | No | X | | | |
| **Surface Mining Permit (Ordinance No. 555)** | X | | | X (Projects with no legislative action) | X (Projects with a legislative action) |

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

| Type of Action | Public Hearing Required | Planning Director Approval | Planning Director Hearing | Planning Commission Meeting | Board of Supervisors Meeting |
|---|---|---|---|---|---|
| **Wind Energy Conversion System (WECS)** | X | | | X | |
| **Family Day Care Homes** | No | X (For those which are a use by right) | | | |
| **Home Occupation Permit** | No | X | | | |
| **Supportive and Transitional Housing** | No | X | | | |
| **Solar Energy Systems** | No (Ministerial) | X | | | |
| **Parolee-Probationer Homes** | X | | | X (Follows CUP approvals) | |
| **Cottage Food Operations** | No (Accessory Use of dwelling unit) | X | | | |
| **Hazardous Waste Siting Facility Permit** | X | | | X | |
| **Sign Permits** | Depends on the type of Plot Plan | X (Plot Plan- No CEQA) | X (Plot Plan – CEQA) | | |

# RIVERSIDE COUNTY
# PLANNING DEPARTMENT

John Hildebrand
Planning Director

| Type of Action | Public Hearing Required | Planning Director Approval | Planning Director Hearing | Planning Commission Meeting | Board of Supervisors Meeting |
|---|---|---|---|---|---|
| **Variance**<br>*Approval body depends on the variance requested.* | X | | X | X | X |
| **Revised Permit**<br>*Approval body is the same as the original approval.* | X | | X | X | X |
| **Substantial Conformance**<br>(Not Specific Plan) | No | X | | | |
| **Maps** | | | | | |
| **Lot Line Adjustments** | No | X<br>(Planning Director & Survey) | | | |
| **Parcel Mergers** | No | X<br>(Planning Director & Survey) | | | |
| **Certificates of Compliance** | No | X<br>(Planning Director & Survey) | | | |
| **Vesting Maps** | X | | | X | |

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

| Type of Action | Public Hearing Required | Planning Director Approval | Planning Director Hearing | Planning Commission Meeting | Board of Supervisors Meeting |
|---|---|---|---|---|---|
| **Schedule A, B, C, D, E Maps**<br>• **Tract Maps – Schedules A, B, C, D**<br>• **Tract or Parcel Map – Commercial or Industrial – Schedule E**<br>**(Ordinance No. 460)** | X | | | X | |
| **Schedule F, G, H, I, J Maps**<br>• **Parcel Maps – Schedules F, G, H**<br>• **Large Maps 20 acres all parcels – Schedule I**<br>• **Financing Map – Schedule J**<br>**(Ordinance No. 460)** | X | | X | | |
| **Final Maps** | No<br>(Board consent calendar only) | | | | X |
| **Reversion to Acreage** | X | | | X<br>(Advisory Agency depends on map schedule) | X<br>(Advisory Agency depends on map schedule) |

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

| Type of Action | Public Hearing Required | Planning Director Approval | Planning Director Hearing | Planning Commission Meeting | Board of Supervisors Meeting |
|---|---|---|---|---|---|
| **Time Extension (Tentative Tract Maps)** | X | | X (Advisory Agency depends on map schedule) | X (Advisory Agency depends on map schedule) | |
| **Time Extension (Tentative Parcel Maps and Schedule J)** | X | | X | | |

**Notes**

*Projects with a legislative act will only receive a recommendation by Planning Commission for the entire project and require Board approval.

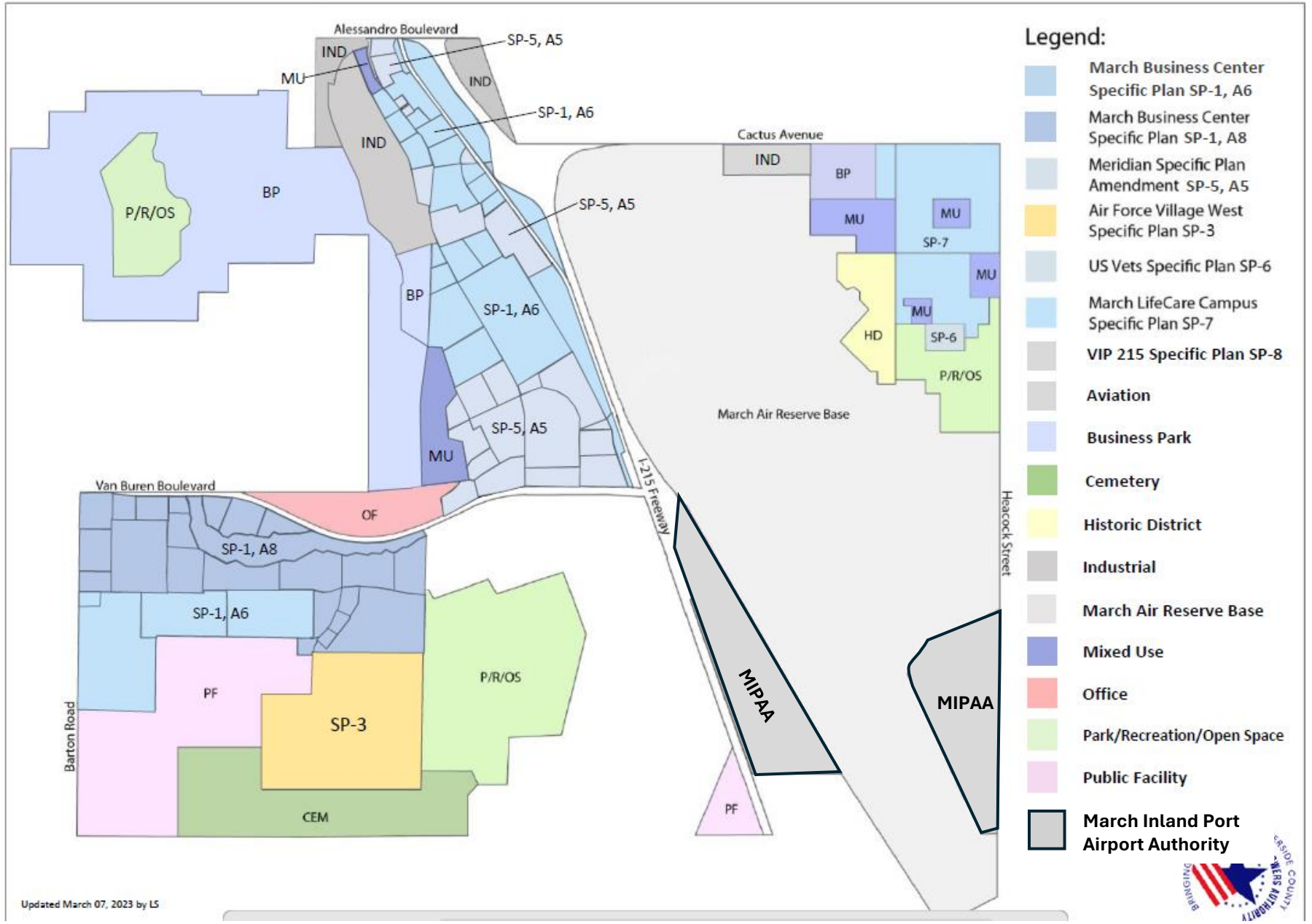
*Revised entitlements are processed in the same manner as an entitlement.

**ATTACHMENT C**

**ZONING MAP**

# General Plan Land Use Map

March Joint Powers Authority



# TABLE OF CONTENTS
## Chapter 1: Introduction

**THE ORIGIN: SETTING THE STAGE FOR THE GENERAL PLAN ..... I-1**

**THE PROCESS: FOUNDATION ..... I-3**

BACKGROUND ..... I-3
Team ..... I-3
VISION PROCESS ..... I-4
TECHNICAL STUDIES ..... I-4
PLAN DEVELOPMENT ..... I-5
THE ENVIRONMENTAL IMPACT REPORT (EIR) ..... I-5

**THE RESULT: PLAN FEATURES ..... I-6**

VISION-DRIVEN PLAN ..... I-6
Clarity in Land Use Guidance ..... I-6
Contemporary Policies and Standards ..... I-7
Preserving Stability and Flexibility in the Plan Over Time: The Certainty System ..... I-7
Tracking Progress ..... I-7
Integrating Realistic Mobility Options ..... I-8

**THE STRUCTURE: A READER'S GUIDE TO THE GENERAL PLAN DOCUMENT ..... I-8**

PLAN ORGANIZATION AND USE ..... I-8
Policy Structure and Reference System ..... I-10
Policy Interpretation ..... I-11
GENERAL PLAN AND AREA PLANS RELATIONSHIP TO OTHER PLANS AND REGULATIONS ..... I-11
JURISDICTIONAL SYSTEM ..... I-12

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# Chapter 1 Introduction

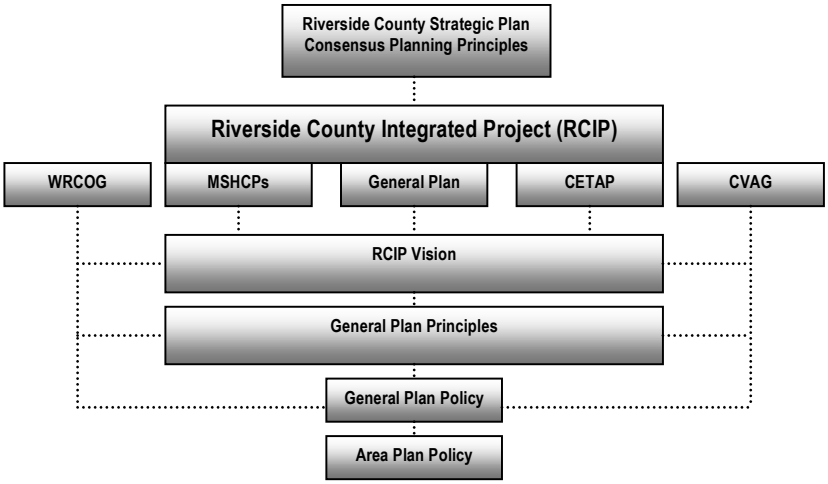
## The Origin: Setting the Stage for the General Plan

Two powerful and consistent messages were voiced by the residents of Riverside County when asked for their input into the direction of the Riverside County Integrated Project and the General Plan. During 22 outreach meetings conducted throughout the County, and in a countywide public opinion survey, the messages were:

- The public does not want Riverside County to be like much of the older development in Southern California that symbolizes urban sprawl; and
- The communities that make up the County are important, distinct and special, and must be preserved or enhanced.

The foundation for this revised and restructured General Plan for the County of Riverside has developed over a number of years. Riverside County's Strategic Vision, adopted in October of 1998, incorporates a set of 15 Consensus Planning Principles drafted and endorsed by a coalition of Riverside County stakeholders, including the building industry, property owners, environmental groups, and others, and are intended to guide the work of the Riverside County Integrated Project (RCIP). The RCIP is comprised of the Community Environmental Transportation Corridor Acceptability Process (CETAP), a Multiple Species Habitat Conservation Plan (MSHCP) and the Riverside County General Plan update. The Consensus Planning Principles have in fact become the foundation for the RCIP Vision statement that was developed by a similarly diverse and expanded stakeholder group that has served as the General Plan Advisory Committee (GPAC). (See Chapter 2, Vision, for the text of the Vision Statement.)

This revised General Plan's structure is two-tiered (see diagram below). The General Plan covers the entire unincorporated portion of the County of Riverside and is augmented by 19 more detailed Area Plans covering Riverside County's territory with the exception of the undeveloped desert areas. ~~and the March Air Joint Reserve Base.~~ The thrust of the General Plan is to manage the overall pattern of development more effectively. The Area Plans provide a clear and more focused opportunity to enhance community identity within the County of Riverside and stimulate quality of life at the community level.




The diagram above does not depict a conventional hierarchy of authority. It intends to illustrate the interactive and intergovernmental process that shaped the development of this General Plan. The remarkable consistency in the Consensus Planning Principles, the RCIP Vision, and the General Plan Principles is most significant. These documents reflect several common themes that have driven the development of this General Plan, and that should shape the future of Riverside County. These themes are:

***Quality of Life:*** Securing a high quality of life for Riverside County residents, even as we face a large projected population increase, by integrating and balancing the need for community and economic development, permanent multipurpose open space preservation, and multimodal transportation systems development. The innovative features of this Plan are designed to keep Riverside County economically competitive within the region and to provide an attractive environment and mobility for the high-wage employers sought by the County of Riverside. This is the key to bringing jobs and housing into better balance in Riverside County and significantly improving quality of life.

***Community Identity, Form and Focus:*** Providing expanded opportunities for strategically located, compact activity centers, or nodes, that foster community identity and a sense of place. Key to this identity is a mix of land uses that will enable a broader range of community needs to be met (e.g. living, working, shopping, playing) within compact development areas, while at the same time providing them with definite edges or separation from other communities or clusters of communities.

***Choice:*** Enabling the development of a greater variety of housing types than has previously been developed in the County of Riverside. This involves strategies that enable the County of Riverside to develop multiple housing types and meet the housing needs of residents in a wide range of socioeconomic categories.

***Refining and Redefining the Development Process:*** Revising the Riverside County development processing system in order to strike a balance between certainty and flexibility, regulation and incentives. This involves providing certainty in the pattern of development and conservation, allowing flexibility in development choices within defined areas, and attempting to achieve the development we want by using a blend of incentives and regulations.

***Incentives:*** Developing a system of practical incentives to stimulate compliance with the Vision, reward excellence in planning and development, and stimulate compact forms of development where they are most appropriate.

***Stakeholders as Part of the Team:*** Building and maintaining a strong constituency for the Plan through stakeholder involvement and buy-in during its development. Stakeholder participation has been one of the key and unique features of the planning program. The involvement of stakeholders in Advisory Committees had a major impact on the content of the General Plan and Area Plans. Support from a committed group of stakeholders during the Plan's implementation will be equally important.

***Collaboration:*** Fostering a new level of regional collaboration between cities and the County of Riverside. Many General Plan-level issues are not Riverside County's alone; they are regional. Solutions, in relation to transportation systems development, for example, must be collaborative.

## The Process: Foundation

### Background

The last update of Riverside County's General Plan, prior to this Plan revision, was in 1987. At that time the Plan did not contain a countywide land use map for the unincorporated area. Instead, policy direction was given in relation to land use at the General Plan level, and the Open Space, Agriculture, Mountainous, and approved Specific Plans' areas of Riverside County were mapped for reference. The Plan has been amended over 300 times since that date. Eleven Community Plans describing and mapping land use, policy direction and consistency zoning had also been adopted by the Board of Supervisors as part of the General Plan. Four more Community Plans were in draft form.

This update of the General Plan was undertaken by a team of consultants over a 36-month period of time, in order to:

- clearly map Riverside County's land use designations for the unincorporated areas;
- develop a streamlined, consistent set of land use categories for the County of Riverside;
- update and restructure the existing Community Plans and translate them into a new set of 19 Area Plans covering most of the Western Riverside County area, the Coachella Valley, Desert Center and the Palo Verde Valley

#### *Team*

The consulting team developed the General Plan in concert with Riverside County staff. Perhaps most significant is that a General Plan Advisory Committee also worked closely with consultants and staff as an integral part of the team, and strongly influenced the content of the General Plan. The General Plan Advisory Committee met monthly for the entire life of the project. A Subcommittee of the GPAC met weekly and at key intervals in the project with consultants and Riverside County staff.

The GPAC was comprised of two representatives appointed directly by each Riverside County Supervisor, as well as representatives of the Western Riverside Council of Governments, Building Industry Association, California Department of Fish and Wildlife, US Fish and Wildlife Service, Community Access Center, Endangered Habitats League, Sierra Club, Farm Bureau, Riverside County Office of Education, Riverside County Economic Development Agency, Riverside County Property Owners Association, and selected cities.

The CETAP effort included preparation of the circulation element, examination of transit options, and identification and refinement of four new transportation corridors for Riverside County. The consultant's work was also undertaken in concert with Riverside County staff and an Advisory Committee composed of a diverse group of Riverside County stakeholders.

The MSHCP for Western Riverside County, if adopted, will be implemented through integration into the General Plan Multipurpose Open Space element, and at the Area Plan level. The MSHCP Advisory Committee, a third stakeholder group, also played a key role in shaping the development of the MSHCP for Western Riverside County, together with Riverside County staff and consultants. The proposed Coachella Valley MSHCP is referred to in the General Plan Multipurpose Open Space Element, as well as the Area Plans for REMAP, The Pass, Western Coachella Valley and Eastern Coachella Valley.

## Vision Process

***Public Meetings and Survey:*** Between June and October of 1999, two rounds of community meetings were held to determine the issues that residents of Riverside County wanted to have considered in planning for Riverside County's future. The meetings were designed to engage the public in dialog with Riverside County staff and the consultants, and with each other, about issues critical to the success of the Plan and to Riverside County's future in general. (See Appendix D for a summary of these community workshops.) A survey relating to planning, traffic and circulation, and multi-species habitat areas was distributed, and the results were incorporated into the subsequent refinement of the RCIP Vision statement. At the same time a professional research firm completed a telephone survey of 600 registered voters in Riverside County, including 120 from each Supervisorial District. (See Appendix C for a summary of the community survey results.) Additional input came from a workshop that involved members of the Board of Supervisors and the Riverside County Transportation Commission.

The public input garnered from the public in the Vision outreach process did shape the structure of the Vision statement, which was further developed and deepened under the leadership of the General Plan Advisory Committee.

Resident's responses in the outreach process indicated their support for the following key ideas related to the General Plan:

1. Continued planned growth in response to population growth;
2. Road corridors that connect communities and connect Riverside County and adjacent counties;
3. Open space corridors that connect habitats;
4. No leapfrog development;
5. Less sameness, greater densities for "smart" developments;
6. Regional north/south and east/west solutions to congestion;
7. Better air quality through less traffic congestion and more local jobs;
8. A Plan that has a financing strategy; and
9. A planning pact with cities to help achieve the plan.

## Technical Studies

***Fiscal/Financial Analysis:*** Growth scenarios were prepared incorporating analysis of: employment and payroll trends, demographics, residential real estate trends, taxable retail sales, industrial and commercial real estate trends, community characteristics, competitive advantage, and infrastructure environment. The scenarios predicting low, medium, and high potentials for growth over the next 20 years were then used to evaluate the land use alternatives

generated in the preparation of the Plan. (See Appendix F, Riverside County Population and Employment Forecasts, and Appendix G, Fiscal Analysis.)

***Existing Conditions Report:*** The Existing Conditions Report prepared as part of this General Plan update provides a description of the countywide conditions that form the assumptions upon which the plan is based. This report covers land use, circulation, housing, open space and conservation and public safety conditions, and is published as part of the Environmental Impact Report for the General Plan.

Designed to meet State General Plan requirements (per California Government Code Section 65300 et seq.) and implement the RCIP Vision, this Plan outlines policies, standards, and programs to guide day-to-day decisions concerning Riverside County's future. Updating and revising the County's General Plan also serves several other important purposes, it:

- Provides clarity and stability in community development policy;
- Establishes a comprehensive and sound database for further implementation, project evaluation, administration, and monitoring; and
- Provides a basis for collaborative planning initiatives by cities, councils of government, the County and other governmental agencies.

## Plan Development

***Review/Assessment of Existing General Plan and Community Plans:*** The consultants analyzed fifteen existing community plans, eleven approved by the Board of Supervisors and four in draft form. The plans were reviewed with respect to the following topics and characteristics: consistent or inconsistent structure; areas of distinction; land use designation systems; socioeconomic characteristics; land use allocation maps; zoning consistency; communities of interest/unincorporated communities boundaries; linkages with other areas; potential CETAP, MSHCP impacts; and growth predictions.

All of the policies contained in the Community Plans were reviewed, and if found relevant and applicable, were reassigned either to Area Plans or to the General Plan.

***General Plan Development and Revision:*** Three land use alternatives were pursued in the preparation of the General Plan and Area Plans: a Trends alternative reflecting Riverside County's approved community plans, specific plans and zoning; a Spheres alternative reflecting cities' designations for their spheres of influence, where those designations differed from Riverside County's designations; and a Vision alternative reflecting land use patterns more consistent with the goals and principles of the Vision and General Plan principles.

The proposed General Plan Land Use Alternatives were presented to the Board of Supervisors in March of 2000, and direction was given to pursue the Vision alternative for further refinement. This latter alternative also contained many features derived from the first two alternatives.

## The Environmental Impact Report (EIR)

In addition to this General Plan document, a comprehensive EIR has been published as a companion document. It should be referred to for more extensive information about the impacts of the Plan and how they will be mitigated (offset or reduced), as well as background information that aided the development of the EIR.

# The Result: Plan Features

## Vision-Driven Plan

The General Plan is grounded in the RCIP Vision, sets the direction for Riverside County's land use and development in strategic locations, as well as the development of its economic base, the framework of its transportation system, and the preservation of the extremely valuable natural and cultural resources it contains. The Riverside County General Plan serves as a "guidebook" containing direction that will enable achievement of its Vision Statement.

A set of General Plan Principles has been developed as an outgrowth of the Consensus Planning Principles and Vision. One section of those Principles, relating to the General Plan Certainty System, is introduced in this section and contained in the General Plan. The remaining sections of that document are contained in Appendix B to the General Plan. Together, the Consensus Planning Principles, the Vision, and the General Planning Principles contain a number of significant new directions, embodied in the Plan, which are intended to chart Riverside County a new course for the 21st century.

Significant new General Plan features include:

### *Clarity in Land Use Guidance*

***Completely Mapped Policy:*** Land use mapping at the General Plan level (see Chapter 3, Land Use Element) depicts four "Foundation" Components, while Area Plans use a streamlined, consistent set of land use designations that fall under the umbrella of the Foundation Components.

***The Foundation Components:*** The RCIP Vision calls for the land uses in Riverside County to be clearly mapped, and areas suitable for development or agriculture to be easily distinguishable from those to be permanently conserved, either for habitat or to accommodate natural resources or open space. As a result, the land use designations used in this General Plan fall under the umbrella of five Foundation Components, or major categories of Riverside County land use: Community Development, Rural, Rural Community, Agriculture, and Multipurpose Open Space. The countywide map of land use delineates only those five Foundation Components (see Chapter 3, Land Use Element).

As detailed in the description of the General Plan Certainty System (see general description below and Chapter 11, Administration), the significance of these foundation components is that General Plan Amendments proposing a change of land use designation from one Foundation Component to another will only be entertained by the County of Riverside at eight-year intervals, except ~~except:~~.

1. Amendments to, but not from, the Open Space Foundation Component and the corresponding change from any other Foundation Component.

2. Agriculture Foundation amendments.

3. Extraordinary circumstances.

4. Foundation Component lands expressly exempted by a provision of this General Plan from the procedural provisions generally applicable to Foundation Component amendments.

***Area Plans:*** Nineteen Area Plans replace the previously adopted set of Community Plans as well as the Riverside Extended Mountain Area Plan and the Southwest Area Plan. Area Plan boundaries have been adjusted to include most of the unincorporated area of Western Riverside County, as well as the Coachella Valley, Desert Center and the Palo Verde Valley. Area Plans are comprised of a land use map and other illustrative materials relevant to the area, as well as specific policy direction required to provide guidance unique to each area. The Area Plans incorporate a streamlined land use designation system representing a full spectrum of categories that relate to the natural or economic characteristics of the land in Riverside County. This system consolidates and replaces over 200 classifications in the previous General Plan.

***Hazards Mapping:*** The General Plan incorporates a comprehensive set of natural hazards maps identifying physical development constraints within Riverside County, including floodplains and dam inundation areas, areas of seismic activity or faulting, liquefaction and landslide areas, and high fire hazard areas. These maps provide clearer and more comprehensive direction regarding development constraints than had previously been available.

## Contemporary Policies and Standards

The General Plan also provides updated policy direction and standards related to land use, housing, safety, circulation, open space and conservation, air quality, and noise that is relevant countywide.

## Preserving Stability and Flexibility in the Plan Over Time: The Certainty System

The Riverside County General Plan Certainty System provides clarity regarding the interpretation and use of the General Plan in ongoing decision making, and seeks to sustain the Plan's policy direction over time (see Chapter 10, Administration). It recognizes that circumstances will change, imperfections in the Plan will be discovered, and events will occur that require changes in the Plan. The overriding consideration, however, is the absolute necessity to maintain a high level of confidence in the Plan and enable people affected by it to have reasonable expectations regarding how the Plan will impact them. The Certainty System serves the needs of those who value a rural lifestyle, farmers who have invested in their operations, and developers who want to ensure return on their investments. The System also ensures that open space is preserved in Riverside County for the benefit of all.

State law limits amendments to the General Plan to four times per year. Each one can include multiple areas of change. The Certainty System takes the state guidelines a step further by identifying specific amendment categories and a time frame within which each can be considered for amendment to the General Plan. It is essential to the integrated character of this plan that changes made to it do not create inconsistencies with other parts of the Plan.

## Tracking Progress

Carrying out the adopted General Plan requires numerous individual actions and ongoing programs involving almost every Riverside County department, as well as many other public agencies and private organizations. Implementing Actions for General Plan policies are referenced within each General Plan element and compiled into an Implementation Program contained in Appendix K of this Plan.

The General Plan implementation database is intended to be a responsive, highly automated system for monitoring and assessing cumulative effects of implementation of the Plan, including documentation of development, land preservation, and transportation activities. Reference to this monitoring information is an essential ingredient in the consideration of any change in the Plan, especially regarding land use designations. The information in this

system will be maintained in such a way that basic development activity can be summarized at any time for use in reporting mechanisms, including an annual General Plan progress report.

### *Integrating Realistic Mobility Options*

The CETAP incorporates three levels of effort: identification of transportation corridors, development of the General Plan Circulation Element (Chapter 4), and exploration of options for transit system development in Riverside County. Further, guidance for the implementation of the four CETAP corridors and the transit system concepts identified, is incorporated into the General Plan's polices and Implementation Plan.

A transit concept, known as the Oasis Transit System, has been developed to fit the unique needs of Riverside County (see Chapter 4). It entails localized transit loops centered around focal points of relatively compact development, tied in with regional transit corridors and, in turn, connected to Riverside County's burgeoning Metrolink system. For the foreseeable future, the system would consist of rubber-tired vehicles resembling small rail cars, and would connect to neighborhoods through transit stations highly integrated into development concentrations at key locations. These nodes of development would contain a mix of uses normally required to serve each community, but would be designed to reinforce and/or benefit from transit service.

## The Structure: a Reader's Guide to the General Plan Document

### Plan Organization and Use

The Riverside County General Plan is organized in the following manner:

**Preface:** Introduces the General Plan document and incorporates the summary Vision statement, "Riverside County is a family of special communities in a remarkable environmental setting."

1. **Introduction:** Describes the background, development process, features and structure of the General Plan.

2. **Vision:** Contains the full version of the Vision Statement.

3. **Land Use Element:** Designates the general distribution and intensity of all uses of the land in Riverside County. This includes residential, commercial, industrial, public facilities, and open space uses. Also provides development standards related to each land use category, and general policy level direction for an array of land use-related issues such as hillside development and community design.

State General Plan law mandates seven required elements of the General Plan and allows optional additional elements. State law also requires that these elements must be internally consistent with one another, though it does not mandate either the format or structure of each element. For example, policies in the Land Use element must be consistent with policies in the Noise Element.

Throughout the General Plan, special features have been included to enhance the readability and practicality of the information provided. Look for these elements:

***Quotes**: quotations from the RCIP Vision or individuals involved or concerned with Riverside County.*

**Factoids:** interesting information about Riverside County that is related to the element

**References:** contacts and resources that can be consulted for additional information

**Definitions:** clarification of terms and vocabulary used in certain policies or text.

4. **Circulation Element:** Identifies the general location and extent of existing and proposed major transportation facilities, including major roadways, rail, transit systems, and airports. The Circulation Element for the Riverside County General Plan also identifies and provides policy direction for the implementation of the CETAP Corridors.

5. **Multipurpose Open Space Element:** In this General Plan, the Conservation and Open Space elements have been combined into the Multipurpose Open Space Element. Addresses the conservation, development, and use of natural resources including water, soils, rivers, and mineral deposits. Details plans and measures for preserving open space for: protection of natural resources such as wildlife habitat; the managed availability of space for parks, trails, and scenic vistas; and protection of public health and safety through protection of areas subject to geologic hazards, flooding, and fires.

6. **Safety Element:** Establishes policies and programs to protect the community from risks associated with seismic, geologic, flood, and wildfire hazards.

7. **Noise Element:** Identifies and appraises noise problems and includes policies to protect Riverside County from excessive noise.

8. **Housing Element:** Assesses current and projected housing needs, and sets out policies and proposals for the improvement of housing and the provision of adequate sites for housing to meet the needs of all economic segments of Riverside County.

9. **Air Quality Element:** This General Plan includes an optional Air Quality element that identifies and appraises air quality problems and includes policies to improve air quality.

10. **Healthy Communities Element:** This General Plan includes an optional, Healthy Communities Element that establishes policies to address primary health issues such as high rates of obesity, chronic illness, air pollution, lack of access to healthy foods, unsafe environments, and lack of access to health care and mental health services.

11. **Administration:** Incorporates policies and procedures for administering the General Plan.

**Appendices**: The following Appendices to the General Plan are also available:

A-1. Glossary of Acronyms and Terms

B-1. General Planning Principles

C. Public Opinion Survey

D. Summary of Community Workshops

E-1. General Plan: Socioeconomic Buildout Assumptions and Methodology

F-1. Riverside County Population and Employment Forecasts

G. Fiscal Analysis

H. Geotechnical Report

I-1. Noise Element Data

J. Community Center Guidelines

K-1. Implementation Program

L-1. Airport Land Use Compatibility Plans

M. Health Indicators

N. Air Quality Study

O. Major Investment Study

Each element of the General Plan contains the following internal structure and reference system:

## Policy Structure and Reference System

The General Plan expresses the broad direction of the Consensus Planning Principles, Vision, and General Plan Principles in the form of policies. Policies are statements that guide the course of action the County of Riverside must take to achieve the goals outlined in the three guidance documents mentioned above. It is important to note that policies are guides for decision makers, not decisions themselves. The policies themselves are organized by topical area or issue. For instance, policies related to "land use compatibility" can be found under that topical area.

*The General Plan policy and implementation item reference system:*

***LU 1.3:*** *Identifies which element contains the Policy, in this case the Land Use Element, and the sequential number.*

***AI 1 and AI 4:*** *Reference to the relevant Action Items contained in the Implementation Program found in Appendix K.*

In order for these policies to be successfully implemented, they must be related to specific courses of action. The key questions that need to be answered for policy in the General Plan are:

1. Who is responsible for implementing the policy?
2. When is it to be carried out?

Details for implementing policies in the General Plan are contained in the Implementation Program in the form of action items (See Appendix K). An action item describes the specific steps necessary to achieve an objective, and defines the level of commitment to be executed.

In order to allow easy reference, a numbering system has been established. Each policy is identified by both its element and a sequential number (see the example in the box at left). For instance, the first policy in the Land Use Element is identified as LU 1.1. Policies can also be followed by a set of numbers in parenthesis. This would be a reference to the action item related to the policy.

The policies for each element of the General Plan are organized in the following simple structure:

- Topic (Example "Land Use Compatibility")
- Policy (Example: "Locate neighborhood commercial uses should near residential uses.")
- Action Item (Example: "Establish and maintain a set of community profile maps")

### Policy Interpretation

For a policy to be useful, it must be clear. However, not all policies are the same; they differ in terms of expected results, commitment of resources, and indication of importance or urgency. Therefore, it is important to simplify the language used in the General Plan and understand the distinctions between the different levels of policy. The following definitions of terms provide guidance in interpreting the policy language of the General Plan:

- *Shall:* Policies containing the word "shall" indicate that an action must be taken in all cases. This represents absolute commitment to the policy, and the expectation is that the policy will always be carried out.
- *Should:* Policies containing the word "should" indicate that an action will be taken in most cases, but exceptions are acceptable for good reason.
- *Allow:* Policies containing the word "allow" indicate that a proposed action will be supported within certain parameters and following certain guidelines.
- *Coordinate:* Policies containing the word "coordinate" indicate that an action will occur along with some other entity, and Riverside County will carry its share of the burden or responsibility.
- *Explore:* Policies containing the word "explore" indicate that an action will be taken to investigate the subject at hand to discover whether or not some further commitment is in order.
- *Consider:* Policies containing the word "consider" indicate that an action may or may not be taken, depending upon the results of analysis that remain to be completed.
- *Limit:* Policies containing the word "limit" indicate that an action will be taken to keep the subject within certain limits, or at least operate to make undesired change more difficult.
- *Restrict:* Policies containing the word "restrict" indicate that an action will be taken to actively keep the undesired action to a minimum.

Where other action terms are used that are not specified here, they are to be equated to the closest applicable term described above.

## General Plan and Area Plans Relationship to Other Plans and Regulations

A number of plans and ordinances implement or are impacted by Riverside County's General Plan:

***Zoning Ordinance -*** The County of Riverside administers its General Plan primarily through its Zoning Ordinance. While the General Plan identifies land use designations in the long-term, zoning identifies specific, immediate uses of land. The General Plan's successful implementation can only occur if the County of Riverside Zoning Ordinance is updated and consistent with it (state law mandates General Plan-Zoning consistency), and is able to implement the long-term intent of the Plan.

***Subdivision Ordinance -*** State law mandates local approval of land subdivision via the Subdivision Map Act. Local review of proposed subdivisions and parcel maps includes assessment of consistency with, and implementation of, General Plan objectives and policies.

***Specific Plans -*** Specific plans are customized regulatory documents in lieu of standard zoning that are used to plan projects and delineate land uses, infrastructure, development standards and criteria, and implementation measures. Specific plans must address consistency with the jurisdiction's General Plan, and can be used to implement the General Plan within a limited area.

***Development Agreements -*** Development agreements are entered into by developers and local governments. These agreements define permitted uses of property, density and intensity of uses, development criteria, and provisions for the reservation or dedication of land for public purposes. They are in effect for predetermined periods of time and identify vested development rights that apply to the specific development project they govern. Development agreements assure that General Plan objectives and policies are carried as development occurs; however, unincorporated territory can be governed by development agreements with cities, subject to annexation, if the property is within the city's sphere of influence.

***Transit Village Plans -*** The Transit Village Planning Act of 1994 authorizes cities and counties to prepare Transit Village Plans to encourage compact, mixed use development in close vicinity to transit stations. A transit village plan must be consistent with the county general plan. A county adopting a transit village plan is eligible for State transportation funds, will receive priority help from the Office of Permit Assistance in establishing a streamlined permitting process, and may be excluded from conformance with county Congestion Management Plan level-of-service standards with the approval of the Congestion Management Agency.

## Jurisdictional System

The following types of plans and designations, though administered by other jurisdictions, can also impact Riverside County's General Plan:

***City General Plans -*** City General Plans have authority over territory within city limits. This General Plan only has jurisdiction over unincorporated territory within the County of Riverside that is under the authority of the Board of Supervisors. Land within a city's sphere of influence (see definition below) can be given land use designations by both the city and the county. The city's designation applies if the land is annexed into the city, otherwise the county's designation prevails.

***City Spheres of Influence -*** Spheres of influence are established by the Local Agency Formation Commission (LAFCO) and are intended to reflect "the probable physical boundaries and service area" of cities. LAFCO is directed by state law (the Cortese/Knox Local Government Reorganization Act of 1985, as amended) to establish and periodically review the spheres of influence for each agency under its jurisdiction.

***Communities of Interest (COI) -*** The Riverside County LAFCO may designate Community of Interest study areas within the County of Riverside unincorporated territory. Proponents of the designation are given two years to evaluate long-term jurisdictional alternatives and submit a summary report to the Commission. Alternative

courses of action within this time frame could include annexation to one or more cities or special districts, incorporation as a new city, or the long-term designation of Unincorporated Community. During the study period, piecemeal annexations are strongly discouraged.

***Unincorporated Communities (UC) -*** The Riverside County LAFCO may designate Unincorporated Communities within the County of Riverside unincorporated territory. A UC designation by LAFCO recognizes the Commission's intent that the area designated remains unincorporated for the foreseeable future. Designation of an area as a UC may require removal from a municipal sphere of influence, since the two designations are mutually exclusive. The UC designation for a community is to be reviewed every five years.

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# TABLE OF CONTENTS
## Chapter 3: Land Use Element


**INTRODUCTION** ..... **1**

BACKGROUND ..... 1
FORMAT OF THE LAND USE PLAN ..... 1

**SETTING** ..... **2**

**LAND USE CONCEPT** ..... **3**

CONCEPTS OF THE GENERAL PLAN ..... 3
GENERAL PLAN LAND USE MAP ..... 5
AREA PLAN SYSTEM ..... 6

**ISSUES AND POLICIES** ..... **15**

COUNTYWIDE POLICIES ..... 15
Administration ..... 15
The Use and Design of the Land ..... 17
Efficient Use of Land ..... 18
Community Design ..... 19
Project Design ..... 20
Infrastructure, Public Facilities and Service Provision ..... 23
Senate Bill 244 ..... 23
Day Care Facilities and Services ..... 24
Land Use Compatibility ..... 24
Economic Development ..... 26
Open Space, Habitat and Natural Resource Preservation ..... 27
Fiscal Impacts ..... 29
Air Quality ..... 29
Hillside Development and Slope ..... 30
Circulation ..... 31
Scenic Corridors ..... 32
Airports ..... 33
Wind Energy Resources ..... 35
Solar Energy Resources ..... 37
Water Conservation and Water-Efficient Landscaping ..... 37
Density Transfers ..... 39
LAND USE DESIGNATION POLICIES ..... 39
Agriculture ..... 44
Agriculture Area Plan Designation ..... 45
Rural ..... 47
Rural Area Plan Land Use Designations ..... 48
Rural Community ..... 49
Rural Community Area Plan Land Use Designations ..... 50
Open Space ..... 51
Open Space Area Plan Land Use Designations ..... 52
Community Development ..... 55
Residential Area Plan Land Use Designations ..... 56
Commercial Area Plan Land Use Designations ..... 58
Industrial and Business Park Area Plan Land Use Designations ..... 60
Public Facility Area Plan Land Use Designation ..... 61
Community Center Area Plan Land Use Designation ..... 63
Mixed Use Area ..... 67
Overlays ..... 68

Community Development Overlay ..... 69
Community Center Overlay ..... 69
Rural Village Overlay and Rural Village Land Use Overlay ..... 70
Specific Community Development Designation Overlays ..... 71
Policy Areas ..... 72
Closed Landfill Policy Area ..... 72
ENVIRONMENTAL JUSTICE ..... 72
Environmental Justice Policies ..... 73
Application of Environmental Justice Policies ..... 73
EJ Implementation Plan ..... 74
EASTERN RIVERSIDE COUNTY DESERT AREAS (NON-AREA PLAN) ..... 77
MARCH JOINT AIR RESERVE BASE ..... 81
TRIBAL LANDS/AREAS SUBJECT TO INDIAN JURISDICTION ..... 81

# LIST OF FIGURES

Figure LU- 1 Riverside County General Plan Land Use Foundation Components ..... 7
Figure LU- 2 Riverside County Location ..... 9
Figure LU- 3 Riverside County Physical Features ..... 11
Figure LU- 4 Riverside County Area Plan Boundaries ..... 13
Figure LU- 5 Land Use Designation Key ..... 40
Figure LU- 4.1 Riverside County Environmental Justice Communities ..... 75
Figure LU- 6 Eastern Riverside County Land Use Plan ..... 79

# LIST OF TABLES

Table LU-1 Unincorporated Riverside County Cumulative Acreage Summary ..... 6
Table LU-2 Unincorporated Riverside County Buildout Capacity Summary ..... 6
Table LU-3 Relationship of ALUC Compatibility Plans to County Area Plans ..... 34
Table LU-4 Land Use Designations Summary ..... 41
Table LU-5 Population per Square Mile ..... 44
Table LU-6 Eastern Riverside County Desert Areas Land Use Summary ..... 78

General Plan Amendments adopted since 12/31/09:
- GPA No. 960, BOS RSLN 2015-260, 12/08/15
- GPA No. 1122, BOS RSLN 2016-234, 12/06/16
- GPA No. 180003, BOS RSLN 2018-225, 12/18/18
- GPA No. 1183, BOS RSLN 2019-050, 04/16/19
- GPA No. 1208, BOS RSLN 2020-161, 08/04/20
- GPA No. 200003, BOS RSLN 2021-004 05/25/21
- GPA No. 190004, BOS RSLN 2021-006 07/14/2021
- GPA No. 190006, BOS RSLN 2021-183; 09/28/21 (

* Update on August 4, 2020. Tables LU-1, LU-2, and LU-5, as well as Figure LU-1, were updated to incorporate the 2st Cycle of General Plan Amendments for 2020.

# Chapter 3
# Land Use Element

## Introduction

### Background

As described in Chapter One, Introduction, the County of Riverside General Plan is the result of a comprehensive planning process that is guided by the Vision Statement, which establishes a series of fundamental values shaping the future quality of life for the County of Riverside. The Vision Statement was further refined by a set of General Plan Principles, which provided further direction for this comprehensive planning process. The Land Use Element and General Plan Land Use Map (Figure LU-1) reflect the outcome of this comprehensive planning process.

The Land Use Element functions as a guide to planners, the general public, and decision makers as to the ultimate pattern of development. It designates the general distribution, general location, and extent of land uses, such as housing, business, industry, open space, agriculture, natural resources, recreation, and public/quasi-public uses. The Land Use Element also discusses the standards of residential density and non-residential intensity for the various land use designations.

Of the general plan elements required by state law, the Land Use Element has the broadest scope. Since it governs how land is to be utilized, many of the issues and policies contained in other plan elements are linked in some degree to this element. For example, the Circulation Element defines policies for the accommodation of vehicular and other trips generated by the population and uses permitted by the Land Use Element. Similarly, the location and density of uses prescribed by this Element are influenced by policies for the protection of environmental resources prescribed by the Multipurpose Open Space Element.

The Element and General Plan Land Use Map are intended to capture and communicate Riverside County's long term desires for the future use and development of their land.

### Format of the Land Use Plan

The General Plan consists of two levels of policies that direct land use and development in the county: policies that apply countywide and those that are unique to a specific region. Countywide policies are applicable to the entire unincorporated area, are contained in the General Plan and reflected on the General Plan Land Use Map. More focused policies that address specific regional or local issues are found in the individual area plans.

**Two Levels of Policy**

Policies that are applicable countywide are contained in the Issues and Policies Section beginning on Page 17.

Area plan level policies are contained within each of the 19 Area Plans.

The Land Use Element is divided into three main sections:

- The first section generally describes the natural and urban setting of Riverside County;
- The second section describes the land use concept for Riverside County, and gives a statistical summary detailing acreages and buildout capacities; and
- The third section contains policies addressing a variety of land use related issues in Riverside County. This section is divided into two main subcategories:
    - Countywide Policies - these policies apply countywide regardless of land use designation or area plan. For example, this subcategory discusses land use related issues regarding such topics as economic development, community design and air quality; and
    - Land Use Designation Policies - these include policies for each land use designation, including Agriculture, Rural Residential, and Commercial Retail.

The General Plan Land Use Map (Figure LU-1) is a comprehensive graphic representation of many of the policies stated in the General Plan and this Land Use Element.

## Setting

*"Riverside County is a family of special communities in a remarkable environmental setting." RCIP Vision*

Describing the physical setting of Riverside County cannot be done in a single document. This "remarkable environmental setting" includes many facets, from the topography and major physical features, to the natural setting, built environment, unique communities, environmental habitat, circulation system, and most importantly, the people. However, in order to provide a framework for the reader, a general description of the county is important.

This section of the Land Use Element provides a general description of the major features that comprise the county. This general description is further elaborated upon in each element of the General Plan as well as in the RCIP Vision and General Planning Principles. Additional information detailing the county's setting can be found in the Existing Settings Report, an appendix to the General Plan Environmental Impact Report. Future land uses for the county are described in the next section as well as within each Area plan.

As shown on the Location Map (Figure LU-2), Riverside County is located in Southern California and lies east of Orange County, north of San Diego and Imperial Counties, and south of San Bernardino and Los Angeles Counties. Riverside County is the fourth largest county in the state, encompassing approximately 7,400 square miles and extending westward from the Colorado River to within 14 miles of the Pacific Ocean, a stretch of some 200 miles. Riverside County is roughly equivalent in size to the State of New Jersey.

Riverside County contains a spectacular array of diverse geographical features, including deserts, snow-capped peaks and rugged hills, deep valleys, forests, and rich agricultural lands. Set among this rich landscape is a variety of established and/or growing urban, suburban and rural communities. This array of physical features provides a home for a rich diversity of natural habitat and biological resources. In addition, the diversity of Riverside County offers a living environment to appeal to every taste: dense urban cities, suburban enclaves, resorts, rural communities, agricultural communities, equestrian communities and sparsely populated outposts.

As can be seen on the attached Physical Features Map (Figure LU-3), Riverside County is roughly divided into eastern and western halves by the San Jacinto and Santa Rosa Mountains. A deep valley known as the San Gorgonio Pass, framed by the San Jacinto and San Gorgonio Mountains, creates an accessible corridor linking these two halves. The San Bernardino and Little San Bernardino Mountains form a portion of the northern boundary while numerous mountain ranges, including those in the Santa Rosa Wilderness and Cleveland National Forest, among others, serve as boundaries along the southern and western edges of the county.

These eastern and western halves of the county are distinguished by their physical characteristics as well as their historic growth patterns. The western portion of the county is roughly half the size of the eastern half and is bounded by the Santa Ana Mountains and Cleveland National Forest on the west and the San Jacinto Mountains and the San Bernardino National Forest on the east.

Compared to eastern Riverside County, the western portion of the county contains the greatest concentration of population and has experienced the greatest growth pressures. The majority of this population is concentrated in the incorporated cities of Corona, Riverside, Beaumont, Banning, Norco, Lake Elsinore, Perris, Hemet, San Jacinto, Moreno Valley, Calimesa, Canyon Lake, Murrieta, and Temecula.

The Santa Ana River, which starts in the San Bernardino Mountains, flows through the northern portion of western Riverside County, through Orange County and eventually into the Pacific Ocean. The San Jacinto River, which flows from the Santa Rosa and San Jacinto Mountains, cuts roughly through the middle of western Riverside County and eventually into Lake Elsinore. Several man-made lakes, which provide water supplies and recreational opportunities, are located in this portion of the county, including Lake Mathews, Lake Perris, Lake Skinner, Vail Lake, and Diamond Valley Lake.

The eastern portion of Riverside County is bounded by the Colorado River on the east and the Santa Rosa and San Jacinto Mountains on the west. This portion of the county is distinguished from the western portion of the county by its desert terrain and relatively less populated and congested communities.

The vast majority of eastern Riverside County's population is concentrated in the Coachella Valley within the incorporated cities of Desert Hot Springs, Palm Springs, Cathedral City, Rancho Mirage, Indian Wells, Palm Desert, La Quinta, Indio, and Coachella. Many of these communities are noted for their focus on second homes, retirement living, and golf resorts. The Joshua Tree National Park, known for its rich desert habitat, forms a permanent natural boundary at the northern end of the Coachella Valley. The Whitewater River, a seasonal river which forms in the San Bernardino Mountains, flows through the Coachella Valley and eventually into the Salton Sea at the Valley's southern end. A rich agricultural economy has developed in the Coachella Valley and contributes to the rural character of eastern Riverside County.

A vast expanse of desert wilderness separates the Coachella Valley from the Colorado River. The City of Blythe is located in the Palo Verde Valley along the Colorado River, which provides the source for one of the most productive agricultural regions in the county.

# Land Use Concept

## Concepts of the General Plan

This section of the Land Use Element provides a general description of the countywide land use concept. This land use concept is depicted on the General Plan Land Use Map (Figure LU-1) as well as in each of the 19 area plans.

**Foundation Components**

**Agriculture** - identifies those areas to be used for agricultural production.

**Rural** - identifies those areas with a distinctive rural character, including existing rural communities, mountainous and desert areas that allow limited development.

**Rural Community** - identifies communities that exhibit a rural character and allow limited development.

**Open Space** - identifies those areas appropriate for the preservation of open space for habitat, recreation, scenic value, mineral resource extraction, cultural, and natural resource preservation. This category also identifies remote, large-parceled areas that allow limited development.

**Community Development** - identifies those areas appropriate for urban or suburban development, including areas for single family and multiple family residential uses, commercial, industrial, business park, public facilities, and a mix of uses.

Immediately following this general description of the concepts driving the land use plan is a description of major aspects of the General Plan Land Use Map.

The concepts for the Land Use Element are introduced in the RCIP Vision Statement and elaborated upon in the General Planning Principles, contained in Appendix B of the General Plan. As directed by these documents, the Land Use Element and General Plan Land Use Map are intended to help guide Riverside County to achieve an integrated and coordinated land use, open space, and transportation system. Central to the vision for Riverside County is the desire to maintain and enhance the character of Riverside County, including its extraordinary natural resources and unique communities, by clearly defining areas which are suitable for future growth and those which are suitable to be preserved and maintained. Key to this goal is the need to focus future growth into a pattern that complements and incorporates the transportation and multi-purpose open space systems. In essence, future growth should be directed to areas that are well served by public facilities and services and preserve significant environmental features such as drainage ways, lands subject to extreme natural hazards, or lands that offer scenic beauty. The focus of this General Plan is not on the continuation of disaggregate land uses, but on creating and connecting whole communities. This vision for Riverside County is desired to be achieved through the following basic tenants:

- Accommodate strategically located community centers and re-plan existing urban cores with a transit-adaptive, integrated mixture of commercial, residential, employment, parks, civic, recreational, and cultural uses within walking distance of transit facilities. These community centers are intended to accommodate a portion of future growth by allowing increased densities and intensities in order to reduce sprawl and the amount of land required for public infrastructure;

- Accommodate a comprehensive, multi-purpose open space system that provides a variety of functions, including; providing a framework for community development that encompasses the needs for active and passive recreation, establishing separations between communities, and maintaining the historic character of Riverside County;

- Accommodate a multi-modal transportation system that serves an expanding population and is integrated with a variety of land uses through transit-adaptive development and infrastructure. This transportation system is interconnected on the regional and project level and includes systems for vehicular, transit, the Oasis concept, pedestrian linkages, trails, bicycle routes, air and other non-motorized forms of transportation. The transportation system is designed into each community and project to provide attractive, safe options of travel;

- Allow for a balanced mixture of land uses, including commercial, office, industrial, agriculture, and open space, as well as a variety of residential product types, densities, and intensities in appropriate locations that respond to a multitude of market segments. The land use plan accommodates a variety of housing types, from rural estates to urban apartments;

- Accommodate the various communities of Riverside County, which are maturing in their own way, at their own pace and within their own context. This includes the preservation of character in some communities, accommodating growth in other communities, and achieving a mixture of growth and preservation in others;

- Cooperate regionally on issues of mobility, transportation systems development, traffic congestion reduction, clear air, clean water, watershed management, and habitat linkages; and

- Utilize a system of incentives that are designed to facilitate the achievement of these concepts within the context of the free market.

The General Plan Land Use Plan establishes a complex interrelationship of land uses that will contribute to accomplishing many of the goals of the General Plan. By careful adherence to the patterns established, a viable, self-sustaining county with a high quality of life and desirable physical character can be developed. The realization of the plan will depend on the creation of well-conceived and comprehensive implementation tools and the continuing support and vision of the county's decision-makers.

## General Plan Land Use Map

This section provides a general description and statistical breakdown of the General Plan Land Use Map (Figure LU-1). The General Plan Land Use Map depicts the general pattern of the future land use in unincorporated Riverside County. The General Plan Land Use Map consists of five broad Foundation Component land uses: Agriculture, Rural, Rural Community, Open Space, and Community Development. Each of these is subdivided into more detailed land use designations at the area plan level. The uses allowed within each of these basic categories are detailed in the Land Use Designations Summary Table (Table LU-4) and are directed by policies contained within this Land Use Element.

The Unincorporated Riverside County Cumulative Acreage Summary Table (Table LU-1) presents an itemized acreage summary for each General Plan Foundation Component. The Unincorporated Riverside County Buildout Capacity Summary Table (Table LU-2) provides a summary of the capacity projections based upon the assumed build out of each General Plan land use designation. Statistical summaries for each area plan can be found in their respective area plan document.

The General Plan Land Use Map depicts Riverside County as being predominately rural and natural in character. As shown on Table LU-1, the Rural, Agricultural, Rural Community and Open Space General Plan Foundation Component-designated lands account for 94% of the entire unincorporated area, with the remaining 7% devoted to urbanized uses, roadways, and Indian lands. Approximately 83% of the area in western Riverside County is designated for Agricultural, Rural, Rural Community, or Open Space uses, while these uses make up over 96% of the land in the eastern half of the county.

Buildout Capacity Assumptions and Methodology can be found in Appendix E-1.

**Table LU-1**
**Unincorporated Riverside County Cumulative Acreage Summary**

| General Plan Foundation Component | Western County Area Plans Acreage | % | Eastern County Area Plans Acreage | % | Total | % |
|---|---|---|---|---|---|---|
| Agriculture | 28,552 | 2% | 156,283 | 5% | 184,835 | 4% |
| Rural | 251,559 | 21% | 39,831 | 1% | 291,390 | 7% |
| Rural Community | 64,065 | 5% | 4,079 | <1% | 68,144 | 2% |
| Open Space | 659,418 | 56% | 2,628,781 | 90% | 3,288,199 | 80% |
| Community Development | 103,725 | 9% | 61,429 | 2% | 164,154 | 4% |
| Other[1] | 79,087 | 7% | 30,453 | 1% | 109,540 | 3% |
| **Total** | **1,186,406** | **100%** | 2,920,856 | **100%** | **4,107,262** | **100%** |

[1] Includes Indian Lands and Major Roadways. Does not include Cities ~~and March JPA~~ within Riverside County

**Table LU-2**
**Unincorporated Riverside County Buildout Capacity Summary**

| | Western County | % | Eastern County | % | Total |
|---|---|---|---|---|---|
| Population | 1,004,551 | 53% | 904,503 | 47% | 1,909,054 |
| Dwelling Units | 328,304 | 57% | 247,275 | 43% | 575,579 |
| Employment | 313,998 | 55% | 259,822 | 45% | 573,820 |

With the majority of Community Development lands in the county designated in its western portion, the majority of the buildout capacity for population, dwelling unit and employment also occurs here.

## Area Plan System

For a detailed discussion of the land use system, see the **Land Use Designation Policies Section**.

As described in Chapter One, much of the unincorporated portions of Riverside County are divided into 19 area plans, as shown on the Area Plan Boundary Map (Figure LU-4). The purpose of these area plans is to provide more detailed land use and policy direction regarding local issues such as land use, circulation, open space and other topical areas. The area plan land use maps contain a more detailed series of land use categories that are grouped according to the five General Plan Foundation Components. The Land Use Designations Summary Table (Table LU-4) lists the area plan land use categories along with their respective density/intensity standards and summary of allowable uses.

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**Figure LU- 1 Riverside County General Plan Land Use Foundation Components**

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**Figure LU- 2 Riverside County Location**

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**Figure LU- 3 Riverside County Physical Features**

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**Figure LU- 4 Riverside County Area Plan Boundaries**

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## Issues and Policies

The RCIP Vision expresses the desire to become a "family of special communities in a remarkable environmental setting." According to the RCIP Vision and General Planning Principles, this desire can be achieved by several different means, from concentrating future growth and reducing sprawl, protecting Riverside County's diverse environmental resources and open space systems, providing multi-modal transportation systems that are integrated into the community, making efficient use of infrastructure, services, and resources and ensuring "consistently high" development standards. These goals address every level of land use, from state and regional level issues, to countywide issues, to community and neighborhood level issues, to specific property and parcel level issues. Like an interlocking chain, every link is vital to the ability to achieve Riverside County's vision.

To guide the achievement of the RCIP Vision and General Plan Principles, the Land Use Element is designed to address these many levels of issues and policies. It does so on a systematic basis by topic in order to help organize and focus the reader. However, the goal of each policy and topic is to achieve the desires expressed in the RCIP Vision and General Plan Principles.

> *"We acknowledge that balancing a variety of important considerations in making community decisions is a constant challenge. We have faith that the foundation provided through our participation in shaping this vision and its implementing mechanisms will achieve a workable balance of mutual benefit."*
>
> *- RCIP Vision*

### Countywide Policies

The following policies address countywide issues that are general in nature and may apply to numerous locations and land use designations within the planning area. The policies are grouped by topic and are preceded by a brief discussion of issues pertaining to the topic. As discussed in the Introduction to the General Plan, following each policy is a reference number indicating the applicable Action Item(s) as listed in the Implementation Program, which is located in Appendix K-1 of the General Plan.

> *"Despite differences in priorities and approaches, we are engaged in community building for ourselves and our heirs based on the common ground we have forged"*
>
> *- RCIP Vision*

#### *Administration*

In order to implement the General Plan, the County of Riverside must perform a number of administrative functions that are not necessarily exclusive to land use issues. This includes updating the existing ordinances and developing procedures to carry out the direction of the General Plan as well as coordinating with outside agencies. The intent of these policies is to provide directions to allow for the continued operation of non-conforming uses as well as to ensure a coordinated planning effort between the county and cities, LAFCO, service providers, and the County Airport Land Use Commission.

The General Plan policy and implementation item reference system:

**LU 1.3:** Identifies which element contains the Policy, in this case the Land Use Element, and the sequential number.

**AI 1 and AI 4:** Reference to the relevant Action Items contained in the Implementation Program found in Appendix K.

**Policies:**

LU 1.1 Allow for the continued occupancy, operation, and maintenance of legal uses and structures that exist at the time of the adoption of the General Plan and become non-conforming due to use, density, and/or development requirements.

LU 1.2 Encourage existing non-conforming uses to transition into conformance with the new land use designation and/or policy.

LU 1.3 The County will notify city planning departments about new proposed discretionary projects that are located adjacent to cities or within their spheres of influence, with sufficient advance notice to allow for City-County coordination and city comments at public hearings. The County is willing to consider entering into intergovernmental agreements with cities and other governmental entities to address matters of mutual concern relating to land use, infrastructure, the environment, and other subjects relating to development activity in both the County and the cities or other governmental entities.

LU 1.4 Require that annexations allow the County of Riverside to maintain a sufficient tax base or other revenue base to pay for their necessary services.

LU 1.5 The County of Riverside shall participate in regional efforts to address issues of mobility, transportation, traffic congestion, economic development, air and water quality, watershed and habitat management with cities, local and regional agencies, stakeholders, Indian nations, and surrounding jurisdictions. (AI 4, 16)

LU 1.6 Coordinate with local agencies, such as LAFCO, service providers and utilities, to ensure adequate service provision for new development. (AI 4)

LU 1.7 During every General Plan Review Cycle all Specific Plans that have been in effect for 20 or more years shall be analyzed in order to determine whether the types and intensities of proposed development remain appropriate for undeveloped areas within the Specific Plan boundaries. In conjunction with each Foundation General Plan Amendment (eight-year) cycle, prepare a report on Specific Plan implementation addressing all Specific Plans, with particular attention to Specific Plans that have reached their twentieth anniversary during that eight-year period. (AI 7)

LU 1.8 As required by the Airport Land Use Law, submit certain proposed actions to the Riverside County Airport Land Use Commission for review. Such actions include proposed amendments to the General Plan, area plans, or specific plans, as well as proposed revisions to the zoning ordinance and building codes. (AI 4)

LU 1.9 In the event that an existing property is smaller in area than would be required by the General Plan, zoning that recognizes the existing lot size may be applied. (AI 1)

LU 1.10 The Area Plan designations of properties within adopted Specific Plans are provided for informational and illustrative purposes only. The actual designations of land are as specified in the applicable Specific Plan document.

LU 1.11 In conjunction with the adoption of the General Plan, each adopted Specific Plan is identified as a "Community Development" Specific Plan, a Rural Community Specific Plan, or a Rural Specific Plan. Future Specific Plans shall be similarly identified at the time of adoption. The following Specific Plan Amendments and Specific Plan Substantial Conformance applications shall not be interpreted to constitute Foundation-level changes subject to the eight-year Foundation General Plan Amendment cycles:

a. All proposed land use designation changes within a Community Development Specific Plan;

b. All proposed land use designation changes within a Rural Community Specific Plan, except those that propose to establish Community Development (other than Public Facilities) designations within its boundaries;

c. All proposed land use designation changes within a Rural Specific Plan, except those that propose to establish Community Development (other than Public Facilities) or Rural Community designations within its boundaries.

A proposal to add a Public Facilities designation within a Rural Community or Rural Specific Plan shall not be considered a Foundation-level change.

LU 1.12 Pursuant to state law, each land use designation that provides for residential development (other than caretakers' dwellings) is assigned a population density standard for the purposes of projection and infrastructure planning. These population density standards are relevant only for general planning purposes, and shall not be interpreted as constituting legal limitations on the number of persons who may reside at any particular location or parcel.

A **sphere of influence** is the area outside of and adjacent to a city's border that the city has identified as a future logical extension of its jurisdiction. While the County of Riverside has land use authority over city sphere areas, development in these areas directly affects circulation, service provision, and community character within the cities.

*"Riverside County is a family of special communities in a remarkable environmental setting."*

*- RCIP Vision*

## The Use and Design of the Land

As discussed above, there are many levels of land use design necessary to achieve the goal of the RCIP Vision and General Plan Principles. Each level is necessary to the other. The following three topics are intended to help organize the policies that relate to the macro level, the medium level, and the micro level. The Efficient Use of Land topic deals with countywide or macro level issues; the Community Design topic addresses issues at the neighborhood or community level (medium); and the Project Design topic addresses the parcel or project (micro) level.

## *Efficient Use of Land*

The population of Riverside County and its cities is expected to double between the years 2000 and 2020, growing by approximately 1.4 million people. Accommodating this new population and the resultant demand for housing, employment, services, and resources will be challenge enough. But balancing this growth and its demands with the desire to improve the character and lifestyle of the county is daunting. What this means is that the county must find a place to accommodate growth, provide the necessary infrastructure, services and resources, preserve a system of multi-purpose open space, and establish new communities and maintain existing communities that offer a range of lifestyle choices, from urban centers to remote rural enclaves.

> *"The County should encourage compact and transit-adaptive development on regional and community scales. The policy goal is to permit and encourage increased densities and intensities, and to reduce the land required for public infrastructure..."*
>
> *-General Plan Principles*

To achieve these often competing goals, land must be used wisely and efficiently. Direction is provided by the RCIP Vision;

*"New growth patterns no longer reflect a pattern of random sprawl. Rather, they follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework."*

In order to efficiently use land, growth must be focused into strategically located centers or into existing developed areas, thus minimizing development pressures on rural, agricultural, and open space areas. This will also help to preserve the unique rural character of the county and its rich open spaces. Grouped with this focused growth is the need to reorganize patterns of development in order to accommodate a range of uses, styles, and densities; is adaptive to transit; and is internally and externally networked to a multi-modal transportation system.

The following policies express the desire for the preferred patterns of land use in the county:

**Policies:**

LU 2.1 Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Map (Figure LU-1) and the Area Plan Land Use Maps, in accordance with the following: (AI 1, 3, 5, 9, 27, 29, 30, 41, 60, 91)

a. Provide a land use mix at the countywide and area plan levels based on projected need and supported by evaluation of impacts to the environment, economy, infrastructure, and services.

b. Accommodate a range of community types and character, from agricultural and rural enclaves to urban and suburban communities.

c. Provide for a broad range of land uses, intensities, and densities, including a range of residential, commercial, business, industry, open space, recreation, and public facilities uses.

d. Concentrate growth near community centers that provide a mixture of commercial, employment, entertainment, recreation, civic, and cultural uses to the greatest extent possible.

e. Concentrate growth near or within existing urban and suburban areas to maintain the rural and open space character of Riverside County to the greatest extent possible.

f. Site development to capitalize upon multi-modal transportation opportunities and promote compatible land use arrangements that reduce reliance on the automobile.

g. Prevent inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards.

## Community Design

The RCIP Vision states,

> *"Our communities maintain their individual distinctive qualities and character, surrounded in most cases by open space or non-intensive uses to contribute to their sense of unique identity. Community centers, gathering places, and special focal points unique to each community also aid this identity."*

This section is intended to focus on the desired aspects, at a community or neighborhood level, that help achieve the RCIP Vision and General Plan Principles. The RCIP Principles state that, "***The General Plan should promote development of a "unique community identity" in which each community exhibits a special sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas***." At this scale, policies focus on achieving compact, transit adaptive development, identifying open space separators to provide edges between communities, and enhancing or creating the distinctiveness of each community.

> *"New growth patterns no longer reflect a pattern of random sprawl. Rather, they follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas.*
>
> *Growth focus in this County is on quality, not on frustrating efforts to halt growth.*
>
> *Population growth continues and is focused where it can best be accommodated.*
>
> *Growth is well coordinated between cities and the County and they jointly influence periodic state and regional growth forecasts affecting Riverside County and its cities."*
>
> *-RCIP Vision*

**Policies:**

LU 3.1 Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Maps (Figure LU-1) and the Area Plan Land Use Maps in accordance with the following concepts: (AI 1, 3, 9, 10, 125)

a. Accommodate communities that provide a balanced mix of land uses, including employment, recreation, shopping, public facilities and housing.

b. Assist in and promote the development of infill and underutilized parcels which are located in Community Development areas, as identified on the General Plan Land Use Map.

c. Promote parcel consolidation or coordinated planning of adjacent parcels through incentive programs and planning assistance.

d. Create street and trail networks that directly connect local destinations, and that are friendly to pedestrians, equestrians, bicyclists, and others using non-motorized forms of transportation.

e. Re-plan existing urban cores and specific plans for higher density, compact development as appropriate to achieve the RCIP Vision.

f. In new towns, accommodate compact, transit-adaptive infrastructure (based on modified standards that take into account transit system facilities or street network).

g. Provide the opportunity to link communities through access to multi-modal transportation systems.

> *"We are proud of the distinctive identities that our communities now possess and cherish the sense of place that results from them. We want this sense of place and distinctiveness maintained and enhanced in our planning and development activities."*
>
> *- RCIP Vision*

LU 3.2 Use open space, greenways, recreational lands, and watercourses as community separators. (AI 25, 40, 60, 61)

LU 3.3 Promote the development and preservation of unique communities in which each community exhibits a special sense of place and quality of design. (AI 14, 30)

LU 3.4 Allow techniques, such as incentives or transfer of development credit programs or other mechanisms, to achieve more efficient use of land. (AI 9, 30)

LU 3.5 Prepare a community separators map or overlay that will illustrate the intent of the County of Riverside and its residents that Riverside County's distinctive community identities be maintained. The map should be a bubble diagram rather than attempting to delineate policy boundaries. Topographical and geographical features such as mountains, hills, rivers, and floodplains should constitute the community separators in most cases. The map should be used as a tool for Riverside County's use in inter-governmental matters, such as commenting on proposals submitted to or by LAFCO, cities, or tribal authorities. (AI 4)

> *"Incentives and the competitive need to "raise the bar" in creating communities of excellence commonly stimulate the development community to exceed the norms of development standards"*
>
> *- RCIP Vision*

## Project Design

The RCIP Vision states that,

> *"Development standards are consistently high, offset in cost by the absence of unpredictable time delays and conflict in the development review process."*

This level of policies is intended to address the importance of detail at the parcel and project level in achieving the vision for Riverside County. The individual project is the immediate manifestation of the desires to incorporate quality and innovative design techniques that help enhance the character of Riverside County and contribute to the distinctiveness of the community.

**Policies:**

LU 4.1 Require that new developments be located and designed to visually enhance, not degrade the character of the surrounding area through consideration of the following concepts: (AI 1, 3, 6, 14, 23, 24, 41, 62)

a. Compliance with the design standards of the appropriate area plan land use category.

b. Require that structures be constructed in accordance with the requirements of Riverside County's zoning, building, and other pertinent codes and regulations.

c. Require that an appropriate landscape plan be submitted and implemented for development projects subject to discretionary review.

d. Require that new development utilize drought tolerant landscaping and incorporate adequate drought-conscious irrigation systems.

e. Pursue energy efficiency through street configuration, building orientation, and landscaping to capitalize on shading and facilitate solar energy, as provided for in Title 24 Part 6 and/or Part 11, of the California Code of Regulations (CCR).

f. Incorporate water conservation techniques, such as groundwater recharge basins, use of porous pavement, drought tolerant landscaping, and water recycling, as appropriate.

g. Encourage innovative and creative design concepts.

h. Encourage the provision of public art that enhances the community's identity, which may include elements of historical significance and creative use of children's art.

i. Include consistent and well-designed signage that is integrated with the building's architectural character.

j. Provide safe and convenient vehicular access and reciprocal access between adjacent commercial uses.

k. Locate site entries and storage bays to minimize conflicts with adjacent residential neighborhoods.

l. Mitigate noise, odor, lighting, and other impacts on surrounding properties.

m. Provide and maintain landscaping in open spaces and parking lots.

n. Include extensive landscaping.

o. Preserve natural features, such as unique natural terrain, arroyos, canyons, and other drainage ways, and native vegetation, wherever possible, particularly where they provide continuity with more extensive regional systems.

p. Require that new development be designed to provide adequate space for pedestrian connectivity and access, recreational trails, vehicular access and parking, supporting functions, open space, and other pertinent elements.

q. Design parking lots and structures to be functionally and visually integrated and connected.

r. Site buildings access points along sidewalks, pedestrian areas, and bicycle routes, and include amenities that encourage pedestrian activity.

s. Establish safe and frequent pedestrian crossings.

t. Create a human-scale ground floor environment that includes public open areas that separate pedestrian space from auto traffic or where mixed, it does so with special regard to pedestrian safety.

u. Recognize open space, including hillsides, arroyos, riparian areas, and other natural features as amenities that add community identity, beauty, recreational opportunities, and monetary value to adjacent developed areas.

v. Manage wild land fire hazards in the design of development proposals located adjacent to natural open space.

LU 4.2 Require property owners to maintain structures and landscaping to a high standard of design, health, and safety through the following: (AI 5)

a. Provide proactive code enforcement activities.

b. Promote programs and work with local service organizations and educational institutions to inform residential, commercial, and industrial property owners and tenants about property maintenance methods.

c. Promote and support community and neighborhood based efforts for the maintenance, upkeep, and renovation of structures and sites.

☞ Refer to the **Multipurpose Open Space Element** for additional Historic Preservation Policies and Discussion.

LU 4.3 Create programs to ensure historic preservation. (AI 1)

LU 4.4 Encourage the appropriate interpretive use of historic or pre-historic resources for such things as educational kiosks, specially designed play equipment, or historical landscaping.

LU 4.5 Permit historically significant buildings to vary from building and zoning codes in order to maintain the historical character of Riverside County; providing that the variations do not endanger human life and buildings comply with the State Historic Building Code. (AI 1)

LU 4.6 Promote the availability of day care centers including locating such centers at or near work sites, within high density residential projects, and near transportation hubs.

## Infrastructure, Public Facilities and Service Provision

With the projected increase in population, demands on/for community facilities and infrastructure, such as roads, utilities, public safety and schools will increase. The challenge will be to correlate the provision of infrastructure, public facilities and services with these demands.

In order to ensure the correlation between growth and service provisions as well as to minimize capital and service costs, the RCIP Vision dictates that development should only occur where adequate public facilities and services are available or are planned for at the time of development. In addition, it is a expressed desire of Riverside County that those that benefit from these services and facilities bear a fair share of the cost of improvements, as illustrated in the RCIP Vision as follows:

> *"We know that community building involves significant costs. We seek sharing of benefits and costs in a proportional manner: the community should fund community-wide benefits and development related benefits should be funded by the development, all as part of an equitable overall financing strategy. We seek shared funding methods through partnerships that improve overall cost-effectiveness."*

### Senate Bill 244

Senate Bill (SB) 244 requires that counties include in their Land Use Elements identification and analysis of underserved disadvantaged unincorporated communities (DUC) within unincorporated areas and outside city spheres of influence (SOI). This information, along with the analysis of each DUC, can be found in Appendix P-2. A DUC is defined as an inhabited and unincorporated community that includes 10 or more dwelling units in close proximity or where 12 or more registered voters reside, and has an annual median household income that is 80 percent or less of the statewide median housing income. In unincorporated county areas outside of SOIs, the only type of DUC is a legacy community which is at least 50 years old. For each identified DUC, Appendix P-2 addresses any water, wastewater, stormwater drainage, and structural fire protection needs or deficiencies. An analysis of benefit assessment districts or other funding or financing alternatives that could make the extension of such services to identified communities financially feasible is included in the appendix.

**Policies:**

LU 5.1 Ensure that development does not exceed the ability to adequately provide supporting infrastructure and services, such as libraries, recreational facilities, educational and day care centers transportation systems, and fire/police/medical services. (AI 3, 4, 32, 74)

LU 5.2 Monitor the capacities of infrastructure and services in coordination with service providers, utilities, and outside agencies and jurisdictions to ensure that growth does not exceed acceptable levels of service. (AI 3, 4, 32, 74)

LU 5.3 Review all projects for consistency with individual urban water management plans (AI 3)

LU 5.4 Ensure that development and conservation land uses do not infringe upon existing essential public facilities and public utility corridors, which include county regional landfills, fee owned rights-of-way and permanent easements, whose true land use is that of public facilities. This policy will ensure that the public facilities designation governs over what otherwise may be inferred by the large-scale general plan maps. (AI 3)

A **Day Care Facility** is a facility where children, the disabled, or seniors are supervised and cared for.

## Day Care Facilities and Services

The County of Riverside strives to provide attractive, safe and well-functioning communities which offer quality public services and facilities that provide a high quality of life for all residents. A key component towards achieving this vision is the balanced distribution of services and community facilities that meet the needs of Riverside County's diverse and growing population, especially in the day care services sector. Changes in demographics and lifestyles are making day care an increasingly critical issue for parents, children, society and the economy in the county.

The intent of the following policies is to develop a comprehensive day care delivery system that builds day care services into the fabric of the local communities.

**Policies:**

LU 6.1 Provide opportunities to develop a wide range of quality day care facilities, including large and small family day care homes and public and private day care facilities. (AI 126, 127, 128)

a. Permit day care facilities where Riverside County usually permits single family residential uses except for areas designated Community Development-Heavy Industrial and Open Space designations of Mineral Resources, Conservation Habitat, Conservation, and Water and areas where day care facilities are prohibited pursuant to adopted Airport Land Use Compatibility Plans. Limit the capacity of new (or expanded capacity of existing) day care facilities in areas subject to hazards or risk that are not amenable to mitigation such as aircraft accident potential.

b. When feasible, require day care facilities in new residential, commercial, office/industrial and larger mixed use developments, except in areas where day care facilities are prohibited pursuant to adopted Airport Land Use Compatibility Plans. Limit the capacity of new (or expanded capacity of existing) day care facilities in areas subject to hazards or risks that are not amenable to mitigation such as aircraft accident potential.

c. Promote in high-need locations, especially in conjunction with schools, parks, faith-based institutions, community centers and senior centers.

LU 6.2 Encourage cities to adopt day care facility policies that are consistent with Riverside County's day care facility policies.

## Land Use Compatibility

One of the primary purposes of land use planning is to minimize the impacts certain uses have on adjacent areas. This has been traditionally accomplished by providing separation between sensitive uses and uses whose by-products may include noise, excessive traffic, odors, dust, or vibrations. For instance, a number of uses, including agriculture, industrial, commercial, landfills, mining operations, and transportation facilities, can have potentially adverse effects upon residential neighborhoods, sensitive habitat areas and schools. However, in order to achieve a more compact development pattern, improved accessibility between places of employment and residence, and improved access to transit as described in the RCIP Vision, a strict reliance on physical separations is not practical. Instead, Riverside County must require construction techniques and enforce use regulations (e.g., restrictions on hours of operations) to help mitigate these impacts and achieve these aspects of the Vision.

Compatibility is also associated with character. That is, the character of an area is often viewed in terms of the relationships between, and treatment of, the built and natural environment. The design of structures and their relationship to the surrounding natural and/or urban character plays a key role in creating the character or identity of a place.

The intent of these policies is to provide guidance regarding compatibility, including reducing negative impacts on adjacent uses and the sensitive siting and design of uses.

**Policies:**

LU 7.1 Require land uses to develop in accordance with the General Plan and area plans to ensure compatibility and minimize impacts. (AI 1, 3)

LU 7.2 Notwithstanding the Public Facilities designation, public facilities shall also be allowed in any other land use designation except for the Open Space-Conservation and Open Space- Conservation Habitat land use designations. For purposes of this policy, a public facility shall include all facilities operated by the federal government, the State of California, the County of Riverside, any special district governed by or operating within the County of Riverside or any city, and all facilities operated by any combination of these agencies.

★

It is the intent of the General Plan that new and encroaching uses shall provide a mitigation or buffer between existing uses where potential adverse impacts could occur.

LU 7.3 Consider the positive characteristics and unique features of the project site and surrounding community during the design and development process. (AI 3)

LU 7.4 Retain and enhance the integrity of existing residential, employment, agricultural, and open space areas by protecting them from encroachment of land uses that would result in impacts from noise, noxious fumes, glare, shadowing, and traffic. (AI 3)

LU 7.5 Require buffering to the extent possible between urban uses and adjacent rural/equestrian oriented land uses. (AI 3)

LU 7.6 Require buffering to the extent possible and/or the maintaining of a natural edge for proposed development directly adjacent to National Forests. (AI 3)

LU 7.7 Require buffers to the extent possible between development and watercourses, including their associated habitat.

LU 7.8 Require new developments in Fire Hazard Severity Zones to provide for a fuel clearance/modification zone, as required by the Fire Department.

LU 7.9 Require buffers between urban uses and adjacent solid waste disposal facilities.

For the purposes of the Forestry section, the following definitions apply:

**Forest Land** is defined as land supporting at least 10% native tree cover of any species, including hardwoods, under natural conditions that allows for management of one or more forest resources, including timber.

**Timber** is defined pursuant to the California Timberland Productivity Act, California Government Code section 51100 et seq.

LU 7.10 The proponent for new development proposals on forested lands with at least 10% coverage of mature conifer trees, forest land or timber in which three or more acres of forested lands will be cleared (removed) of trees must demonstrate to the County of Riverside compliance with any/all applicable state regulations regarding the protection and operation of said forest resources. As used here, the term, "native trees," shall only apply to naturally-occurring conifers growing above 5,000 feet AMSL elevation. Additionally, replacement trees for all qualifying mature trees removed must be planted at a ratio of 1:1. The replacement trees must be planted on the project site or, where that is infeasible because the entire site must be permanently cleared, on property in an acceptable alternate location, preferably nearby.

## Economic Development

According to the RCIP Vision,

> *Job growth in Riverside County has exceeded the remarkable population growth experienced during the last 20 years. This is a consequence of the natural pattern of jobs following labor force and the extensive efforts by local governments, the business community and educational institutions to stimulate and reinforce new economic activity. The effort has been aided by the fact that Riverside County offers an outstanding variety of living environments and housing choices and now enjoys a reputation as a highly desirable place for business relocation. The expansion of educational opportunities and complementary programs between education, industry, and the work force has played a significant part in this economic vitality.*

It is clear from this Vision statement that there is an intent not only to be responsive to local markets but to become an equal participant in regional, national, and international markets.

To achieve this goal, the General Plan Principles identify several necessary steps. They include stimulating a diverse economic mix, providing economic opportunities, and ensuring access capabilities to operate effectively at those economic scales. This also includes improving the relationship between jobs and housing opportunities in order to allow residents to both work and live in the county; promoting commercial and industrial development to grow and/or relocate to the county; developing employment generating land uses where most appropriate (i.e., with convenient access to multi-modal transportation options, on underutilized and/or vacant parcels in close proximity to workers); and supporting agricultural uses as an important part of Riverside County's economy and heritage.

**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. (AI 20)

LU 8.2 Promote and market the development of a variety of stable employment and business uses that provide a diversity of employment opportunities. (AI 17)

LU 8.3 Promote the development of focused employment centers rather than inefficient strip commercial development.

LU 8.4 Allow the flexibility to reevaluate the appropriateness of employment and business land use designations that are non-viable and inefficient. (AI 17, 19)

LU 8.5 Stimulate cooperative arrangements with adjacent cities, counties, regions, and states where programs and projects of mutual benefit can be undertaken. (AI 4, 18)

LU 8.6 Create practical incentives for business development, and avoid disincentives. (AI 9, 17)

LU 8.7 Promote the development and dissemination of marketing information to make business enterprises aware of the opportunities and advantages of location/expansion in Riverside County. (AI 17)

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. (AI 17, 19)

LU 8.9 Allow home enterprise and home occupation activities consistent with preserving the quality of the residential environment in which they are located.

LU 8.10 Locate job centers so they have convenient access to Riverside County's multi-modal transportation facilities.

LU 8.11 Encourage the involvement of business leaders in overall economic development strategies. (AI 17)

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.

## Open Space, Habitat and Natural Resource Preservation

Riverside County is known for its extraordinary environmental setting, which provides recreational, ecological, and scenic value. This open space, found in remote regions of the county as well as within Community Development areas, is one of the primary defining aspects of Riverside County's livability and character. In some instances, open space provides the separation between communities, helping to enhance the distinctiveness of communities in the county. The RCIP Vision states:

> *"We value the unusually rich and diverse natural environment with which we are blessed and are committed to maintaining sufficient areas of natural open space to afford the human experience of natural environments as well as sustaining the permanent viability of the unique landforms and ecosystems that define this environment."*

Poorly planned growth and development would threaten to eliminate or degrade this essential feature of the county. The Multipurpose Open Space Element addresses this issue in great detail. The policies below relate directly to preserving and enhancing open space through land use related methods. They include restrictions on development of open space, focusing urban

> *"Multipurpose regional open space and community/ neighborhood public spaces are permanent elements of the Riverside County landscape."*
>
> *-RCIP Vision*

growth, providing recreational and open space opportunities within the built environment, and achieving a balance between urban uses and open space/ habitat.

**Policies:**

LU 9.1 Provide for permanent preservation of open space lands that contain important natural resources, cultural resources, hazards, water features, watercourses including arroyos and canyons, and scenic and recreational values. (AI 10)

LU 9.2 Require that development protect environmental resources by compliance with the Multipurpose Open Space Element of the General Plan and federal and state regulations such as CEQA, NEPA, the Clean Air Act, and the Clean Water Act. (AI 3, 10)

For related policies on this topic, see the **Multipurpose Open Space Element** of the General Plan and the description of the Open Space Foundation Component in this Element.

LU 9.3 Incorporate open space, community greenbelt separators, and recreational amenities into Community Development areas in order to enhance recreational opportunities and community aesthetics, and improve the quality of life. (AI 9, 28)

LU 9.4 Allow development clustering and/or density transfers in order to preserve open space, natural resources, cultural resources, and biologically-sensitive resources. Wherever possible, development on parcels containing 100-year floodplains, blueline streams and other higher-order watercourses, and areas of steep slopes adjacent to them shall be clustered to keep development out of watercourse and adjacent steep slope areas, and to be compatible with other nearby land uses. (AI 1, 9)

LU 9.5 In conjunction with the CEQA review process, evaluate the potential for residential projects not located within existing parks and recreation districts or County Service Areas (CSAs) that provide for neighborhood and community park development and maintenance to be annexed to such districts or CSAs, and require such annexation where appropriate and feasible. (AI 3)

LU 9.6 If any area is classified by the State Geologist as an area that contains mineral deposits and is of regional or statewide significance, and Riverside County either has designated that area in its general plan as having important minerals to be protected pursuant to subdivision (a) of Section 2761 of the Surface Mining and Reclamation Act, or has otherwise not yet acted pursuant to subdivision (a), then prior to permitting a use which would threaten the potential to extract minerals in that area, Riverside County shall prepare, in conjunction with its project CEQA documentation, a statement specifying its reason for permitting the proposed use, and shall forward a copy to the State Geologist and the State Mining and Geology Board for review.

**Watercourses** include the courses of streams, rivers, creeks, whether permanent or seasonal and whether natural or channelized.

LU 9.7 Protect lands designated by the State Mining and Geology Board as being of regional or statewide significance from encroachment of incompatible land uses, such as high-density residential, low-density residential with high values, sensitive public facilities, institutions (e.g., schools, hospitals), etc., by requiring incorporation of buffer zones or visual screening into the incompatible land use.

## Fiscal Impacts

Riverside County is expected to double its population by the year 2020. Not only does this growth place an additional burden on existing services, infrastructure and facilities, but there is an ongoing need to address deteriorating facilities and infrastructure.

One of the challenges associated with this population increase will be to ensure that new growth pays for its share of public services and infrastructure, and that existing residents are not burdened with the costs of that new growth. In addition, the intent is to enhance Riverside County's long-term financial solvency.

To achieve these goals, constant diligence is necessary to monitor the level of existing services, such as police and fire, the operation and maintenance of various facilities, and staffing levels, so the County of Riverside can respond to potential changes. The County of Riverside recognizes that not every project can have a positive fiscal impact (e.g. low income housing, transit facility), but that overall the County must achieve a fiscal balance.

**Policies:**

LU 10.1 Require that new development contribute their fair share to fund infrastructure and public facilities such as police and fire facilities. (AI 3)

LU 10.2 Require a fiscal impact analysis for specific plans and major development proposals so as not to have a negative fiscal impact on the County of Riverside. (AI 3)

## Air Quality

Despite continued improvement in this area, air quality remains a serious issue throughout the county and the Southern California region, requiring continued diligence to meet state and federal air quality standards. Progress toward clean air is a challenging task. On-going solutions occur at many jurisdictional levels and through various methods. This section addresses land use related solutions that can be used to help improve air quality. The Air Quality Element addresses this topic in greater detail.

Please see the **Air Quality Element** for more detailed information and additional policies regarding this topic.

Land use distribution has a profound impact on air quality. The proliferation of residential areas and a general lack of significant job centers within the county has resulted in significant automobile congestion on the region's highway and arterial roadway system, contributing to the area's poor air quality. The RCIP Vision acknowledges this fact and seeks a new direction that is 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 intent of these policies is to provide significant areas for residential and employment-generating uses within close proximity in order to reduce commute times and ease regional congestion, and capitalize on a broadening of choices provided by the regional transportation system.

**Policies:**

LU 11.1 Provide sufficient commercial and industrial development opportunities in order to increase local employment levels and thereby minimize long-distance commuting. (AI 1, 17)

LU 11.2 Ensure adequate separation between pollution producing activities and sensitive emission receptors, such as hospitals, residences, child care centers and schools. (AI 3)

LU 11.3 Accommodate the development of community centers and concentrations of development to reduce reliance on the automobile and help improve air quality.

LU 11.4 Provide options to the automobile in communities, such as transit, bicycle and pedestrian trails, to help improve air quality.

LU 11.5 Ensure that all new developments reduce Greenhouse Gas emissions as prescribed in the Air Quality Element and Climate Action Plan.

## *Hillside Development and Slope*

Please see the **Safety Element** for additional policies regarding slope, erosion, grading, and drainage.

Natural slopes are one of Riverside County's primary aesthetic resources. Foothill and mountain areas, which are visible throughout the county, create a dramatic backdrop for local communities and help define the character of Riverside County.

Hillside areas also provide an important location for habitat as well as for certain lifestyle choices. In addition, there are public safety issues, such as slope failures, landslides, and mudslides, that occur naturally or as a result of development, grading, and landscaping.

The severity of these slopes, the ability to provide infrastructure and services (such as transportation, water, sewer, etc.), and safety considerations can drastically alter the use and development potential of individual properties. Development on hillsides within the county, where land use designations permit, will require careful siting, grading, and design in order to minimize exposure to hazards and to maintain and enhance the scenic quality of Riverside County.

**Policies:**

LU 12.1 Apply the following policies to areas where development is allowed and that contain natural slopes, canyons, or other significant elevation changes, regardless of land use designation: (AI 1, 23, 24)

a. Require that hillside development minimize alteration of the natural landforms and natural vegetation.

b. Allow development clustering to retain slopes in natural open space whenever possible.

c. Require that areas with slope be developed in a manner to minimize the hazards from erosion and slope failures.

d. Restrict development on visually significant ridgelines, canyon edges and hilltops through sensitive siting and appropriate landscaping to ensure development is visually unobtrusive.

e. Require hillside adaptive construction techniques, such as post and beam construction, and special foundations for development when the need is identified in a soils and geology report which has been accepted by the County of Riverside.

f. In areas at risk of flooding, limit grading, cut, and fill to the amount necessary to provide stable areas for structural foundations, street rights-of-way, parking facilities, and other intended uses.

## Circulation

Riverside County contains a number of transportation options, including automobile, rail and air transportation, a transit oasis system, bicycling, hiking, and walking, which serve as vital inter- and intra-regional linkages for the movement of people and goods. Rapid economic and residential growth both within and outside of the county has far outpaced the ability to provide adequate transportation facilities, resulting in increased roadway congestion and decreased air quality. Future land use arrangements and supporting multi-modal transportation systems will allow employment, service and housing opportunities in close proximity to each other, decrease the need to use the automobile for every trip, reduce roadway congestion, and improve the opportunity to use transportation alternatives safely and effectively. The following policies address land use issues related to circulation. A more detailed discussion and policy direction related to circulation can be found in the Circulation Element.

Please see the **Circulation Element** for a description of the transit oasis concept.

Please see the **Circulation Element** for more detailed information regarding this topic.

**Policies:**

LU 13.1 Provide land use arrangements that reduce reliance on the automobile and improve opportunities for pedestrian, bicycle, and transit use in order to minimize congestion and air pollution.

LU 13.2 Locate employment and service uses in areas that are easily accessible to existing or planned transportation facilities.

LU 13.3 Locate transit stations in community centers and at places of public, employment, entertainment, recreation, and residential concentrations.

LU 13.4 Incorporate safe and direct multi-modal linkages in the design and development of projects, as appropriate. (AI 24, 26, 41)

LU 13.5 Allow traffic-calming elements, such as narrow streets, curb bulbs, textured paving, and land-scaping, where appropriate.

LU 13.6 Require that adequate and accessible circulation facilities exist to meet the demands of a proposed land use. (AI 3)

LU 13.7 Review projects for consistency with Riverside County's Transportation Demand Ordinance. (AI 3)

*"The development of scenic highways will not only add to the pleasure of the residents of this State, but will also play an important role in encouraging the growth of the recreation and tourist industries upon which the economy of many areas of this State depend."*

*-The California Scenic Highway Program (SB1463), adopted 1963*

## Scenic Corridors

Riverside County contains abundant natural visual resources, including low-lying valleys, mountain ranges, rock formations, rivers, and lakes. These features are often enjoyed via Riverside County's many roadways. Due to the visual significance of many of these areas, several roadways have been officially recognized as either Eligible or Designated State or County Scenic Highways. These roadways are depicted in the Circulation Element (Figure C-9) as well as within each of the 19 area plans, where applicable. The intent of these policies is to conserve significant scenic resources along designated scenic highways for future generations and to manage development along scenic highways and corridors so as not to detract from the area's scenic quality.

**Policies:**

LU 14.1 Preserve and protect outstanding scenic vistas and visual features for the enjoyment of the traveling public. (AI 32, 79)

LU 14.2 Incorporate riding, hiking, and bicycle trails and other compatible public recreational facilities within scenic corridors. (AI 33, 41)

LU 14.3 Ensure that the design and appearance of new landscaping, structures, equipment, signs, or grading within Designated and Eligible State and County scenic highway corridors are compatible with the surrounding scenic setting or environment. (AI 3, 32, 39)

LU 14.4 Maintain an appropriate setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways based on local surrounding development, topography, and other conditions. (AI 3)

LU 14.5 Require new or relocated electric or communication distribution lines, which would be visible from Designated and Eligible State and County Scenic Highways, to be placed underground. (AI 3, 32)

Please see the Multipurpose Open Space Element and the Circulation Element for additional policies regarding scenic corridors and highways.

LU 14.6 Prohibit offsite outdoor advertising displays that are visible from Designated and Eligible State and County Scenic Highways. (AI 3,79)

LU 14.7 Require that the size, height, and type of on-premises signs visible from Designated and Eligible State and County Scenic Highways be the minimum necessary for identification. The design, materials, color, and location of the signs shall blend with the environment, utilizing natural materials where possible. (AI 3)

LU 14.8 Avoid the blocking of public views by solid walls. (AI 3)

## Airports

Airports in Riverside County provide an important function for passengers as well as benefit local and regional economies. Future population increases will create an additional demand for air transportation. In order to ensure the orderly expansion of airports and the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards within areas around public airports (to the extent that these areas are not already devoted to incompatible uses) the State of California has adopted the Airport Land Use Law, Public Utilities Code Sections 21670-21679.5. This General Plan is intended to implement and be consistent with the purposes of the Airport Land Use Law.

The Airport Land Use Law provides for the creation of the Riverside County Airport Land Use Commission (ALUC) and the adoption of airport land use compatibility plans by the Commission to assist the County of Riverside and affected cities in land use planning in the vicinity of public use airports located in the county. The Commission has adopted airport land use compatibility plans for airports in the County, and each of those plans, as presently adopted, is included in Appendix L-1 and incorporated by reference. For a summary of those plans, refer to the appropriate Area Plan's Airport Influence Area section for the airport in question (See Reference Table).

> *"Airports serving the County are tied into the regional air transportation system and operate as an efficient and convenient transportation mode to accommodate the traveling needs of the people and move selected goods quickly in the highly competitive international marketplace."*
>
> *-RCIP Vision*

**Policies:**

LU 15.1 Allow airport facilities to continue operating in order to meet existing and future needs respecting potential noise and safety impacts.

LU 15.2 Review all proposed projects and require consistency with any applicable airport land use compatibility plan as set forth in Appendix I-1 and as summarized in the Area Plan's Airport Influence Area section for the airport in question. (AI 3)

LU 15.3 Review all subsequent amendments to any airport land use compatibility plan and either amend the General Plan to be consistent with the compatibility plan or overrule the Airport Land Use Commission as provided by law (Government Code Section 65302.3). (AI 3)

LU 15.4 Prior to the adoption or amendment of the General Plan or any specific plan, or the adoption or amendment of a zoning ordinance or building regulation within the Airport Influence Area of any airport land use compatibility plan, refer such proposed actions to the ALUC for review and determination as provided by the Airport Land Use Law. (AI 3)

LU 15.5 If the General Plan has not been found consistent with the applicable Airport Land Use Compatibility Plan (ALUCP), and the County of Riverside has not overruled the ALUC, refer all actions, regulations, or permits within the Airport Influence Area to the ALUC for review and determination as provided by the Airport Land Use Law.

LU 15.6 If the General Plan has been found consistent with the applicable ALUCP, the County of Riverside may elect to voluntarily submit proposed actions, regulations, or permits to the ALUC for an advisory review if:

a. There is a question as to the purpose, intent or interpretation of an ALUCP; or

b. Assistance is needed in airport land use matters.

LU 15.7 Allow the use of development clustering and/or density transfers to meet airport compatibility requirements as set forth in the applicable airport land use compatibility plan. (AI 3)

LU 15.8 In accordance with FAA criteria, avoid locating sanitary landfills and other land uses that are artificial attractors of birds within 10,000 feet of any runway used by turbine-powered aircraft and within 5,000 feet of other runways. Also avoid locating attractors of other wildlife that can be hazardous to aircraft operations in locations adjacent to airports. (AI 3)

LU 15.9 Ensure that no structures or activities encroach upon or adversely affect the use of navigable airspace. (AI 3)

**Table LU-3**
**Relationship of ALUC Compatibility Plans to County Area Plans**

| Riverside County General Plan | Compatibility Plan | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Banning Municipal 2004 | Blythe 2004 | Bermuda Dunes 2004 | Chino ** 2008 | Chiriaco Summit 2004 | Corona Municipal 2004 | Jacqueline Cochran 2005 | Flabob 2004 | French Valley 2007 | Hemet-Ryan 1992 | March Joint ARB | Palm Springs International 2005 | Riverside Municipal 2005 | Perris Valley* Airport 2011 |
| **Area Plans, Volume 1** | | | | | | | | | | | | | | |
| Eastvale | | | | X | | | | | | | | | | |
| Elsinore | | | | | | | | | | | | | | |
| Harvest Valley / Winchester | | | | | | | | | | X | X | | | |
| Highgrove | | | | | | | | | | | X | | | |
| Jurupa | | | | | | | | X | | | | | X | |
| Lake Mathews / Woodcrest | | | | | | | | | | | X | | | |
| Mead Valley | | | | | | | | | | | X | | | * |
| Southwest | | | | | | | | | X | | | | | |
| Sun City / Menifee Valley | | | | | | | | | | | | | | * |
| Temescal Canyon | | | | | | X | | | | | | | | |
| **Area Plans, Volume 2** | | | | | | | | | | | | | | |
| Desert Center | | | | | | | | | | | | | | |
| Eastern Coachella Valley | | | | | X | | X | | | | | | | |
| Lakeview / Nuevo | | | | | | | | | | | X | | | |
| Palo Verde | | X | | | | | | | | | | | | |
| Reche Canyon / Badlands | | | | | | | | | | | X | | | |
| Riverside Extended Mountain | | | | | | | | | | | | | | |
| San Jacinto Valley | | | | | | | | | | X | | | | |
| The Pass | X | | | | | | | | | | | | | |
| Western Coachella Valley | | | X | | | | | | | | | X | | |

*No unincorporated areas affected.
** Located in San Bernardino County, but affects portions of Riverside County.

## *Wind Energy Resources*

Energy resources provide the power necessary to operate and maintain the quality of life enjoyed by most Riverside County residents. Wind energy resources are among the beneficial energy resources located in Riverside County; development of wind resources provides economic and revenue advantages to the County of Riverside. Many types of wind energy power generating facilities are present or will be built within the life span of the General Plan; however, the potential aesthetic, land use, noise, and ecology issues associated with the development of wind turbines necessitates adequate policy direction in order to ensure the continuation of the quality of life in the county. Wind turbines, also referred to as Wind Energy Conversion Systems (WECS), should generally be located away from natural hazards, critical habitat and community development type land uses. Nonetheless, wind turbines have an essential role as electric power generators, and, consistent with these polices may be constructed and maintained in areas proven to have a wind resource.

**Policies:**

LU 16.1 Prohibit commercial wind turbines within the Rural Community Foundation Component areas and within the Rural Residential land use designation. Prohibit commercial wind turbines within the Community Development Foundation Category, except within the areas designated Public Facilities (Edom Hill and the area around Devers Substation) within the mapped Policy Area providing for wind energy development in the Western Coachella Valley Area Plan. (AI 3)

LU 16.2 Require wind turbines to address through project design the alignments of multipurpose trails as designated on Figure of the Circulation Element. (AI 3)

LU 16.3 Require wind turbines to address through project design Riverside County Regional Parks and sensitive environmental areas. Setbacks will be determined on a project by project basis. (AI 3)

LU 16.4 Except in unusual circumstances, no wind turbines shall be sited on lands in excess of 25% of slope. (AI 3)

These guidelines provide design and modification of poles, cross arms, and wire placements to effect adequate separation of energized hardware; insulation of wires and other hardware where sufficient separation cannot be attained; and management of eagle perching. In addition, all transmission lines facilities should avoid crossing ridge tops to avoid bird and tower line collisions.

LU 16.5 Except in unusual circumstances, restrict lands in excess of 25% of slope from uses associated with wind turbine development, such as access roads, except in specific instances where site-specific investigation indicates that no adverse impacts or increased hazard would result, and that visual impacts can be mitigated. (AI 3)

LU 16.6 Prohibit wind turbines located on top of earthquake faults or lineaments. (AI 3)

LU 16.7 Geotechnical considerations, such as potential landslides and mudflows, shall be reviewed with all commercial wind energy developments. Geotechnical reports submitted for review shall adequately address avoidance of hazards and, if avoidance is not feasible, propose mitigation according to good engineering practices. (AI 3)

LU 16.8 Wildlife and natural vegetation impacts of proposed commercial wind turbine development shall be considered, including endangered species avoidance and mitigation, bird migration flyways, and may include appropriate consultation with state and federal wildlife agencies. (AI 3)

LU 16.9 Restrict placement of commercial wind turbine arrays within 2,000 feet of residential development for arrays with 10 or fewer wind turbines and restrict placement of commercial wind turbine arrays within 3,000 feet or greater of residential development for arrays with more than 10 wind turbines, unless the applicant supplies documentation that the machines are designed according to proven engineering practices and will not violate applicable County of Riverside noise standards including excessive low frequency or pure tone noise. (AI 3)

LU 16.10 Require wind turbines to operate at less than 65 dBA and not more than 60 dBA when installed adjacent to noise-sensitive land uses. (AI 3)

LU 16.11 Ensure that site designs and operation provide for adequate security and safety to lessen the possibilities and impacts of accidents, vandalism, and environmental hazards. (AI 3)

LU 16.12 Require the design and location of commercial wind energy developments to mitigate visual impacts. Issues which may be included in the review may be, but are not necessarily limited to, the following list, depending on turbine types, densities, and sitting: (AI 3)

a. Color of turbines;

b. Location and design of associated facilities such as roads, fencing, non Public Utilities Commission regulated utility lines, substations and maintenance buildings to minimize intrusion or disruption of the landscape;

c. Minimizing of disturbed ground and roadway, and restoring of the surface to natural vegetation;

d. Prohibition of brand names or advertising associated with wind turbines visible from any scenic highways or key viewpoints;

e. Need for interpretation and/or visitors center located at the end of the view shed of turbines.

LU 16.13 Require design measures for commercial wind energy development on sites near official or eligible State or County Scenic Highways designated (Figure C-9, Circulation Element) by Riverside County, and sites within those areas identified as "critical" and "very critical" by Environment Impact Report No. 158. Issues which may be included in the review may be, but are not necessarily limited to, the following list, depending on turbine types, densities, and sitting: (AI 3)

a. Except in unusual circumstances, no wind turbine will be sited on slopes in excess of 25%; the purpose of this standard is to prevent disturbance and degradation of landforms, and visual scarring by cut and fill, side casting, retaining walls, trenching, and vegetation removal; avoid skyline and ridgeline location.

b. Wind turbines should be set back from scenic highways and viewpoints; set back individual turbines far enough from scenic highways and key viewpoints so they do not obscure or

overwhelm distinctive skylines; set back large turbines from small important landmarks so that they do not overwhelm the landform.

c. Coordinate color schemes for all developments; avoid mixing colors within a particular array unless to subordinate a particular turbine type or to provide safety markings; limit use of color patterns as accent for key clusters or individual turbines; consider aviation safety coloration and lighting as may be required by the FAA.

### Solar Energy Resources

LU 17.1 Permit and encourage solar energy systems as an accessory use to any residential, commercial, industrial, mining, agricultural or public use.

LU 17.2 Permit and encourage, in an environmentally and fiscally responsible manner, the development of renewable energy resources and related infrastructure, including but not limited to, the development of solar power plants in the County of Riverside.

### Water Conservation and Water-Efficient Landscaping

Riverside County's supply of water is limited by its arid climate, agricultural practices, projected population growth, and dependence on imported water. Despite an ever-increasing water demand, the availability of imported water has been reduced due to environmental regulations and drought. In some areas within Riverside County, contamination from natural or manufactured sources has reduced groundwater quality such that its use requires treatment. Management of the amount of water available (local and imported) and its quality, is an important response to the gap between supply and demand in Riverside County.

The most effective approach to conserving water resources must begin with implementing effective new water-efficient landscaping practices. Approximately 60% to 70% of a residential site's water consumption is spent irrigating landscape ill-suited to the Riverside County region. Similarly, approximately 50% of water used at commercial sites is spent on landscaping.

There is wide-spread consensus that the use of certain plant materials and landscaping practices can significantly reduce water consumption. New, efficient irrigation components are available through smaller irrigation establishments but they have not replaced their inefficient predecessors within the larger home improvement centers. Similarly, few nurseries carry a wide variety or quantity of drought tolerant plants.

On December 17, 2006, the Riverside County Board of Supervisors adopted Ordinance No. 859. This ordinance required that new development reduce its water demand for landscape by at least 20%. Desert water districts require that landscape plans demonstrate a 50% reduction. Riverside County Ordinance No. 859 requires the use of state-of-the-art water-efficient irrigation components, landscaping practices, and plant types designed to better suit the climatic and environmental conditions of the Inland Empire.

The County of Riverside has joined with local water agencies and other interest groups to form the Riverside County Water Task Force. The mission of the Task Force is to "ensure reliability, sustainability, and quality of the water resources within Riverside County through stakeholder communication and collaboration." The Task Force tracks and responds to legislation concerning water supply issues and is involved in seeking solutions to the endangered species concerns that limit the pumping of State Water Project water to Southern California. Additionally, the Water

Task Force is developing a Local Model Water-Efficient Landscape Ordinance that will enhance Riverside County's Ordinance No. 859 and bring it into compliance with the state's standards as reflected in AB1881.

Local water agencies such as Western Municipal Water District, Eastern Municipal Water District, Coachella Valley Water District, Desert Water Agency, Rancho California Water District and others are changing their core business models to reflect water efficient practices. Similarly, public agencies such as the County of Riverside must take similar action and incorporate water-efficiency measures into its land use actions.

**Policies**

LU 18.1 **Ensure compliance with Riverside County's water-efficient landscape policies.** Ensure that projects seeking discretionary permits and/or approvals develop and implement landscaping plans prepared in accordance with the Water-Efficient Landscape Ordinance (Ordinance No. 859), the County of Riverside Guide to California Friendly Landscaping and Riverside County's California Friendly Plant List. Ensure that irrigation plans for all new development incorporate weather based controllers and utilize state-of-the-art water-efficient irrigation components.

LU 18.2 **Minimize use of turf.** Minimize the use of natural turf in landscape medians, front-yard typical designs, parkways, other common areas, etc. and use drought tolerant planting options, mulch, or a combination thereof as a substitute. Limit the use of natural turf to those areas that serve a functional recreational element. Incorporate other aesthetic design elements such as boulders, stamped concrete, pavers, flagstone, decomposed granite, manufactured rock products to enhance visual interest and impact.

LU 18.3 **Design and field check irrigation plans to reduce run-off.** Emphasize the use of subsurface irrigation techniques for landscape areas adjoining non-permeable hardscape. Utilize subsurface irrigation or other low volume irrigation technology in association with long, narrow, or irregularly shaped turf areas. Minimize use of irregularly shaped turf areas.

LU 18.4 **Coordinate Riverside County water-efficiency efforts with those of local water agencies.** Support local water agencies' water conservation efforts.

LU 18.5 **Emphasize and expand the use of recycled water in conjunction with local water agencies.** Recycled water determined to be available pursuant to Section 13550 of the California State Water Code shall be used for appropriate non-potable uses whenever it: a) provides a beneficial use to the customer; b) is economically and technically feasible; c) is consistent with applicable regulatory requirements; and d) is in the best interests of public health, safety, and welfare. With the exception of non-common areas of single-family home residential developments, all other irrigation systems must be designed and installed to accommodate the current or future use of recycled water for irrigation. If no recycled water availability exists or is imminent in the vicinity of a project (as determined by prevailing water agency), all subsurface piping shall be installed as "recycled water ready" to reduce future retrofit costs. Such irrigation plans shall be developed in accordance with standards and policies of the applicable recycled water purveyor. Recycled water systems shall be designed to meet regulatory requirements of the California Department of Public Health and the local recycled water purveyor.

LU 18.6 **Encourage Public Participation in Water Conservation Efforts.** More outreach is needed to change the public perception of water-efficient landscaping and the design/care of such landscapes as they are a departure from that "green" paradigm with which many Riverside County residents are familiar. To achieve this objective the County of Riverside will:

a. Develop tools designed to assist landowners with converting to attractive, drought tolerant landscapes.

b. Participate in outreach efforts designed to educate the developers, landscape personnel, nurseries, retail establishments, and the public on water-efficient landscaping and wise water-use programs.

c. Promote the use of drought tolerant plants and irrigation components.

### *Density Transfers*

Density transfers for residential dwelling units are an important tool for implementing several goals of Riverside County's General Plan, including open space preservation, cultural resource preservation, the provision of community separators, and rural lands preservation. Additionally, for the Western Riverside County Multiple Species Habitat Conservation Plan (WRC MSHCP), density transfers will be an important tool in helping to assemble the Plan's reserve system. The County of Riverside is working with community stakeholders to develop policies to implement a program to enable and encourage transfers of density that implement the goals described above. The policies will also be designed to be implemented in conjunction with the Incentives System (Administration Element: Page A-16). When completed, the density transfer policies will be considered for incorporation into the General Plan.

LU 19.1 Where appropriate, use any adopted Density Transfer Program to help implement Rural Village Overlay Study Areas and the Multi-Species Habitat Conservation Program.

## Land Use Designation Policies

The following section describes the General Plan Foundation Components and area plan land use designations system and provides guidance for appropriate development within each land use category as depicted on both the General Plan (Figure LU-1) and area plan land use maps.

Land use designations are organized in a two-tiered hierarchy as shown below on the Land Use Designation Key: General Plan Foundation Components and Area Plan land use designations. The General Plan Foundation Components describe the overall nature and intent of each of the five General Plan land uses: Agriculture, Rural, Rural Community, Open Space, and Community Development. These Foundation Components are general in nature and do not determine the specific land use on individual properties located within the boundaries of the Area Plans. Instead, parcel-specific land uses are located on the individual area plan land use maps. These Foundation Components are further subdivided into the Area Plan land use designations shown on Figure LU-5, each containing a specific description of allowable uses and development standards.

**Figure LU- 5 Land Use Designation Key**

| Foundation Component | Area Plan Designation | |
|---|---|---|
| Agriculture | Agriculture | |
| Rural | Rural Residential (5 acre min. lot size)<br>Rural Mountainous (10 acre min. lot size)<br>Rural Desert (10 acre min, lot size) | |
| Rural Community | Estate Density Residential (2 acre min. lot size)<br>Very Low Density Residential (1 acre min. lot size)<br>Low Density Residential (one-half acre min. lot size) | |
| Open Space | Open Space-Conservation<br>Open Space-Conservation Habitat<br>Open Space-Recreation | Open Space-Rural<br>Open Space-Water<br>Open Space-Mineral Resources |
| Community Development | Estate Density Residential (2 acre min. lot size)<br>Very Low Density Residential (1 acre min. lot size)<br>Low Density Residential (one-half acre min. lot size)<br>Medium Density Residential (2-5 units per acre)<br>Medium High Density Residential (5-8 units per acre)<br>High Density Residential (8-14 units per acre)<br>Very High Density Residential (14-20 units per acre)<br>Highest Density Residential (20-plus units per acre)<br>Commercial Retail | Commercial Tourist<br>Commercial Office<br>Community Center<br>Light Industrial<br>Heavy Industrial<br>Business Park<br>Public Facilities<br>Mixed Use Area |

The Land Use Designations Summary Table (Table LU-4) provides intensity/density standards and allowable land uses for each land use category. A detailed description of the land use designations, associated policies and development standards follows this table. For land use designations permitting residential uses at densities at or less than 2 dwelling units per acre, typical representative minimum lot sizes are also displayed to provide the reader with a conceptual understanding of what types of lot patterns can occur resulting from development in these designations. The table is not intended to imply that there is a minimum lot size requirement associated with any land use designation. However, minimum lot size requirements do apply in some circumstances elsewhere in the General Plan in conjunction with clustering policies, policy areas, etc.

All references to acreage or acres in this Element regarding density, unless otherwise specified, refer to gross acreage.

Standards of population density for residential uses can be derived for each residential land use category by multiplying the maximum allowable number of dwelling units per gross acre (du/ac) for the category by the average number of persons per dwelling unit assumed for the residential designations (Table LU-5). The persons per dwelling unit standard used for each area plan varies. These standards are described in Appendix E-1, Socioeconomic Buildout Assumptions and Methodology. Standards of population density for nonresidential uses can be derived by multiplying one gross acre (43,560 square feet) by the net acreage factor of 0.75 (0.80 for light industrial uses); then by the applicable Floor Area Ratio (FAR, or gross building area of all floors divided by lot area); and then dividing by the assumed square foot per employee factor. The assumed average square footage of non-residential building floor area per employee varies among the non-residential land use designations, and is described in Appendix E-1, Socioeconomic Buildout Assumptions and Methodology.

**Table LU-4**
**Land Use Designations Summary**

| Foundation Component | Area Plan Land Use Designation | Building Intensity Range (du/ac or FAR) [1,2,3,4,5] | Notes |
|---|---|---|---|
| **Agriculture** | Agriculture (AG) | 10 ac min. | • Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses.<br>• One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay. |
| **Rural** | Rural Residential (RR) | 5 ac min. | • Single-family residences with a minimum lot size of 5 acres.<br>• Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses. |
| | Rural Mountainous (RM) | 10 ac min. | • Single-family residential uses with a minimum lot size of 10 acres.<br>• Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater.<br>• Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses. |
| | Rural Desert (RD) | 10 ac min. | • Single-family residential uses with a minimum lot size of 10 acres.<br>• Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses. |
| **Rural Community** | Estate Density Residential (RC-EDR) | 2 ac min. | • Single-family detached residences on large parcels of 2 to 5 acres.<br>• Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged. |
| | Very Low Density Residential (RC-VLDR) | 1 ac min. | • Single-family detached residences on large parcels of 1 to 2 acres.<br>• Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged. |
| | Low Density Residential (RC-LDR) | 0.5 ac min. | • Single-family detached residences on large parcels of 0.5 to 1 acre.<br>• Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged. |
| **Open Space** | Conservation (C) | N/A | • The protection of open space for natural hazard protection, cultural preservation, and natural and scenic resource preservation. Existing agriculture is permitted. |
| | Conservation Habitat (CH) | N/A | • Applies to public and private lands conserved and managed in accordance with adopted Multiple Species Habitat and other Conservation Plans and in accordance with related Riverside County policies. |
| | Water (W) | N/A | • Includes bodies of water and natural or artificial drainage corridors.<br>• Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained. |
| | Recreation (R) | N/A | • Recreational uses including parks, trails, athletic fields, and golf courses.<br>• Neighborhood parks are permitted within residential land uses. |
| | Rural (RUR) | 20 ac min. | • One single-family residence allowed per 20 acres.<br>• Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected. |
| | Mineral Resources (Min) | N/A | • Mineral extraction and processing facilities.<br>• Areas held in reserve for future mineral extraction and processing. |

**Table LU-4, continued**

| Foundation Component | Area Plan Land Use Designation | Building Intensity Range (du/ac or FAR) [1,2,3,4,5] | Notes |
|---|---|---|---|
| Community Development | Estate Density Residential (EDR) | 2 ac min. | • Single-family detached residences on large parcels of 2 to 5 acres.<br>• Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. |
| | Very Low Density Residential (VLDR) | 1 ac min. | • Single-family detached residences on large parcels of 1 to 2 acres.<br>• Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. |
| | Low Density Residential (LDR) | 0.5 ac min. | • Single-family detached residences on large parcels of 0.5 to 1 acre.<br>• Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. |
| | Medium Density Residential (MDR) | 2 - 5 du/ac | • Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre.<br>• Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.<br>• Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed. |
| | Medium High Density Residential (MHDR) | 5 - 8 du/ac | • Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre.<br>• Lot sizes range from 4,000 to 6,500 sq. ft. |
| | High Density Residential (HDR) | 8 - 14 du/ac | • Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes. |
| | Very High Density Residential (VHDR) | 14 - 20 du/ac | • Single-family attached residences and multi-family dwellings. |
| | Highest Density Residential (HHDR) | 14-60 du/ac | • Multi-family dwellings, includes apartments and condominium.<br>• Multi-storied (3-plus) structures are allowed. |
| | Commercial Retail (CR) | 0.20 - 0.35 FAR | • Local and regional serving retail and service uses. The amount of land designated for Commercial Retail exceeds that amount anticipated to be necessary to serve Riverside County's population at build out. Once build out of Commercial Retail reaches the 40% level within any Area Plan, additional studies will be required before CR development beyond the 40 % will be permitted. |
| | Commercial Tourist (CT) | 0.20 - 0.35 FAR | • Tourist related commercial including hotels, golf courses, and recreation/amusement activities. |
| | Commercial Office (CO) | 0.35 - 1.0 FAR | • Variety of office related uses including financial, legal, insurance and other office services. |
| | Light Industrial (LI) | 0.25 - 0.60 FAR | • Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses. |
| | Heavy Industrial (HI) | 0.15 - 0.50 FAR | • More intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances. |
| Community Development | Business Park (BP) | 0.25 - 0.60 FAR | • Employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses. |
| | Public Facilities (PF) | ≤ 0.60 FAR | • Civic uses such as County of Riverside administrative buildings and schools. |
| | Community Center (CC) | 5 - 40 du/ac<br>0.10 - 0.3 FAR | • Includes combination of small-lot single family residences, multi-family residences, commercial retail, office, business park uses, civic uses, transit facilities, and recreational open space within a unified planned development area. This also includes Community Centers in adopted specific plans. |

**Table LU-4, continued**

| Foundation Component | Area Plan Land Use Designation | Building Intensity Range (du/ac or FAR) [1,2,3,4,5] | Notes |
|---|---|---|---|
| | Mixed Use Area | | • This designation is applied to areas outside of Community Centers. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned. |
| **Overlays and Policy Areas**<br>Overlays and Policy Areas are not considered a Foundation Component. Overlays and Policy Areas address local conditions and can be applied in any Foundation Component. The specific details and development characteristics of each Policy Area and Overlay are contained in the appropriate Area Plan. Tables included in General Plan Appendix E-1 provide additional specification for each of these types of planning instruments. | | | |
| Community Development Overlay (CDO) | | | • Allows Community Development land use designations to be applied through General Plan Amendments within specified areas within Rural, Rural Community, Agriculture, or Open Space Foundation Component areas. Specific policies related to each Community Development Overlay are contained in the appropriate Area Plan. |
| Community Center Overlay (CCO) | | | • Allows for either a Community Center or the underlying designated land use to be developed. |
| Rural Village Overlay (RVO) and Rural Village Overlay Study Area (RVOSA) | | | • The Rural Village Overlay allows a concentration of residential and local-serving commercial uses within areas of rural character.<br>• The Rural Village Overlay allows uses and maximum densities/intensities from the Medium Density Residential, Medium-High Density Residential and Commercial Retail land use designations.<br>• In rural villages identified as Rural Village Overlay Study Areas, the final boundaries and specific land use designations will be determined at a later date based on further study. |
| Historic District Overlay (HDO) | | | • This overlay allows for specific protections, land uses, the application of the Historic Building Code, and consideration for contributing elements to the District. |
| Specific Community Development Designation Overlay | | | • Permits flexibility in land uses designations to account for local conditions. Consult the applicable Area Plan text for details. |
| Policy Areas | | | • Policy Areas are specific geographic districts that contain unique characteristics that merit detailed attention and focused policies. These policies may impact the underlying land use designations. At the Area Plan level, Policy Areas accommodate several locally specific land use designations, such as the Cherry Valley Policy Area (The Pass Area Plan), or the Highway 79 Policy Area (Sun City/Menifee Valley Area Plan). Consult the applicable Area Plan text for details. |

NOTES:
1 FAR = Floor Area Ratio, which is the measurement of the amount of non-residential building square footage in relation to the size of the lot. Du/ac = dwelling units per acre, which is the measurement of the amount of residential units in a given acre.
2 The building intensity range noted is exclusive, that is the range noted provides a minimum and maximum building intensity.
3 Clustering is encouraged in all residential designations. The allowable density of a particular land use designation may be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The rest of the site would then be preserved as open space or a use compatible with open space (e.g., agriculture, pasture or wildlife habitat). Within the Rural Foundation Component and Rural Designation of the Open Space Foundation Component, the allowable density may be clustered as long as no lot is smaller than 0.5 acres. This 0.5-acre minimum lot size also applies to the Rural Community Development Foundation Component. However, for sites adjacent to Community Development Foundation Component areas, 10,000 square foot minimum lots are allowed. The clustered areas would be a mix of 10,000-square-foot and 0.5-acre lots. In such cases, larger lots or open space would be required near the project boundary with Rural Community and Rural Foundation Component areas.
4 The minimum lot size required for each permanent structure with plumbing fixtures utilizing an onsite wastewater treatment system to handle its wastewater is 0.5 acres per structure.
5 All references to acreage or acres in this Element regarding density, unless otherwise specified, refer to gross acreage.
HHDR was updated to 14 - 40 du/ac to be consistent with Housing Element 2021-2029 (09/28/21

**Table LU-5**
**Population per Square Mile**

| Area Plan Designation | Population per Square Mile | |
|---|---|---|
| | Western County Area Plans | Eastern County Area Plans |
| Open Space-Rural | 43 | 50 |
| Agriculture, Rural Mountainous, Rural Desert | 91 | 116 |
| Rural Residential | 267 | 250 |
| Estate Density Residential | 637 | 683 |
| Very Low Density Residential | 1,475 | 1,442 |
| Low Density Residential | 3,068 | 3,714 |
| Medium Density Residential | 6,611 | 6,647 |
| Medium High Density Residential | 12,936 | 17,832 |
| High Density Residential | 21,171 | 25,462 |
| Very High Density Residential | 25,962 | 41,812 |
| Highest Density Residential/Community Center | 66,414 | 98,645 |

Please see the **Multipurpose Open Space Element** for additional policies regarding agricultural uses.

## Agriculture

One of Riverside County's most important land uses in terms of historic character and economic strength is widespread and diverse agriculture lands. Agriculture production is one of the largest industries in terms of dollar value in the county and competes successfully in the global economy. It is clear that agricultural uses provide important employment opportunities for many Riverside County residents. Agricultural uses also preserve a lifestyle choice that is synonymous with a part of Riverside County's history and character. In fact, it is agriculture that defines the unique character of many communities in Riverside County, and helps to define the edges of and provide separation between developed areas. Many people are drawn to Riverside County for the very character that agricultural uses provide and there is a solid commitment to ensuring that these uses remain an integral part of Riverside County's future. The importance of agricultural uses and the sensitivity of development in and around agricultural areas is reflected in the RCIP Vision:

> *"Agricultural land that remains economically viable, either as a permanent or temporary economic resource, is well protected by policies, ordinances and design regulations applicable to new development that may be planned nearby."*

However, as mentioned in this Vision Statement, there is a potential for agricultural uses to conflict with adjacent uses. This is due to mounting growth pressures near and within significant agricultural regions. Many existing agricultural areas have been or are in danger of being encroached upon by uses that are negatively impacted by some agricultural operations, such as residences and schools. As agricultural lands become less productive or are encroached upon, there is a danger of these uses becoming less economically viable, becoming subdivided, or converting to other uses. The acknowledgment of pressures upon agricultural areas and the desire to continue this use is evident in the following statement from the RCIP Vision:

> *"Agriculture remains a strong component of the County's economy. Even though some agricultural land has been urbanized, there has also been expansion in other locations. The place of agriculture in the community remains strong and conflicts between agricultural operations and nearby development are rare. The Riverside County agricultural industry is a strong competitor in the global agricultural market.*

The intent of the General Plan Agriculture Foundation Component and associated policies is to identify and preserve areas where agricultural uses are the long term desirable use, as stated in the General Plan Principles; "***Provide for the continued and even expanded production of agricultural products by conserving areas appropriate for agriculture and related infrastructure and supporting services.***" In addition, the intent of these policies is to minimize the conflicts between agricultural and urban/suburban uses.

It is the expressed intent of this General Plan that new uses encroaching upon existing agricultural operations shall provide some type of buffering to mitigate any compatibility issues.

## Agriculture Area Plan Designation

As shown on the Land Use Designation Key (Figure LU-5), the Agriculture Foundation Component consists of one area plan land use designation of the same name.

***Agriculture (AG) -*** The Agriculture land use designation has been established to help conserve productive agricultural lands within the county. These include row crops, nurseries, citrus groves and vineyards, dairies, ranches, poultry and hog farms, and other agricultural related uses. Areas designated for Agriculture generally lack an infrastructure that is supportive of urban development.

Residential density is permitted at one dwelling unit per parcel provided that the parcel is 10 acres in size or larger. An additional dwelling unit may be allowed for each additional 10 acres being farmed for use by the owner, operator or employees, up to five total dwelling units per parcel. Additional dwellings for farm worker housing may be permitted as described below.

Agricultural uses that exist on land designated for other land uses, such as residential, are allowed to continue as set forth in policy LU 1.1. It is upon a change from agriculture to another use or new development that the underlying land use designation would apply.

**Policies:**

The following policies apply to properties designated as Agriculture on the General Plan and area plan land use maps.

LU 20.1 Encourage retaining agriculturally designated lands where agricultural activity can be sustained at an operational scale, where it accommodates lifestyle choice, and in locations where impacts to and from potentially incompatible uses, such as residential uses, are minimized, through incentives such as tax credits.

LU 20.2 Protect agricultural uses, including those with industrial characteristics (dairies, poultry, hog farms, etc.) by discouraging inappropriate land division in the immediate proximity and allowing only uses and intensities that are compatible with agricultural uses. (AI 3)

LU 20.3 Permit farm-workers housing as an interim land use under the following circumstances: (AI 31)

a. The area in which the proposal is located appears to be predominantly agricultural in nature and does not appear it will change in the near future.

**Farm worker housing** includes mobile home or travel trailer park for rental by agricultural workers wherein not less than 80% of the trailer sites are restricted to rental by migrant agricultural workers, as defined by County Ordinance No. 348, for a period of time not to exceed nine months in any twelve month period. The remainder of the sites are restricted to rental by permanent agricultural workers, and occupancy by the owner or operator of the trailer park.

**Riverside County Ordinance No. 625, the Right-to-Farm Ordinance:** the intent of this ordinance is to reduce the loss of agricultural resources by limiting the circumstances under which agricultural operations may be deemed to constitute a nuisance.

b. The proposal is an interim use (5 to 10 years) and will not substantially affect the existing character of the area.

c. Adequate infrastructure exists in the area to ensure safe, sound, and decent housing for farm workers.

d. The proposal will not create any significant land use incompatibilities.

e. The proposal will not jeopardize public health, safety, and welfare.

LU 20.4 Encourage conservation of productive agricultural lands. Preserve prime agricultural lands for high-value crop production.

LU 20.5 Continue to participate in the California Land Conservation Act (the Williamson Act) of 1965.

LU 20.6 Require consideration of state agricultural land classification specifications when a 2.5-year Agriculture Foundation amendment to the General Plan is reviewed that would result in a shift from an agricultural to a non-agricultural use. (AI 8)

LU 20.7 Adhere to Riverside County's Right-to-Farm Ordinance.

LU 20.8 Encourage educational and incentive programs in coordination with the Riverside County Agricultural Commissioner's Office, the University of California Cooperative Extension Service, and the Riverside County Farm Bureau, that convey the importance of conserving watercourses and their associated habitat, as well as protective buffers for domestic and farm livestock grazing.

LU 20.9 Weigh the economic benefits of surface mining with the preservation/conservation of agriculture when considering mineral excavation proposals on land classified for agricultural uses.

LU 20.10 Allow agriculturally related retail uses such as feed stores and permanent produce stands in all areas and land use designations. It is not the County's intent pursuant to this policy to subject agricultural related uses to any discretionary permit requirements other than those in existence at the time of adoption of the General Plan.

LU 20.11 The County of Riverside shall pursue the creation of new incentive programs, such as tax credits, that encourage the continued viability of agricultural activities. (AI 1)

LU 20.12 Support and participate in ongoing public education programs by organizations such as the County Agricultural Commissioner's Office, University of California Cooperative Extension, Farm Bureau, and industry organizations to help the public better understand the importance of the agricultural industry.

## Rural

Another of Riverside County's most important land uses in terms of historic character and lifestyle choice is its rural areas and rural communities. Rural areas comprise one of the most distinctive and attractive segments of the county, and are the expressed lifestyle choice for many residents. Rural uses include a range of choices, from agricultural, to equestrian, to estate, to remote cabins and resorts. Like agricultural uses, rural uses define the unique character of many communities in Riverside County, and help to define their edges by providing separation between developed areas. Rural areas are also valuable in providing important wildlife habitat and habitat linkages as well as cultural preservation goals such as historic landscapes. Many visitors are drawn to Riverside County to enjoy the rural atmosphere. The importance of the rural character to Riverside County is reflected in the following RCIP Vision statements:

> *"The extensive heritage of rural living continues to be accommodated in areas committed to that lifestyle and its sustainability is reinforced by the strong open space and urban development commitments provide for elsewhere in the RCIP."*

> *"Each of our rural areas and communities has a special character that distinguishes them from urban areas and from each other. They benefit from some conveniences such as small-scale local commercial services and all-weather access roads, yet maintain an unhurried, uncrowded life style. Rural residents accept the fact that they must travel some distance for more complete services and facilities."*

Due to increasing growth pressures, there is danger that the character of some rural areas may be diminished by encroaching urbanization. There is a delicate balance between accommodating future growth and preserving this rural lifestyle. In some instances, allowing limited growth is desirable and appropriate while in others, there is a need to maintain the character of an area. In either instance, it is necessary to ensure that an appropriate level of services and infrastructure is available.

There are a number of methods proposed to achieve this balance, including the creation of community centers, establishment of lot size minimums, consolidation of multiple lots, and the clustering of residential units. These options can be accomplished through a number of means, including programs and incentives. The County of Riverside has a commitment to ensuring that rural uses remain an integral part of Riverside County's future and are protected through the policies of the General Plan, as reflected in the following General Plan Principle statements:

**Small Scale Commercial Uses** reflect the rural communities in scale and character; this type of commercial development serves the need of rural communities. The development standards for these commercial uses reflect areas where urban services and facilities are generally unavailable and are not likely to be provided in the near future. The type of uses allowed and the development standard shall be in accordance with the Rural Commercial (C-R) Zone in Ordinance 348. The following are examples of small-scale commercial uses:

- Animal hospital
- Barber shop
- Bakery
- Drug Store
- Hardware Store
- Pet and pet supply shop
- Post Office
- Convenience Store
- Nurseries/garden supply
- Produce market
- Professional Office Space

*"Rural land use designations should be established that accommodate a rural lifestyle generally within existing rural towns and rural residential neighborhoods. Additional rural towns and residential neighborhoods should be minimized because of the need to provide more efficient community development opportunities."*

Rural character includes and can be enhanced by small villages that function as a center for outlying areas by providing a concentration of civic and commercial uses. The General Plan Principles reflect the importance of these villages:

*"These principles do not preclude the addition of small-scale villages of a contrasting character, even those that might include a mix of more intensive residential development, as a component of the rural landscape."*

The Rural General Plan Foundation Component is intended to identify and preserve areas where the rural lifestyle is the desired use, including areas of remote cabins, residential estates, limited agriculture, equestrian, and animal keeping uses. In the future, the challenge will focus on preserving the character of established rural areas while accommodating future growth, preventing the encroachment of more intense urban uses, and ensuring compatibility between rural and urban uses.

### Rural Area Plan Land Use Designations

As shown on the Land Use Designation Key (Figure LU-5), the Rural General Plan Foundation Component consists of three Area Plan land use designations: Rural Residential, Rural Mountainous, and Rural Desert. The Rural Village Area plan overlay is discussed at the end of this Element.

***Rural Residential (RR) -*** The Rural Residential land use designation allows one single family residence per five acres, as well as limited animal-keeping and agricultural activities. Limited recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses, and governmental uses are allowed within this designation. Neighborhood-serving small-scale commercial uses that are compatible with the surrounding uses are allowed.

***Rural Mountainous (RM) -*** The Rural Mountainous land use designation allows single family residential uses, limited animal-keeping and agricultural uses, with a maximum residential density of 1 dwelling unit per 10 acres. This designation applies to areas of at least 10 acres where a minimum 70% of the area has slopes of 25% or greater. It also applies to remote areas that are completely or partially surrounded by slopes greater than 25%, and that do not have both county-maintained access and access to community sewer and water systems. Limited recreational uses, compatible resource development (which may include the extraction of mineral resources with approval of a surface mining permit) and associated uses, and governmental uses are allowed within this designation. Neighborhood-serving small-scale commercial uses that are compatible with the surrounding uses are allowed.

***Rural Desert (RD) -*** The Rural Desert land use designation allows for single family residences, limited agriculture and animal keeping uses, with a maximum residential density of 1 dwelling unit per 10 acres. Limited recreational uses; renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources; compatible resource development (which may include the extraction of mineral resources with approval of a surface mining permit); governmental and utility uses are also allowed within this designation. This designation is generally applied to remote desert areas characterized by poor access and a lack of water and other services. Neighborhood-serving small-scale commercial uses that are compatible with the surrounding uses are allowed.

**Policies:**

The following policies apply to properties designated with the Rural Residential, Rural Mountainous, and Rural Desert land use designations on the area plan land use maps.

LU 21.1 Require that grading be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural, or manufactured appearance. (AI 23)

LU 21.2 Require that adequate and available circulation facilities, water resources, sewer facilities and/or septic capacity exist to meet the demands of the proposed land use. (AI 3)

LU 21.3 Ensure that development does not adversely impact the open space and rural character of the surrounding area. (AI 3)

LU 21.4 Encourage clustered development where appropriate on lots smaller than the underlying land use designation would allow. The density yield of the underlying land use designation may be clustered on 0.5-acre lots; however, for sites located adjacent to the Community Development Foundation Component, 10,000-square-foot-minimum lots may be considered.

LU 21.5 Encourage parcel consolidation. (AI 29)

LU 21.6 Provide programs and incentives that allow rural areas to maintain and enhance their existing and desired character. (AI 9, 30)

LU 21.7 Small-scale commercial uses that serve rural neighborhoods are allowed subject to the following criteria:

a. The portion of the lot proposed for commercial uses shall be between 0.5 and 2.5 acres.

b. The portion of the lot proposed for commercial uses shall be located adjacent to an arterial, a mountainous arterial or a major roadway.

c. The proposed use may not be located within 2 miles of a Commercial land use designation.

d. The design and scale of the proposed use shall be compatible with the surrounding uses, protective of view sheds, and blend-in with the rural nature of the area.

e. The proposed use shall be implemented through allowed uses and related development standards of the Rural Commercial (C-R) Zone (AI 1).

## *Rural Community*

The Rural Community Foundation Component is intended to identify communities and neighborhoods having a rural lifestyle, where animal - keeping uses and limited infrastructure (compared with Community Development areas) are prevalent. Rural Community areas will serve as transition areas between Community Development and Rural Foundation Components. Small-scale commercial activities, such as local grocery stores, gift shops and drug stores, located outside urban boundaries are needed to serve these rural communities. Small- scale incidental commercial uses are allowed. Agriculture is permitted in these areas.

### Rural Community Area Plan Land Use Designations

These communities often define their rural lifestyle in part through a desire to maintain particular lot sizes, such as 1 acre or 2 acres. The major challenges for these areas in planning for the future include maintaining their rural character even as other areas in the County of Riverside experience rapid urban development, providing adequate public services in a rural context, and ensuring that buffers are provided between these areas and other uses that could be incompatible with their animal - keeping and agricultural nature.

***Estate Density Residential (RC-EDR)*** - The Estate Density Residential land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Rural Community Foundation Component (unlike the Community Development Foundation Component, which also permits the application of the Estate Density Residential designation), equestrian and other animal-keeping uses are expected and encouraged. Agriculture and small scale commercial uses are permitted in this designation. The density range is from 1 dwelling unit per 2 acres to 1 dwelling unit per 5 acres.

***Very Low Density Residential (RC-VLDR)*** - The Very Low Density Residential land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Rural Community Foundation Component (unlike the Community Development Foundation Component, which also permits the application of the Very Low Density Residential designation), equestrian and other animal- keeping uses are expected and encouraged. Agriculture and small scale commercial uses are permitted in this designation. The density range is from 1 dwelling unit per acre to 1 dwelling unit per two acres.

***Low Density Residential (RC-LDR)*** - The Low Density Residential land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Rural Community Foundation Component (unlike the Community Development Foundation Component, which also permits the application of the Low Density Residential Foundation Component), equestrian and other animal - keeping uses are expected and encouraged. Agriculture and small scale commercial uses are permitted in this designation. The density range is from 2 dwelling units per acre to 1 dwelling unit per acre.

**Policies:**

LU 22.1 Require that grading be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural, or manufactured appearance. (AI 23)

LU 22.2 Require that adequate and available circulation facilities, water resources, sewer facilities and/or septic capacity exist to meet the demands of the proposed land use. (AI 3)

LU 22.3 Ensure that development does not adversely impact the open space and rural character of the surrounding area. (AI 3)

LU 22.4 Encourage clustered development where appropriate on lots smaller than the underlying land use designation would allow. The density yield of the underlying land use designation may be clustered on 0.5-acre lots; however, for sites located adjacent to the Community Development Foundation Component, 10,000 square foot minimum lots may be considered.

LU 22.5 Encourage parcel consolidation. (AI 29)

LU 22.6 Provide programs and incentives that allow rural areas to maintain and enhance their existing and desired character. (AI 9, 30)

LU 22.7 Small-scale commercial uses that serve rural neighborhoods are allowed subject to the following criteria:

a. The portion of the lot proposed for commercial uses shall be between 0.5 and 2.5 acres.

b. The portion of the lot proposed for commercial uses shall be located adjacent to an arterial, a mountainous arterial or a major roadway.

c. The proposed use may not be located within 2 miles of a Commercial land use designation.

d. The design and scale of the proposed use shall be compatible with the surrounding uses, protective of view sheds, and blend in with the rural nature of the area.

e. The proposed use shall be implemented through allowed uses and related development standards of the Rural Commercial (C-R) Zone (AI 1).

LU 22.8 An amendment from the Rural Community Foundation Component that meets the following criteria may be considered as an entitlement/policy amendment and processed as defined in Section 2.4 General Plan Technical Amendments and Entitlement/Policy Amendments of Ordinance No. 348:

a. This amendment shall be located within a city's sphere of influence area.

b. This amendment shall be located within an existing community that is characterized by lots smaller than 20,000 square feet in net area.

c. There shall be a Memorandum of Understanding between the County of Riverside and the city that ensures adequate infrastructure, including sewer services for the establishment of lots smaller than one acre.

d. This amendment shall be processed with a tract or parcel map and approved with a condition of approval that requires the extension of a sewer line.

## Open Space

One of the most distinctive features of Riverside County is its variety of open spaces. These open spaces vary by terrain, from remote deserts and mountains, to rolling hills and canyons, to lakes and streams, to protected habitat areas, to passive and active recreational areas, and are vital to the heritage, character, and lifestyle of Riverside County. This importance is reflected in the RCIP Vision:

> *"Multipurpose regional open space and community/neighborhood public spaces are permanent elements of the Riverside County landscape."*

Open spaces also provide the setting for Riverside County's unique and distinctive communities. They help define the unique character of many communities in Riverside County and help to provide edges and separation between developed areas. These open spaces also are an important economic benefit to the County of Riverside in that they draw thousands of visitors each year. Neighborhood and community parks and recreational fields also provide important facilities that enhance the quality of life for local residents and visitors. Providing access to these open spaces is a continued goal of the County of Riverside, as stated in the RCIP Vision:

*"Public access to recreation opportunities is part of the overall open space system, with multi-purpose parks, play fields and community facilities at varied sizes in accessible locations."*

It is also clear that Riverside County's biological health and diversity is dependent upon the preservation of natural open spaces. The importance of this is clear in the following RCIP Vision statement:

*"The multi-purpose open space system provides for multi-species habitat preservation rather than a piecemeal approach to single species. This enables the natural diversity of plants and animals to sustain themselves because of the critical relationships between them. Extensive land areas set aside for this purpose and they are linked by corridors of various designs to allow movement between habitat areas. In addition, the public's access to the open space system is significantly expanded for recreation purposes, enabling a variety of active and passive recreation pursuits. Trails provide a means of recreation in themselves, as well as access for less intensive recreation. Creative and effective means of acquiring open space have enabled establishment of this system so that private property rights are respected and acquisition costs are feasible. This system also provides an effective approach that has eliminated conflict over development activities because of the demonstrated commitment to permanently preserving critical open space resources."*

Due to increasing growth pressures, there is danger that the quality and character of some open space areas may be diminished. The balance between accommodating future growth and preserving the quality of Riverside County's open spaces is one of the most challenging and volatile issues in the county. There are a number of methods proposed to achieve this balance, including implementation of adopted MSHCPs and implementation of Riverside County policies related to adopted MSHCPs, the creation of community centers, the establishment of lot size minimums, and the clustering of residential units. The County of Riverside has a commitment to ensuring that open spaces remain an integral part of Riverside County's future and are protected through the policies of the General Plan, as reflected in the following General Plan Principle statement:

*"Designation of open spaces in the General Plan and Area plans conveys the intent of creating a comprehensive open space system that provides a framework for community development and encompasses the needs of humans for active and passive recreation, as well as the needs of multiple species for survival and sustenance. Within that overall designation, the functional areas of community open space and habitat preservation should be clearly delineated."*

The Open Space General Plan Foundation Component is intended to accomplish this by identifying open space areas for the preservation of habitat, water and other natural resources, protection from natural hazards, provision of recreational areas, and the protection of scenic resources.

For additional policies related to these land uses, please see the **Multipurpose Open Space Element.**

### Open Space Area Plan Land Use Designations

As shown on the Land Use Designation Key (Figure LU-5), the Open Space General Plan designation consists of six Area Plan land use designations: Open Space-Conservation, Open Space-Conservation Habitat, Open Space-Water, Open Space-Recreation, Open Space-Rural, and Open Space-Mineral Resources.

**Policies:**

The following policies apply to properties designated under the Open Space Foundation Component.

LU 23.1 An amendment to, but not from, the Open Space Foundation Component and the corresponding change from any other Foundation Component may be treated as an entitlement/policy

amendment and processed as defined in Section 2.4 General Plan Technical Amendments and Entitlement/Policy Amendments of Ordinance No. 348.

LU 23.2 Require that structures be designed to maintain the environmental character in which they are located. (AI 3)

***Open Space-Conservation (OS-C)*** - The Open Space-Conservation land use designation is applied to lands containing non-MSHCP Habitat lands, natural hazards, cultural resources, or other natural and scenic resources. Ancillary structures or uses may be permitted provided that they further the intent of this designation and do not substantially alter the character of the area. Actual building or structure size, siting, and design will be determined on a case by case basis.

***Open Space-Conservation Habitat (OS-CH) -*** The Open Space-Conservation Habitat land use designation applies to public and private lands conserved and managed in accordance with adopted MSHCPs and related Riverside County policies. Ancillary structures or uses may be permitted for the purpose of preserving or enjoying open space. Actual building or structure size, siting, and design will be determined on a case by case basis.

***Open Space-Water (OS-W) -*** Open Space-Water designated areas include bodies of water and major floodplains and natural drainage corridors. Ancillary structures or uses may be permitted for flood control or recreational purposes. The extraction of mineral resources subject to an approved surface mining permit may be permissible, provided that the proposed project can be undertaken in a manner that does not result in increased flooding hazards and that is consistent with maintenance of long-term habitat and riparian values.

**Policies:**

The following policies apply to properties designated either as Open Space-Conservation, Open Space-Conservation Habitat, or Open Space-Water on the area plan land use maps.

LU 24.1 Cooperate with the California Department of Fish and Wildlife ( CDFW), United States Fish and Wildlife Service (USFWS), and any other appropriate agencies in establishing programs for the voluntary protection, and where feasible, voluntary restoration of significant environmental habitats. (AI 10)

***Open Space-Recreation (OS-R) -*** The Open Space-Recreation land use designation allows for active and passive recreational uses such as parks, trails, camp grounds, athletic fields, golf courses, and off-road vehicle parks. Ancillary structures may be permitted for recreational opportunities. Actual building or structure size, siting, and design will be determined on a case by case basis.

**Policies:**

The following policies apply to those properties designated as Open Space-Recreation on the area plan land use maps:

LU 25.1 The County of Riverside shall develop and maintain a regional park system that provides recreational opportunities for residents and visitors of Riverside County.

LU 25.2 Provide for a balanced distribution of recreational amenities.

LU 25.3 Require that park facilities be accessible to the community, regardless of age, physical limitation or income level.

LU 25.4 Require that new development meet or exceed the parkland requirements as established in the Quimby Act and Riverside County enabling ordinances. (AI 3)

***Open Space-Rural (OS-RUR) -*** The Open Space-Rural land use designation is applied to remote, privately owned open space areas with limited access and a lack of public services. Single-family residential uses are permitted at a density of one dwelling unit per 20 acres. The extraction of mineral resources subject to an approved surface mining permit may be permissible, provided that the proposed project can be undertaken in a manner that is consistent with maintenance of scenic resources and views from residential neighborhoods and major roadways and that the project does not detract from efforts to protect endangered species.

**Policies:**

The following policies apply to properties designated as Open Space-Rural on the area plan land use maps.

LU 26.1 Require that development be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural, or manufactured appearance. (AI 23)

LU 26.2 Require that adequate and available circulation facilities, water resources, sewer facilities, and/or septic capacity exist to meet the demands of the proposed land use. (AI 3)

LU 26.3 Ensure that development does not adversely impact the open space and rural character of the surrounding area. (AI 3)

LU 26.4 Encourage parcel consolidation. (AI 29)

LU 26.5 Provide programs and incentives that allow Open Space-Rural areas to maintain and enhance their existing and desired character. (AI 9)

LU 26.6 Encourage clustered development where appropriate on lots smaller than 20 acres. The density yield of the site may be clustered on 0.5-acre lots; however, for sites located adjacent to the Community Development Foundation Component, 10,000 square foot minimum lots may be considered.

***Open Space-Mineral Resource (OS-MIN) -*** The Open Space-Mineral Resource land use designation allows for mineral extraction and processing facilities designated on the basis of the Surface Mining and Reclamation Act (SMARA) of 1975 classification. Areas held in reserve for future mining activities also fall under this designation. Ancillary structures or uses may be permitted which assist in the extraction, processing, or preservation of minerals. Actual building or structure size, siting, and design will be determined on a case by case basis.

**Policies:**

The following policies apply to properties designated as Open Space-Mineral Resources on the area plan land use maps.

LU 27.1 Require that surface mining activities and lands containing mineral deposits of statewide or of regional significance comply with Riverside County Ordinances and the SMARA.

LU 27.2 Protect lands designated as Open Space-Mineral Resource from encroachment of incompatible land uses through buffer zones or visual screening. (AI 3)

LU 27.3 Protect road access to mining activities and prevent or mitigate traffic conflicts with surrounding properties.

LU 27.4 Require the recycling of mineral extraction sites to open space, recreational, or other uses that are compatible with the surrounding land uses.

LU 27.5 Require an approved reuse plan prior to the issuing of a permit to operate an extraction operation.

## Community Development

The Community Development General Plan Foundation Component depicts areas where urban and suburban development is appropriate. It is the intent of this Foundation Component to provide a breadth of land uses that foster variety and choice, accommodate a range of life styles, living and working conditions, and accommodate diverse community settings. The goal is to accommodate a balance of jobs, housing, and services within communities to help achieve other aspects of the RCIP Vision, such as mobility, open space, and air quality goals. It is the expressed goal of the General Plan to focus future growth into those areas designated for Community Development and in a pattern that is adaptive to transit and reduces sprawl. This is evident in the following RCIP Vision statement:

> *"There is no question that the process of accommodating almost a doubling of population in the last 20 years has been challenging. Yet, the emerging pattern of growth is now much clearer that it was during earlier growth periods. Perhaps more importantly, because of this clarity, there is now a much stronger focus on the quality of growth and development, rather than a fear of being overwhelmed by the numbers. Population growth has been accompanied by an even greater expansion of jobs.*
>
> *Riverside County and its cities are so well coordinated in their growth forecasting activities that regional forecast revisions accept locally generated forecasts as a matter of course. This has many benefits for the people of Riverside County, such as unquestioned qualifications for receiving funding under various state and federal programs and stronger competition for available discretionary funding programs to supplement local resources.*
>
> 1. *New growth patterns no longer reflect a pattern of random sprawl. Rather, they follow a framework or transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas.*
> 2. *Growth focus in this County is on quality, not on frustrating efforts to halt growth.*
> 3. *Population growth continues and is focused where it can best be accommodated.*
> 4. *Growth is well coordinated between cities and the County and they jointly influence periodic state and regional growth forecasts affecting Riverside County and its cities."*

As expressed in this statement, a quality physical environment is also an important aspect of the future growth in Riverside County. Accordingly, general policy direction is provided in the General Plan and in each land use designation to address aspects of quality. It is acknowledged that "quality" is a subjective term and it is not the intent of this document to mandate or preclude design review. Instead, the intent is to communicate the desire of the County of Riverside and offer guidance to property owners, developers, and decision-makers. In general, these

land use designations should provide a range of community design options to respond to varied lifestyle choices with a high regard for the environment, community character and safety.

The Community Development General Plan land use designation consists of seventeen Area Plan land use designations, as shown on the Land Use Designation Key (Figure LU-5). These designations are grouped within five broad categories; Residential, Commercial, Industrial/Business Park, Public Facility, and Community Centers. The particular aspects of and desires for each of these broad categories is discussed within the appropriate category. Policies are grouped based on three scales to express the varying aspects of the RCIP Vision; countywide (expressed in the Countywide Policies section), community, and individual project.

### Residential Area Plan Land Use Designations

Residential land uses in Riverside County are the single largest urban use in terms of acreage, and can be found in areas ranging from rugged mountainous terrain to low-lying valleys. Residential land uses accommodate not only a wide variety of housing types and land use designs, but also an assortment of public uses such as churches, schools, parks, day care centers, libraries, and other cultural and civic uses that serve as a crucial support element for neighborhoods and communities and help establish focus and identity. The intent of these policies is to accommodate demand for residential land uses, accommodate a range of housing styles, types, densities and affordability, and to ensure that new and rehabilitated residential structures enhance the quality of the neighborhood through sound construction techniques and architectural detail.

Residential land uses are divided into eight Area Plan land use designations: Estate Density, Very Low Density Residential, Low Density Residential, Medium Density Residential, Medium High Density Residential, High Density Residential, Very High Density Residential, and Highest Density Residential.

***Estate Density Residential (EDR) -*** The Estate Density Residential land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Community Development Foundation Component (unlike the Rural Community Foundation Component, which also permits the application of the Estate Density Residential designation), intensive animal-keeping uses are discouraged or would be limited as appropriate in order to ensure compatibility between the EDR designation and other, more intense Community Development residential uses in the vicinity. Limited agriculture is permitted in this designation. The density range is from 1 dwelling unit per 2 acres to 1 dwelling unit per 5 acres, which allows a minimum lot size of 2 acres.

***Very Low Density Residential (VLDR) -*** The Very Low Density Residential land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Community Development Foundation Component (unlike the Rural Community Foundation Component, which also permits the application of the Very Low Density Residential land use designation), intensive animal-keeping uses are discouraged or would be limited to ensure compatibility between the VLDR designation and other, more intense Community Development residential uses in the vicinity. Limited agriculture is permitted in this designation. The density range is from 1 dwelling unit per acre to 1 dwelling unit per 2 acres, which allows a minimum lot size of 1 acre.

***Low Density Residential (LDR) -*** The Low Density Residential land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Community Development Foundation Component (unlike the Rural Community Foundation Component, which also permits the LDR designation), intensive animal-keeping uses are discouraged or would be limited to ensure compatibility between the LDR designation and other, more intense Community Development residential uses in

the vicinity. Limited agriculture is permitted in this designation. The density range is from 2 dwelling units per acre to 1 dwelling unit per acre, which allows a minimum lot size of one - half acre.

***Medium Density Residential (MDR) -*** The Medium Density Residential land use designation provides for the development of conventional single family detached houses and suburban subdivisions. Limited agriculture and animal-keeping uses, such as horses, are also allowed within this category. The density range is 2.0 to 5.0 dwelling units per acre, which allows for a lot size that typically ranges from 5,500 to 20,000 square feet.

***Medium High Density Residential (MHDR) -*** The Medium High Density Residential land use designation provides for the development of smaller lot, single family residences. Typical allowable uses in this category include detached, small-lot single family homes, patio homes, and townhouses. The potential for clustered development is provided for in this category. The density range is 5.0 to 8.0 dwelling units per acre, with lot sizes typically ranging from 4,000 to 6,500 square feet.

***High Density Residential (HDR) -*** The High Density Residential land use designation allows detached, small lot single family and attached single family homes, patio homes, zero lot line homes, multi-family apartments, duplexes, and townhouses. The potential for clustered development is provided for in this land use category. The density range is 8.0 to 14.0 dwelling units per acre.

***Very High Density Residential (VHDR) -*** The Very High Density Residential land use designation allows for the development of multi-family apartments, duplexes, and condominiums, with a density range of 14.0 to 20.0 dwelling units per acre.

***Highest Density Residential (HHDR) -*** The Highest Density Residential land use designation allows for the development of multiple family apartments, including multi-story (3+) structures, with a density range of 14.0 to 60.0 dwelling units per acre.

**Policies:**

The following policies apply to residentially designated properties within the Community Development General Plan land use designation, as described above and as depicted on the area plan land use maps.

LU 28.1 Accommodate the development of single- and multi-family residential units in areas appropriately designated by the General Plan and area plan land use maps.

**Community Design**

LU 28.2 Accommodate higher density residential development near community centers, transportation centers, employment, and services areas.

LU 28.3 Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed residential land use. (AI 3)

LU 28.4 Accommodate the development of a variety of housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.

Please see the **Neighborhood Centers Overlay** section for discussion of neighborhood activity centers.

LU 28.5 Integrate a continuous network of parks, plazas, public squares, bicycle trails, transit systems, and pedestrian paths into new communities and developments to provide both connections within each community and linkages with surrounding features and communities.

LU 28.6 Require setbacks and other design elements to buffer residential units to the extent possible from the impacts of abutting agricultural, roadway, commercial, and industrial uses. (AI 3)

LU 28.7 Allow for reduced street widths to minimize the influence of the automobile and improve the character of a neighborhood, in accordance with the Riverside County Fire Department.

LU 28.8 Establish activity centers within or near residential neighborhoods that contain services such as child or adult-care, recreation, public meeting rooms, convenience commercial uses, or similar facilities.

LU 28.9 Require residential projects to be designed to maximize integration with and connectivity to nearby community centers, rural villages, and neighborhood centers.

**Project Design**

LU 28.10 Require that residential units/projects be designed to consider their surroundings and to visually enhance, not degrade, the character of the immediate area. (AI 3)

LU 28.11 Require that special needs housing is designed to enhance, not visually degrade, the appearance of adjacent residential structures. (AI 3)

LU 28.12 Work proactively with residential developers to incorporate, where feasible, child care centers that serve families of all incomes and children of all ages where such facilities are lacking.

### Commercial Area Plan Land Use Designations

Commercial land uses are critical to the long term economic and fiscal stability of the County of Riverside. Commercial uses help to provide jobs for local residents, contribute to enhancing and balancing communities economically, and facilitate a tax base that aids in providing needed public facilities and services. Unfocused, underutilized, and unkempt commercial strips result in unsightly conditions that detract from the quality of communities, and usually impair the efficiency of the roadway that services them. It is the goal of this General Plan to accommodate commercial demand, stimulate focused commercial centers, accommodate a variety and range of uses, and ensure that new or rehabilitated commercial structures and centers enhance the character of the area and are integrated into the community they are intended to service. As stated in the RCIP Vision,

> *Clusters of similar businesses and industries are created within areas designated for job generating uses and our expanded educational institutions provide preparation and training for the new jobs created in these clusters.*

Commercial land uses within the Community Development category are divided into three Area Plan land use designations: Commercial Retail, Commercial Office, and Commercial Tourist.

***Commercial Retail (CR)*** - The Commercial Retail land use designation allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. Commercial Retail uses will be permitted based on their compatibility with surrounding land uses, and based on the amount of Commercial Retail acreage already developed within County of Riverside unincorporated territory. The amount of land designated for Commercial Retail development within Riverside County's land use plan exceeds that amount which is anticipated to be necessary to serve Riverside County's population at build out. This oversupply will ensure that flexibility is preserved in site selection opportunities for future retail development within the county. Floor area ratios range from 0.2 to 0.35. (In order to more accurately project the actual potential for retail development within the Riverside County unincorporated areas, and the traffic and environmental impacts that would result from it, the statistical build out projections for the General Plan EIR assumed that 40% of the area designated Commercial Retail might ultimately develop as commercial uses. It was further assumed that the remaining 60% of the area designated CR would likely develop as residential uses within the Medium Density Residential range.)

***Commercial Tourist (CT) -*** The Commercial Tourist land use designation allows for tourist-related commercial uses such as hotels, golf courses, recreation, and amusement facilities. Commercial Tourist uses will be permitted based on their compatibility with surrounding land uses. FAR range from 0.2 to 0.35.

***Commercial Office (CO) -*** The Commercial Office land use designation allows for a variety of office uses, including financial institutions, legal services, insurance services, and other office and support services. Commercial Office uses will be permitted based on their compatibility with surrounding land uses. FAR range from 0.35 to 1.0.

**Policies:**

The following policies apply to commercially designated properties within the Community Development General Plan Foundation Component, as further depicted on the area plan land use maps.

LU 29.1 Accommodate the development of commercial uses in areas appropriately designated by the General Plan and area plan land use maps. (AI 2, 6)

**Community Design**

LU 29.2 Once 40% of the area designated Commercial Retail within any Area Plan is built out, commercial retail development applications that are proposed within that Area Plan will only be considered for approval based on demonstrated market need, as well as a demonstrated ability to accommodate the traffic impacts the development will generate. (AI 1)

LU 29.3 Site buildings along sidewalks, pedestrian areas, and bicycle routes and include amenities that encourage pedestrian activity. (AI 3)

LU 29.4 Accommodate community-oriented facilities, such as telecommunications centers, public meeting rooms, day care centers, and cultural uses. (AI 3)

**Floor Area Ratio (FAR)** is measured by dividing the number of square feet of building by the number of square feet of the parcel. For example, a three-story, 60,000 square-foot building (20,000 square feet per floor) on a 20,000 square-foot parcel has a FAR of 3.0.

LU 29.5 Concentrate commercial uses near transportation facilities and high density residential areas and require the incorporation of facilities to promote the use of public transit, such as bus turnouts. (AI 3)

LU 29.6 Require that commercial projects abutting residential properties protect the residential use from the impacts of noise, light, fumes, odors, vehicular traffic, parking, and operational hazards. (AI 3)

LU 29.7 Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land use. (AI 3)

LU 29.8 Allow mixed use projects to develop in commercially designated areas in accordance with the guidelines of the Community Center Land Use Designation and with special consideration of impacts to adjacent uses. (AI 3)

**Project Design**

LU 29.9 Require that commercial development be designed to consider their surroundings and visually enhance, not degrade, the character of the surrounding area. (AI 3)

LU 29.10 Floor to Area Ratio (FAR) is intended for planning purposes only. The Planning Director or his/her designee shall have the discretion to authorize the use of a FAR that is less intense in order to encourage good project design and efficient site utilization.

## Industrial and Business Park Area Plan Land Use Designations

Industrial land aids in creating economic growth by providing jobs for local and area-wide residents, providing growth opportunities for new and existing businesses, and facilitating a tax base upon which public services can be provided. The goal of Riverside County is to provide attractive work environments that fit with the character of each community and are well served by convenient and adequate accessibility to multi-modal transportation options that bring jobs and housing in closer proximity to one another. Stimulation of clusters of similar industrial business will facilitate competitive advantage in the market place.

Industrial/Business Park land uses within the Community Development category are divided into three Area Plan land use designations: Business Park, Light Industrial, and Heavy Industrial.

***Light Industrial (LI) -*** The Light Industrial land use designation allows for a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses. Building intensity ranges from 0.25 to 0.6 FAR.

***Heavy Industrial (HI) -*** The Heavy Industrial land use designation allows for intense industrial activities that may have significant impacts (noise, glare, odors) on surrounding uses. Building intensity ranges from 0.15 to 0.5 FAR.

***Business Park (BP) -*** The Business Park land use designation allows for employee-intensive uses, including research and development, technology centers, corporate and support office uses, clean industry and supporting retail uses. Building intensity ranges from 0.25 to 0.6 FAR.

**Policies:**

The following policies apply to Industrial and Business Park designated properties within the Community Development General Plan Foundation Component, as further depicted on the area plan land use maps.

LU 30.1 Accommodate the continuation of existing and development of new industrial, manufacturing, research and development, and professional offices in areas appropriately designated by General Plan and area plan land use maps. (AI 1, 2, 6)

**Community Design**

LU 30.2 Control heavy truck and vehicular access to minimize potential impacts on adjacent properties. (AI 43)

LU 30.3 Protect industrial lands from encroachment of incompatible or sensitive uses, such as residential or schools that could be impacted by industrial activity. (AI 3)

LU 30.4 Concentrate industrial and business park uses in proximity to transportation facilities and utilities, and along transit corridors.

LU 30.5 Allow for the inclusion of day care centers, public meeting rooms, and other community-oriented facilities in industrial districts.

LU 30.6 Control the development of industrial uses that use, store, produce, or transport toxins, generate unacceptable levels of noise or air pollution, or result in other impacts. (AI 1)

LU 30.7 Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land use. (AI 3)

**Project Design**

LU 30.8 Require that industrial development be designed to consider their surroundings and visually enhance, not degrade, the character of the surrounding area. (AI 3)

LU 30.9 Floor to Area Ratio (FAR) is intended for planning purposes only. The Planning Director or his/her designee shall have the discretion to authorize the use of a FAR that is less intense in order to encourage good project design and efficient site utilization.

## Public Facility Area Plan Land Use Designation

Uses within the Public Facilities designation provide essential support services to the County of Riverside. These uses include airports, landfills, flood control facilities, utilities, schools, and other such facilities. Due to the intense nature of many of these activities, potential conflicts with surrounding land uses can thus occur. The intent of these policies is to provide for adequate public facilities within the county and to ensure compatibility with surrounding land uses.

Public Facility land uses within the Community Development category are grouped under the Public Facilities Area Plan land use designation.

***Public Facilities (PF) -*** The Public Facilities land use designation provides for the development of various public, quasi-public, and private uses with similar characteristics, such as governmental facilities, utility facilities including public and private electric generating stations and corridors, landfills, airports, educational facilities, and maintenance yards. Privately held uses with public facility characteristics are not required to be designated as Public Facilities, but are eligible to be so designated based on site-specific reviews of the characteristics of the use in question. Due to the varied nature of this category, building intensity and design criteria for uses in this designation shall generally comply with those standards and policies most similar to the intended use. Airports, utility facilities, other than electric generating stations, and landfills generally have low FARs. Building intensities for civic uses such as Riverside County administrative buildings and schools, however, are comparable to other employment-generating land use designations. The maximum intensity allowed for civic uses within the Public Facilities designation is 0.60 FAR. Actual FAR will vary for other uses and the appropriate FAR will, therefore, be determined in the zoning ordinance.

**Policies:**

The following policies apply to Public Facility designated properties within the Community Development General Plan land use designation, as depicted on the area plan land use maps.

LU 31.1 Accommodate the development of public facilities in areas appropriately designated by the General Plan and area plan land use maps. (AI 1, 2, 6)

**Community Design**

LU 31.2 Protect major public facilities, such as landfill and solid waste processing sites and airports, from the encroachment of incompatible uses. (AI 3)

LU 31.3 Require that new public facilities protect sensitive uses, such as schools and residences, from the impacts of noise, light, fumes, odors, vehicular traffic, parking, and operational hazards. (AI 3)

LU 31.4 Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land use. (AI 3)

**Project Design**

LU 31.5 Require that public facilities be designed to consider their surroundings and visually enhance, not degrade, the character of the surrounding area. (AI 3)

LU 31.6 Ensure that development and conservation land uses do not infringe upon existing essential public facilities and public utility corridors, which include Riverside County regional landfills, fee owned rights-of-way and permanent easements, whose true land use is that of Public Facilities. This policy will ensure that the public facilities designation governs over what otherwise may be inferred by the large-scale General Plan maps. (AI 3)

LU 31.7 Due to the scale of General Plan and Area Plan maps and the size of the county, utility easements and linear rights-of-way that are narrow in width are not depicted on General Plan and Area Plan maps. These features need to be taken into consideration in the review of applications to develop land and proposals to preserve land for conservation.

### Community Center Area Plan Land Use Designation

One of the central concepts of the RCIP Vision and General Planning Principles is the creation of community centers. As stated in the RCIP Vision:

> *"Our communities maintain their individual distinctive qualities and character, surrounded in most cases by open space or non-intensive uses to contribute to their sense of unique identity. Community centers, gathering places, and special focal points unique to each community also aid this identity."*

The purpose of these community centers is multi-faceted; accommodating future growth, establishing a new growth pattern for Riverside County, defining and enhancing communities, and achieving the other aspects of the RCIP Vision such as improved mobility and the protection/provision of open spaces. In essence, community centers are intended to accommodate increased densities and a more focused growth pattern in order to accommodate future growth and reduce sprawl. This in turn will help protect Riverside County's rural communities, character, and open spaces.

Community centers are purposefully designed to function differently from the typical patterns of individual, segregated land uses. Uses and activities are designed together in an integrated fashion to create a dynamic urban environment that acts as the center of activity for the surrounding area. The design and activity found in community centers helps in creating a strong "a sense of place." Community centers accommodate a variety of residential densities, nonresidential intensities and public spaces that are integrated in a manner that promotes pedestrian activity and minimizes the dominance of the automobile. Public and quasi-public uses such as civic buildings, schools, open space, recreational and cultural facilities are also integral parts of community centers. Because of their more intense, compact nature of development, community centers accommodate and enhance the feasibility of providing transit service and other forms of transportation, including pedestrian and bicycle travel.

Community centers typically consist of two levels of development; a centralized core area that accommodates the highest intensity of use, and an adjacent core support area where development intensity lessens as it radiates away from the core. This designation allows a horizontal and/or vertical mixture of uses on one or more parcels, and may be either a series of free-standing structures or combined in a single building.

Community centers should be designed to encourage a safe, lively pedestrian environment and focus retail or service uses on the ground floor with professional offices and/or residential uses on the upper floors.

The scale, size and mixture of uses in the community centers varies based upon the character of the surrounding area. This designation consists of four Community Center types to reflect variations in intended size, scale, focus, and composition of uses: Village Centers, Town Centers, Job Centers, and Entertainment Centers. The intended designation of each community center is described in those individual area plans where such centers are located. See General Plan Appendix E-1, pages 4-6 (Tables E-6, E-7, and E-8, in particular), for specifics on the land use and planning assumptions associated with each type of Community Center.

***Village Center (VC) -*** Village Centers are pedestrian-oriented community centers that serve adjacent and nearby residential neighborhoods. These are the smallest scale community centers and are intended to reflect a village, or small downtown atmosphere. The Village Center is most appropriately located in a suburban type environment. Allowable land uses within Village Centers include:

- Very High and High Density Residential in the core area;
- High Density Residential in the core support area;

- Commercial Retail;
- Commercial Office;
- Public Facilities; and
- Open Space-Recreation.

Typical uses may include public or quasi-public uses (schools, plazas, cultural centers, and parks), neighborhood or community serving retail centers, recreational uses, offices, and courtyard-style or attached residential development. Land use emphasis is generally on uses within the Commercial Retail designation such as a grocery store, drug store, and other retail outlets, and the Commercial Office designation such as professional services and financial institutions. Residential densities range from 3.0 to 20.0 dwelling units per acre, while non-residential intensities range from 0.2 to 1.0 FAR.

***Town Center (TC) -*** Town Centers allow for a more intense and intimate mix of land uses when compared to the Village Center. Town Centers can be located in dense urban areas or as a core for a large area of suburban development. The Town Center provides uses such as those found in a traditional downtown district. Town Centers provide regional attractions and facilities in addition to those uses that serve local residents and workers. Allowable land uses within Town Centers include:

- Highest Density Residential in or adjacent to the core area;
- Very High Density Residential in the core and core support areas;
- Commercial Retail;
- Commercial Office;
- Commercial Tourist;
- Public Facilities; and
- Open Space-Recreation

The land use emphasis in Town Centers is primarily on retail and office uses. Typical commercial uses may include local and regional serving uses such as restaurants, bookstores, specialty stores, mid-rise office complexes, business support services, medical services, day care centers, and hotels. Appropriate public uses include those associated with a downtown core such as libraries, cultural facilities, community centers, sports and recreation facilities, theaters, plazas, and urban parks. Other uses include attached single family and multi-family residences. Densities range from 14.0 to 40.0 dwelling units per acre, while non-residential intensities range from 0.2 to 3.0 FAR.

***Job Center (JC) -*** Job Centers can be viewed as a concentrated area of employment uses. Job Centers may vary in scale and size, but are intended to provide regional-serving uses with a mixture of business park and office uses, support commercial retail centers and high density residential uses. Allowable land uses within Job Centers include:

- Highest Density Residential within the core area;
- Very High Density Residential within the core and core support area;

- Business Park;
- Light Industrial;
- Commercial Retail;
- Commercial Office;
- Public Facilities; and
- Open Space-Recreation.

Typical employment uses within Business Park and Light Industrial designated areas include research and development firms, manufacturing, assembling, private and public research institutions, academic institutions, medical facilities, and support commercial uses. Warehousing and distribution facilities uses are not allowed within Job Centers.

Support commercial and retail service centers should serve the daily needs of employees and employers. Typical uses include restaurants, dry cleaners, grocery stores, copy centers, printers, telecommunication centers, professional offices, health clubs, day care centers, and regional-serving commercial uses such as gas stations, lodging facilities, banks, recreational and other ancillary services. Residential uses include attached single family and multi-family residences such as courtyard homes and apartments. Public/quasi-public and open space uses may include cultural and educational facilities, government facilities, and urban parks. Residential densities range from 14.0 to 40.0 dwelling units per acre, while non-residential intensities range from 0.2 to 2.0 FAR. There is also a second type of Job Center, the Job Center with No Residential (JCNR), which may be used in some locations as an alternative to the Entertainment Center. See General Plan Appendix E-1 (Tables E-6 and E-7, in particular) for more details.

***Entertainment Center (EC) -*** Entertainment Centers vary in size, scale and purpose, from resort communities, to intense, active centers. Entertainment Centers provide regional entertainment, recreation and tourist-destination attractions and facilities in addition to support commercial and office uses. Allowable land uses include:

- Very High Density Residential within the core area;
- High Density Residential within the core and core support areas;
- Commercial Tourist;
- Commercial Retail;
- Commercial Office;
- Public Facilities; and
- Open Space-Recreation.

The land use emphasis in Entertainment Centers is primarily on regional serving, tourist-oriented entertainment and recreational facilities. These uses may include amusement parks, hotels, golf courses, water parks, arcades, sports arenas/stadiums, regional parks, and athletic fields. Other typical land uses within Entertainment Centers include small-lot detached and attached residences, public/quasi-public uses such as a visitors' center or park, local

and regional serving commercial retail and service uses, and mid-rise commercial office uses. Typical commercial and office uses may include restaurants, specialty stores, business support services, day care centers, and financial institutions. Residential densities range from 8.0 to 20.0 dwelling units per acre, while non-residential intensities range from 0.2 to 1.5 FAR. As noted above, the Job Center with No Residential (JCNR) may be used in some locations as an alternative to the Entertainment Center. See General Plan Appendix E-1 (Tables E-6 and E-7, in particular) for more details.

**Policies:**

The following policies apply to properties with the Community Center land use designation within the Community Development General Plan Foundation Component, as further depicted on the area plan land use maps.

LU 32.1 Accommodate the development of structures and sites that integrate a mix of housing, retail, commercial office, business park, public/quasi-public, and recreational open space uses in areas designated for Community Center on the area plan land use maps.

**Community Design**

LU 32.2 Require that areas designated as community center be planned and designed with a specific plan of land use. (AI 14, 15)

LU 32.3 Provide open space areas within community centers to provide visual relief from the urban environment, form linkages to other portions of the urban area, and serve as buffers, where necessary. (AI 3)

LU 32.4 Include day care centers, public meeting rooms, and other community-oriented facilities in community and employment centers whenever feasible, along transit lines or major circulation facilities, and in locations away from significant noise and air quality generators.

LU 32.5 Locate community centers along transit lines and/or major circulation facilities in order to enhance accessibility and promote transit ridership. (AI 3)

LU 32.6 Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land use. (AI 3)

LU 32.7 Orient the entrance of buildings in community centers to the streets and provide parking in the rear. (AI 3)

LU 32.8 Allow shared parking and reduced parking standards in the cores of community centers. (AI 3)

LU 32.9 Integrate pedestrian, equestrian and bicycle-friendly street and trail networks connecting community centers with surrounding land uses. (AI 3)

**Project Design**

LU 32.10 Require that mixed-use developments be designed to mitigate potential conflicts between uses, considering such issues as noise, lighting, security, trash, and truck, and automobile access. (AI 3)

LU 32.11 Require that mixed-use developments be located and designed to visually enhance, not degrade the character of the surrounding area. (AI 3)

**Location and Extent of Community Centers**

LU 32.12 Since it is a land use designation within the Community Development Foundation Component, the Community Center designation may be enlarged, reduced, added, or eliminated for any site within a Community Development area through quarterly General Plan Amendments (GPAs). However, the area of any one Community Center (whether included in the General Plan at the time of its initial adoption or subsequently added through a GPA) shall not be permitted to be enlarged by a cumulative total (through one or more GPAs) of more than 10% during any eight-year certainty period. (AI 1, 3)

## Mixed Use Area

The Mixed-Use Area (MUA) designation is intended to allow for more flexibility in land usage than conventionally designated and zoned areas that limit land uses to a singular theme. Flexibility in land use and design provides an incentive for land owners and developers to make efficient use of land and to propose different land uses or mixes of uses unique to each section of their proposed project. While traditional mixed use development is seen as vertical with commercial or offices on the bottom floors and housing above, the diverse nature of the various communities in the County is such that some mixed use developments may be horizontal. Horizontal mixed use allows differing uses to coexist side by side rather than vertically. Horizontal mixed use might allow one use to be seen as a buffer for an adjacent existing neighborhood while allowing more intensive uses within the interior of the property, or allow different types of the same use to coexist on the same site. The MUA designation also encourages creativity in design by allowing flexibility in building spacing, height, and density.

While MUA developments are generally large in size, there are many properties that are small, odd-shaped, or unique which can make them difficult to develop. By including them in a larger area containing the MUA designation, there is an opportunity to combine sites to create a larger development area, or to provide for a design that is connected visually but allows for separate ownerships of each residential unit or different use therein.

The Mixed-Use Area designation encourages combinations of business, office, retail, and other commercial uses, community facilities, and residential uses in a single building, on a single site, or on adjacent sites where the uses are integrated and include a functional interrelationship and a coherent physical design. Higher density residential uses are encouraged in locations close to transit stations and other areas near transit.

Mixed-use development provides pedestrian connections and other amenities such as:

- greater housing variety and density, more affordable housing, life-cycle housing (starter homes to larger family homes to senior housing), workforce housing, veterans housing etc.;
- reduced distances between housing, workplaces, retail businesses and other amenities and destinations;
- better access to fresh, healthy foods (as food and retail and farmers markets can be accessed on foot/bike or by transit);
- more compact development, land use synergy (e.g. residents provide customers for retail which provide amenities for residents);

- stronger neighborhood character, sense of place; and
- walkable, bicycle-friendly environments with increased accessibility via transit resulting in reduced transportation costs.

The Mixed Use Area (MUA) land use designation is intended to reflect mixed use development areas throughout Riverside County. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned.

MUAs may be appropriate candidates for the Community Center designation. In order for the Community Center designation to be considered, the project proponent is required to file a specific plan or a specific plan amendment, wherein issues relating to density, traffic, provision of transit services, compatibility with other nearby land uses, fiscal impacts, and other issues relating to the viability of the Community Center proposal are addressed and resolved.

Areas with the MUA land use designation were selected because they are located within or very close to the core areas of existing communities where important community facilities such as schools, libraries, community centers, etc. are conveniently available. Additionally, the MUAs have the opportunity to include development of residential neighborhoods of varying residential densities, including Highest Density Residential (HHDR), along with a wide-ranging mix of commercial and job-producing services in settings that take advantage of walkability and close-at-hand transit, bicycle, and automobile access capabilities.

**Policies:**

LU 33.1 The Mixed Use Area designation may be developed pursuant to any zoning classification that meets the intent of a community-level policy area, as described in each area plan. Where no such guiding policy is available, the Mixed-Use Area designation may be developed pursuant to either a Specific Plan or the Mixed Use Zoning classifications.

LU 33.2 Within Mixed-Use Area neighborhoods that contain a requirement for Highest Density Residential development, it is expected and encouraged that the HHDR development will be built either prior to, or concurrently with, non-residential development in the MUA in order to support the viability of non-residential development.

*Note to reader. The term Mixed Use Planning Area (MUPA) is being changed to Mixed Use Area (MUA) as part of this General Plan amendment. The changes are reflected above but should be considered changed in the General Plan.*

## Overlays

Overlays are land use designations that are intended to reflect a particular characteristic and are not restricted by land use categories. An overlay is applied over an underlying land use designation to provide another layer of guidance or a variety of options, or to illustrate a site characteristic that may present a constraint to land development. For instance, the underlying land use designation might be Rural Residential; however, the presence of the Rural Village Overlay allows the opportunity to develop higher density residential and/or commercial uses. In this case, the property owner can choose between developing to the Rural Residential standards or the standards of the Rural Village Overlay. For each Overlay, a schematic outlining the applicable land use designations and their associated planning assumptions is presented in General Plan Appendix E-1 (Tables E-10 through E-13, in

particular). For the two Rural Village Land Use Overlays, a map of the specific additional (alternate) land use designations is provided in the applicable area plan.

An Overlay is a tool that allows land use designations from a higher level of development (typically, the Community Development Foundation Component) to be applied to areas currently under land use designations of lower-intensity Foundation Components (such as the Rural, Rural Community, Agriculture, or Open Space Foundation Components). The alternate Foundation Component and land use designations of the Overlay may be applied through a General Plan Amendment in the future. The key advantages of an Overlay are that: (1) the existing (underlying) land use designation remains unless or until the Overlay is desired; and (2) the necessary General Plan Amendment to convert the Overlay area from the existing Foundation Component to the new Community Development (or other) land use designations is typically exempt from the eight-year Foundation Component amendment restriction and other procedural requirements applicable to Foundation Component amendments. Instead, unless indicated otherwise by specific General Plan policies, General Plan Amendments for Overlays shall be deemed Entitlement/Policy amendments and subject to the procedural requirements applicable to that amendment category.

### Community Development Overlay

The Community Development Overlay is a tool that allows land use designations from the Community Development Foundation Component to be applied through General Plan Amendments in the future within specified areas currently within Rural, Rural Community, Agriculture, or Open Space Foundation Component The existing underlying land use designations of these other foundation components will remain and continue to be allowed until such time as the alternate Community Development Overlay's land uses are approved. Typically, such overlays will contain special policies within the appropriate area plan texts that address important local issues, such as buffering between existing and new uses, rules for applying the new Community Development designations, and their permitted densities and intensities. Community Development Overlays are mapped on the affected Area Plan Overlays and Policy Areas map. For the specific land use and planning assumptions associated with the Community Development Overlays throughout the county, see Table E-12 of General Plan Appendix E-1.

### Community Center Overlay

The Community Center Overlay is applied in areas where the intent under the General Plan is for either a Community Center to be developed, or for the underlying designated land use to be developed (or remain) depending on the desires of the affected landowners. Various factors, including the existence of multiple small parcels, existing development patterns, or uncertainty as to the ultimate location of the community center in the local area, result in the need to retain flexibility regarding options for development while the community center concept is pursued. In Community Center Overlay areas, either a specific plan or a more general master plan, instead of a specific plan, may be established. Also, for implementation, an overlay zone may be applied that provides flexible regulations to facilitate the ultimate development of a community center while preserving many traditional land use and development options. Because of the multiplicity of smaller parcels in some Community Center Overlay areas and other factors, the County of Riverside may take a role in working with area landowners to prepare a master plan or a specific plan, and undertaking other functions that would assist in developing a community center. For the specific land use and planning assumptions associated with Community Center Overlays within the General Plan, see Table E-10 of General Plan Appendix E-1.

**Policies:**

LU 33.1 Allow either a Community Center or a land use consistent with the underlying designation to be developed in areas covered by the Community Center Overlay. (AI 1)

LU 33.2 A Community Center Overlay may be applied to any area within the Community Development Foundation Component, where such application would be consistent with the intent and policies of this section, and the ultimate development of a community center, consistent with the intent and policies of the applicable Community Center land use designations.

LU 33.3 Since it utilizes land use designations that are in the Community Development Foundation Component, the Community Center Overlay designation may be enlarged, reduced, added, or eliminated for any site within a Community Development area through quarterly General Plan Amendments (GPAs). (AI 2)

### Rural Village Overlay and Rural Village Land Use Overlay

The Rural Village Overlay and Rural Village Land Use Overlay allow a concentration of development within rural areas. Both types of Rural Villages accommodate a range of residential and local-serving commercial, educational, cultural, and recreational opportunities.

In some rural village areas, dispersed development patterns, physical characteristics such as topography and floodplains, and other factors prevented the final definition of formal Rural Village Overlay boundaries at the time of the adoption of the General Plan in 2003. Thus, to accommodate and plan for these unresolved issues, a number of areas were designated in the 2003 General Plan as "Rural Village Study Areas." These were the following: Meadowbrook and Good Hope/Wagonwheel (Mead Valley Area Plan). The Rural Villages that were recognized in the General Plan in 2003 as Rural Village Overlays were as follows: Sky Valley (Western Coachella Valley Area Plan), Chiriaco Summit (Eastern Coachella Valley), and Anza (REMAP).

Following the adoption of the General Plan in 2003, relevant factors were studied in more detail on a parcel-by-parcel basis through spatial analyses conducted for each Rural Village Overlay and Study Area. These analyses included review of existing land use patterns, lot sizes, topography, and available infrastructure in order to determine appropriate designations and areas that are suitable for commercial uses, small-scale industrial uses, or residential development intensities higher than existing levels. Where the results of these spatial analyses supported the merits of development potential, the existing Rural Village Study Areas were redesignated as "Rural Village Land Use Overlays." For other Rural Village Study Areas, the spatial analysis indicated the need for changes to the Rural Villages, such as enlargement, reduction, or deletion.

Consequently, as a result of General Plan Amendment No. 960, two former Rural Village Study Areas are now recognized as Rural Village Land Use Overlays: Meadowbrook (Elsinore Area Plan) and Good Hope/Wagonwheel (Mead Valley Area Plan). For each of these RVLUOs, a custom overlay of land use designations was created and placed in the applicable Area Plan. Rural Villages eliminated as a result of GPA No. 960 were: El Cariso (Elsinore Area Plan), Aguanga/Radec Junction, and Twin Creek Ranch (REMAP), Anza (REMAP), and Chiriaco Summit (Eastern Coachella Valley). GPA No. 960 also recognized Sky Valley (Western Coachella Valley Area Plan) as a Rural Village Overlay and Chiriaco Summit Rural Village Study Area was redesignated as a Policy Area for clarification. Lastly, the former Anza Rural Village Overlay was subsumed into a much larger Anza Valley Policy Area (see REMAP for more details on the Anza area).

For the specific land use and planning assumptions associated with each of the Rural Village Overlays and Land Use Overlays located throughout the county, see Table E-11 of General Plan Appendix E-1.

**Policies:**

The following policies apply to properties designated with the Rural Village Overlay or Rural Village Land Use Overlay on the area plan overlays and policy areas maps.

LU 34.1 Allow areas designated with the Rural Village Land Use Overlay to develop in accordance with the Overlay designation or the underlying land use designation.

LU 34.2 Consider new or expanded Rural Village Land Use Overlays within Agriculture, Rural, Rural Community Foundation Component as well as the Open Space-Rural land use designation, as a Foundation Amendment.

LU 34.3 Require that adequate and available transportation facilities, water resources, sewer facilities and/or septic capacity exist to meet the demands of the proposed land use. (AI 3)

LU 34.4 Permit transfer of density or lot aggregation/consolidation in Rural Village Land Use Overlays when such mechanisms and programs are available in the county (AI 30)

LU 34.5 If a Rural Village Study Area Overlay is eliminated, develop the area according to the policies of the underlying land use designation(s).

### Specific Community Development Designation Overlays

In order to respond to the need for local flexibility, the County of Riverside may choose to designate properties within any foundation component with a specific community development designation overlay. Under this type of Overlay, a single specific land use designation is provided as an "alternate" land use that may be developed on the subject property if approved through a General Plan Amendment. Unlike the Community Center and Community Development Overlays, which typically cover a range of land use designations, the Specific Community Development Designation Overlays only propose a single land use (most commonly Business Park or Commercial-Retail). Again, the application of a Specific Community Development Designation Overlay to properties within any foundation component other than the Community Development foundation component may only occur in conjunction with the initial adoption of the General Plan and with the eight-year General Plan review cycles, except as otherwise specified pursuant to the provisions of the General Plan Certainty System, which, with specified exceptions, limits amendments between foundation component categories to eight-year cycles. In situations where the underlying designation is within a different foundation component, the specific community development designation overlay provides an exemption from the eight-year limit and other procedural requirements applicable to Foundation Component amendments, but only for the General Plan Amendment that proposes to enact the specific land use designation specified by the overlay. Such amendments shall be deemed Entitlement/Policy amendments and be subject to the procedural requirements applicable to that category of amendments. For example, a property that has an underlying designation of Rural Community Very Low Density Residential and an overlay of Commercial Retail would be eligible to file for, and receive approval of, a General Plan Amendment to Commercial Retail inside of (that is, without waiting out) the eight-year period. However, unless the property qualified under one of the other specified exemptions, the property would not be eligible to request a General Plan Amendment to any land use designation not addressed by the Overlay, for example Medium Density Residential, during that period.

In situations where a Specific Community Development Designation Overlay (other than a Community Center Overlay) is applied over a different Community Development designation, consult the applicable Area Plan text for an explanation. For the specific land use and planning assumptions associated with various Specific Community Development Designation located throughout the county, see Table E-13 of General Plan Appendix E-1.

## *Policy Areas*

Since not all sectors within an area plan are the same, Area Plan land use designations don't always reflect the unique features found in an area. To preserve these distinctive land use patterns of different communities, policies tailored towards these unique features may be required. Accordingly, a Policy Area is a portion of an area plan that contains special or unique characteristics that merit detailed attention and focused policies. For example, the Hot Springs Policy Area in the Western Coachella Valley Area Plan is a thermal resource area with hot mineral water that is clean, clear, and free of sulfur odor. Therefore, even though most of the policy area is designated as Rural Desert in the Rural Foundation Component, additional land uses (more consistent with the Community Development Foundation Component) that utilize the natural resources, such as hotels, motels, recreational vehicle parks, mobile home parks, residential developments and institutional uses, may be considered without requiring a Foundation Component amendment.

Within a Policy Area, land use related requirements such as minimum lot sizes, allowable uses and project design may be more or less restrictive than the underlying Area Plan land use designation depending upon the purpose of that specific Policy Area. The Policy Areas are identified in their respective Area Plan maps and text. Most Policy Areas do not directly alter land use designations or planning assumptions. However, for the dozen or so that do, the specific land use and planning assumptions are associated with each of these Policy Areas are listed in Table E-14 of General Plan Appendix E-1.

### Closed Landfill Policy Area

The Closed Landfill Policy Area may be applied to either publicly or privately owned properties that were once the sites of landfills, waste disposal or dump sites, or "burn" (former trash incineration) sites. The purpose of the policy area is to alert landowners and future land users that the subject parcel was utilized for this purpose in the past and to provide for review of development proposals by the Riverside County Department of Waste Management.

**Policies:**

The following policy applies to properties designated with the Closed Landfill Policy Area on an Area Plan Land Use Map:

LU 35.1 Require that proposed projects on properties designated with the Closed Landfill Policy Area be reviewed by the Department of Waste Management and the Department of Environmental Health to assure that future development is designed to protect public health and safety.

## Environmental Justice

Environmental justice is "the fair treatment of people of all races, cultures, and incomes with respect to development, adoption, implementation, and enforcement of environmental laws, regulations, and policies" (Gov. Code §65040.12). To this end, the state legislature approved Senate Bill (SB) 1000 in 2016 that requires local general plans to address environmental justice and include related policy, if a "disadvantaged community" is identified within the area covered by the general plan. In order to fully address environmental justice, the general plans must

include new or existing policy intended to (1) reduce unique or compounded health risks in disadvantaged communities, (2) promote civic engagement in public decision-making process, and (3) prioritize improvements and programs that address the needs of disadvantaged communities (Gov. Code §65302).

A disadvantaged community or environmental justice community ("EJ Community") is defined as a "low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation" or a geographic area that is identified by the California Environmental Protection Agency ("Cal EPA") based on the area's socioeconomic, public health, and environmental hazard criteria (Gov. Code §65302). Using an environmental health screening tool, CalEnviroScreen 3.0, Cal EPA was able to identify and designate EJ Communities throughout the state that are burdened by multiple sources of pollution. There are a number of EJ Communities located within the unincorporated areas of the County, as shown on Figure LU - 4.1, entitled "Riverside County Environmental Justice Communities." Additionally, the communities of Thermal and Oasis have been included in Figure LU - 4.1 as EJ Communities because the census tracts for these communities have been identified as having distinct environmental impact parameters. Figure LU – 4.1 may be updated as new information related to living or environmental conditions becomes available from either the State or the County, or the state updates CalEnviroScreen 3.0. The update comprising CalEnviroScreen 4.0 is in preparation. Figure LU 4.1 depicts the Area Plan boundaries as identified in the Land Use Element, overlain with the CalEnviroScreen EJ community boundaries thereby providing additional context for affected EJ areas.

Furtherance of policies to be addressed by government agencies and new land use development proposed within the EJ Communities will be evaluated for promoting all environmental justice policies. The land use entitlement process provides a key opportunity to address environmental justice policies through the creation of safe, healthy, and environmentally sustainable communities.

Senate Bill (SB) 244 (2011), as discussed on page LU-24, covers policy related to disadvantaged unincorporated communities with its focus on socio-economic disadvantages, including specifically the availability of public services, facilities, and infrastructure serving households earning eighty percent (80%) or less than the median household income of the County. While there is some overlap between SB 244 and the EJ Communities defined by Cal EPA through CalEnviroScreen, the focus of the latter is on public health and factors affecting the physical environment, collectively constituting an EJ Community. Nevertheless, there is substantial overlap between EJ communities and the fact that many households in such communities are socio-economically constrained. Updating SB 244 compliance is being undertaken in conjunction with the 6th Cycle Housing Element update and subsequently through future eight (8) year Housing Element cycle updates with the next cycle due to be prepared in 2029. At that time, any new legislation affecting compliance with SB 244 will also be addressed.

### Environmental Justice Policies

Environmental justice is addressed within the nine adopted elements of the County's General Plan. However, in an effort to collectively address environmental justice, the Healthy Communities Element includes a section entitled, "Environmental Justice" where focused policies are found, some of which are derived from other policies within the General Plan. The goal of the environmental Justice section in the Healthy Communities Element is to ensure the consideration of environmental justice policies, in order to improve public health and the environment within EJ Communities.

### Application of Environmental Justice Policies

Policies relevant to environmental justice apply particularly in the EJ Communities identified by the State of California. These communities are adapted from the state database and made part of the County's General Plan.

The General Plan represents the build-out vision of Riverside County. As such, it not only addresses what the County envisions to be achieved from new development, it also provides a framework for the collective living and working environment of its residents. Policies applicable to new development will be implemented by the County. Other policies to be implemented require cooperation with non-profits, community-based organizations, foundations, other government agencies, including those within county government, or entities outside of county government, as feasible. To be clear, the General Plan is a document consisting of goals and policies. Such goals and polices are evaluated as a continuum of direction within broad interpretation parameters. They are not regulations in the manner that a zoning code consists of regulations with which compliance must be achieved. Goals and policies are interpreted and if the direction set by the goal or policy is met, a level of compliance is achieved such that the direction set by the goal or policy is met within a continuum framework. EJ policies are evaluated in the same manner as all other General Plan goals and policies – subject to interpretation with appropriate determinations of compliance within a continuum framework pursuant to the EJ Implementation Plan. In addition to General Plan Amendment noticing requirements, future amendments to the Land Use Element or Healthy Communities Element relative to EJ policies and the EJ Implementation Plan and the spatial definition of the EJ Communities which may result from state adoption of CalEnviroScreen 4.0 will be reviewed for comment and input with the affected EJ communities as depicted on Land Use Element Figure LU-4.1 as well as with the affected municipal advisory councils and community councils.

### EJ Implementation Plan

As noted, EJ policies are compiled in the Healthy Communities Element of the General Plan. The EJ implementation plan is provided as an appendix to the Healthy Communities Element. As such it is not part of this element and is not otherwise part of the General Plan. It is, therefore, an administrative document that can be modified as the County gains experience in interpreting and evaluating development and related activity for compliance with EJ policies without having to process a general plan amendment for any changes to the document.

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**Figure LU- 4.1 Riverside County Environmental Justice Communities**

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## Eastern Riverside County Desert Areas (Non-Area Plan)

Most areas in the western half of Riverside County, plus portions of the county's eastern half are located within a specific Area Plan boundary. However, there are some lands in the eastern portion of the county that are not located within an Area Plan. These portions of eastern Riverside County are shown in Figure LU-4, Area Plan Boundary Map, and are the focus of this section.

The portion of eastern Riverside County located easterly of the Coachella Valley is characterized by expansive, primarily undeveloped desert and mountainous areas. This vast sub-region consists of a variety of geographic features, including flat desert valleys, rolling sand dunes, stark hillside and mountain ranges, and lush riparian corridors along the Colorado River. The dramatic desert terrain of the Joshua Tree National Park can also be found here.

Some of the more prominent natural features and land uses located here include:

- Joshua Tree National Park;
- Several clustered mountain ranges, including the Orocopia, Chuckwalla, Little Chuckwalla, Mule, Arica, Little Maria, Palen, McCoy, Pinto, Big Maria and Riverside Mountains;
- Chuckwalla Valley, which is bisected by Interstate 10 east of the I-10/ SR-177 junction;
- Northern portion of the Chocolate Mountain Aerial Gunnery Range;
- Banks of the Colorado River;
- The Colorado River Aqueduct owned and operated by the Metropolitan Water District of Southern California.
- Several mining operations, including the small mining enclave of Midland; and
- Scattered rural residential uses.

Interstate 10, State Route 95, State Route 177, and State Route 62 are the primary highways providing vehicular access throughout this region. In addition, a substantial portion of the Desert Tortoise Reserve Area is located here.

For additional policies related to desert tortoise habitat, see the **CV-MSHCP**.

The intent of the land use plan shown in Figure LU-6 is to preserve the unique and spectacular open space character of this desert region, and to maintain those existing rural and mineral resource land uses scattered throughout the area. Table LU-6 below lists the land use acreage distribution and dwelling unit/population buildout potential for this portion of the county.

**Policies:**

LU 36.1 Preserve the character of the Eastern Riverside County Desert Areas through application of those land use designations reflected on Figure LU-6, Eastern Riverside County Desert Areas Land Use Plan.

LU 36.2 Development within two miles of the Chocolate Mountain Aerial Gunnery Range shall remain limited and compatible with the Open Space Foundation Component.

LU 36.3 Prohibit residential development, except construction of a single-family dwelling on a legal residential lot of record, within the current 60 dB CNEL contours of the Chocolate Mountain Aerial Gunnery Range.

LU 36.4 New development within 3 miles of the Chocolate Mountain Aerial Gunnery Range (CMAGR) outer boundary shall be required to disclose through recordation of an Environmental Constraints Note, avigation (or other) easement, or other instrument as deemed suitable, the potential for noise, vibrations or interference emanating from aviation activities and other military operations performed within or above the CMAGR.

**Table LU-6**
**Eastern Riverside County Desert Areas Land Use Summary**

| Land Use | Acres | Dwelling Units | Population |
|---|---|---|---|
| Rural Residential | 0 | 0 | 0 |
| Open Space-Rural[1] | 1,302,365* | 32,559 | 99,908 |
| Open Space-Conservation Habitat | 468,162 | 0 | 0 |
| Open Space-Water | 2,084 | 0 | 0 |
| Indian Lands | 2,740 | N/A | N/A |
| **Total** | **1,775,351** | **32,559** | **99,908** |

NOTES:
1 Includes 108,363 acres in the Chocolate Mountain Aerial Gunnery Range.

**Figure LU- 6 Eastern Riverside County Land Use Plan**

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## March Joint Air Reserve Base

The March Joint Air Reserve Base is located along Interstate 215, adjacent to the Cities of Riverside, Perris, and Moreno Valley. The former Air Force Base was established in 1918 and was continually used until 1993. In 1996, the land was converted from an Air Force Base to an Active Duty Reserve Base. A Joint Powers Authority (JPA), comprised of the County of Riverside and the Cities of Moreno Valley, Perris, and Riverside, formed to address the use, reuse, and joint use of the realigned March Joint ARB. The JPA Agreement created the March Joint Powers Commission (JPC), which was ~~is~~ the governing body for the authority. The Commission included ~~is comprised of~~ eight elected officials (two from each of the four jurisdictions) who were ~~are~~ selected by the jurisdictions' respective governing bodies. The March JPA was ~~is~~ recognized by the Department of Defense and the State of California as the official local land use and redevelopment agency for March Joint ARB - non-cantonment area

For additional policies related to the March Joint ARB, see the **General Plan of the March Joint Powers Authority.**

The March Joint Powers Commission (JPC) in 2023 resolved to discontinue the Joint Powers Authority (JPA) and return land use authority for the unincorporated areas within the March Joint Air Reserve Base to the County of Riverside. Existing and future development shall be subject to review by the County for consistency with the March Area Plan and applicable County requirements and standards.

## Tribal Lands/Areas Subject to Indian Jurisdiction

The General Plan and Area Plan maps depict some properties as Tribal Lands/Areas subject to Indian Jurisdiction. Properties so depicted are, according to best available records, either located within the boundaries of Indian reservations or owned by Indian tribes or their members in trust. Within Indian reservation boundaries, properties so depicted include parcels owned in fee simple by non-Indians ("Fee Lands"); parcels owned by Tribal members either in trust or in fee ("Allotment Lands"); parcels owned by the Tribe as a government, corporation, or organization, and held either in trust by the United States or in fee ("Tribal Lands"); parcels that are located in those areas of an Indian reservation that are closed to members of the general public as authorized by federal law ("Closed Lands"); and parcels owned in fee or in trust by Indians who are not members of the Tribe which exercises governmental authority over the reservation. This depiction is specifically designed to acknowledge the sovereignty of the various Tribes relative to state and local governments. Because there is potential for conflicting assertions of jurisdictions between the County of Riverside and the Indian Tribes with regard to regulatory authority over Fee Lands located within reservation boundaries, the County of Riverside and various Indian Tribes have entered into inter-governmental agreements which spell out the procedures under which land use regulation authority will be administered with regard to those Tribes' reservation lands.

The ownership within Indian reservations is the key factor to determine the regulatory authority over a property. Of the various types of ownership, properties that are confirmed by the appropriate Indian Tribe as Fee Lands are subject to the land use provisions of the County of Riverside. Identifying Fee Lands within the reservation boundary mainly occurs when a property owner is seeking a building permit or land use entitlement. The following policies will ensure that development of Fee Lands is coordinated with the Tribal government.

**Policies:**

LU 37.1 The County of Riverside will continue to work with Tribal authorities to implement existing inter-governmental agreements with regard to land use regulatory authority over lands within Indian reservation boundaries.

LU 37.2 The County of Riverside will continue to work with Tribal authorities to negotiate inter-governmental agreements in situations where such agreements would be mutually beneficial.

LU 37.3 Where no inter-governmental agreements are in place or can be executed, the County of Riverside and affected Indian Tribe will seek to agree on minimum development standards on Fee Lands that shall be applied to any application submitted to the County of Riverside or the Tribe for approval of development plans. In the event that an agreement is reached between the County of Riverside and the affected Indian Tribe, then the standards shall be designed to ensure that reservation land remains consistent with the reservation's purpose and character while recognizing the rights of all reservation landowners and residents.

LU 37.4 The County of Riverside will continue to work with Tribes to seek compatibility between Riverside County and Tribal land use plans and policies.

LU 37.5 All new development proposals concerning Fee Lands should be consistent with the surrounding County of Riverside and Tribal land use plans and policies and be transmitted to the appropriate Tribe for comments as part of the County's development review process. With the adoption of General Plan Amendment No. 200003, existing and future Fee Lands that do not have either an assigned General Plan Foundation Component or Area Plan Land Use Designation or both shall have an Agriculture Foundation Component and an Agriculture Area Plan Land Use Designation. At the time a development proposal or an establishment or enlargement of an Agricultural Preserve involving Fee Land is approved by the County of Riverside or soon thereafter, the Agriculture Foundation Component and Agriculture Area Plan Land Use Designation should be reflected in a General Plan Amendment Cycle resolution in order to be formally recorded on the County of Riverside's General Plan land use map. In the event the development proposal includes a General Plan amendment to change the Fee Land's Agriculture Foundation Component or Agriculture Area Plan Land Use Designation, such change shall be processed in accordance with State law, the County's General Plan, and Ordinance No. 348.

**Table 2, continued**

| SUPPLEMENTAL LAND USE PLANNING AREAS | | | | |
|---|---|---|---|---|
| ***These SUPPLEMENTAL LAND USES are overlays, policy areas and other supplemental items that apply OVER and IN ADDITION to the base land use designations listed above. The acreage and statistical data below represent possible ALTERNATE land use or buildout scenarios.*** | | | | |
| **OVERLAYS AND POLICY AREAS** | | | | |
| **POLICY AREAS[5]** | | | | |
| March Joint Air Reserve Base Influence Area | 14,538 | --- | --- | --- |
| *Total Area Within Policy Areas:[4]* | *14,538* | | | |
| **TOTAL AREA WITHIN SUPPLEMENTALS:[5]** | **14,538** | | | |

FOOTNOTES:
1 Statistical calculations are based on the midpoint for the theoretical range of buildout projections. Reference Appendix E-1 of the General Plan for assumptions and methodology used.
2 For calculation purposes, it is assumed that CR designated lands will build out at 40% CR and 60% MDR.
3 Note that "Community Center" is used both to describe a land use designation and a type of overlay. These two terms are separate and distinct; are calculated separately; and, are not interchangeable terms.
4 Overlay data represent the additional dwelling units, population and employment permissible under the alternate land uses.
5 A given parcel of land can fall within more than one Policy Area or Overlay. Thus, this total is not additive.
6 Statistical calculation of the land use designations in the table represents addition of Overlays and Policy Areas.
* Table was updated to include GPA Nos. 917 and 803; as well as city incorporations adopted after December 08, 2015
* Table was updated to change the Mixed-Use Planning Area to Mixed-Use Area, to be consistent with GPA No. 1122 Land Use Element
* Table was updated to change Rural Residential to Estate Density Residential, to be consistent with GPA No. 1221 Land Use Element

# Policy Areas

A policy area is a portion of an area plan that contains special or unique characteristics that merit detailed attention and focused policies. The location and boundaries are shown on Figure 4, Overlays and Policy Areas, and are described in detail below.

## Policy Areas

One Policy Area is designated within the Reche Canyon/Badlands area. Policy Areas are important locales that have special significance. Its boundary is shown on Figure 4, Overlays and Policy Areas.

### *March Joint Air Reserve Base Influence Area*

The former March Air Force Base is located immediately southwest of the Reche Canyon/Badlands area. This facility was established in 1918 and was in continual military use until 1993. In 1996, the land was converted from an operational Air Force Base to an Active Duty Reserve Base. A four-party Joint Powers Authority (JPA)~~,~~ comprised of the County of Riverside and the cities of Moreno Valley, Perris and Riverside, ~~now~~ governed~~s~~ the facility. The JPA ~~plans to~~ transformed a portion of the base into a highly active inland port, known as the March Inland Port. The JPA's land use jurisdiction and March Joint Air Reserve Base encompass 6,500 acres of land, including the active cargo and military airport. The boundary of the March Joint Air Reserve Base Airport Influence Area is shown in Figure 4, Overlays and Policy Areas. There are three Compatibility Zones associated with the Airport Influence Area. These Compatibility Zones are shown in Figure 5, March Joint Air Reserve Base Airport Influence Area. Properties within these zones are subject to regulations governing such issues as land use, development intensity, density, height of structures, and noise. These land use restrictions are fully set forth in Appendix L-1 and are summarized in Table 3, Airport Land Use Compatibility Criteria for Riverside County (Applicable to March Joint Air Reserve Base). For more information on these zones and additional airport policies, refer to Appendix L-1, and the Land Use, Circulation, Safety, and Noise Elements of the Riverside County General Plan.

**Policy:**

RCBAP 1.1 To provide for the orderly development of March Joint Air Reserve Base and the surrounding areas, comply with the 1984 Riverside County Airport Land Use Plan as fully set forth in Appendix L-1 and as summarized in Table 3, as well as any applicable policies related to airports in the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

★

RCBAP = Reche Canyon/Badlands Area Plan Policy

**Table 3: Airport Land Use Compatibility Criteria for Riverside County (Applicable to March Joint Air Reserve Base)[1,2]**

| Safety Zone | Maximum Population Density | Land Use |
|---|---|---|
| Area I | No Residential[3] | No high risk land uses. High risk land uses have one or more of the following characteristics: a high concentration of people; critical facility status; or use of flammable or explosive materials. The following are examples of uses which have these higher risk characteristics. This list is not complete and each land use application shall be evaluated for its appropriateness given airport flight activities.<br>• Places of Assembly, such as churches, schools, and auditoriums.<br>• Large Retail Outlets, such as shopping centers, department stores, "big box" discount stores, supermarkets, and drug stores.<br>• High Patronage Services, such as restaurants, theaters, banks, and bowling alleys.<br>• Overnight Occupancy Uses, such as hospitals, nursing homes, community care facilities, hotels, and motels.<br>• Communication Facilities for use by emergency response and public information activities.<br>• Flammable or Explosive Materials, such as service stations (gasoline and liquid petroleum), bulk fuel storage, plastics manufacturing, feed and flour mills, and breweries. |
| Area II | Residential<br>2.5 acre minimum lots | |
| Area III | Not Applicable | |

1 The following uses shall be prohibited in all airport safety zones:
   a. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
   b. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
   c. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
   d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and /or aircraft instrumentation.
2 Avigation easements shall be secured through dedication for all land uses permitted in any safety zones.
3 Except at densities less than 0.4 DU/acre within specified areas as designated by the Airport Land Use Commission.
Source: Extracted from Riverside County Airport Land Use Plan

## *Specific Plans*

Specific Plans are highly customized policy or regulatory tools that provide a bridge between the General Plan and individual projects in a more area-specific manner than is possible with community-wide zoning ordinances. The specific plan is a tool that provides land use and development standards that are tailored to respond to special conditions and aspirations unique to the area being proposed for development. These tools are a means of addressing detailed concerns that conventional zoning cannot do.



The authority for preparation of Specific Plans is found in the California Government Code, Sections 65450 through 65457.

RIVERSIDE COUNTY
PLANNING DEPARTMENT

*John Hildebrand*
*Planning Director*

# NOTICE OF EXEMPTION

**TO:**
☒ Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
☒ County of Riverside County Clerk

**FROM:**
Riverside County Planning Department
☒ 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409
☐ 38686 El Cerrito Road
Palm Desert, CA 92201

**Project Title/Case No.:** PROJECT NO. CC013169

**Project Location:** The project is located within the western area of Riverside County, bisected by Interstate 215 (I-215), approximately three miles south of State Highway 60 (HWY 60) and surrounded by cities of Moreno Valley, Perris and Riverside and unincorporated areas of Mead Valley and Woodcrest (Approximately 3,800 acres).

**Project Description:** PROJECT NO. CC013169 ("Project"), encompassing General Plan No. GPA240093 and Change of Zone No. CZ2400060, proposes to transfer land use jurisdiction for the agreed-upon territory from March Joint Powers Authority ("March JPA's") to the County of Riverside by doing all of the following: (1) adopting a March Area Plan as part of the Riverside Comprehensive General Plan, which incorporates the approved March JPA General Plan and County amendments to incorporate the County's land use jurisdiction process, (2) adopt the March Ordinance as part of the Riverside County Ordinances, which incorporates the approved March JPA development code, truck route ordinance, and specific plans and County amendments to incorporate the County's land use jurisdiction process, and (3) adopt the March Resolution as part of the Riverside County Resolutions, which acknowledges the approved March JPA land use entitlements, conditions of approval, environmental documents, and other development documents and County amendments to incorporate the County's land use jurisdiction process. This project does not include any revision to the general plan land use designations or zoning as it relates to the project territory.

**Name of Public Agency Approving Project:** Riverside County Planning Department

**Project Applicant & Address:** 4080 Lemon St., #12th Floor Riverside, CA 92501

**Exempt Status:** ***(Check one)***
☐ Ministerial *(Sec. 21080(b)(1); 15268)*
☐ Declared Emergency *(Sec. 21080(b)(3); 15269(a))*
☐ Emergency Project *(Sec. 21080(b)(4); 15269 (b)(c))*
☒ Categorical Exemption *15320 Class 20; 15061(b)(3) Common Sense Exemption*
☐ Statutory Exemption (_____)
☒ Other: *Not a project*

**Reasons why project is exempt:** The Project is exempt under CEQA pursuant to both Class 20 categorical exemption as well as the Common Sense exemption.

Not a Project under CEQA: While a large number of changes are proposed related to adoption of the March Area Plan, March Ordinance, and March Resolution, the California Environmental Quality Act (CEQA) does not apply to the Project or the Project is exempt from CEQA for several reasons. Actions that merely incorporate existing law do not constitute a project under CEQA. (Union of Medical Marijuana Patients, Inc. v. City of Upland (2016) 245 Cal.App.4th 1265, 1273.) These actions, while not small, only incorporate already approved land use rules, processes, and procedures of both March JPA and the County and, thus, do not result in any physical development or reasonably foreseeable environmental impact that has not already been analyzed by either jurisdiction. In addition, organizational or administrative activities of government entities, such as the reorganization, formatting, addition of findings, and changes to administrative processing and application requirements do not constitute a project under CEQA pursuant to State CEQA Guidelines section 15378.

Section 15320: Under State CEQA Guidelines section 15320, reorganizations or changes to local government agencies are exempt from CEQA requirements. Section 15320(c) provides illustrative examples, such as agency mergers within city boundaries, but explicitly states that these examples are not exhaustive. While the proposed Project does not perfectly align with the listed examples, it involves the reduction of the March Joint Powers Authority (JPA), with the affected land returning to Riverside County jurisdiction.

The associated land use actions related to adopting a March Area Plan, March Ordinance, and March Resolution necessary for this reorganization fall within the scope of this exemption. The March JPA ordinances and the County's General Plan and permitting processes

and procedures have already been heard and adopted previously. The actions taken by this Project are simply a merger of already approved actions by each agency. The primary effect of the March Area Plan is to incorporate the already approved provisions of March JPA's General Plan and add policies requiring compliance with the County's General Plan, processing, procedures, and policies in addition to requiring compliance with other local, state, and federal law, which are independently required of all development projects. The purpose of the March Ordinance is to adopt the March JPA Development Code, Specific Plans, and Truck Routes with modifications incorporating the County's land use permitting processes and procedures. Existing March JPA General Plan land use designations, zoning, and development standards will remain in effect. The purpose of the March Resolution is to acknowledge the prior land use entitlements and some of the land use actions taken by March JPA and clarify and modify the County's interpretation of the prior actions and entitlements related to all future actions. After adoption by the County of Riverside, all public and private development projects and improvements must be consistent with the adopted March Area Plan, March Ordinance, and March Resolution, and any subsequent amendments thereto.

The actions related to the Project, while not small, only incorporate already approved land use rules, processes, and procedures of both March JPA and the County and, thus, do not result in any physical development or reasonably foreseeable environmental impact that has not already been analyzed by either jurisdiction. The Project does not involve any modifications to existing buildings or developments. Furthermore, the Project will not establish any new pathways that could allow future developments to circumvent a comprehensive CEQA review. Any future development, if it occurs at all, will be the result of subsequent actions subject to further public agency approvals and full CEQA review by the County.

Moreover, none of the exceptions to categorical exemptions under Section 15300.2 apply. The reorganization, including the transfer of authority, will not result in physical, cumulative, or environmental impacts, nor will it affect scenic highways, hazardous waste sites, or historical resources. The Project will not allow any additional developments or structures beyond those already built or permitted through the existing March JPA land use review process. As such, any potential impacts related to hazardous waste sites or cultural/historical resources have either been previously evaluated or will be evaluated as future entitlements. There are no scenic highways in the area. Therefore, the Project qualifies for this categorical exemption as a reorganization of a local agency.

Section 15061(b)(3): The "common sense" exemption under CEQA applies to activities where it is certain that the activity will not have a significant effect on the environment, as outlined in State CEQA Guidelines section 15061(b)(3). If a project does not qualify for either a statutory or a categorical exemption, it may still be eligible for the "common sense" exemption if it can be clearly demonstrated that the project will not result in any significant environmental impacts (see CREED–21 v. City of San Diego (2015) 234 Cal.App.4th 488; Muzzy Ranch Co. v. Solano County Airport Land Use Com. (2007) 41 Cal.4th 372). However, if there is any reasonable possibility that a proposed project could have a significant environmental effect, the lead agency must proceed with an initial study (California Farm Bureau Federation v. California Wildlife Conservation Bd. (2006) 143 Cal.App.4th 173). The "common sense" exemption was designed for projects that clearly have no environmental impact but do not align perfectly with any of the listed categorical exemptions, avoiding unnecessary and redundant environmental review.

The March JPA ordinances and the County's General Plan and permitting processes and procedures have already been heard and adopted previously. The actions taken by this Project are simply a merger of already approved actions by each agency. Existing March JPA General Plan land use designations, zoning, and development standards will remain in effect. The primary effect of the March Area Plan is to incorporate the already approved provisions of March JPA's General Plan and add policies requiring compliance with the County's General Plan, processing, procedures, and policies in addition to requiring compliance with other local, state, and federal law, which are independently required of all development projects. The purpose of the March Ordinance is to adopt the March JPA Development Code, Specific Plans, and Truck Routes with modifications incorporating the County's land use permitting processes and procedures. The purpose of the March Resolution is to acknowledge the prior land use entitlements and some of the land use actions taken by March JPA and clarify and modify the County's interpretation of the prior actions and entitlements related to all future actions. After adoption by the County of Riverside, all public and private development projects and improvements must be consistent with the adopted March Area Plan, March Ordinance, and March Resolution, and any subsequent amendments thereto.

The Project will definitively have no potential for physical environmental impacts under CEQA. It does not involve any modifications to existing buildings or developments. Furthermore, the Project will not establish any new pathways that could allow future developments to circumvent a comprehensive CEQA review. Nor does it approve any new developments that could result in significant environmental effects. Instead, the Project aims to establish an administrative mechanism for transferring property previously under the jurisdiction of the March Joint Powers Authority to the County of Riverside, while also defining an appropriately merged entitlement process for future developments related to already existing rules, policies, procedures, general plan designations, zoning designations, and development standards.

As part of the Project, the County will adopt the existing land use entitlements, conditions of approval, environmental documents, and other development-related records previously approved by the March JPA. This action will not result in any environmental impacts, as all documents have already been approved by the March JPA. In fact, the entirety of these documents have undergone evaluation under CEQA. These prior entitlements and agreements include, but are not limited to, Environmental Impact Reports (EIRs), Subsequent EIRs, Addendums to EIRs, Mitigated Negative Declarations, and CEQA exemptions. (see Resolutions 03-02 (evaluated under 03-01), 03-16, 04-11, 04-20, 04-22, 06-02, 07-03, 07-04, 07-11 through 07-13, 07-35, 07-37, 08-01, 08-21, 09-02, 09-12, 09-30, 09-32, 09-33, 10-20 through 10-23, 11-16, 11-18, 11-19, 11-29 through 11-31, 11-36 through 11-40, 13-01, 14-18, 14-19, 15-06, 15-18, 16-03, 16-05, 16-06, 16-07, 16-19, 16-24, 16-28, 17-03, 17-04, 17-18, 17-19, 17-22 through 17-25, 17-28, 17-29, 18-02, 18-03, 18-18 through 18-21, 18-23, 18-24, 19-01 through 19-03, 19-10, 19-11, 19-21, 19-25, 19-26, 19-30, 19-31, 20-13 through 20-22, 20-24 through 20-26, 21-02, and 21-03 (this list is not exhaustive)). The County's action of adopting a resolution to incorporate these previously approved resolutions will not substantively modify the prior determinations nor create new impacts or exacerbate any previously evaluated impacts. As stated

previously, the only changes are administrative in nature related to the processing and procedures for projects. Instead, the adoption of the County resolution will uphold and ensure that the prior analysis, including mitigation measures and conditions of approval, is effectively carried forward.

Accordingly, the proposed Project has no potential to result in any physical environmental impacts under CEQA. As a result, it falls within the intent and scope of the “common sense” exemption outlined in State CEQA Guidelines section 15061(b)(3).

Richard Marshalian
*County Contact Person*

(951) 955-9294
*Phone Number*

**Signature**

Principal Planner
**Title**

04/18/2025
**Date**

Date Received for Filing and Posting at OPR: _____

**FOR COUNTY CLERK'S USE ONLY**

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May 6, 2025

**VIA E-MAIL (PLANNINGHEARINGS@RIVCO.ORG)**

Romelio Ruiz, Chair
And Members
County of Riverside
Planning Commission
c/o Maria Camacho, TLMA Commission
Secretary
4080 Lemon Street
Riverside, CA 92501

Re: Transfer of Land Use Authority from the March Joint Powers Authority to the County of Riverside for the March Joint Powers Authority Plan Area

Dear Chair Ruiz and Members of the Planning Commission,

This office represents Meridian Park West, LLC ("Meridian") with respect to Meridian's pending applications for entitlements for the development of the West Campus Upper Plateau of the former March Air Force Base ("Upper Plateau Project"), as well as Meridian's interests and obligations related to properties in North and South Campus of the Meridian Specific Plan (collectively, "Meridian Interests").

This letter outlines Meridian's preliminary comments related to the proposed transfer of land use authority from the March Joint Powers Authority ("MJPA") to the County of Riverside ("County") scheduled for discussion by the Planning Commission at its regularly scheduled meeting on May 7, 2025 ("Transfer").[1] The draft resolution effecting the Transfer, entitled "Draft Resolution 2025-114: Acknowledging and Modifying Specific March JPA Resolutions Related to Land Use Entitlement" ("Draft Resolution") and its accompanying ordinance,

[1] The "Transfer," as defined above, arises from certain MJPA documents, including the 14th Amendment to the Joint Powers Agreement, the Tax and Revenue Sharing Agreement between the County and MJPA, and the Government Municipal Services Agreement between the County and the MJPA, which describe the reduction in responsibilities of MJPA and the concurrent assumption of obligations by the County within the MJPA Territory beginning on July 1, 2025.

"Ordinance No. 997: An Ordinance of the County of Riverside Establishing Regulations for the March Area Plan" ("Draft Ordinance"), purport to facilitate the transfer of land use authority from the MJPA to the County. The documents identify certain obligations of the MJPA to continue up until June 30, 2025, then to presumably transfer to the County on July 1, 2025. The Transfer documents give rise to certain concerns related to MJPA's ongoing obligations relative to the Meridian Interests. Some of those concerns are addressed below; Meridian reserves its right to supplement these comments through the hearing process.

**1. THE TRANSFER OF LAND USE AUTHORITY MUST BE SEAMLESS AND NOT GIVE RISE TO ANY GAPS OR VOIDS IN LAND USE AUTHORITY OVER PENDING PROJECTS.**

It appears that neither the Draft Resolution nor the Draft Ordinance expressly transfer all of the MJPA's current land use obligations, leaving questions as to whether and how certain obligations will persist beyond the Transfer.

As one example, the responsibilities of the MJPA to continue through June 30, 2025, include the "[r]eview and consideration of all land use applications, and related planning, zoning and building entitlements." (Draft Resolution, Recitals, p. 4.) Yet, the listed responsibilities assumed by the County as of July 1, 2025, do not include a reciprocal assumption of responsibilities for continuing the processing of pending entitlement applications, but only the recognition of ***"previously approved*** land use entitlements and permits within the March Territory." (*Id.* at p. 8, emphasis added.) The Transfer, therefore, appears to give rise to a void in governmental agency responsibility for any entitlements that may be in process, ***but not yet approved***. The Upper Plateau Project is currently pending and could still be pending as of July 1, 2025.

The absence of a land use authority to assume responsibility over entitlements that are in process gives rise to certain questions regarding whether due process can be assured. For example, if the Upper Plateau Project hearings are continued beyond June 30, 2025, or tabled (as occurred on June 12, 2024), Meridian is still entitled to a hearing on the Upper Plateau Project and a final decision by a legally competent land use authority. (See, e.g., March Joint Powers Authority Development Code, § 9.02.190(J)(1); Pub. Resources Code, § 21151.5, subd. (a)(1)(A).) At a minimum, the Draft Resolution gives rise to an unnecessary lack of clarity as to how pending entitlements will be addressed after the transfer of land use authority to the County. Provisions should be added to the Draft Resolution, and the accompanying Draft Ordinance, that confirm that the County will assume all land use obligations and responsibilities borne by the MJPA and that pending entitlement applications will be fully and completely assumed and duly processed by the County.

**2. THE COUNTY WILL BE THE SUCCESSOR-IN-INTEREST TO THE MJPA AND CANNOT AVOID THE ASSUMPTION OF ALL OF THE MJPA'S CONTINUING LAND USE OBLIGATIONS UNDER EXISTING AGREEMENTS, INCLUDING SETTLEMENT AGREEMENTS.**

The 14th Amendment to the March Joint Powers Agreement dated April 18, 2023, removes the MJPA's land use authority (Section 1). Although not expressly stated, it is assumed that all elements of the removed land use authority would revert back to the County. On that front, the 14th Amendment does not provide the County the authority to abandon the MJPA's existing land use obligations. The current version of the Draft Resolution seeks to excise certain obligations from the Transfer through a provision qualifying the scope of the County's assumption. Specifically, the Draft Resolution provides that the Transfer "do[es] not include automatic assumption" of agreements executed prior to July 1, 2025, to which the County was not a signatory ("Assumption Exceptions"). (Draft Resolution, p. 8.)

The various agreements affecting land use and development are binding on the MJPA's successor-in-interest and the County cannot avoid the assumption of these obligations, including, but not limited to:

- West March Disposition and Development Agreement (DDA) between March Joint Powers Redevelopment Agency and LNR Riverside LLC dated December 27, 2001 (as amended), Section 10.01: "All of the terms, covenants and conditions of this Agreement shall be binding on and shall inure to the benefit of [MJPA] and its nominees, successors and assigns."
- Development Agreement (DA) between MJPA and LNR Riverside LLC dated June 18, 2004 (as amended), Section 1.1.1: "'Authority' as used in this Development Agreement, includes the March Joint Powers Authority and any assignee of or successor to any of its rights, powers and responsibilities."
- LNR Development Agreement, Section 13.2: "All of the provisions, agreements, rights, powers, standards, terms, covenants and obligations contained in this Development Agreement shall be binding upon the parties and their respective heirs, successors (by merger, consolidation, or otherwise) and assigns, devises, administrators, representatives, lessees, and all of the persons acquiring the Property or any portion thereof, or any interest therein, whether by operation of law or in any manner whatsoever, and shall inure to the benefit of the parties and their respective heirs, successors (by merger, consolidation or otherwise) and assigns."
- Settlement Agreement between the Center for Community Action and Environmental Justice (CCAEJ), Community Alliance for Riverside's Economy and Environment (CAREE), LNR Riverside, LLC, and March JPA, September 18, 2003 ("2003 Settlement Agreement"), Section 5.5 - Successor and Assigns:

"This Agreement shall be binding upon and for the benefit of the Parties and their respective successor, representatives, assigns, officers, directors, and agents wherever the context requires or admits."

- Settlement Agreement between the Center for Biological Diversity (CBD), San Bernardino Audubon Society (SBAS), March JPA, LNR Riverside, LLC, September 12, 2012 ("2012 Settlement Agreement"), Section M: "Notwithstanding dismissal of this action the Parties hereby stipulate and respectfully request that the Court retain jurisdiction to oversee compliance with this Agreement and to resolve any motions to modify such terms."
- Draft Development Agreement between MJPA and Meridian Park West, LLC, Section 11.2: "All of the provisions, agreements, rights, powers, standards, terms, covenants, and obligations contained in this Agreement shall be binding upon the Parties, including Successor-In-Interest, as applicable, and any other respective successors (by merger, reorganization, consolidation, or otherwise) and assigns, devisees, administrators, representatives, lessees, and all of the persons or entities acquiring the Property or any portion thereof, or any interest therein, whether by operation of law or in any manner whatsoever, and shall inure to the benefit of the Parties, including Successor-In-Interest, as applicable, and their respective successors (by merger, consolidation, or otherwise) and assigns. As set forth in Section 9.5, the Parties, including Successor-In-Interest, as applicable, acknowledge and agree that this Section 11.2 shall apply to the County when it resumes exercising land use authority over the Property on July 1, 2025."

Meridian was approved by the MJPA to be the successor in interest to the obligations of LNR in the DDA, DA, and Settlement Agreements and therefore has an interest in these agreements.

Despite the above provisions, the Assumption Exceptions broadly extend to (a) "March JPA contracts, settlements, or agreements executed prior to July 1, 2025 in which the County was not a party or signatory"; (b) "March JPA Disposition and Development Agreements executed prior to July 1, 2025 in which the County was not a party or signatory"; (c) "March JPA Development Agreements executed prior to July 1, 2025 in which the County was not a party or signatory." (*Ibid.*) On their face, the Assumption Exceptions appear to be an attempt to provide blanket immunity to the County, as the successor-in-interest to the MJPA, from any contractual land use obligations arising under those excepted agreements. Such an outcome would be an anathema to fundamental principles of contractual law and, as discussed further below, would upend due process and vitiate vested rights. It also would raise concerns about the ability of a party to seek recourse in the event of a contractual dispute and/or affect or hinder the ability of a party to enforce any land use obligations under an excepted agreement. Once divested of its land use authority, the MJPA will no longer have the ability to fulfill its obligations under any of these agreements. It is the County which must assume that authority, and the resultant responsibility, to meet those obligations.

Meridian proposes that the County include language in the Draft Resolution and Draft Ordinance to acknowledge any persisting land use obligations under the Settlement Agreements, the DDAs and other MJPA agreements executed prior to July 1, 2025, as allowed by law.

**3. THE TRANSFER DOCUMENTS MUST EXPRESSLY HONOR RIGHTS VESTED PRIOR TO JULY 1, 2025.**

The doctrine of vest rights is "based on the constitutional prohibition against the taking of property" and "grounded on the constitutional principle that property may not be taken without due process of law." (*South Lake Tahoe Property Owners Group v. City of South Lake Tahoe* (2023) 92 Cal.App.5th 735, 747 [internal quotes and citations removed].) Approval of development agreements provides for vesting of certain land use and zoning rights under the Development Agreement statute (Gov. Code, § 65864 et seq.). These vested rights mechanisms are intended to encourage development by providing developers with a degree of certainty that subsequent local regulations will not apply to projects that could take years, or even decades, to complete. By obtaining vested rights, developers "lock in" local regulations -- such as permitted uses, allowable density and height standards, and development impact fees. If the County disregards the vested rights established through the development agreements entered into by the MJPA, it would give rise to a regulatory taking and a violation of due process.

Such vested rights must be honored by successor agencies. Under Government Code Section 65865.3, for example, "if a newly incorporated city or newly annexed area comprises territory that was formerly unincorporated, any development agreement entered into by the county prior to the effective date of the incorporation or annexation shall remain valid for the duration of the agreement, or eight years from the effective date of the incorporation or annexation, whichever is earlier." Although not directly applicable here, the Development Agreement statute clearly intends for development agreements to continue in force after property changes jurisdictions. The Draft Resolution and Draft Ordinance, as currently presented, raise questions about whether vested projects may be subject to new exactions, assessments, and fees, including regulatory and impact fees. The Draft Resolution and Draft Ordinance must be revised to provide appropriate exceptions for fees and other land use requirements, regulations and standards that vested prior to July 1, 2025, through applicable vesting mechanisms, such as the Subdivision Map Act, the Development Agreement statute and/or other relevant provisions.

**4. CONCLUSION.**

Meridian reserves its rights, including its right to supplement these comments as this matter progresses to the Board of Supervisors. Representatives of Meridian will be on hand at the May 7, 2025, Planning Commission to answer any questions concerning this letter.

Very truly yours,

BUCHALTER
A Professional Corporation

Michael W. Shonafelt
Shareholder

MWS:mt

cc: Maria Camacho, TLMA Commission, mcamacho@rivco.org
Dr. Grace I. Martin, March Joint Powers Authority, martin@marchjpa.com
Thomas A. Rice, Esq., Legal Counsel, thomas.rice@bbklaw.com
Bryan Goodman, Executive Vice President – Development, Lewis Group of Companies, Bryan.Goodman@lewismc.com
Adam Collier, Vice President - Planned Communities, Lewis Management Corp, Adam.Collier@lewismc.com
David O. Team - President/CEO - Waypoint Property Group, dteam@waypointpg.com

May 2, 2025

Riverside County Planning Commission
Project Planner Paul Swancott or Principal Planner Richard Marshalian @
planning@rivco.org

Subject: Project No. CC013169 - Meridian Park West, LLC, for the proposed West Campus Upper Plateau Project

Dear Riverside County Planning Commission,

We oppose the proposed West Campus Upper Plateau Project for several reasons. We are Orange Crest residents and have lived in this community since our house was built back in 2002 on Rotterdam Street next to Grove Community and Trautwein Blvd. We have seen so much growth in and around our community and how it has affected our streets and roads, the horrible air pollution, the noise impacts, and the wildlife impacts. Although the distribution center will create 3,300 jobs, this project will be in our backyard, and I could not afford our home if I were to leave my current job and go get an industrial job. Please consider the residents that work very hard and will have to look at this project (if approved) as it is so huge and will be in our backyards, creating more noise impacts, air pollution, and our property values will go down.

Yes, there will be a park and a public facility as part of this project, but how can this Commission justify the proposed 42.22 acres of mixed use and 143.31 acres of industrial? Why do we need more trucks and warehouses in this area? It is already congested, and the streets are depleted. There are enough warehouses and mixed use areas around us already affecting our streets on Alessandro, Trautwein, Grove Community Drive, and Van Buren Boulevard trying to get access to the 91, 60, and 215 freeways. PLEASE do not forget about all the wildlife that has been pushed towards our communities due to all the warehouses in this area. This project is just going to affect more wildlife either being pushed out of the area or in our community where we are going to see more killed on the roads due to this project.

The streets around here are already bad due to the heavy traffic and trucks. There are water leaks coming up from the streets on Trautwein Blvd. by Chase Bank, and a few water leaks on Van Buren Blvd. in the fast lane by Kohl's and the Chevron Station on both sides of Van Buren Blvd. Cars/trucks are just constantly driving over these water leak areas several times a day/night or sitting idling waiting for the light to turn and there does not seem to be a plan to get these leaks fixed. I know this is not your problem but ignoring these types of things are just going to cause bigger infrastructure problems in the future for the Orange Crest residents.

Please really think about this before each of you vote on this project and realize that this project is not for this area. There are enough industrial and mix use areas that are already here and are still being built all along Alessandro Boulevard. Please oppose this project for the sake of the Orange Crest residents.

Thank you,
Tara and Mark Byerly
19536 Rotterdam St.
Riverside, CA 92508

**From:** Peter & Darlene Craig
**To:** Swancott, Paul
**Subject:** Project No. CC013169
**Date:** Monday, April 21, 2025 10:59:53 AM

**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.

Attn: Paul Swancott, Riverside County Planning Department

I live in the Orangecrest area of Riverside and I am deeply concerned about the proposed project #CC013169 in this area for three major reasons that must be addressed:

1) This proposed project is in an area that housed ammunition and is a contamination concern. I have not seen any plans for decontamination prior to any building.

2) Our freeways and interchanges cannot handle more traffic from trucking companies that more warehouses would require. The 215/60 interchange is always backed up for miles.

3) Cell phone service is almost non existent in many areas of Orangecrest regardless of carriers because of all the existing warehouses. I have heard of no plans to build more towers to improve cell phone service. The only way to have cell phone service at home is with wifi and if you go outside to visit with a neighbor there is no service.

It is for the above reasons that I am opposed to this project.

Darlene Craig
20768 Freeport Drive
Riverside, CA 92508
pedar.craig@verizon.net

Outlook

**Comments for Riverside County Planning Hearing May 7 2025 +Item 1. 27353 : PROJECT NO. CC0131169**

**From** Catherine Barrett-Fischer <cbfcentury@aol.com>
**Date** Tue 05/06/2025 12:35 PM
**To** Swancott, Paul <PSwancott@Rivco.org>; Marshalian, Richard <RMarshalian@Rivco.org>

Dear Mr. Swancott,

I am writing to comment on Item 1 on the agenda for the Riverside County Planning Commission on
May 7, 2025:

1. 27353 : PROJECT NO. CC0131169
   i. Attachment I: Draft Ordinance No. 997

Page 8 of 53 states:
2. The County's express powers for the March Territory do not include automatic assumption of the following, which were executed prior to July 1, 2025: a. March JPA contracts, settlements, or agreements executed prior to July 1, 2025 in which the County was not a party or signatory. b. March JPA Disposition and Development Agreements executed prior to July 1, 2025 in which the County was not a party or signatory. c. March JPA Development Agreements executed prior to July 1, 2025 in which the County was not a party or signatory. d. As March JPA has never identified the County as the successor in interest or successor entity of the March JPA, successor entity provisions or terms negotiated by March JPA executed prior to July 1, 2025 in which the County was not a named party or signatory.

CAREE has a 2003 settlement agreement with the March Joint Powers Authority signed by Bob Buster as Chairman of the March Joint Powers Commission in his capacity as the representative of Riverside County as an elected County Supervisor, not in his capacity as a citrus farmer. Given that there is a Successors and Assigns clause in the settlement agreement, Riverside County has the responsibility to adhere to the settlement agreement and not exclude the agreement.

https://marchjpa.com/wp-content/uploads/2024/05/S-2.-CAREE-CCAEJ-Settlement-Agreement.pdf

Please share my comments with the Planning Commissioners prior to their vote on this item. Thank you for your attention to this matter.

Best regards,

Catherine Barrett-Fischer
Executive Committee Chairwoman
Community Alliance for Riverside's Economy & Environment (CAREE)
951-461-9443

Outlook

# Re: Riverside County Planning Hearing May 7 2025 +Item 1. 27353 : PROJECT NO. CC0131169

**From** Leslie Osburn <goodburn2@hotmail.com>
**Date** Tue 05/06/2025 6:36 PM
**To** Swancott, Paul <PSwancott@Rivco.org>; Marshalian, Richard <RMarshalian@Rivco.org>

**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 Mr. Swancott,

I am writing to comment on Item 1 on the agenda for the Riverside County Planning Commission on
May 7, 2025:

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CAREE has a 2003 settlement agreement with the March Joint Powers Authority signed by Bob Buster as Chairman of the March Joint Powers Commission in his capacity as the representative of Riverside County as an elected County Supervisor, not in his capacity as a citrus farmer. Given that there is a Successors and Assigns clause in the settlement agreement, Riverside County has the responsibility to adhere to the settlement agreement and not exclude the agreement.

https://marchjpa.com/wp-content/uploads/2024/05/S-2.-CAREE-CCAEJ-Settlement-Agreement.pdf

Please share my comments with the Planning Commissioners and include them in the public record prior to their vote on this item. Thank you for your attention to this matter.

Best regards,

Leslie Osburn
Orangecrest Resident
951-505-7113

**Contacts**
Jen Larratt-Smith
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Mike McCarthy
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mikem@radicalresearch.llc

**Website:** tinyurl.com/rivnow

SENT VIA EMAIL

May 6, 2025

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

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

Honorable Commissioners, Clerk, and Supervisor Medina,

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

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

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

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

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

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

Sincerely,

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

R-NOW

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**Website:** tinyurl.com/rivnow

SENT VIA EMAIL

May 6, 2025

Planning Commision, County of Riverside
Planning
Clerk of the Board

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

Honorable Commissioners, Clerk, Planners,

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

## Form 11 Staff Report

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

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

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

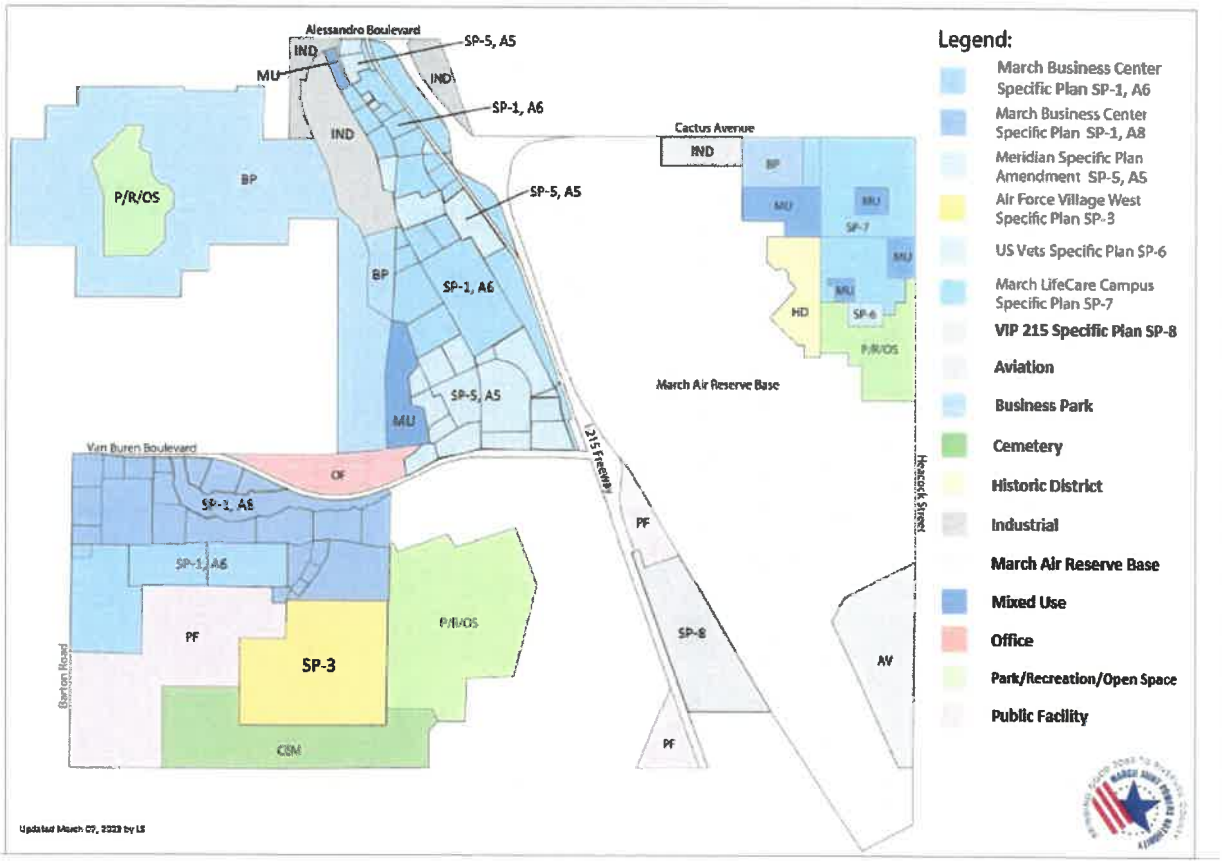
## Land Use Map - Attachment D

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

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

- Omits the under consideration GP 21-01, SP-9, and ZC 21-01 under consideration at Public Hearing May 12th, 2025[2] for over 880 acres.

**General Plan Land Use Map**
March Joint Powers Authority




## Draft March Area Plan - Attachment E

- Page numbering is inaccurate throughout
- No upfront Vision Summary
- LU 2.1(a, g) - Should also include RCTC Transit Oriented Communities Strategic Plan[3] - this area has the only current MetroLink station outside of a city in the County and requires residential development in its catchment area to maximize its potential ridership
- LU 2.1(h) - This area was just designated a Very High Fire Hazard Severity Zone[4] - please prevent inappropriate development that are ignition sources.

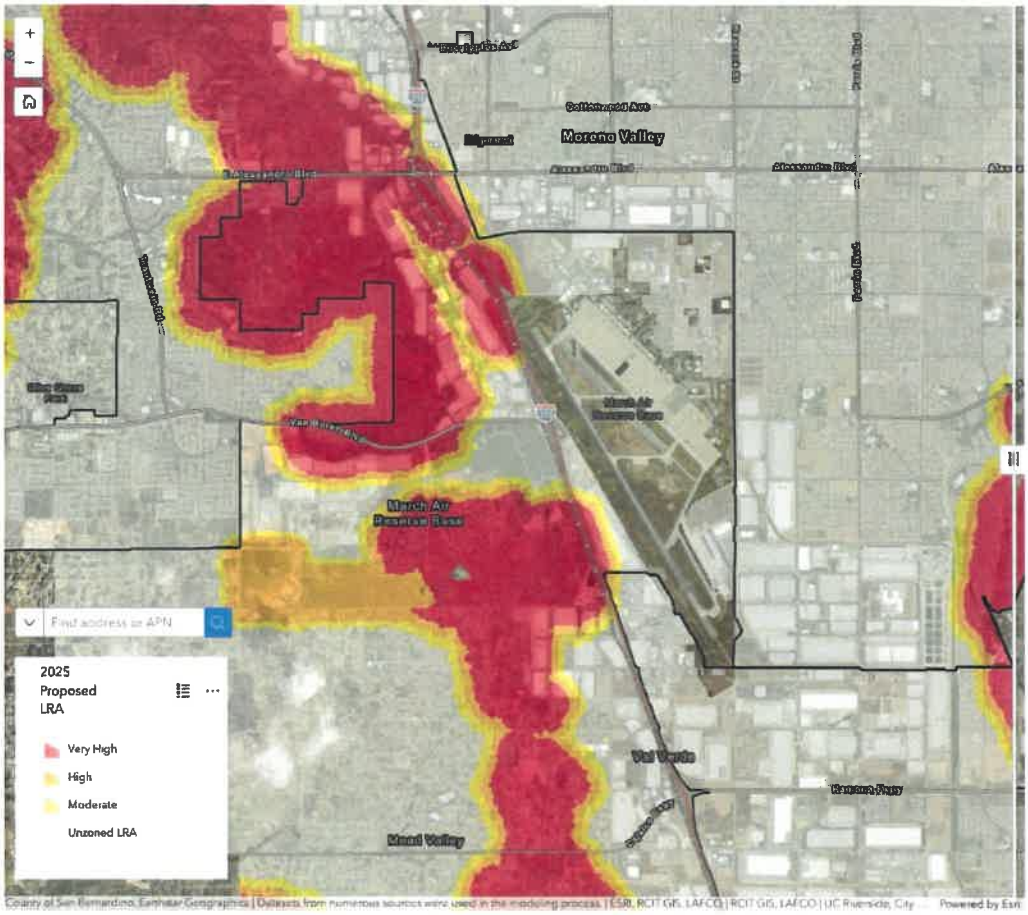
[2] https://marchjpa.com/wp-content/uploads/2025/05/05-12-2025-JPC-Packet.pdf
[3] https://www.rctc.org/transit-oriented-communities-strategic-plan/
[4] https://www.rvcfire.org/our-departments/fire-marshal/FHSZ-map

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

## Attachment F - Exhibits

- Figure 5 - Circulation Element is missing almost all the roads within the planning area.
- Figure 6 - Trails - There are many trails within the West Campus not shown, but they are available for reference within the 2012 CBD settlement agreement
- Figure 8 - Fire hazard - this map is out of date - most of the planning area is now Very High FHSZ. See screenshot of new Local Responsibility Area designations from March 25, 2025 taken from the Riverside County Fire Department Office of the Fire Marshall[7].

[5] https://marchjpa.com/wp-content/uploads/2024/05/S-2.-CAREE-CCAEJ-Settlement-Agreement.pdf
[6] https://marchjpa.com/wp-content/uploads/2024/05/S-1.-2012-CBD-Settlement-Agreement.pdf
[7] https://www.rvcfire.org/our-departments/fire-marshal/FHSZ-map




Sincerely,

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

R-NOW

Outlook

## Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

**From** christine martin <cmcelsemartin@gmail.com>
**Date** Tue 5/20/2025 7:50 AM
**To** Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

**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 County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
Christine Martin
Canyon Crest

Outlook

## Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

**From** Rosie Russell <octoberrose1@verizon.net>

**Date** Mon 5/19/2025 8:54 PM

**To** Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,

Rosie Russell
20144 Dayton Street
Riverside, CA 92508
Orangecrest Community

Sent from my iPhone

Outlook

## Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

**From** aramjim09@gmail.com <aramjim09@gmail.com>

**Date** Mon 5/19/2025 8:15 PM

**To** Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
Ana Ramirez
92508

Outlook

# Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

**From** David Call <daveandlanacall@sbcglobal.net>

**Date** Mon 5/19/2025 6:28 PM

**To** Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission, I am a local mountain biker who uses the plateau regularly to exercise. I am a resident here who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly. The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues here. . Please Help Us . We simply need more open space Thank you, Dave Call, Mission Grove

Outlook

## Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

**From** Ali G <agtaxmail@gmail.com>
**Date** Mon 5/19/2025 7:30 AM
**To** Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
Ali Gatie
92508

Outlook

## Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

**From** Joe Aklufi <jaklufi@gmail.com>

**Date** Mon 5/19/2025 7:31 AM

**To** Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,

Joseph S. Aklufi
Riverside, 92506

Outlook

## Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

**From** Jonathan Peaslee <jpeaslee24@gmail.com>
**Date** Mon 5/19/2025 7:37 AM
**To** Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
Jonathan Peaslee
92508

Outlook

## Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

**From** Lindy Fenex <lindy.fenex@gmail.com>
**Date** Mon 5/19/2025 7:40 AM
**To** Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
Bart Lindy Fenex
Orangecrest
92508

Outlook

# Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

**From** Julie Siegel <siegel.n.julie@gmail.com>
**Date** Mon 5/19/2025 7:40 AM
**To** Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
Julie Siegel-Turner
Woodcrest

Outlook

## Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

**From** ANTHONY SCIMIA JR <tscimia@sbcglobal.net>

**Date** Mon 5/19/2025 7:41 AM

**To** Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
Anthony Scimia Jr
20829 Indigo Point
Riverside,Ca,92508
Orangecrest

Sent from my IPhone

Outlook

## Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

**From** Josie Sosa <josie.sosa@gmail.com>
**Date** Mon 5/19/2025 7:57 AM
**To** Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,

Josie Sosa
Orangecrest 92508

Outlook

## Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

**From** Wendy Wiley <wendylwiley@gmail.com>

**Date** Mon 5/19/2025 8:18 AM

**To** Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
Wendy L Wiley
Mission Grove 92506

Outlook

## Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

**From** Kyle Reed <brewngold23@yahoo.com>

**Date** Mon 5/19/2025 8:26 AM

**To** Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
Kyle Reed
Canyon Crest

Sent from my iPhone

Outlook

# Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

**From** Daniele Singleton <msgsingleton@gmail.com>
**Date** Mon 5/19/2025 8:33 AM
**To** Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

**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.

Good morning County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community. Our children are growing up in the town we did and I would love to keep it as healthy and enjoyable as possible. Thank you for your time.

Thank you.

Sincerely,
D. Singleton
Mission Grove Neighborhood.

Outlook

# Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

**From** Deb Whitney <surfjade@yahoo.com>

**Date** Mon 5/19/2025 8:48 AM

**To** Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly. The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community. Thank you.

Sincerely,

Deb Whitney
Mission Grove

Outlook

## Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

**From** Azarely <azarelybedolla00@gmail.com>
**Date** Mon 5/19/2025 9:05 AM
**To** Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
Azarely
92503

Outlook

## Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

**From** Jessica McDermott <jess.colleen.mcd@gmail.com>

**Date** Mon 5/19/2025 9:10 AM

**To** Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
Jessica McDermott
92506

Outlook

## Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

**From** Karen Jakpor <kmjakpor@gmail.com>
**Date** Mon 5/19/2025 9:20 AM
**To** Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
Karen Jakpor, MD
Mission Grove

Outlook

## Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

**From** Peter Pettis <pettis.peter@gmail.com>

**Date** Mon 5/19/2025 9:33 AM

**To** Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
Peter Pettis
92508

Outlook

## Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

**From** Gary Mares III <garymaresiii@gmail.com>
**Date** Mon 5/19/2025 9:40 AM
**To** Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community, and for the future of our lives.

Thank you.

Sincerely,
Gary Mares
Orangecrest

Outlook

## Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

**From** Molly Nazeck <mnazeck@gmail.com>

**Date** Mon 5/19/2025 9:48 AM

**To** Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
Molly Nazeck
Green Acres resident, 92518

Outlook

## Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

From Elliott Luchs <esluchs@yahoo.com>

Date Mon 5/19/2025 9:41 AM

To Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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 County Planning Commission,

As a resident who does not want more warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
Elliott Luchs
6925 Sandtrack Rd
92506

Sent from my iPad

Outlook

## Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

**From** Amy Cisneros <amycisneros28@gmail.com>
**Date** Mon 5/19/2025 9:35 AM
**To** Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
Amelia Cisneros
8261-Fern-Grove-Cir-Riverside Ca 92508

Outlook

# Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

**From** Denette Lemons <lemonsdenette@gmail.com>

**Date** Mon 5/19/2025 9:18 AM

**To** Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
Denette Lemons
Orangecrest

Outlook

# Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

**From** Lenora Mitchell <rageturner@gmail.com>

**Date** Mon 5/19/2025 9:07 AM

**To** Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
Lenora Mitchell
92508

Outlook

# Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

**From** matt silveous <mattsilveous1812@gmail.com>

**Date** Mon 5/19/2025 8:55 AM

**To** Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
Matt 92508

Outlook

## Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

**From** Jon and Sandi Cabrera <josa6@hotmail.com>

**Date** Mon 5/19/2025 8:33 AM

**To** Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,
I beg you to stop the madness and destruction of our city of Riverside. The air quality and traffic are the worst in the nation. We have so many warehouses sitting empty but yet the city keeps approving these massive industrial complexes in the middle of our neighborhoods adjacent to churches, daycares, parks and soccer fields. Please protect our health and our children and conserve one of the only outdoor spaces we have left.

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
Sandi Cabrera
Orange Terrace resident

Sent from my iPhone

Outlook

## Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

**From** Aaron Bushong <aaron.bushong@verizon.net>
**Date** Mon 5/19/2025 8:28 AM
**To** Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission:

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions.

After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you,
Aaron Bushong
25-year resident of the Orangecrest neighborhood
92508

Outlook

## Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

**From** Michele Muehls <michelebello@hotmail.com>

**Date** Mon 5/19/2025 8:22 AM

**To** Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,
Thank you so much for taking the time to read this!
As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
Michele Muehls
Hawarden, 92506

Outlook

# Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

**From** Sue Nipper <markel221@gmail.com>
**Date** Mon 5/19/2025 8:15 AM
**To** Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Please consider how you would feel if you and your family lived in this area.

Thank you.

Sincerely,
Susan Nipper
92508

Outlook

## Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

**From** Janice Oien <gdojlo@yahoo.com>

**Date** Mon 5/19/2025 7:48 AM

**To** Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
<name>janice oien
<neighborhood>
92865
Sent from my iPhone

Outlook

## Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

**From** Andrea Wood <andrea.wood@ucr.edu>
**Date** Mon 5/19/2025 7:39 AM
**To** Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community. I would hate to see more of our open spaces paved over for another industrial eyesore.

Thank you.

Sincerely,
Andrea Wood
Riverside, CA 92521

Outlook

## Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

**From** peasleeamber <peasleeamber@gmail.com>
**Date** Mon 5/19/2025 7:32 AM
**To** Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
Amber Peaslee
92508

Outlook

## Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

**From** Shirley <fungyinandjoseph@gmail.com>
**Date** Mon 5/19/2025 7:30 AM
**To** Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,

Shirley Ng and Raymond Or
CA 92508

Outlook

## Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

**From** Candy Blokland <blokland@yahoo.com>

**Date** Mon 5/19/2025 7:41 AM

**To** Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
Candy Blokland
Creekside 92508

Sent from my iPhone

Outlook

## Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

**From** MJ Rivera <milo.rivera21052@gmail.com>
**Date** Mon 5/19/2025 10:02 AM
**To** Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

RNow has fought hard not to have Mega warehouses on the West Campus Upper Plateau and adjacent to residential housing. We ask that the Planning Commission update the land use planning map accordingly to the West Campus Upper Plateau to reflect the current conditions. After an 8-0 vote, the land remains unzoned and unentitled after the denial of a flawed Specific Plan on May 12. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

We have fought hard for three years and will continue to present a united fight, to stop the warehouses in our community.

Thank you.

Sincerely,
Linda & Milo Rivera
92508
Mission Grove
POWER TO THE PEOPLE

Outlook

# Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

**From** Ira and Rajean Long <longfam6@att.net>

**Date** Mon 5/19/2025 10:26 AM

**To** Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
Rajean and Ira Long
Mission Grove, 92506

Outlook

# Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

**From** Mary Viafora <mlviafora@gmail.com>

**Date** Mon 5/19/2025 10:46 AM

**To** Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
Mary Viafora
92508

Sent from my iPhone

Outlook

## Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

**From** Shaan Saigol <shaansaigol@gmail.com>
**Date** Mon 5/19/2025 11:32 AM
**To** Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
Shaan Saigol

Orangecrest Neighborhood, 92508

Outlook

# Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

**From** Linlin Zhao <fredzhaolin@gmail.com>
**Date** Mon 5/19/2025 11:28 AM
**To** Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you for your consideration.

Sincerely,
Lin Zhao
92508

Outlook

# Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

**From** Abdallah Karim <akarim23@gmail.com>

**Date** Mon 5/19/2025 10:36 AM

**To** Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
Abdallah Karim
92508

Outlook

## Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

**From** John Lyell <jlyell@verizon.net>

**Date** Mon 5/19/2025 10:08 AM

**To** Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

**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 County Planning Commission,

As a 50+ year Riverside resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

I have strongly recommended Riverside and the county and JPA members, think outside the box and consider development similar to what Irvine has with similar former US Government property. They have a successful map for Riverside to follow and develop a large regional park and bring high tech business to the I.E. that can benefit all. You have to make aggressive offers to high tech entities to entice them to add facility in the I.E. With movement toward AI, quantum computing, Blockchain and decentralized finance, providers (Google, Micrsoft, IBM, Rigetti, IonQ to name a few) they will need large technical data processing facilities that could bring high paying jobs, not low paying warehouse jobs

Great Park | City of Irvine

City of Irvine Launches Next Phase of Development at the Great Park through a Groundbreaking Ceremony | City of Irvine

blobdload.asp

GREAT PARK
IRVINE, CALIFORNIA

# Great Park Framework Plan

## CITY OF IRVINE

1. **Veterans Memorial Park and Gardens**
2. **Library**
3. **Botanical Gardens**
4. **Arboretum**
5. **Grand Promenade**
6. **Great Meadow**
7. **North Lake**
8. **South Lake**
9. **Amphitheater**
10. **Full Circle Farm**
11. **Multi-modal Bridges**
12. **Bosque**
13. **Sports Complex**
14. **Cultural Terrace**
15. **Wild Rivers**

"There are those who look at things the way they are, and ask why... I dream of things that never were, and ask why not?"

Thank you.

Sincerely,

John Lyell

**Swancott, Paul**

| | |
|---|---|
| **From:** | Ruiz, Roxanne |
| **Sent:** | Monday, May 19, 2025 1:46 PM |
| **To:** | Marshalian, Richard |
| **Cc:** | Swancott, Paul |
| **Subject:** | FW: Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025 |
| **Attachments:** | Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025 |


Roxanne Ruiz
*Senior Land Use Tech*
COUNTY OF RIVERSIDE
Planning Department
4080 Lemon Street 12th Floor, Riverside, CA 92501
Tel. #: (951) 955-6184
roxruiz@rivco.org
I currently work a 9/80 work schedule, off on pay-day Friday's


**From:** Eunhee Kim <eunster@yahoo.com>
**Sent:** Monday, May 19, 2025 1:17 PM
**To:** Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>
**Subject:** Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025


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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
Eunhee Kim
Raleigh, NC 27615

Outlook

## Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

**From** Gayle Dicarlantonio <gayledmail@gmail.com>
**Date** Mon 5/19/2025 1:36 PM
**To** Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
G DiCarlantonio
92507

## Swancott, Paul

**From:** Ruiz, Roxanne
**Sent:** Tuesday, May 20, 2025 12:02 PM
**To:** Marshalian, Richard; Swancott, Paul
**Subject:** FW: Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025
**Attachments:** Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

Roxanne Ruiz
Senior Land Use Tech
COUNTY OF RIVERSIDE
Planning Department
4080 Lemon Street 12th Floor, Riverside, CA 92501 Tel. #: (951) 955-6184 roxruiz@rivco.org I currently work a 9/80 work schedule, off on pay-day Friday's

-----Original Message-----
From: Carlos LLiguin <malinalli_1997@yahoo.com>
Sent: Tuesday, May 20, 2025 11:59 AM
To: Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>
Subject: Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community. Thank you for supporting our communities.

Thank you.

Sincerely,
Carlos Lliguin
92508

Outlook

## Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

**From** Steven Balmer <sjgbalmer@gmail.com>

**Date** Tue 5/20/2025 11:06 AM

**To** Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community. Indeed.

Thank you.

Sincerely,
Steve Balmer
Orangecrest 92508

**Swancott, Paul**

| | |
|---|---|
| **From:** | Ruiz, Roxanne |
| **Sent:** | Wednesday, May 21, 2025 11:54 AM |
| **To:** | Marshalian, Richard; Swancott, Paul |
| **Subject:** | FW: Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025 |
| **Attachments:** | Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025; Item 2.1- March Joint Powers Authority Land Use Authority Transfer to Riverside County |


Roxanne Ruiz
*Senior Land Use Tech*
COUNTY OF RIVERSIDE
Planning Department
4080 Lemon Street 12th Floor, Riverside, CA 92501
Tel. #: (951) 955-6184
roxruiz@rivco.org
I currently work a 9/80 work schedule, off on pay-day Friday's


**From:** honiebun2k@aol.com <honiebun2k@aol.com>
**Sent:** Tuesday, May 20, 2025 8:09 PM
**To:** Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>
**Subject:** Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025


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Dear County Planning Commission, As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly. The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community. Thank you.
Sincerely,
Frank and Michelle Erdodi, Orangecrest

**Swancott, Paul**

---

**From:** Rosa Bonilla <guadalajara1955@gmail.com>
**Sent:** Tuesday, May 20, 2025 6:37 PM
**To:** Supervisor Medina - 1st District; Planning; Clerk of the Board; TLMA Planning Hearings; Roberts, Samuel
**Subject:** Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
<name> Rosa Bonilla
<neighborhood> Orange crest

**Swancott, Paul**

---

**From:** Ruiz, Roxanne
**Sent:** Wednesday, May 21, 2025 11:52 AM
**To:** Marshalian, Richard; Swancott, Paul
**Subject:** FW: Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025


Roxanne Ruiz
*Senior Land Use Tech*
COUNTY OF RIVERSIDE
Planning Department
4080 Lemon Street 12th Floor, Riverside, CA 92501
Tel. #: (951) 955-6184
roxruiz@rivco.org
I currently work a 9/80 work schedule, off on pay-day Friday's


**From:** Sara Amend <jnsamend@gmail.com>
**Sent:** Wednesday, May 21, 2025 8:24 AM
**To:** Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>
**Subject:** Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025


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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
Sara Amend
Orangecrest 92508

**Swancott, Paul**

| | |
|---|---|
| **From:** | Catherine Barrett-Fischer <cbfcentury@aol.com> |
| **Sent:** | Monday, May 19, 2025 7:34 PM |
| **To:** | Supervisor Medina - 1st District; Planning; Clerk of the Board; TLMA Planning Hearings; Swancott, Paul; Marshalian, Richard; Roberts, Samuel; District 5 |
| **Cc:** | Jonathan Evans; Jamie Hall |
| **Subject:** | Public Comment for Item 2.1 - Riverside County Planning Commission Meeting 5/21/2025 |

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Dear Planning Commissioners and Staff,

Land use authority will transfer to Riverside County from the March JPA on July 1, 2025. Please update the land use planning area map for the West Campus Upper Plateau to include the 60 acre park and 445 acres of conservation easement legally required by settlement agreements in 2003 and 2012. The zoning of the land should reflect these uses.

marchjpa.com/wp-content/uploads/2024/05/S-2.-CAREE-CCAEJ-Settlement-Agreement.pdf

marchjpa.com/wp-content/uploads/2024/05/S-1.-2012-CBD-Settlement-Agreement.pdf

Please adopt the CAREE 2003 settlement agreement and Center for Biological Diversity 2012 settlement agreement. The March JPA will sunset on June 30, 2025, and we request that the County of Riverside
adhere to the agreements as successors of the March Joint Powers Authority. Thank you.

Cordially,

Catherine Barrett-Fischer
Executive Committee Chairwoman
Community Alliance for Riverside's Economy & Environment (CAREE)
951-461-9443
https://careenews.org/

## Swancott, Paul

**From:** Ruiz, Roxanne
**Sent:** Tuesday, May 20, 2025 8:09 AM
**To:** Swancott, Paul; Marshalian, Richard
**Subject:** FW: Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025
**Attachments:** Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025; Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025; Public Comment for Item 2.1 - Riverside County Planning Commission Meeting 5/21/2025; Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025; R-NOW Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025; Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025; Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

Roxanne Ruiz
Senior Land Use Tech
COUNTY OF RIVERSIDE
Planning Department
4080 Lemon Street 12th Floor, Riverside, CA 92501 Tel. #: (951) 955-6184 roxruiz@rivco.org I currently work a 9/80 work schedule, off on pay-day Friday's

-----Original Message-----
From: Tom Radulski <tradulski@gmail.com>
Sent: Monday, May 19, 2025 5:36 PM
To: Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>
Subject: Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
<name>Thomas Radulski
<neighborhood>Orangecrest

Outlook

## Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

**From** mkymsecltr <mkymsecltr@aol.com>
**Date** Mon 5/19/2025 6:17 PM
**To** Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
John W. Hagmann
Mission Grove, 92506

Sent from my Verizon, Samsung Galaxy smartphone

**Swancott, Paul**

**From:** Marshalian, Richard
**Sent:** Tuesday, May 27, 2025 8:27 AM
**To:** Swancott, Paul
**Subject:** Fw: Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

Sincerely,
Richard

**Richard Marshalian, AICP**
Principal Planner, Advance Planning
TLMA – Planning Department | County of Riverside
Email: RMarshalian@rivco.org
**How are we doing? Click the link to tell us**

---

**From:** Planning <Planning@RIVCO.ORG>
**Sent:** Tuesday, May 27, 2025 7:46 AM
**To:** Marshalian, Richard <RMarshalian@Rivco.org>; Ruiz, Roxanne <RoxRuiz@Rivco.org>
**Subject:** FW: Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

Please see the public comment email below.

Thank you,
Trent Smith

-----Original Message-----
From: K Doty <dkdoty2@gmail.com>
Sent: Monday, May 26, 2025 8:56 PM
To: Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>
Subject: Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

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Dear County Planning Commission,

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Thank you.

Sincerely,
Kristy Doty
Orangecrest

Sent from my iPhone

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John E. Hildebrand
Planning Director

**2.1**

**DATE:** 5/21/2025

**TO:** Riverside County Planning Commission

**FROM:** Richard Marshalian, AICP
Principal Planner

**ITEM:** 2.1 – March Area Plan

**SUBJECT: ADDITIONAL COMMENTS RECEIVED**

Additional comments were received by Staff after initial submittal of the hearing package, which are provided for the benefit of the Planning Commission as Attachment A to this supplemental memo.

**ATTACHMENTS:**

Attachment A: Additional Public Comments

Outlook

# R-NOW Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

**From** Jen L <jlarrattsmith@gmail.com>

**Date** Mon 5/19/2025 8:23 PM

**To** Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

2 attachments (2 MB)

PlanningCommission_letter.pdf; March JPA Exhibits.pdf;

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Dear Supervisor Medina, County Planning Commission, and Clerk,

The letter and exhibits attached are R-NOW's public comments for Item 2.1 for the May 21 meeting.

Please don't hesitate to contact Mike McCarthy or me with any questions.

Sincerely,

Jen Larratt-Smith
R-NOW

R-NOW

Jen Larratt-Smith, Chair
Mike McCarthy, Vice Chair
19069 Van Buren Blvd #114-314
Riverside, CA 92508
jlarrattsmith@gmail.com
mikem@radicalresearch.llc

SENT VIA E-MAIL

May 19, 2025

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

**Re: Project NO. CC0131169, General Plan Amendment NO. 2490093 - CZ NO. 2400060; March Area Plan - Item 2.1 on May 21, 2025 Planning Commission Agenda**

Honorable Planning Commissioners, Clerk, Planning Staff, and Supervisor Medina,

R-NOW thanks you for the opportunity to provide comments on the March Area Plan, March Ordinance, and March Resolution. We incorporate by reference previous comments sent to the commission in a letter dated May 6, 2025. On May 7th, the planning commission tabled the public hearing in order to await the outcome of the May 12th public hearing by the March Joint Powers Authority (MJPA) Commission regarding 817.9 acres of the West Campus Upper Plateau.

On May 12, 2025, community members from across the city and region collectively participated in the public hearing for the controversial West Campus Upper Plateau mega-warehouse project. This County Board room was filled with 300 people, and the outside lobby was filled with more than a hundred more. Over 100 people gave public comments, and the project was ultimately denied 8-0.

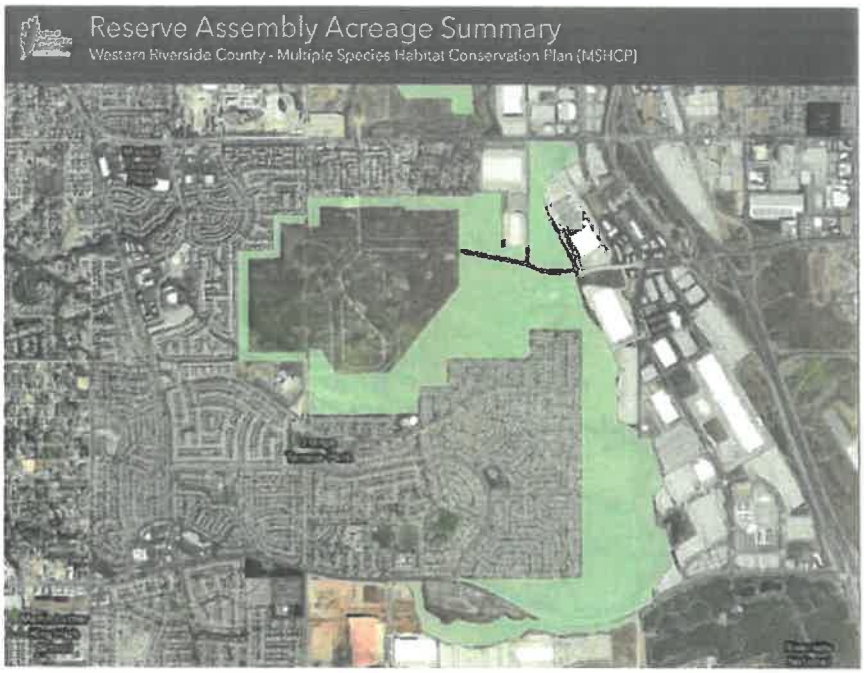
We believe that the Planning Commission should heed the voice of the community and the elected officials from May 12, 2025. Recommendations to bypass community engagement are invalid and anti-democratic. The people decide the goals, the vision, and the outcome, and the process reinforces and codifies those decisions. This is extremely important for unentitled, unzoned parcels that are in limbo as part of this transition.

We reiterate our three requests.

1) Engage community groups and members in and adjacent to the March Planning Area - Hold at least one workshop and/or public meeting to allow planning staff to discuss the plan with community groups, such as R-NOW, Sierra Club, Mission Grove Neighborhood Alliance, US Vets, Westmont Village, and Green Acres. Community engagement policies in HC 15.1-15.7 of the General Plan mandate community outreach for land-use planning. The Riverside County General Plan Vision 'derives its power from the values that are held by the people here,' and the people have not been included in this process.
2) Revise the March Area land-use plan to reflect current conditions - An update is necessary for the 817.9 acres of the West Campus, and this is the appropriate time to update the land-use plan and include existing settlement agreements (2003 CAREE/CCAEJ[1] and 2012 CBD/SBVAS[2]) in the land-use plan.
3) Map the appropriate Foundation Component to land uses for individual parcels -. R-NOW requests that the Foundation Component of Open Space be applied to parcels with parks, open space, and conservation easement obligations. See figure below.

There are fewer than 45 days until the land-use transfer, so we understand procedurally that there isn't time to do proper community engagement. We ask that the County commit to revisions of the March Area Plan that (1) incorporate community feedback, (2) reflect current conditions and agreements, and (3) appropriately identify public/quasi-public lands already included in the MSHCP as Foundation Component: Open Space rather than Community Development. However, we insist that the Planning Commission and County commit to revising the Specific Area Plan for the March Area to reflect community feedback no later than December 31, 2025. An additional six months is sufficient time to update the documentation and engage in authentic community visioning.

[1] https://marchjpa.com/wp-content/uploads/2024/05/S-2.-CAREE-CCAEJ-Settlement-Agreement.pdf
[2] https://marchjpa.com/wp-content/uploads/2024/05/S-1.-2012-CBD-Settlement-Agreement.pdf




**Screenshot of MSHCP designation of public/quasi-public lands for March West Campus on Western Riverside County MSHCP Acreage Summary.[3]**
**Thank you for your attention to this matter.**

**Sincerely,**

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

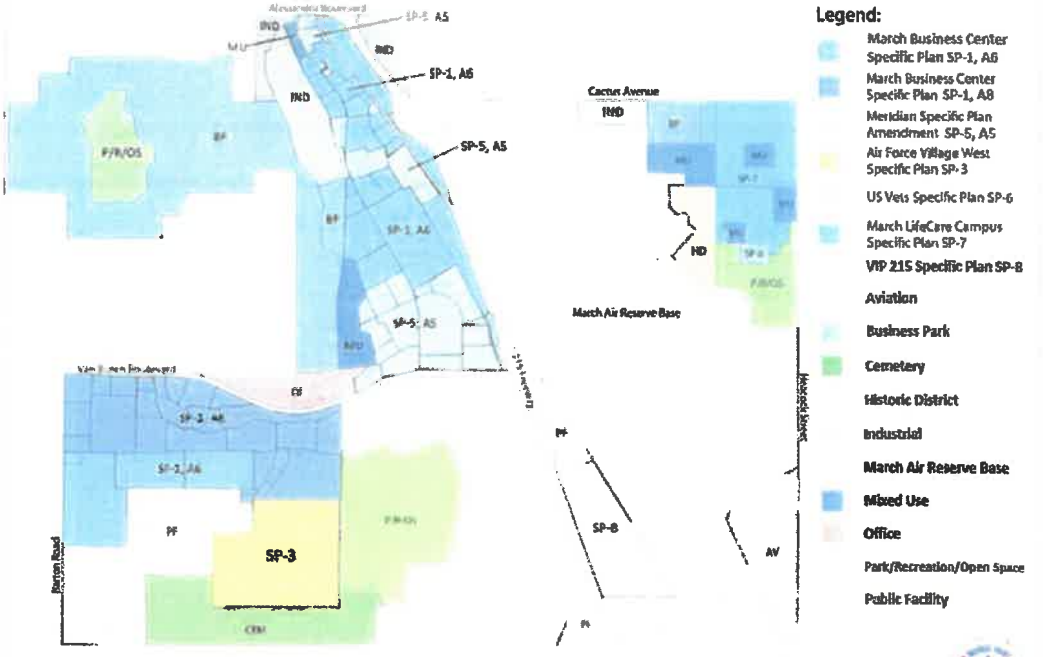
**R-NOW**

---

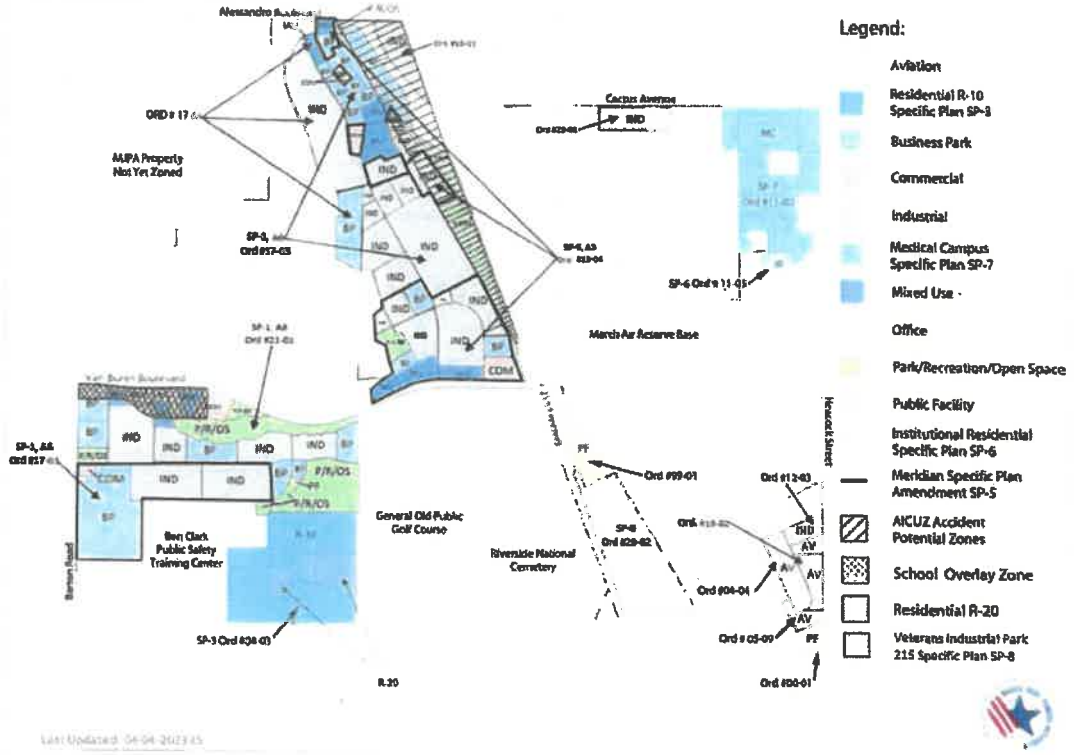
[3] **https://wrcrca.maps.arcgis.com/apps/dashboards/60fb5a8df60c49628b9cc779333824b4**

# March JPA Exhibits

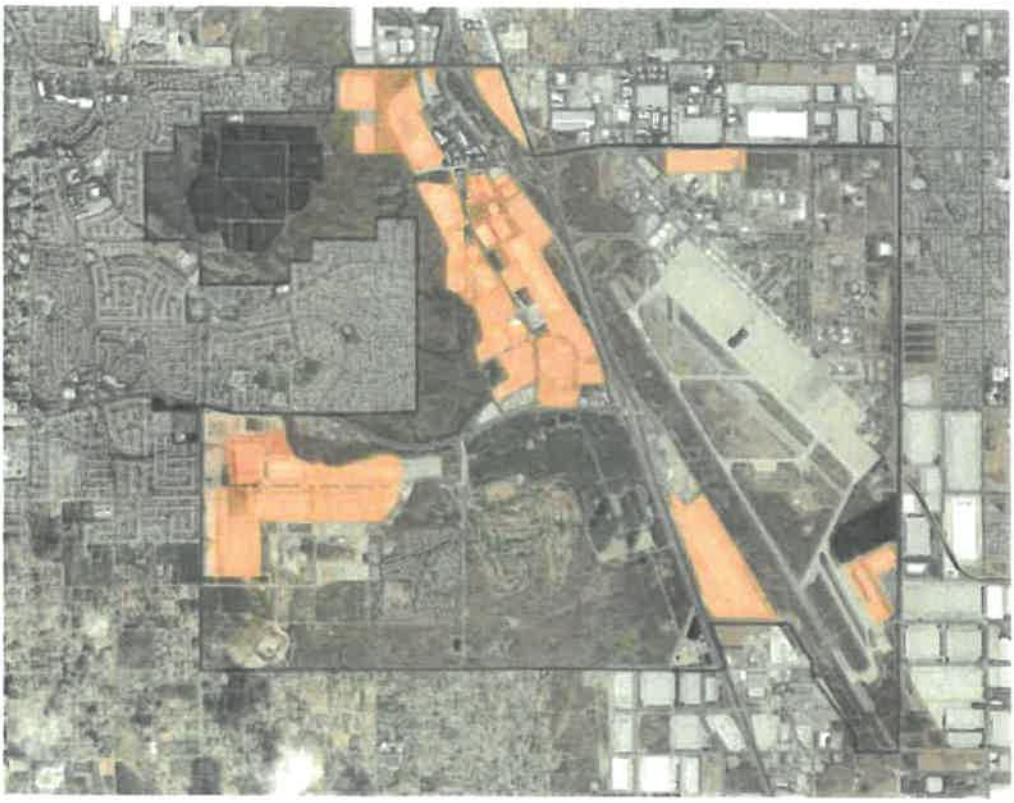
## General Plan Land Use Map
### March Joint Powers Authority



## Zoning Map
### March Joint Powers Authority




Last Updated: 04-04-2023 KS

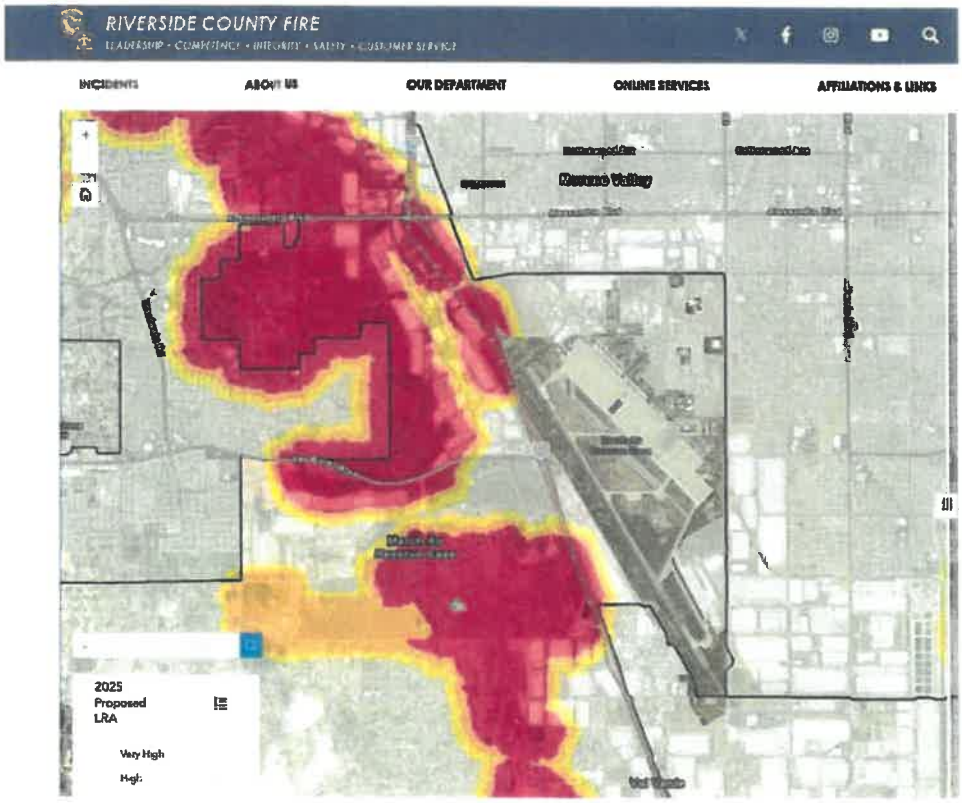


Logistics facilities in the March JPA planning area highlighted in orange (existing) or black (proposed).

Screenshot from Warehouse CITY v1.22.

Conservation areas identified in MJPA planning area

Screenshot from Western Riverside County - MSHCP - Reserve Assembly Acreage Summary




Proposed 2025 Local Responsibility Area Fire Hazard Severity Zones in the March Area Plan

The County General Plan defines five foundation components. In the March Area Plan, the county has proposed that ALL parcels be assigned 'Community Development' as the foundation component with no deference to **existing** zoning or land-use designation.

R-NOW requests that parks, recreation, and open space parcels should be designated as 'Open Space' foundation component to protect them from future development allowed under the 'Community Development' foundation component.

**Foundation Components**

**Agriculture** - Identifies those areas to be used for agricultural production.

**Rural** - Identifies those areas with a distinctive rural character, including existing rural communities, mountainous and desert areas that allow limited development.

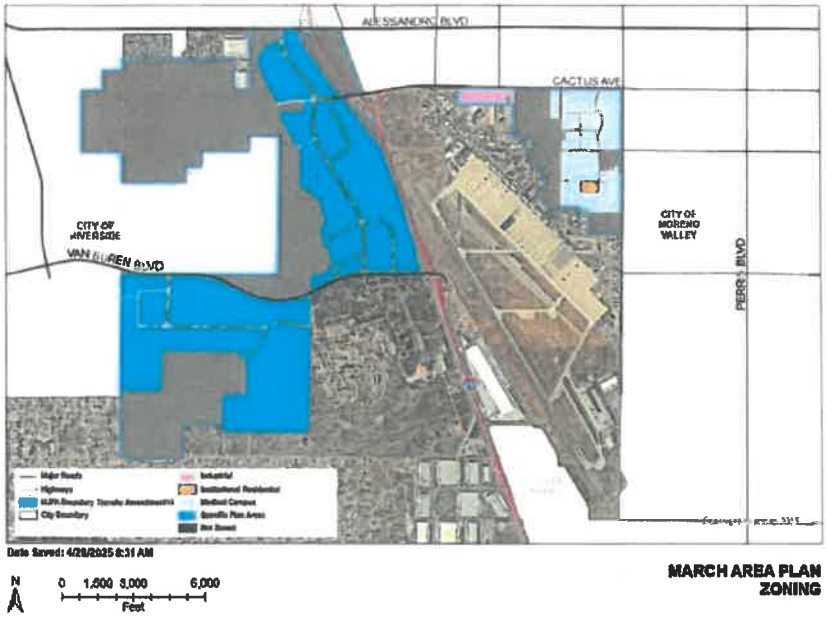
**Rural Community** - Identifies communities that exhibit a rural character and allow limited development.

**Open Space** - Identifies those areas appropriate for the preservation of open space for habitat, recreation, scenic value, mineral resource extraction, cultural, and natural resource preservation. This category also identifies remote, large-parceled areas that allow limited development.

**Community Development** - Identifies those areas appropriate for urban or suburban development, including areas for single family and multiple family residential uses, commercial, industrial, business park, public facilities, and a mix of uses.

# ERRORS in County Exhibits

# Attachment C: Zoning Map



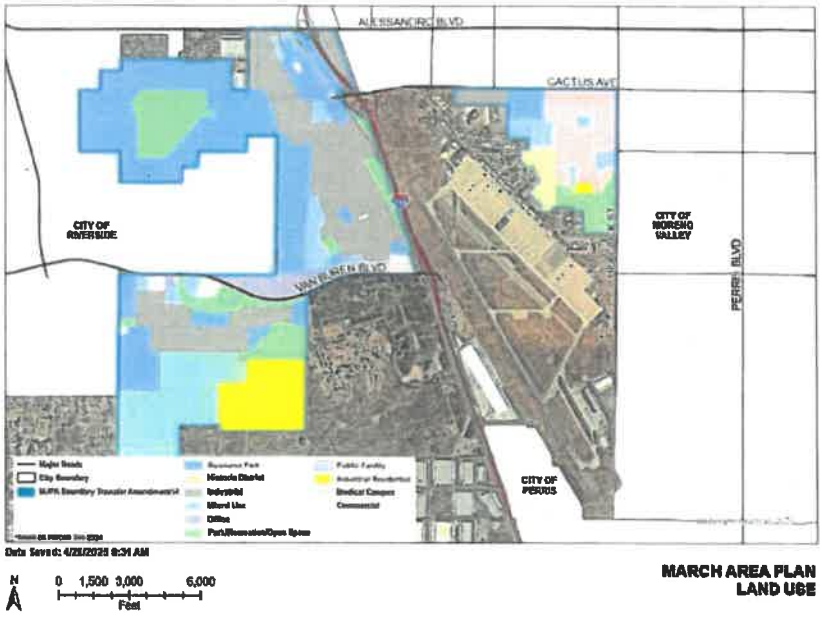

"Industrial Residential" - not a zone category in MJPA zone map. US Vets is Specific Plan-6.

'Medical Campus' is Specific Plan-7

Specific Plan areas have zoning within them (e.g., industrial, business park, R-10, IR, commercial, mixed-use, P/R/OS).

What is happening to the Cemetery and Golf Course? Not shown in MJPA Amendment 14 transfer.

# Attachment D: Land Use Map




MARCH AREA PLAN
LAND USE

West Campus P/R/OS is misdrawn and too large.

There is no land-use category of 'Industrial Residential'. US Vets and Westmont Village Homes are SP-6 and SP-3, respectively.

Industrial, business park, and P/R/OS land-uses within specific plans are not the 'land-use' map designated by the MJPA (see slide 2)

What is happening to the Cemetery and Golf Course? Not shown in MJPA Amendment 14 transfer.

# Attachment E: March Area Plan

Table 1 and Table 2: Land Use designations include categories that don't exist on any parcels and undefined land-uses

- Aviation - not part of the land-use transfer
- Cemetary - not part of the land-use transfer - not listed in MJPA Agreement 14 as part of the MJPA or transferred to the County...
- Conservation/Conservation habitat - could be designated, but none currently assigned
- Water - no parcels designated as 'water'
- Industrial Residential (not defined, but 248 acres in Table 2)
- Medical Campus (not defined, but 218 acres in Table 2)
- Old General Golf Course - not part of the land-use transfer, not listed in MJPA Agreement as part of the MJPA or transferred to the County...

# Attachment F: Exhibits

- Figure 1 - omits cemetery expansion and water public facility from boundary
- Figure 2 - Inconsistent with Attachment C zoning map, omits SP-3, SP-6, and SP-7 as specific plan areas and shows the underlying zoning. Either it is a specific plan or it is the zoning within the specific plan - not inconsistently applied.
- Figure 3 - see comments from Attachment D - slide 10
- Figure 4- omits SP-6
- Figure 5 - circulation map is still 100% wrong and omits 90% of roads.
- Figure 6 - trail maps are still inaccurate and omit trails throughout West Campus used as recreation paths and mountain bike trails.
- Figure 8 - very high fire hazard severity zone map does not show proposed 2025 LRA areas (see slide 6)

## Swancott, Paul

**From:** Planning
**Sent:** Tuesday, May 20, 2025 4:29 PM
**To:** Marshalian, Richard; Swancott, Paul; Ruiz, Roxanne
**Subject:** FW: 5/21/25 Agenda Item 2.1 MJPA Transfer

**From:** Ruth Brissenden <ruthbrissenden@gmail.com>
**Sent:** Tuesday, May 20, 2025 9:18 AM
**To:** Planning <Planning@RIVCO.ORG>
**Subject:** 5/21/25 Agenda Item 2.1 MJPA Transfer

**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.

Good Morning,

I would like to weigh in on tomorrow's Public Hearing concerning the transfer of MJPA territory to the County of Riverside:

As I commented at the May 7, 2025 Public Hearing, I believe the transfer is not exempt from CEQA and that some type of environmental assessment should be conducted. The County, however, adamantly insists that the transfer is not a "project" under CEQA.

CEQA standing aside, **the main objection to this transfer appears to be the lack of public outreach provided.** According to the staff report, the Public Hearing on this matter was calendared and conducted with two forms of notice: The project was advertised in the Press Enterprise Newspaper on April 19, 2025, and a separate notice was mailed to business and property owners within a 1,000-foot radius of the project's boundary 10 days prior to the hearing. **I believe this Notice was insufficient under California law.**

At the May 7th Public Hearing, Staff compared the MJPA transfer to "sausage making" and briefly discussed the conundrum of how to accomplish annexation where no annexation rules apply. While it's true that this project does not encompass the ordinary annexation of an unincorporated jurisdiction into a city and that Riverside County does not have its own ordinances addressing such annexation, I contend that the transfer is still analogous to an annexation and, **in absence of applicable law, the provisions of Government Code Sections 56150 et seq. pertaining to Notice under the Local Government Reorganization Act of 2000 should control.**

**Gov. Code Sections 56154 and 56156 require at least 21 days Notice.** None of the Notices described above complied with this 21 day notice requirement. **I urge you to reschedule the Public Hearing on this matter and provide the requisite 21 day Notice prior to the scheduled hearing to allow citizens affected by the transfer to raise their concerns.**

Thank you for your time and consideration,

*via email*

May 20, 2025

Riverside County
Planning Commission
planninghearings@rivco.org

**Re: May 21, 2025 Riverside County Planning Commission Meeting;**
**Item 2.1- March Joint Powers Authority Land Use Authority Transfer to Riverside County;**
**Settlement Agreement (*Center for Biological Diversity, et al v. Bartel, et al.*, September 12, 2012)**

Members of the Planning Commission,

These comments are provided for purposes of ensuring the ongoing fulfillment of the settlement agreement related to the West Campus Plateau Project ("Project") site for the case *Center for Biological Diversity, et al v Bartel, et al.* (S.D. Cal. No. 09-cv-1864-JAH-POR).

The Center for Biological Diversity and San Bernardino Valley Audubon Society have a settlement agreement with the March Joint Powers Authority ("Authority" or "March JPA") that, among other things, protects several hundred acres of habitat and open space on the West March Upper Plateau ("Settlement Agreement"). Pursuant to paragraph A.1. of that Settlement Agreement plaintiffs reserved their rights to enforce the terms of that agreement and seek to do so here to ensure that the Settlement Agreement will be effectuated and remain in effect, with all terms and conditions related to the West March Upper Plateau project site, regardless of the approval of the Project and the Authority's transfer of the authority of the project site and/or Settlement Agreement to the County of Riverside.

Despite the timeframe that has elapsed since the Settlement Agreement was executed the Authority has maintained the site in open space and represented its intent to comply with the Settlement Agreement. The Environmental Impact Report ("EIR") for the Project notes that compliance with the Settlement Agreement is one of the Project objectives:

> Implement the terms and conditions agreed upon in the September 12, 2012, Settlement Agreement entered into between and among the CBD, the San Bernardino Valley Audubon Society, March JPA, and LNR Riverside LLC, as the complete settlement of the claims and actions raised in *Center for Biological Diversity v. Jim Bartel*, et al. to preserve open space through establishing a Conservation Easement.

West Campus Upper Plateau Project Final EIR (April 2025) at 1-6.

Correspondence from the Authority has also provided "confirmation that the Authority's intention is to ensure compliance with the CBD Settlement Agreement after the Authority ceases to have land use jurisdiction for the territory." Letter from Grace Martin to Jonathan Evans (April 4, 2025) [attached]. The April 4 letter details the Authority's ongoing plans and intentions to implement the Settlement Agreement through the fulfillment of twelve obligations and 29 mitigation measures. *Id.* That letter also emphasizes these obligations would be ongoing and upheld by Riverside County, "the Authority's obligations and duties are upheld years into the future by our successor-in-interest (as to land use authority), the County of Riverside." Letter from Grace Martin to Jonathan Evans (April 4, 2025).

This accords with the statutory authority over Joint Powers Authorities that "debts, liabilities, and obligations of the [Authority] shall be debts, liabilities, and obligations of the parties to the agreement, unless the agreement specifies otherwise." CAL. GOV'T CODE § 6508.1(a). Members of the March Joint Powers Authority Commission, including Riverside County Commissioners, have continually represented it is necessary to comply with the Settlement Agreement.

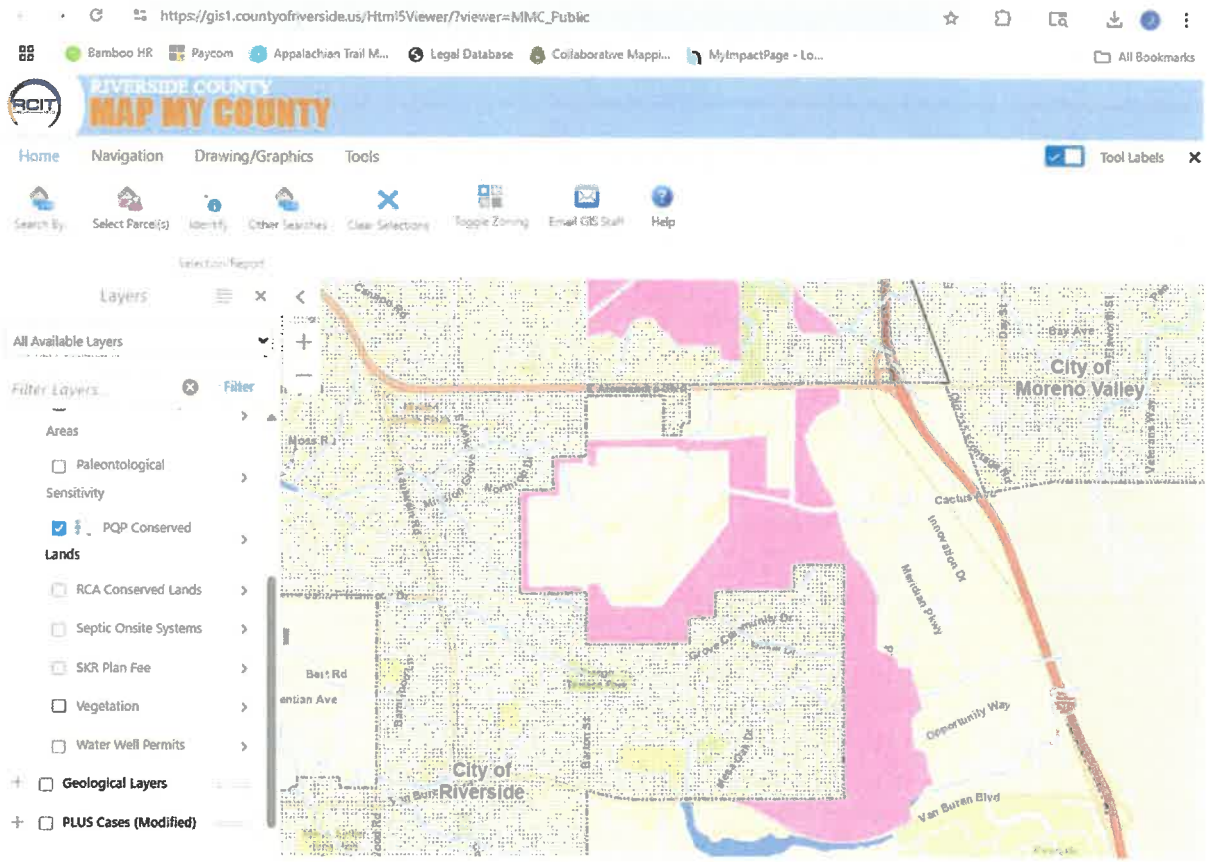
A basic principle of California statutory contract law is that "voluntary acceptance of the benefit of a transaction is equivalent to a consent to all the obligations arising from it, so far as the facts are known, or ought to be known, to the person accepting." CAL. CIV. CODE § 1589. By accepting land use authority over the site Riverside County is consenting to the obligations arising from the Settlement Agreement, including the explicit recognition of the Settlement Agreement as a member of the Authority and signatory to its agreements and obligations. In the context of property law, courts have relied on such circumstances for the proposition that a party who succeeds to ownership of a property is also bound by the obligations arising from agreements concerning that property. *Soman Props. v. Rikuo Corp.* (1994) 24 Cal. App.4th 471, 486 (1994); *Veterans of Foreign Wars v. City of El Paso de Robles* (1998), 62 Cal. App.4th 1077.

As signatories to the Settlement Agreement the Center for Biological Diversity and San Bernardino Valley Audubon Society are relying on the Authority, and its successor Riverside County, to adhere to the Settlement Agreement based on their repeated representations of compliance.

Riverside County must ensure consistency with the Settlement Agreement to avoid potentially significant impacts relating to the transfer of land use from the Authority. Compliance with the Settlement Agreement provides numerous benefits to reduce potentially significant impacts

resulting from approvals related to future development. The Settlement Agreement provides: habitat and open space protections, wildlife connectivity, and an endowment for conservation management that reduces potentially significant biological resource impacts; parkland and open space that reduces aesthetic impacts; buffer zones from neighboring residents that reduces noise and air quality impacts; and lighting restrictions that provide aesthetic and biological resource benefits, among other benefits.

Should the County assume land use authority without adhering to the commitments of the Settlement Agreement and change land use obligations and approvals, it would be a discretionary action triggering a potentially significant effect on the environment. The Riverside County Map My County tool currently lists the area dedicated as open space and conservation under the Settlement Agreement as PQP (Public Quasi Public) Conserved Lands.[1]




However, the March Area Plan Land Use Map, included in the Planning Commission Agenda at Attachment D, lists the PQP Conserved Land as Business Park. Any change to the land use listed by the County, and adopted by the Authority under the Settlement Agreement, would

[1] Riverside County, *Map My County*, https://gis1.countyofriverside.us/Html5Viewer/?viewer=MMC_Public

trigger potentially significant impacts on the environment. The County must ensure that the Settlement Agreement's obligations are upheld, including measures to reduce potentially significant impacts related to changes in land use.

We look forward to the completion of the Settlement Agreements terms and obligations, which will provide benefits in perpetuity to Riverside County's wildlife and communities.

Thank you for your consideration of these comments,

Jonathan Evans
Environmental Health Legal Director
Center for Biological Diversity
2100 Franklin St.
Suite 375
Oakland, CA. 94612
jevans@biologicaldiversity.org
(510) 844-7118

cc:
Supervisor Jose Medina, district1@rivco.org

Supervisor Karen Spiegel, district2@rivco.org

Supervisor Chuck Washington, D3Email@rivco.org

Supervisor V. Manuel Perez, district4@rivco.org

Supervisor Yxstian Gutierrez, district5@rivco.org

Drew Feldmann, San Bernardino Valley Audubon Society
drewf3@verizon.net

April 4, 2025

Center for Biological Diversity
1212 Broadway Suite 800
Oakland, CA 94612
Jonathan Evans, Environmental Health Legal Director
jevans@biologicaldiversity.org

**Re: West Campus Upper Plateau (SCH# 2021110304), Settlement Agreement (Center for Biological Diversity, et al v. Bartel, et al., September 12, 2012), & SB 994 (Roth)**

Dear Mr. Evans:

The March Joint Powers Authority is in receipt of your correspondence dated May 20, 2024. Please excuse our delay and accept this letter as confirmation that the Authority's intention is to ensure compliance with the CBD Settlement Agreement after the Authority ceases to have land use jurisdiction for the territory. I address each obligation specifically.

**Obligation 1.** Establishment of a conservation easement over areas depicted as "Conservation Easement" or "Water Quality Open Space Area" as depicted in Exhibit A of the Settlement Agreement.

Compliance: The 15-acre water quality open space area was implemented as part of the West Campus Lower Plateau Project and will be completed with the development of the West Campus Upper Plateau Project that is currently pending before the JPA ("Project"). The establishment of the conservation easement area as outlined within the CBD Settlement Agreement will be ratified upon approval of the Project's proposed General Plan Amendment GP 21-01, Change of Zone ZC 21-01, Specific Plan SP-9 and Tentative Map 38063, scheduled for a public hearing before the March Joint Powers Commission on May 12, 2025. (See, e.g., Tentative Parcel Map 38063 and West Campus Upper Plateau Project Specific Plan, Section 4.4.8; Tentative Map 38063 General Planning Condition of Approval #5, 12; Plot Plan 21-03 Planning Department CoA #7; Plot Plan 21-04 Planning Department CoA #8.)

**Obligation 2.** Establishment of existing roads as open to the public for passive recreation.

Compliance: The dedication of the conservation easement area and establishment of existing roads as open to the public for passive recreation, as outlined within the CBD Settlement Agreement, would be ratified with the approval of Tentative Map 38063, the draft tentative map scheduled for a public hearing before the March Joint Powers Commission on May 12, 2025.

(See Tentative Map and West Campus Upper Plateau Project Specific Plan, Section 4.4.8; Tentative Map 38063 General Planning CoA #5, 20.)

**Obligation 3.** Vehicular access on existing service roads shall not be open to the general public.

Compliance: Vehicular access is currently prohibited and enforced within the "Conservation Easement" area identified within Exhibit A of the Settlement Agreement. As to the West Campus Upper Plateau, the proposed West Campus Upper Plateau Specific Plan identifies the location of fencing and trailhead locations to prohibit vehicular access to the Conservation Easement. (See, e.g., Specific Plan Section 4.4.8, Figure 2-5; see also, MM-BIO-3; Tentative Map 38063 General Planning CoA #5; Plot Plan 21-03 Planning Department CoA #7; Plot Plan 21-04 Planning Department CoA #8.)

**Obligation 4.** Dedication of "Proposed Park Area" as dedicated parkland or open space as depicted in Exhibit A of the Settlement Agreement.

Compliance: The dedication of the "Proposed Park Area" as outlined within the CBD Settlement Agreement would be ratified by approval of Tentative Map 38063 as part of the West Campus Upper Plateau Project scheduled for consideration by the March Joint Powers Commission on May 12, 2025. (See, e.g., Tentative Map and West Campus Upper Plateau Project Specific Plan, Section 4.5.6; Tentative Map 38063 General Planning CoA #5.)

**Obligation 5.** Selection of a land management entity and development of land management requirements or guidelines to manage the Conservation Area.

Compliance: The March JPA and developer initiated discussions of the conservation area management with Rivers and Land Conservancy in October of 2023, and those conversations are ongoing. Selection of land management entity and development of land management requirements or guidelines to manage the Conservation Area are a required condition of Tentative Map 38086. (See, e.g., Tentative Map 38063 General Planning CoA #5.)

**Obligation 6.** Commitments to mitigation measures listed in Exhibit B of the Settlement Agreement.

Compliance: All mitigation measures that are listed in Exhibit B of the Settlement Agreement will be required for the West Campus Upper Plateau Project as shown in Table 1, attached below. (See, e.g., Tentative Map 38063 General Planning CoA #5, 12; Plot Plan 21-03 Planning Department CoA #7; Plot Plan 21-04 Planning Department CoA #8.)

**Obligation 7.** Establishment of a non-wasting endowment of $2 million to be used for management and monitoring of the conservation areas.

Compliance: March JPA established an escrow account, which currently holds approximately $1.6 million, for the management and monitoring of the conservation areas. Under Tentative Map 38063 CoA #16, the developer is responsible for payment of a $2 million endowment and then is entitled to the funds currently in escrow. The endowment will be utilized

in the management and monitoring of conservation areas under an agreement with the Rivers and Lands Conservancy. (See, e.g., Tentative Map 38063 General Planning CoA #5, 16.)

**Obligation 8.** Protections for the riparian area listed in Exhibit A of the Settlement Agreement.

Compliance: This area is owned by the JPA and the JPA has not allowed any development in this area. The West Campus Upper Plateau Project does not impact this area and it will be within the conservation easement that will be recorded as part of that project. (See proposed Tentative Map, West Campus Upper Plateau Specific Plan Section 4.4.8, Figure 4.2.) In addition, proposed mitigation measures will protect the riparian area. (See MM-BIO-1 and MM-BIO-9; Tentative Map 38063 General Planning CoA #5, 12, 16.)

**Obligation 9.** Night lighting restrictions.

Compliance: The night lighting restrictions of the Settlement Agreement will be applied to the West Campus Upper Plateau project through PDF-AES-2 through -16. Although Project Design Features are already part of the Project, they will also be included as separate conditions of approval and included in the MMRP. March JPA will monitor compliance through the MMRP. (See also Tentative Map 38063 General Planning CoA #5, 12; Plot Plan 21-03 Planning Department CoA #7, 17-20; Plot Plan 21-04 Planning Department CoA #8, 18-21.)

**Obligation 10.** Minimizing impacts of Brown Street at Alessandro Boulevard.

Compliance: Under PDF-TRA-1, Cactus Avenue will be channelized or otherwise signed to prevent trucks from turning left onto Brown Street. Although Project Design Features are already part of the Project, they will also be included as separate conditions of approval and included in the MMRP. March JPA will monitor compliance through the MMRP. (See also Tentative Map 38063 General Planning CoA #5.)

**Obligation 11.** Limitations on roads bisecting the Conservation Area to Cactus Avenue.

Compliance: No roads currently bisect the Conservation Area and future development under the West Campus Upper Plateau Project will only allow the roads that are allowed under the Settlement Agreement, namely Cactus Avenue and Brown Street. (See West Campus Upper Plateau Project Land Use Plan; Tentative Map 38063 General Planning CoA #5, 12.)

**Obligation 12.** Requirements to install soft-bottomed culverts of 6 feet in height by 20 feet in width under Cactus Avenue in a location to maximize potential animal movement.

Compliance: The proposed West Campus Upper Plateau Project has the required culvert design integrated into the proposed project as design features. (See West Campus Upper Plateau Specific Plan Figure 2-6 (Conceptual Wildlife Crossing Key Map), Figure 2-7a, 2-7b, and 2-7c (Conceptual Wildlife Crossing Design), and Figure 2-8 (Conceptual Wildlife Crossing Cross Section); Tentative Map 38063 General Planning CoA #5, 12, Civil Engineer CoA #23.)



951.656.7000 14205 Meridian Parkway Ste. 140 Riverside, CA 92518 www.marchjpa.com

The approved legislation ensures that the Authority's obligations and duties are upheld years into the future by our successor-in-interest (as to land use authority), the County of Riverside. Our hope is that the legislation will smoothly facilitate this process without the need to reopen old wounds and long-settled matters. https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202320240SB994

Meridian Park Upper Plateau proposed plans, environmental mitigation monitoring and reporting program (MMRP), technical appendices and conditions of approval may be viewed at https://marchjpa.com/mjpa-meridian-west-campus/. Please feel free to contact me at (951) 656-7000 or martin@marchjpa.com if you have any questions regarding this matter.

Thank you,

Dr. Grace Martin
Chief Executive Officer

cc. Thomas Rice – Legal Counsel, March JPA
Charity Schiller – Legal Counsel, March JPA
David Team, Meridian Park West, LLC
Bryan Goodman, Meridian Park West, LLC
Amanda Monchamp – Legal Counsel, Meridian Park West, LLC

Attachment: Table 1

**Table 1**

| Number | MM required by CBD settlement agreement | Compliance |
|---|---|---|
| 1 | All exterior on-site light fixtures shall be fully shielded with no light emitted above the horizon. | PDF-AES-1 through -16; Tentative Map 38063 General Planning CoA #5, 12, ALUC CoA #1; Plot Plan 21-03 Planning Department CoA #7, 17-20, ALUC CoA #1; Plot Plan 21-04 Planning Department CoA #8, 18-21, ALUC CoA #1 |
| 2 | Exterior on-site lighting shall not exceed .5 candle/foot at the property line confirmed through point-by-point photometric study. | |
| 3 | All exterior lighting shall be low-pressure sodium or high-pressure sodium. Metal Halide is prohibited. | |
| 4 | Maximum on-site lighting wattage is 750. | |
| 5 | Maximum height of on-site exterior lighting is 25. | |
| 6 | Preferential parking spaces shall be offered to car pools and van pools. | MM-AQ-21; compliance with Title 24 Part 11 (CALGreen); see e.g. Building B Plot Plan; Tentative Map 38063 General Planning CoA #5; Plot Plan 21-03 Planning Department CoA #24; Plot Plan 21-04 Planning Department CoA #25 |
| 7 | Employers with 250 employees or more shall develop a trip reduction plan to increase vehicle occupancy. | MM-AQ-21; Tentative Map 38063 General Planning CoA #5; Plot Plan 21-03 Planning Department CoA #24; Plot Plan 21-04 Planning Department CoA #25 |
| 8 | Buildings shall be designed to reduce energy usage by utilizing solar or low emissions water heaters, double paned glass windows, using light colored roofing materials, using skylights in warehouses, orienting buildings north to the extent practical, and increasing wall and attic insulation above Title 24 requirements. | MM-GHG-1 through -5; Tentative Map 38063 General Planning CoA #5; Plot Plan 21-03 Planning Department CoA #27-28; Plot Plan 21-04 Planning Department CoA #28-29 |
| 9 | A construction relations officer should be appointed to act as a community liaison to oversee on-site construction activity and all emissions and congestion related matters. | MM-TRA-1; Tentative Map 38063 General Planning CoA #5, 21, Plot Plan 21-03 CoA #23, Plot Plan 21-04 CoA #24; Required by SCAQMD Rule 403. |



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| | | |
|---|---|---|
| 10 | Restrict idling emission from trucks by using auxiliary power units and electrification at the industrial warehouse facilities. | MM-AQ-17 and MM-AQ-22; Tentative Map 38063 General Planning CoA #5; Plot Plan 21-03 Planning Department CoA #24; Plot Plan 21-04 Planning Department CoA #25 |
| 11 | Landscape with appropriate drought-tolerant species to reduce water consumption. | MM-BIO-1; Specific Plan Section 4.5.1, Appendix C; Tentative Map 38063 General Planning CoA #5, 12, Interwest Landscape Architect CoA #1; Plot Plan 21-03 Interwest Landscape Architect CoA #1; Plot Plan 21-04 Interwest Landscape Architect CoA #1 |
| 12 | Project shall provide plentiful short- and long- term bicycle parking facilities to meet peak season maximum demand (e.g., one bike rack space per 20 vehicle/employee parking spaces). | Required by Title 24, Part 11 (CALGreen) and see MM-AQ-6 (LEED compliance); see e.g. Building B Plot Plan; Tentative Map 38063 General Planning CoA #5; Plot Plan 21-03 Planning Department CoA #15; Plot Plan 21-04 Planning Department CoA #16 |
| 13 | Project shall provide "end-of-trip" facilities including showers, lockers, and changing space (e.g., four clothes lockers and one shower provided for every 80 employee parking spaces, separate facilities for each gender for projects with 160 or more employee parking spaces). | Required by Title 24, Part 11 (CALGreen) and see MM-AQ-6 (LEED compliance); Tentative Map 38063 General Planning CoA #5; Plot Plan 21-03 Planning Department CoA #15; Plot Plan 21-04 Planning Department CoA #16 |
| 14 | Project design shall include a designated bicycle route connecting all units, on-site bicycle parking facilities, offsite bicycle facilities, site entrances, and primary building entrances to existing Class I or Class II bike lane(s) within one-half mile. Bicycle route connects to all streets contiguous with project site. Bicycle route has minimum conflicts with automobile parking and circulation facilities. All streets internal to the project wider than 75 feet have Class II bicycle lanes on both sides. | PDF-TRA-1 and Specific Plan section 5.1.1; Tentative Map 38063 General Planning CoA #5, Civil Engineer CoA #17-20 |

| | | |
|---|---|---|
| 15 | The project shall provide a pedestrian access network that internally links all uses and connects to all existing/planned external streets and pedestrian facilities contiguous with the project site. Project design shall include a designated pedestrian route interconnecting all internal uses, site entrances, primary building entrances, public facilities, and adjacent uses to existing external pedestrian facilities and streets. Route has minimal conflict with parking and automobile circulation facilities. Streets within the project have sidewalks on both sides. All sidewalks are a minimum of five feet wide and feature vertical curbs. Pedestrian facilities and improvements such as grade separation, wider sidewalks, and traffic calming are implemented wherever feasible to minimize pedestrian barriers. All site entrances provide pedestrian access. | Specific Plan Sections 3.5.2, 4.3.1, 4.3.3, 4.4.2, 4.4.6, 4.4.7, and 5.2.2; Tentative Map 38063 General Planning CoA #5, Civil Engineer CoA #17-20 |
| 16 | Project shall provide a parking lot design that includes clearly marked and shaded pedestrian pathways between transit facilities and building entrances. | |
| 17 | Project shall be oriented towards existing transit, bicycle, or pedestrian corridor. Setback distance between project and existing or planned adjacent uses shall be minimized. Setbacks between project buildings and planned or existing sidewalks shall be minimized. Buildings shall be oriented towards existing or planned street frontage. Primary entrances to buildings shall be located along planned or existing public street frontage. Project shall provide bicycle access to any planned bicycle corridor(s). Project shall provide pedestrian access to any planned pedestrian corridor(s). | |
| 18 | Employers with over 250 employees shall provide on-site food vending machines, fridge, microwave and mail facilities and use reasonable effort to provide an ATM, onsite computer, internet connection, and other service to reduce the need for employees to leave for services during business hours. | MM-AQ-21; Tentative Map 38063 General Planning CoA #5; Plot Plan 21-03 Planning Department CoA #24; Plot Plan 21-04 Planning Department CoA #25 |

| | | |
|---|---|---|
| 19 | Project site shall be on a vacant infill site, redevelopment area, or brownfield or greyfield lot that is highly accessible to regional destinations, through public transit. | Project is a brownfield; see MM-AQ-21; Tentative Map 38063 General Planning CoA #5; Plot Plan 21-03 Planning Department CoA #24; Plot Plan 21-04 Planning Department CoA #25 |
| 20 | Project shall install Energy Star labeled roof materials. | MM-GHG-4; Tentative Map 38063 General Planning CoA #5 |
| 21 | Project shall use CARB-certified diesel construction equipment. | MM-AQ-1; Tentative Map 38063 CoA #5; Plot Plan 21-03 Planning Department CoA #22-23; Plot Plan 21-04 Planning Department CoA #23-24 |
| 22 | Project sponsor shall encourage the recycling/reuse of demolished construction material. | Required by Title 24, Part 11 (CALGreen) and see MM-AQ-6 (LEED); Tentative Map 38063 General Planning CoA #5; Plot Plan 21-03 Planning Department CoA #15, 23; Plot Plan 21-04 Planning Department CoA #16, 24 |
| 23 | Provide parking lot areas will include 40% tree coverage (approximately 1 tree for every 14 stalls) for office uses and 30% tree coverage (approximately 1 tree for every 20 stalls) for industrial or business park uses within 10 to 15 years of construction. Project will use trees that mature over a longer time frame with lower low water demand. Shade requirements will exclude truck courts and drive isles. | Required by Title 24, Part 11 (CALGreen) and see Specific Plan Section 4.5.5, MM-AQ-6 (LEED); Tentative Map 38063 General Planning CoA #5; Plot Plan 21-03 Planning Department CoA #15; Plot Plan 21-04 Planning Department CoA #16 |
| 24 | Provide one preferential parking space for EVs/CNG vehicles for single user parking lots and shared retail parking per hundred required spaces not to exceed 4 preferential parking spaces per development. 1 charging facility will be provided for every 2 EV stalls. | MM-GHG-7; Required by Title 24, Part 11 (CALGreen) and see MM-AQ-6 (LEED); Tentative Map 38063 General Planning CoA #5; Plot Plan 21-03 Planning Department CoA #15, 29; Plot Plan 21-04 Planning Department CoA #16, 30 |

| | | |
|---|---|---|
| 25 | Provide energy efficient appliances (e.g., Energy Star) and energy-reducing programmable thermostats that automatically adjust temperature settings. | MM-GHG-4; Required by Title 24, Part 11 (CALGreen) and see MM-AQ-6 (LEED); Tentative Map 38063 General Planning CoA #5; Plot Plan 21-03 Planning Department CoA #15; Plot Plan 21-04 Planning Department CoA #16 |
| 26 | Provide low flow and waterless fixtures for restroom facilities. | MM-GHG-8 and MM-GHG-10; Tentative Map 38063 General Planning CoA #5; Plot Plan 21-03 Planning Department CoA #30; Plot Plan 21-04 Planning Department CoA #31 |
| 27 | All lots within the Meridian development adjacent to the Conservation Easement Areas shall be landscaped with native and non-invasive plant materials to protect biological resources, such as habitat supporting LBV. | MM-BIO-1 and MM-BIO-3; Specific Plan Section 4.4.8; Tentative Map 38063 General Planning CoA #5, 12, 13, Interwest Landscape Architect CoA #1; Plot Plan 21-03 Planning Department CoA #7, Interwest Landscape Architect CoA #1; Plot Plan 21-04 Planning Department CoA #8, Interwest Landscape Architect CoA #1 |
| 28 | The proposed non-potable water system will meet "Purple" pipe standards for reclaimed water systems. | Specific Plan Section 6.4 and Figure 6-3; Tentative Map 38063 General Planning CoA #5, Interwest Landscape Architect CoA #4 |
| 29 | The LEED checklist shall be provided for evaluation prior to approval of the design plans and also prior to approval of the construction plans verifying that a minimum score consistent with LEED certification is achieved. Submittal of the LEED checklist shall be from a registered architect or LEED accredited professional (AP). | MM-AQ-6; Tentative Map 38063 General Planning CoA #5; Plot Plan 21-03 Planning Department CoA #15; Plot Plan 21-04 Planning Department CoA #16 |



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May 21, 2025

**VIA ELECTRONIC MAIL**

Riverside County Planning Commission
4080 Lemon Street
Riverside, CA 92501
planninghearings@rivco.org

**Re: Project No. CC013169; General Plan Amendment No. 240093; Change of Zone No. 2400060 ("Project"); May 21, 2025 Meeting Agenda Item 2.1**

Honorable Planning Commissioners:

This firm represents R-NOW with regard to the West March Upper Plateau Project. I understand that the Riverside County Planning Commission ("Commission") is considering various actions related to the transfer of land use authority from the March JPA to the County of Riverside. My client has previously commented on these proposed actions in a letter dated May 6, 2025.

I write to inform the Commission that the March Joint Powers Commissioned voted to deny the Project on May 12, 2025. More than 300 people attended the public hearing and over 100 people provided public comments. We believe that the Planning Commission should heed the voice of the community and the elected officials from May 12, 2025. Recommendations to bypass community engagement are, to put it succulently, anti-democratic. The people should decide the goals, the vision, and the outcome for their communities, and the process reinforces and codifies those decisions. This is extremely important for unentitled, unzoned parcels that are in limbo as part of this transition.

With this in mind, my client has three requests with regard to the Commission's proposed actions:

1) **Engage community groups and members in and adjacent to the March Planning Area** – Hold at least one workshop and/or public meeting to allow planning staff to discuss the plan with community groups, such as R-NOW, Sierra Club, CAREE, Mission Grove Neighborhood Alliance, US Vets, Westmont

Village, and Green Acres. Community engagement policies in HC 15.1-15.7 of the General Plan mandate community outreach for land-use planning. The Riverside County General Plan Vision 'derives its power from the values that are held by the people here,' and the people have not been included in this process.

2) **Revise the March Area land-use plan to reflect current conditions** – An update is necessary for the 817.9 acres of the West Campus, and this is the appropriate time to update the land-use plan and include obligations set forth in existing settlement agreements (2003 CAREE/CCAEJ[1] and 2012 CBD/SBVAS[2])[3] in the land-use plan. Among other things, the land use planning area map for the West Campus Upper Plateau must include a 60-acre park and 445 acres of conservation easement as legally required by settlement agreements in 2003 and 2012.

3) **Map the appropriate Foundation Component to land uses for individual parcels** – R-NOW requests that the Foundation Component of Open Space be applied to parcels with parks, open space, and conservation easement obligations. See figure below.

Because there are fewer than 45 days until the land-use transfer, my client understands procedurally that there isn't time to undertake sufficient community engagement. In light of this, my client asks that the County commit to revisions of the March Area Plan that (1) incorporate community feedback received to date, (2) reflect current conditions and settlement agreements, and (3) appropriately identify public/quasi-public lands already included in the MSHCP as Foundation Component: Open Space rather than Community Development. My client requests that the Planning Commission and County commit to revising the Specific Area Plan for the March Area to reflect community feedback no later than **December 31, 2025**. An additional six months is sufficient time to update the documentation and engage in authentic community visioning.

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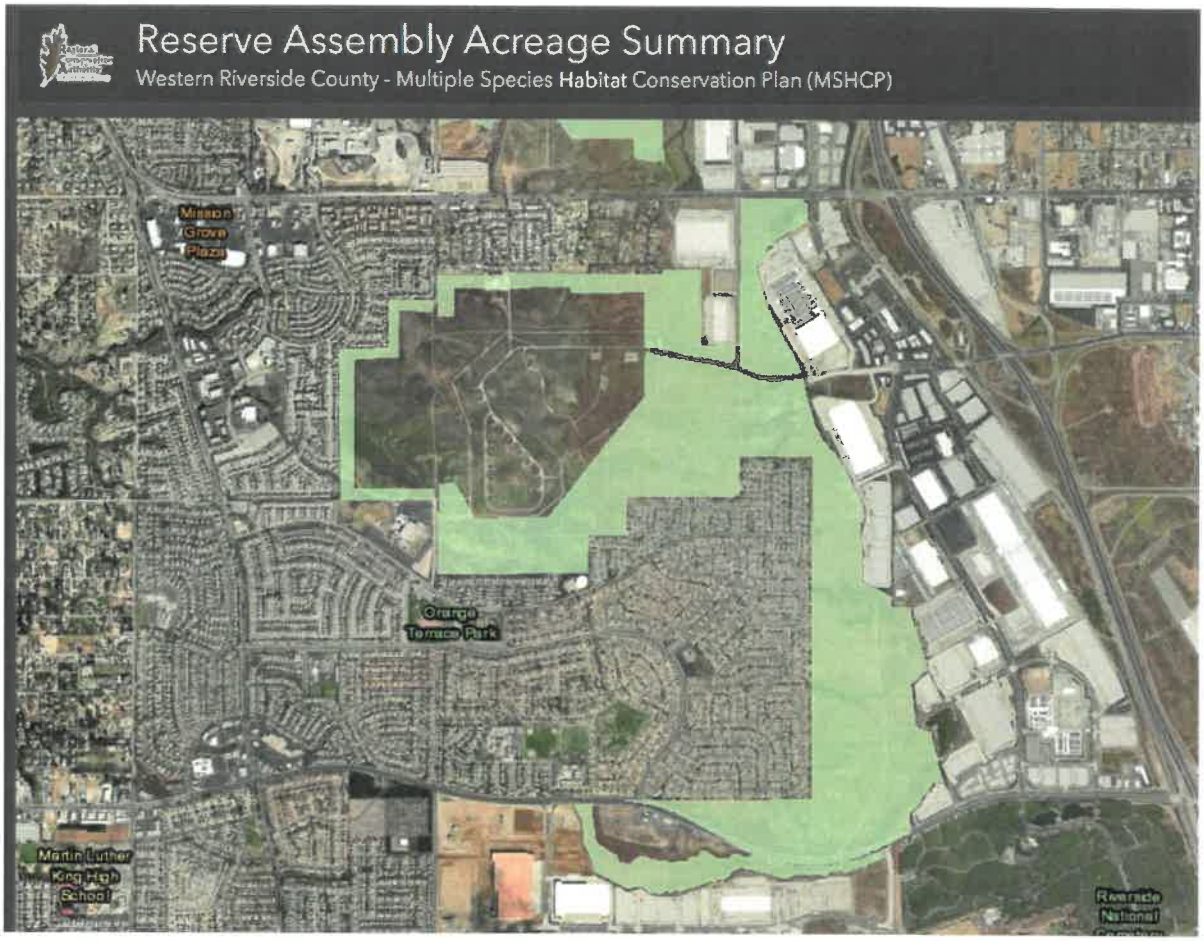
1 https://marchjpa.com/wp-content/uploads/2024/05/S-2.-CAREE-CCAEJ-Settlement-Agreement.pdf. The County should also agree to adhere to the 2003 settlement agreement with CAREE and CCAEJ as the successor agency to the March Joint Powers Authority.

2 https://marchjpa.com/wp-content/uploads/2024/05/S-1.-2012-CBD-Settlement-Agreement.pdf. The County should also agree to adhere to the 2012 settlement agreement with the Center for Biological Diversity as the successor agency to the March Joint Powers Authority.

3 As required by *Consolidated Irrigation District v. Superior Court*, (2012) 205 Cal.App.4th 697, 724-725, documents and web pages cited via URL link in letter submissions to a lead agency are to be presented to decisionmakers. We ask the County to ensure inclusion of the complete documents in the record.




**Screenshot of MSHCP designation of public/quasi-public lands for March West Campus on Western Riverside County MSHCP Acreage Summary.[4]**

Thank you for your consideration of this matter. I may be contacted at jamie.hall@channellawgroup.com if you have any questions, comments or concerns.

Sincerely,

Jamie T. Hall

4 https://wrcrca.maps.arcgis.com/apps/dashboards/60fb5a8df60c49628b9cc779333824b4

**Swancott, Paul**

| | |
|---|---|
| **From:** | Michael McCarthy <MikeM@radicalresearch.llc> |
| **Sent:** | Wednesday, May 21, 2025 11:05 AM |
| **To:** | TLMA Planning Hearings; Planning; Clerk of the Board |
| **Cc:** | Marshalian, Richard; Swancott, Paul; Jonathan Evans; Catherine Barrett-Fischer; Ana Gonzalez |
| **Subject:** | May 21st Planning Commission - Item 2.1 - slides displayed subsequent to posting of agenda |

**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 Clerk, Planning Director, Planners,

On today's Planning Commission item 2.1 public hearing, revised land use and zoning maps were displayed on slides by the planner presenting on the March Area Plan. Those were not posted as part of the agenda and did not appear to match existing material available to the public for review and comment as part of the Public Hearing (attachments C & D).

Please provide those revised maps or a copy of the planner's presentation. Given the described June 10th public hearing for the proposed action by the Board of Supervisors acting on those revised maps, we need them as soon as possible to provide timely comment.

Thank you for your attention to this issue.

Mike McCarthy
R-NOW
92508

**Swancott, Paul**

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**From:** hdmarkr@verizon.net
**Sent:** Tuesday, May 27, 2025 10:16 AM
**To:** Swancott, Paul
**Cc:** Marshalian, Richard
**Subject:** Project NO. CC013169 (GPA240093 and CZ2400060)

**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.

Sirs: I live in Orangecrest since 1991. I am against the above projects except for the park and walking trails. When March JPA began to put warehouses on Vanburen Ave. and Orangecrest Parkway, we were told that they would only be on the land next to the freeway. That a large sports park would be across the street from our neighborhood. That was obviously a lie with Amazon, UPS etc. is across the street. We do not need any more truck traffic on our city streets in this area. NO on this project. Thank you.

# SOBOBA BAND OF LUISEÑO INDIANS

***TRIBAL ADMINISTRATION***

Physical Address: 23906 Soboba Rd. San Jacinto, CA 92583 | Mailing Address: P.O. Box 487 San Jacinto, CA 92581


June 3, 2025

Paul Swancott, Contract Planner, Advance Planning
TLMA – Planning Department | County of Riverside
4080 Lemon St., 12th Floor, Riverside, CA 92501

**RE: SB18- March Area Plan; GPA 240093, Riverside County, California- Proposed Open Space Conservation Element for Cultural Resources**

Mr. Swancott,

This letter is being sent in response to an email and request from Darren Edgington, Environmental Project Manager for the Riverside County Planning Department, on May 28, 2025. In the email Mr. Edgington had stated that, *"Pursuant to SB-18, the County has been conducting ongoing consultation with the tribe for the March JPA transfer of land use authority."* We appreciate the acknowledgement that the County is making efforts to comply with SB-18 and to engage in consultation with Soboba. However, the two attempts I have engaged in to meet with the County have not resulted in meaningful consultation. The first occasion was on April 8, 2025, and the second was on April 22, 2025. On both occasions, I requested to be provided with specific information, including, but not limited to, CHRIS Record Search, updated Cultural/Archaeological Assessment, Biological Assessment, etc., which is not only integral to my ability to engage in meaningful consultation, but also referenced within the November 2005 Supplement to the General Plan Guidelines. To date, I have not been provided these requested documents. Additionally, on both occasions, it seemed as though County Planning staff struggled to understand the SB18 process, as well as the requirement for consultation when there is no formal project application.

On May 19, 2025, I received an email from Heather Thompson, Archaeologist for the County of Riverside, that contained a Land Use Map for the West Campus Upper Plateau Project, a March Area Plan Trails and Bike System Map, a Draft March Record Search Inventory and Map, as well as the link to the Planning Commission's Agenda for the May 21, 2025 meeting. Although the documents were not exactly what was requested, they are appreciated.

In Mr. Edgington's May 28, 2025 email, he goes on to the state that, *"the County understands that the March JPA area has many sensitive resources within and around the area,"* and that, *"the County would like the tribe to provide any suggestions to preserve or mitigate impacts to cultural places that may be affected by a future land use proposal. The suggestions can be added to the Staff Report if received by Friday May 30th. Otherwise, the suggestions can be stated orally at the hearing."* The Soboba Band responded to Mr. Edgington on May 30, 2025, requesting that an extension be granted to Wednesday June 4, 2025, as the formal government to government consultation in accordance with SB18 is scheduled for that date. Mr. Edgington responded stating, *"We will try to add any provided language in the staff report. We can also read it into the Record at the Hearing to show that the County and the Tribe is committed to seek ways to preserve or mitigate impacts to Cultural Places."* Therefore, we request that this letter is read into the record by the County Planning Department at the County Board of Supervisors Hearing scheduled for June 10, 2025.

The Soboba Band appreciates the opportunity offered by the County, although the effectiveness of simply including suggestions to preserve and mitigate impacts into the Staff Report is limited. Therefore, in addition to being included in the staff report and read into the County Board of Supervisors Hearing scheduled for June 10, 2025, the Soboba Band formally requests that the attached "March Area Plan Open Spaces Conservation Element for Cultural Resources" be accepted and incorporated into the March Area Plan.

Lastly, the Soboba Band is aware that GPA 240093 is on the Agenda for the County Board of Supervisors Hearing on Tuesday, June 10, 2025, and we have a formal government to government consultation meeting scheduled with you on Wednesday, June 4, 2025. It is our intention to utilize this SB18 Consultation meeting to engage in meaningful dialog with the County, and address any concerns you may have with the proposed Open Space Conservation Element for Cultural Resources.

With that being said, we kindly request that the tribe's recommendation for the Open Space Conservation Element for Cultural Resources is honored, that this letter is included as part of the Staff Report for the project, and that County Planning read this letter into the record at the June 10th Board of Supervisors Hearing. We look forward to engaging in meaningful government to government consultation with the County of Riverside, pursuant to California Senate Bill 18, on Wednesday, June 4, 2025 at 9:00 AM.

Sincerely,

Joseph Ontiveros, Tribal Historic Preservation Officer
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

SOBOBA BAND OF LUISEÑO INDIANS

*TRIBAL ADMINISTRATION*

Physical Address: 23906 Soboba Rd. San Jacinto, CA 92583 | Mailing Address: P.O. Box 487 San Jacinto, CA 92581

**March Area Plan Open Space Conservation Element for Cultural Resources**

Tribal Cultural Resources and Archaeological resources are culturally important to tribal communities, as well as local historic groups, community members and residents. The March JPA lands, now identified as March Area Plan, are extremely significant to Luiseño, as well as their descendants, who still live and thrive within western Riverside County today. The March Area Plan is located with the boundary of a Traditional Cultural Property (TCP) and Traditional Cultural Landscape (TCL) that has been determined eligible for listing on the National Register of Historic Places, and the California Register of Historical Resources. The location's Tribal Cultural Resources, as well as its prehistoric and historic-period archeological resources, enrich both the County's heritage as well as the Tribe's identity, existence and way of life. These resources are protected by law and cannot be publicly disclosed or included in exhibits.

**GOAL:**

Preserve and protect archaeological, historical, and Tribal Cultural Resources within the March Area Plan, including all contributing elements of the eligible Traditional Cultural Property and Traditional Cultural Landscape, by prioritizing avoidance, establishing permanent conservation measures, and applying sensible land use practices. These resources should be integrated into the County's future land use patterns through the implementation of Open Space Conservation policies that guide both current and future planning within the March Area Plan.

**POLICIES:**

**1: Recognition and Protection:** Recognize the March Area Plan as containing known and eligible Tribal Cultural Resources (TCRs), including a designated Traditional Cultural Property (TCP) and Traditional Cultural Landscape (TCL). Preserve and protect these resources, including and not limited to archaeological and historic resources, cultural landscapes, sacred sites, places, districts, structures, landforms, objects and Native burial sites, in alignment with all applicable Federal, State, and County laws, regulations, ordinances, guidelines and policies.

**2: Tribal Consultation and Collaboration:** Conduct early, formal and ongoing government to government consultation with the Soboba Band of Luiseño Indians and the Pechanga Band of Indians, pursuant to SB 18 and AB 52. Collaborate with Tribal governments to identify and prioritize areas within the March Area Plan, where Open Space Conservation is essential to the for protection and preservation of Tribal Cultural Resources.

**3: Sacred Site Protection and Confidentiality:** Ensure the protection and long-term preservation of sacred sites identified through consultation with the Soboba Band of Luiseño Indians and the Pechanga Band of Indians. Avoid any land use actions, development, or activity that could disturb, damage, or diminish these sites. Protection measures shall be guided by Tribal input, and confidentiality regarding the location, nature and significance of sacred sites shall be maintained in accordance with Tribal protocols and applicable laws.

Appropriate legal and land use tools, including conservation easements, cultural buffers, protective zoning overlays, or open space designations shall be considered to safeguard these culturally significant areas within the March Area Plan.

**4: Cultural Resources Identification and Mitigation:** Establish clear and responsible procedures for the identification, evaluation, and protection of previously unknown or undocumented Tribal Cultural Resources, archaeological resources, and historic resources. Require cultural resources assessments and appropriate mitigation measures to be developed in direct collaboration with the Soboba Band of Luiseño Indians and Pechanga Band of Indians for forthcoming projects within the March Area Plan.

**5: Culturally Informed Land Use Planning:** Integrate Tribal Cultural Resources protection into land use planning by developing context-sensitive measures that prioritize avoidance, and in situ preservation of culturally sensitive areas on a project-by-project basis. Utilize permanent conservation strategies such as open space designations, land use overlays, and co-management agreements in consultation and coordination with the Soboba Band of Luiseño Indians and the Pechanga Band of Indians.

**6: Tribal Management and Access:** Support the continued cultural, ceremonial, and ecological relationship of Tribal communities to the land by providing access to culturally significant open space areas, consistent with Tribal values and protocols. Establishing long-term partnerships with the Soboba Band of Luiseño Indians and Pechanga Band of Indians to promote Tribal management of cultural resources, including involvement in planning, protection, education and land care efforts.

**7: Long-Term Conservation Strategies:** Encourage the use of permanent conservation tools to safeguard Tribal Cultural Resources and landscapes. These may include conservation easements, protective zoning, tribal co-management agreements, and other land use mechanisms developed in consultation with Tribal partners to ensure meaningful and enforceable long-term protection and management.