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

ITEM: 22.4
(ID # 28405)
MEETING DATE:
Tuesday, July 29, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240005 (GPA240005) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240005 to change the General Plan Foundation Component of twenty three (23) parcels from Rural Community: Very Low Density Residential (RC: VLDR) and Community Development: Commercial Retail (CD: CR) to Community Development: Light Industrial (CD: LI) and Open Space: Recreation (OS: R), to allow for submittal of an application for an implementing project consisting of an industrial development and park area. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240005 is initiated by the Board of Supervisors. – First Supervisorial District – North Perris Area – Mead Valley Area Plan – Applicant: Industrial VI Enterprises, LLC c/o John Grace – Engineer / Representative: EPD Solutions, c/o Selena Kelaher – Existing Zoning: A-1 (Light Agriculture) and R-R (Rural Residential) – Existing Land Use: Rural Community: Very Low Density Residential (RC: VLDR) and Commercial Retail (CD: CR) – Location: north of Rider St., east of Anderson Rd., south of Cajalco Rd., and west of Seaton Ave. – APN(s): 317-080-003 thru 008, 013, 014, 019 thru 023, 027 thru 029, and 317-090-002 thru 008 – 65.15 Gross Acres –Not a Project under CEQA - District 1. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **CONSIDER** whether to recommend the initiation of **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240005 (GPA240005)**; and,
2. If recommended, **ADOPT** an order initiating **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240005 (GPA240005)** and requiring the applicant submit to the County the project within 6 months.

ACTION:Policy

John Hildebrand, Planning Director 7/17/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Medina, seconded by Supervisor Gutierrez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended to adopt an order initiating Foundation Component General Plan Amendment No. 240005 and requiring the applicant to submit the implementing project within six (6) months.

Ayes:	Medina, Spiegel, Washington, Perez and Gutierrez
Nays:	None
Absent:	None
Date:	July 29, 2025
xc:	Planning

Kimberly A. Rector
Clerk of the Board
By: _____ Deputy

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

C.E.O. RECOMMENDATION:

BACKGROUND:

Summary

The proposed General Plan Amendment No. 240005 is a request to amend the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and Open Space (OS), and to change the Land Use Designation from Very Low Density Residential (VLDR) and Commercial Retail (CR) to Light Industrial (LI) and Recreation (R), to allow for submittal of an application for an implementing project consisting of an industrial development and park area.

The site encompasses twenty-three (23) parcels totaling approximately 65.15 gross acres and is located north of Rider Street, south of Cajalco Road, west of Seaton Avenue, and east of Anderson Road in the Mead Valley area.

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

Further determination of zoning classifications, neighborhood compatibility, and other development factors or findings shall be made if the proposed FC-GPA (GPA240005) is initiated by the Board of Supervisors. Any FC-GPA initiated by the Board of Supervisors will require the submittal of an implementing project within six (6) months from initiation.

Applicant Proposal

If the proposed FC-GPA (GPA240005) is initiated, the planning application for an industrial warehouse and community park will continue through the County's formal review process. This includes additional public hearings and consideration by both the Planning Commission and the Board of Supervisors.

The parcels included in GPA240005 are grouped into two geographic areas. The proposed Foundation Components and Land Use Designations for each area are as follows: (See the Applicant's Exhibits in Attachment F)

- Area 1: Community Development – Light Industrial (LI), ~50.1 Acres (proposed industrial warehouse)
- Area 2: Open Space – Recreation (OS-R), ~15.0 Acres (proposed community park)

Additional determinations will be made regarding zoning classifications, neighborhood compatibility, consistency with Board Policy F-3 ("Good Neighbor" Policy for Logistics and Warehouse/Distribution Uses and Assembly Bill 98), and other applicable development criteria. The project will require final approval of the General Plan Amendment, Plot Plan, Zone Change, and environmental review pursuant to the California Environmental Quality Act (CEQA) by the Board of Supervisors.

Proposed Future Land Use

The proposed Community Development (CD) Foundation encompasses many underlying land use designations. The most intensive land use designation permitted within the CD Foundation is the Heavy Industrial (HI) land use designation, which allows for more intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances. The proposed Light Industrial (LI) Land Use Designation allows for industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.

The most intensive land use designation permitted within the Open Space (OS) Foundation is the Mineral Resources (Min) land use designation, which allows for mineral extraction and processing facilities, or areas held in reserve for future mineral extraction and processing. The proposed Recreation (R) land use allows for recreational uses including parks, trails, athletic fields, and golf courses.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised on the Riverside County Planning Department website. Additionally, public hearing notices in English and Spanish, pursuant to department policy and in accordance with the requirements of Ordinance 348, were mailed to property owners within 300 feet of the project site for the General Plan Advisory Committee, Planning Commission, and Board of Supervisors public hearings.

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

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA240005 was held before the General Plan Advisory Committee on 7/29/24. One-hundred-twenty-two (122) comments were submitted before the General Plan Advisory Committee meeting. At that public hearing, the applicant presented their request for the proposal, the Committee opened the hearing for public comments, and 14 members of the public provided public testimony.

Of the public comments received, eight (8) were against initiation of a General Plan Amendment, five (5) were in support, and one (1) was neutral. Comments against the initiation of the GPA cited proximity of the proposal to their houses, incompatible activity with residential uses, pollution, noise pollution, and loud operations. Comments for the initiation cited the creation of jobs, job training, and infrastructure and economic benefits to the community. Other concerns by the public were focused on road widening.

The Committee discussed the project. Issues that were discussed included concerns about loss of neighborhood character and support for giving back to the community and establishment of a park.

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

Support: 2nd and 4th Districts
Against: 1st and 5th Districts
Neutral: N/A
Not Present: 3rd District
Abstain: N/A

Planning Commission Proceedings

A duly noticed public hearing to discuss FC-GPA240005 was held before the Planning Commission on 11/6/24. At that public hearing, the applicant presented their request for the proposal, and the Commission opened the hearing for public comments. Thirty (30) members of the public provided public testimony. Of the public comments received, five (5) were against initiation of a General Plan Amendment, and twenty-five (25) were in support. Comments against the initiation of the GPA cited affecting the rural lifestyle, to many warehouses, walkability being affected with the future transit station. Comments for the initiation cited benefits to the community, jobs for local workers, supporting local economy, local improvements, improved quality of life and the addition of a park.

The Committee discussed the project. Issues that were discussed included concerns about the proposed land use, and support for the preparedness, communication with the community, improved quality of life.

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

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

Impact on Residents and Businesses

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

Additional Fiscal Information

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

ATTACHMENTS:

Attachment A – Vicinity Maps
Attachment B – Existing General Plan Designation
Attachment C – Existing Land Use Designation
Attachment D – Existing Zoning Classification
Attachment E – Noticing Radius and Labels
Attachment F – Applicant's Exhibits
Attachment F – GPAC Hearing Package
Attachment H – PC Hearing Package

Jason Farin, Principal Policy Analyst 7/24/2025

Aaron Gettis

Aaron Gettis, Chief of Deputy County Counsel 7/17/2025

RIVERSIDE COUNTY PLANNING DEPARTMENT

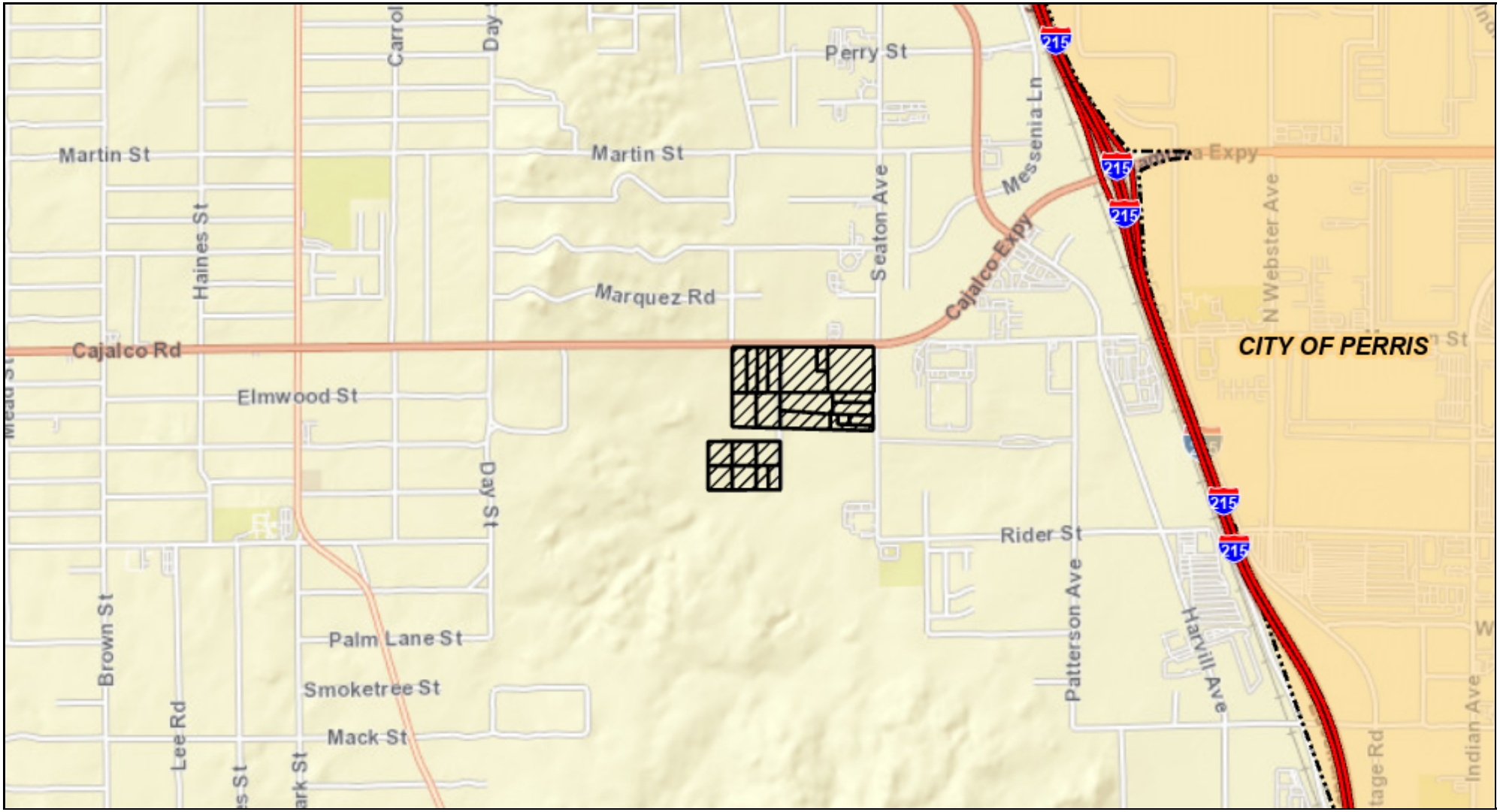
GPA240005

VICINITY/POLICY AREAS

Supervisor: JOSE MEDINA

District: 1

Date: 7-16-2025



Zoning Area/District: NORTH PERRIS

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

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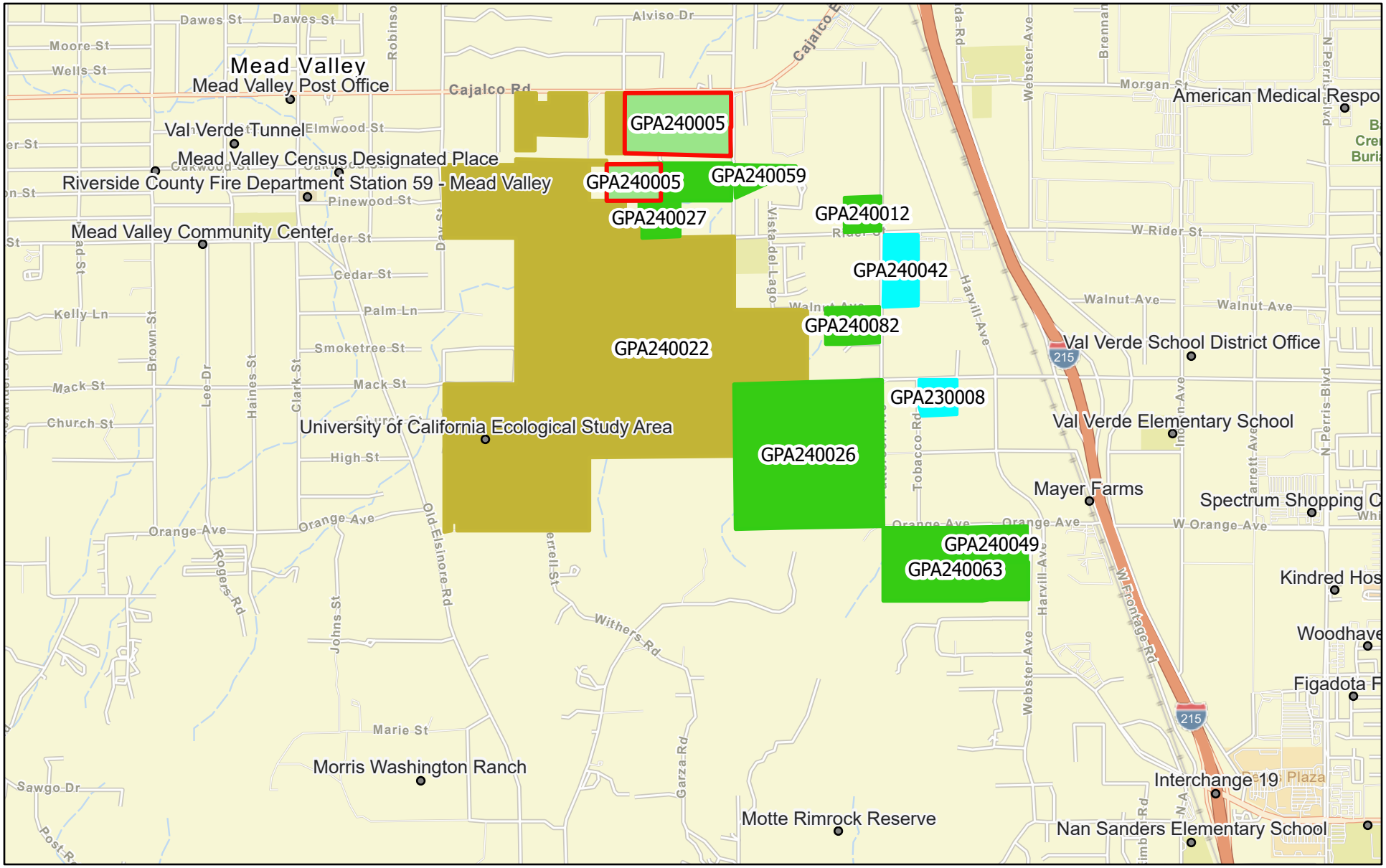
Foundation Component GPA Cycle Map



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0 0.25 0.5 1 mi

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FGPA Web Map _Query result

California Geographic Names Information System

FGPA Web Map

Active

On Hold

Complete - Initiation Approved

Sources: Esri, TomTom, Garmin, SafeGraph, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

TLMA - Planning

UC Riverside, County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS | RCIT-GIS | Riverside County Transportation |

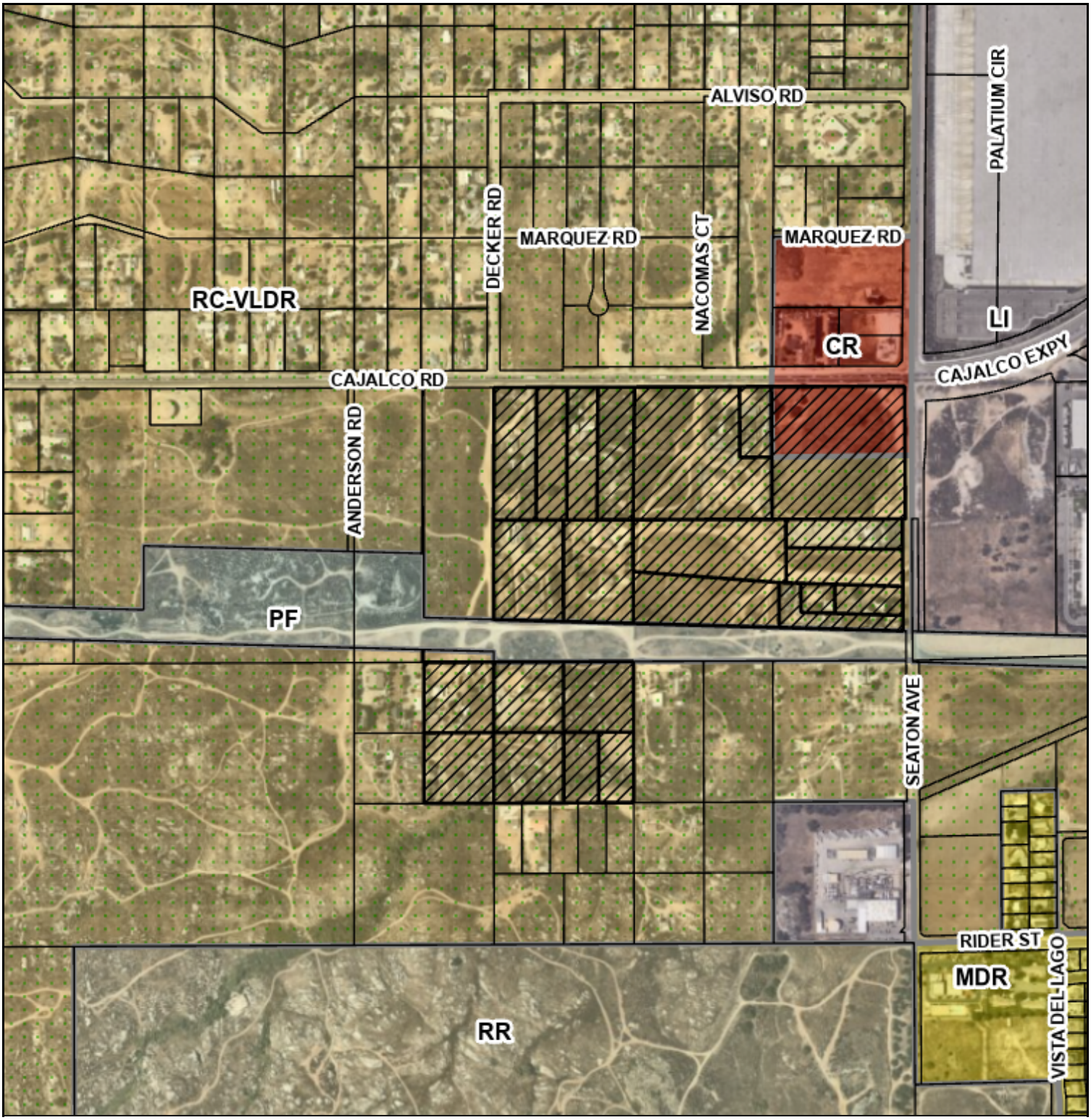
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240005

EXISTING GENERAL PLAN

Supervisor: JOSE MEDINA
District: 1

Date: 7-16-2025
Exhibit: 5



Zoning Area/District: NORTH PERRIS

Author:

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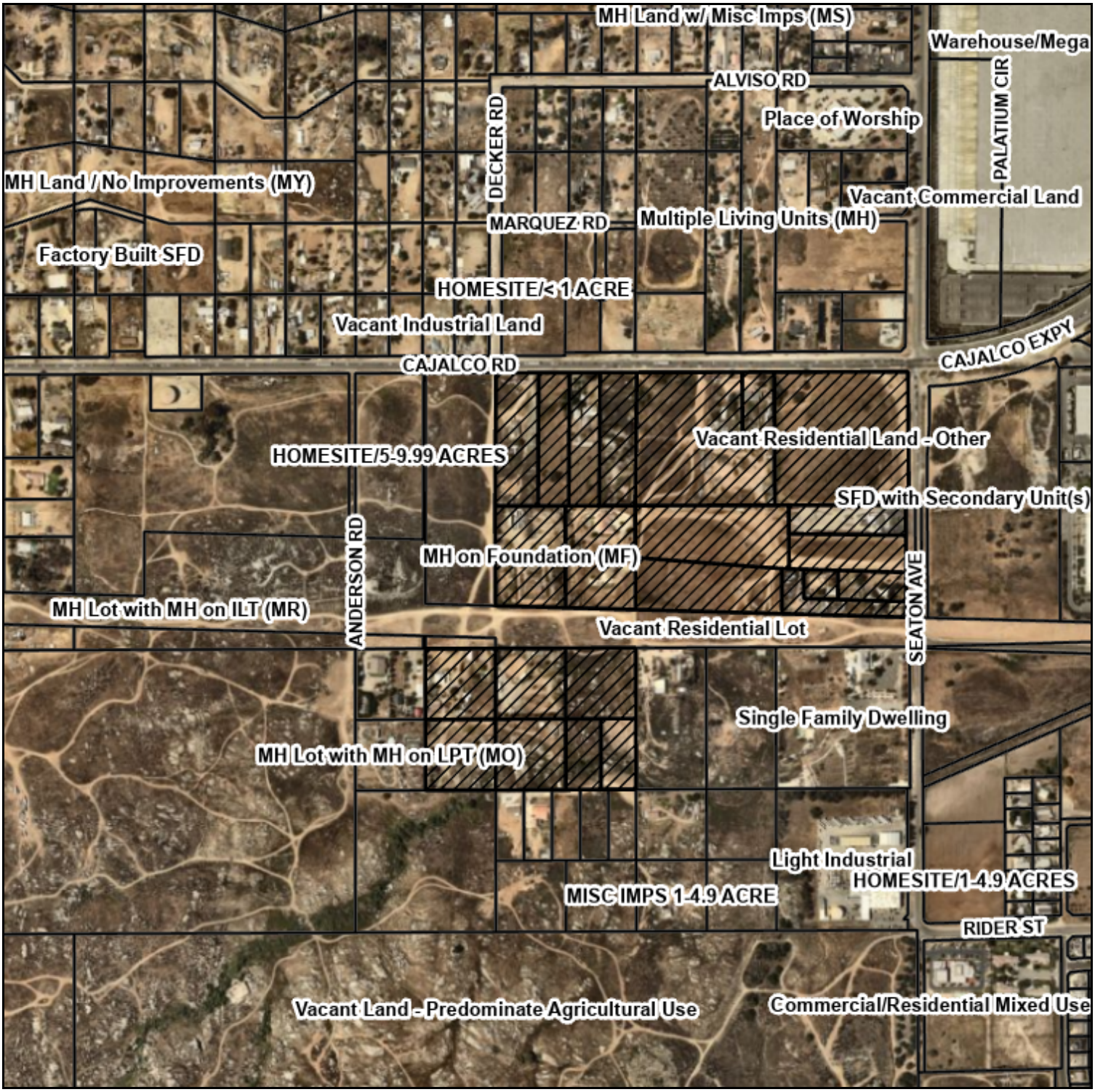
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240005

LAND USE

Supervisor:JOSE MEDINA
District: 1

Date: 7-16-2025
Exhibit: 1



Zoning District: NORTH PERRIS

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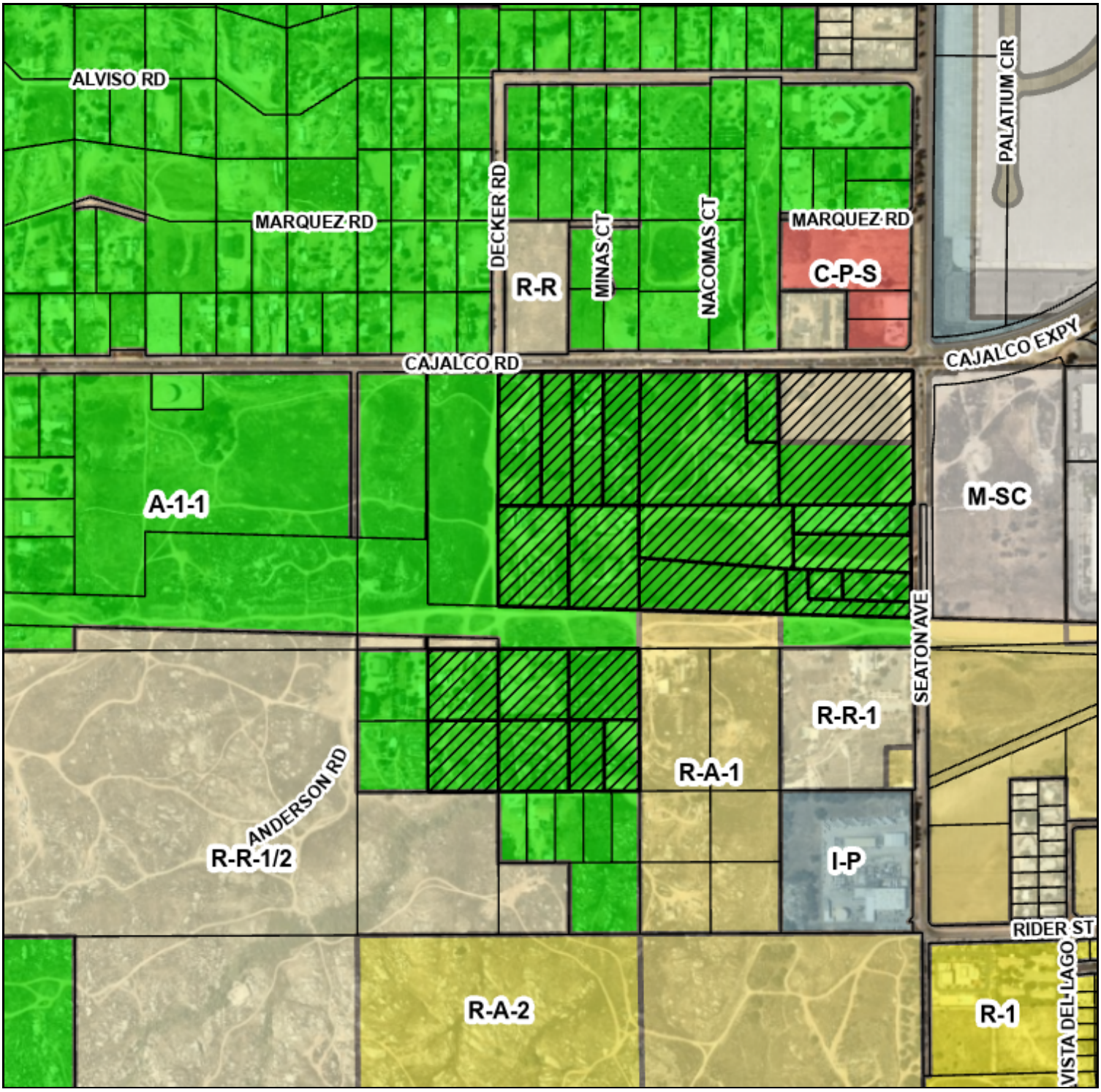
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240005

EXISTING ZONING

Supervisor: JOSE MEDINA
District: 1

Date: 7-16-2025
Exhibit: 2



Zoning Area/District: NORTH PERRIS

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RIVERSIDE COUNTY
PLANNING DEPARTMENT

John E. Hildebrand
Planning Director

CERTIFICATION OF PUBLIC NOTICE

PROJECT NUMBER (FC-GPA240005)

Planning Case APN(s): 317-080-003 thru 008, 013, 014, 019 thru 023, 027 thru 029, and 317-090-002 thru 008

I, Edward Lincoln certify that on July 15, 2025, the attached property owners list was prepared pursuant to notification procedures in Subsection 1.7.A.3. of Ordinance 348. Attached list is a complete and true compilation of the owners of the subject property and all other property owners within 300 feet of the property involved.

I further certify that the information filed is true and correct to the best of my knowledge.

NAME: Edward Lincoln SIGNATURE: Edward Lincoln

TITLE: Associate Planner

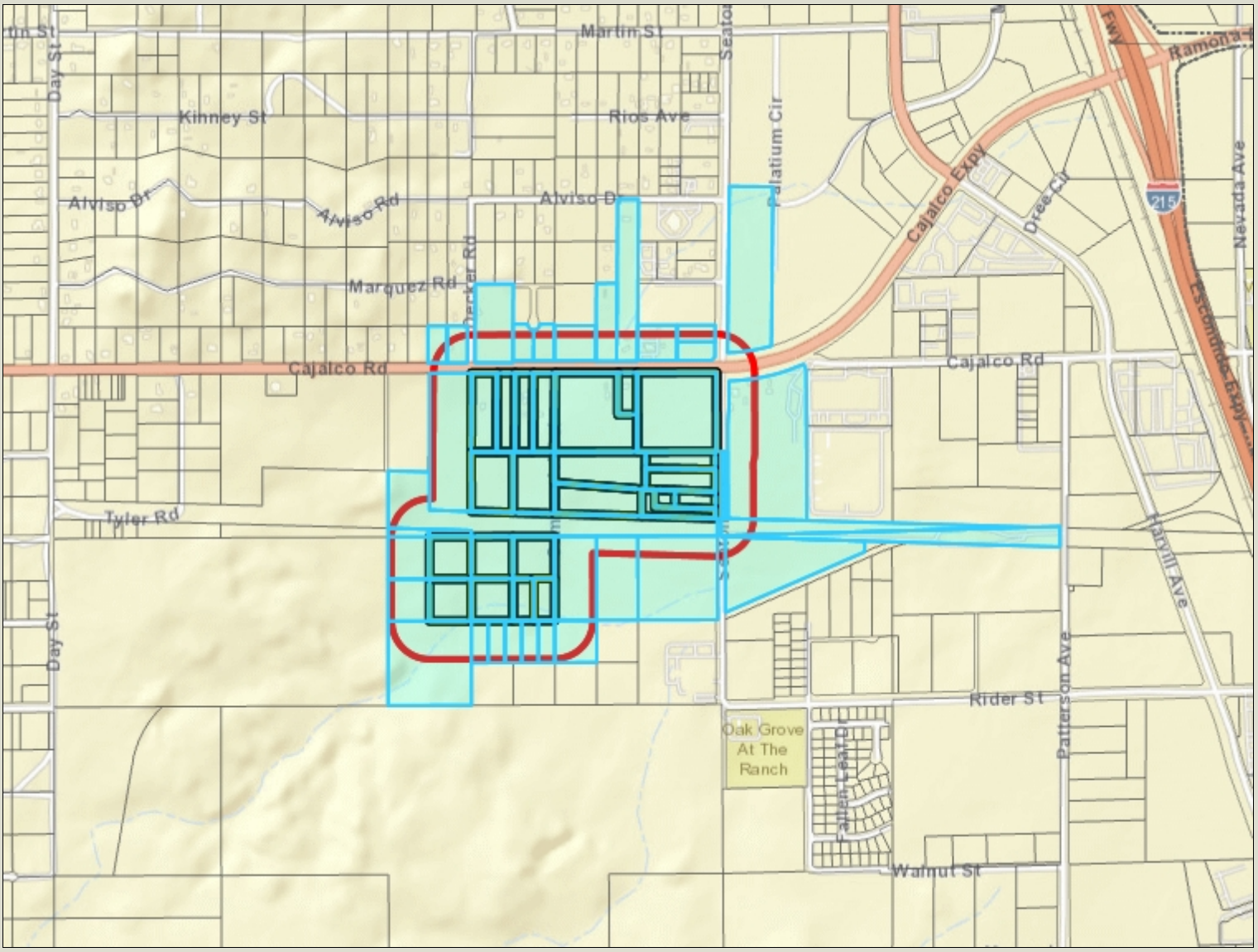
ADDRESS: 4080 Lemon St 12th Fl., Riverside, CA 92501

PHONE: 951-955-8514

EMAIL: elincoln@rivco.org

Riverside County GIS Mailing Labels

FC-GPA240005





Legend

- County Boundary
- Cities
- Parcels
- World_Street_Map

Notes

300 ft

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

REPORT PRINTED ON... 7/14/2025 10:59:02 AM

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317050025
COMMUNITY ASSN OF PERRIS CALIF INC
P O BOX 1659
PERRIS CA 92572

317050028
DAVID M. LITTLE
P O BOX 128
YERINGTON NV 89447

317050029
KYLE C. BROWN
22865 ALVISO DR
PERRIS CA 92570

317050034

19451 DECKER RD
PERRIS CA 92570

317050035
LUIS A. HAROS
15675 GRANADA DR
MORENO VALLEY CA 92551

317050038
HSU PATRICK & WENSUNG LIVING TRUST
1996 DTD 7/1/96
12660 VALLEY VIEW LN
REDLANDS CA 92373

317050040
JORGE TAPIA
22920 CAJALCO RD
PERRIS CA 92570

317050045
J GUADALUPE SANDOVAL
3096 KERRY ST
SAN BERNARDINO CA 92407

317050052
MARCO MORENO
15200 CARRETERA DV
WHITTIER CA 90605

317050053
MARCO MORENO
15200 CARRETERA DR
WHITTIER CA 90605

317080002
RIVERSIDE LEGACY IV-MEAD VALLEY
PO BOX 130339
CARLSBAD CA 92013

317080003
THAO N. HURTADO
8171 PICKENS LN
STANTON CA 90680

317080004
LEON BRUCE EVANS
966 W PINE ST APT B
UPLAND CA 91786

317080005
JO-LET PROP
776 HIGHRIDGE ST
RIVERSIDE CA 92506

317080006
DONAVON D. RITZ
480 E MAIN ST
RIVERSIDE CA 92507

317080007

22765 CAJALCO RD
PERRIS CA 92570

317080008
HENRIETTA L. STEPHENS
22775 CAJALCO RD
PERRIS CA 92570

317080013
DANIEL DUENAS
19655 CAMINO DEL SOL
PERRIS CA 92570

317080014
ELVA MARTINEZ
PO BOX 1651
RIVERSIDE CA 92502

317080019
MAN KAM CHOW
2181 TURNBULL CANYON RD
HACIENDA HEIGHTS CA 91745

317080021
PAZ TREVINO
19641 SEATON AVE
PERRIS CA 92570

317080023
VASILIOS RIGAS
30 POINT LOMA DR
CORONA DEL MAR CA 92625

317080027
DOROTHY ROQUE
3524 MYRTLE AVE
LONG BEACH CA 90807

317080028
CARLOS DANIEL SANCHEZ
19701 SEATON AVE
PERRIS CA 92570

317080029
JAMES C. PORRAS
20180 OLEANDER AVE
PERRIS CA 92570

317080030
MWD
P O BOX 54153
LOS ANGELES CA 90054

317080034
FLOYD H. NORRIS
137 N LARCHMONT BLV
LOS ANGELES CA 90004

317090001
HERIBERTO DOMINGUEZ
9440 LOST GROVE RD
RIVERSIDE CA 92508

317090002
DE LA CRUZ FAMILY TRUST DATED 9/24/2019
22655 CAJALCO RD
PERRIS CA 92570

317090003
FELIPE R. ALVAREZ
3708 W 118TH ST
HAWTHORNE CA 90250

317090004
JANET B. SMITH
112704 COBBLESTONE CREEK RD
POWAY CA 92064

317090005
MIRIAM IRIS CASTRO
720 E MARKET ST
LONG BEACH CA 90805

317090006
HOWE G WILLARD IRREVOCABLE TRUST
19135 CANDLETRAIL DR
SPRING TX 77388

317090008
DE LA CRUZ FAMILY TRUST DATED 9/24/2019
22655 CAJALCO RD
PERRIS CA 92570

317090009
YING YI SUN
3042 WALNUT GROVE AVE
ROSEMEAD CA 91770

317090012
IK INV INC
1511 W HOLT BLVD STE G
ONTARIO CA 91762

317090013
SHANOWA DE LA CRUZ
22683 CAJALCO RD
PERRIS CA 92570

317090014
REY GOMEZ
2734 HALL AVE
JURUPA VALLEY CA 92509

317090022
GREGORY PATRICK BAKER
P O BOX 610
PERRIS CA 92572

317090023
BARRAGAN FAMILY REVOC LIVING TRUST
DTD 10/05/2018
PO BOX 33483
RIVERSIDE CA 92519

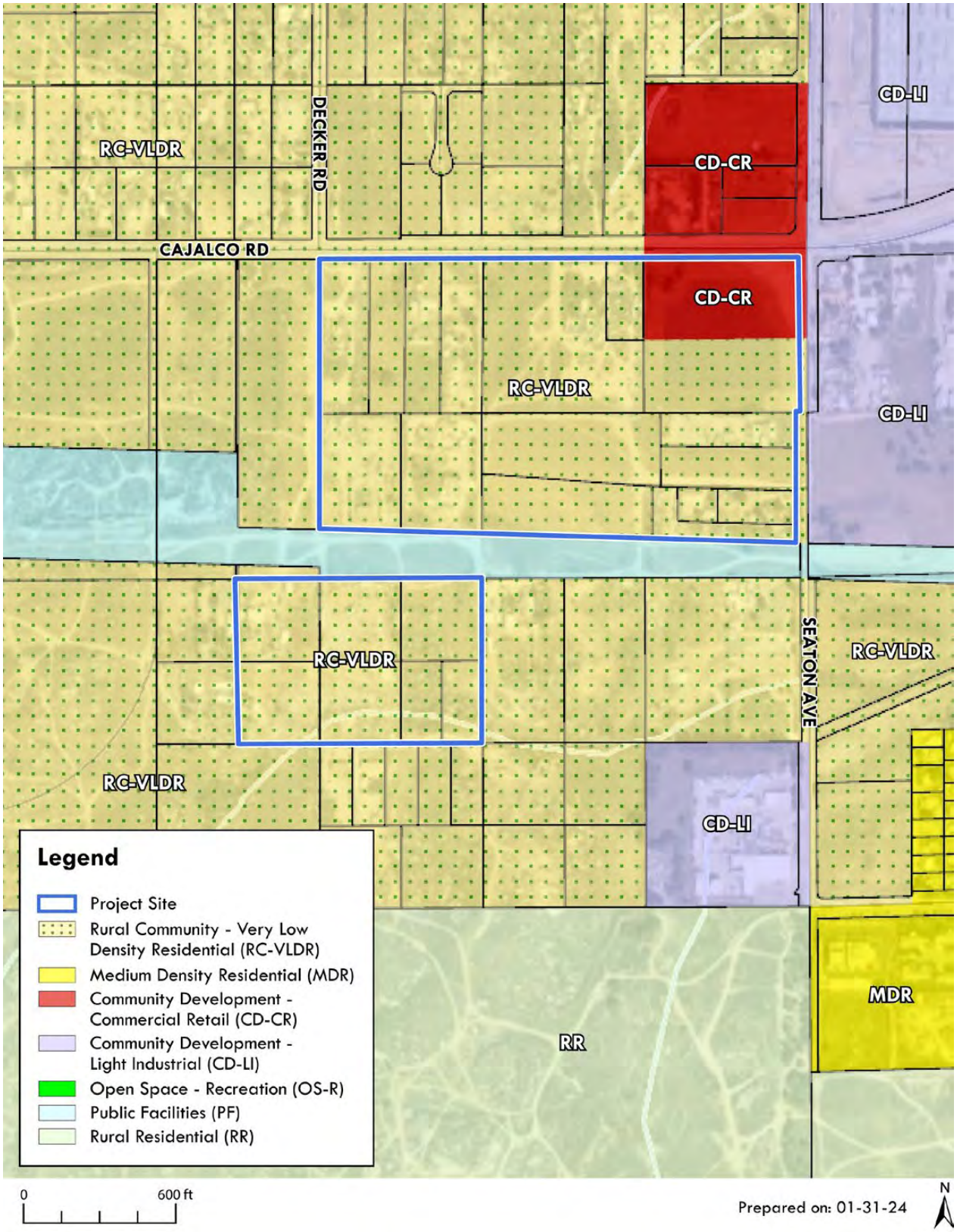
317090033
HUONG SEN BUDDHIST TEMPLE
19865 SEATON AVE
PERRIS CA 92570

317100061
KNOX LOGISTICS VII
2323 VICTORY AVE STE 1500
DALLAS TX 75219

317140057
SEATON CAJALCO LIT JP/KND2
450 NEWPORT CENTER DR STE 405
NEWPORT BEACH CA 92660

317150060
STORSTEEN OLIVER M & SUSAN FAMILY TRUST 5/6/98
16815 S BROADWAY ST
GARDENA CA 90248

General GPA (without a Specific Plan)



General GPA (without a Specific Plan) - Cajalco Rd. and Seaton Ave.
Riverside County

Project Description – Foundation Application – Cajalco Rd. and Seaton Ave.

1.0 Introduction

The Project Applicant, Industrial VI Enterprises, LLC, is seeking a Foundation General Plan Amendment within the western portion of Riverside County in the Mead Valley community.

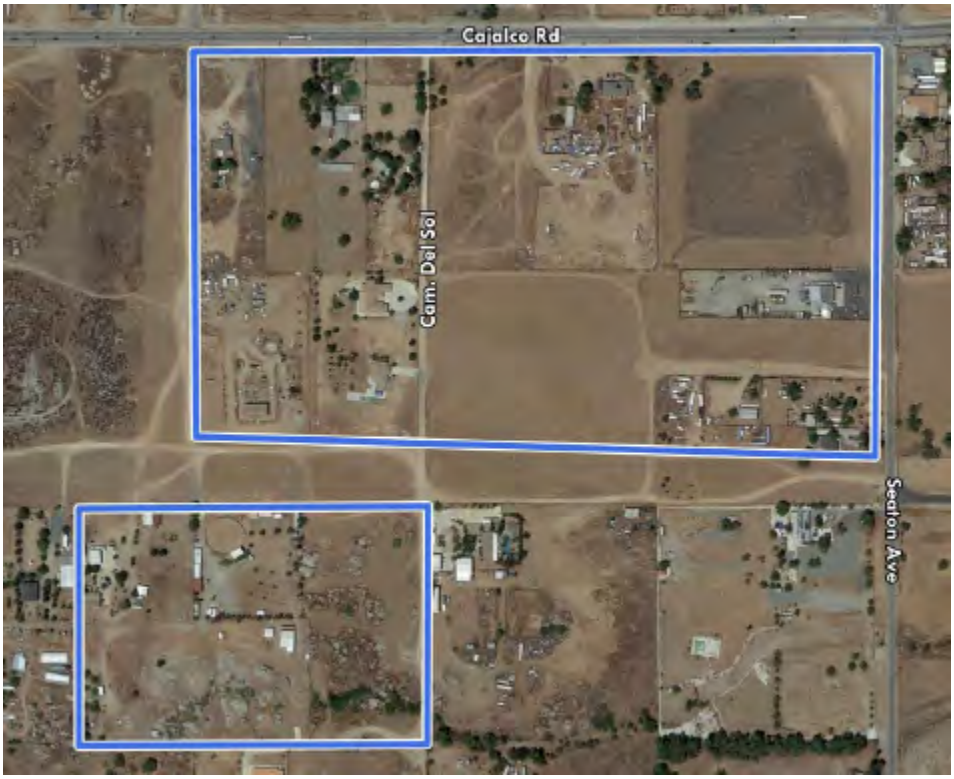
2.0 Project Location

The 64.97-gross-acre "Project site" for the Foundation General Plan Amendment (Foundation GPA) and General Plan Amendment (GPA) encompasses Assessor's Parcel Numbers (APNs) 317-080-(003 through 008, 013, 014, 019 through 023, and 027 through 029), 317-090-(002 through 008).

The Application includes two areas:

Area 1 (North) - Foundation GPA - The northern area of the proposed Foundation General Plan Amendment is 50.04 gross acres and is located south of Cajalco Road, west of Seaton Avenue, east of Decker Road, and north of Rider Street.

Area 2 (South) - The southern area proposed for the GPA is 14.93 gross acres located south of Cajalco Road, and on both east and west sides of Decker Road, and north of Rider Street



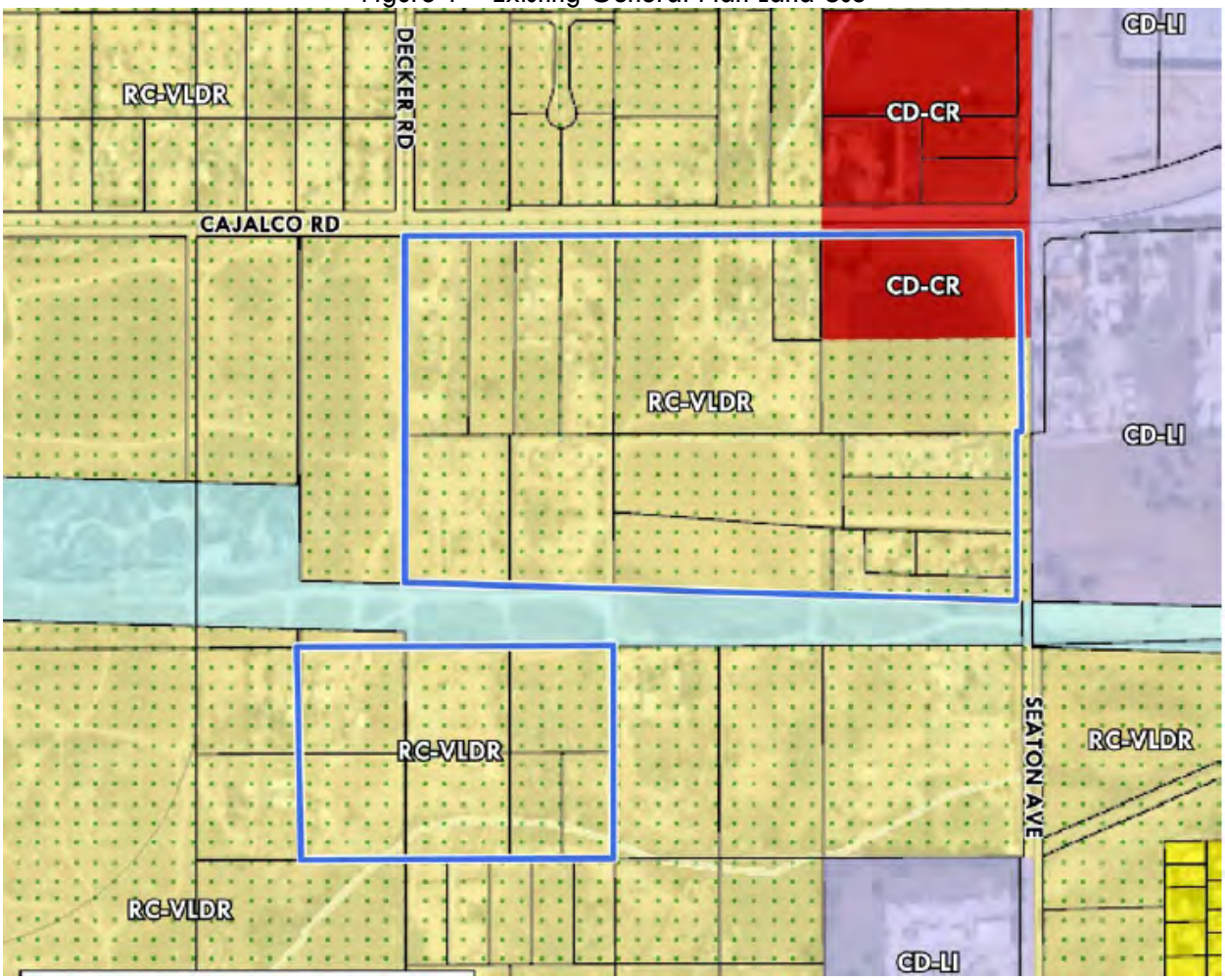
3.0 Existing Conditions

The existing conditions of Area 1 (North) includes undeveloped land, multiple large-lot single-family residential homes with ancillary structures and outdoor storage, and a commercial structure. Area 2 (South) includes a mixture of undeveloped land and multiple single-family homes with a variety of ancillary structures and outdoor storage.

4.0 Existing General Plan Land Use

As shown on Figure 1 the Riverside County General Plan designates approximately 4.7 acres in the northeastern portion of the northern portion of the Project site as "Community Development – Commercial Retail (CD-CR)" land use, while the remaining +/- 60.2 acres is designated for "Rural Community – Very Low Density Residential (RC-VLDR)" land use.

Figure 1 – Existing General Plan Land Use



5.0 Proposed General Plan Land Use

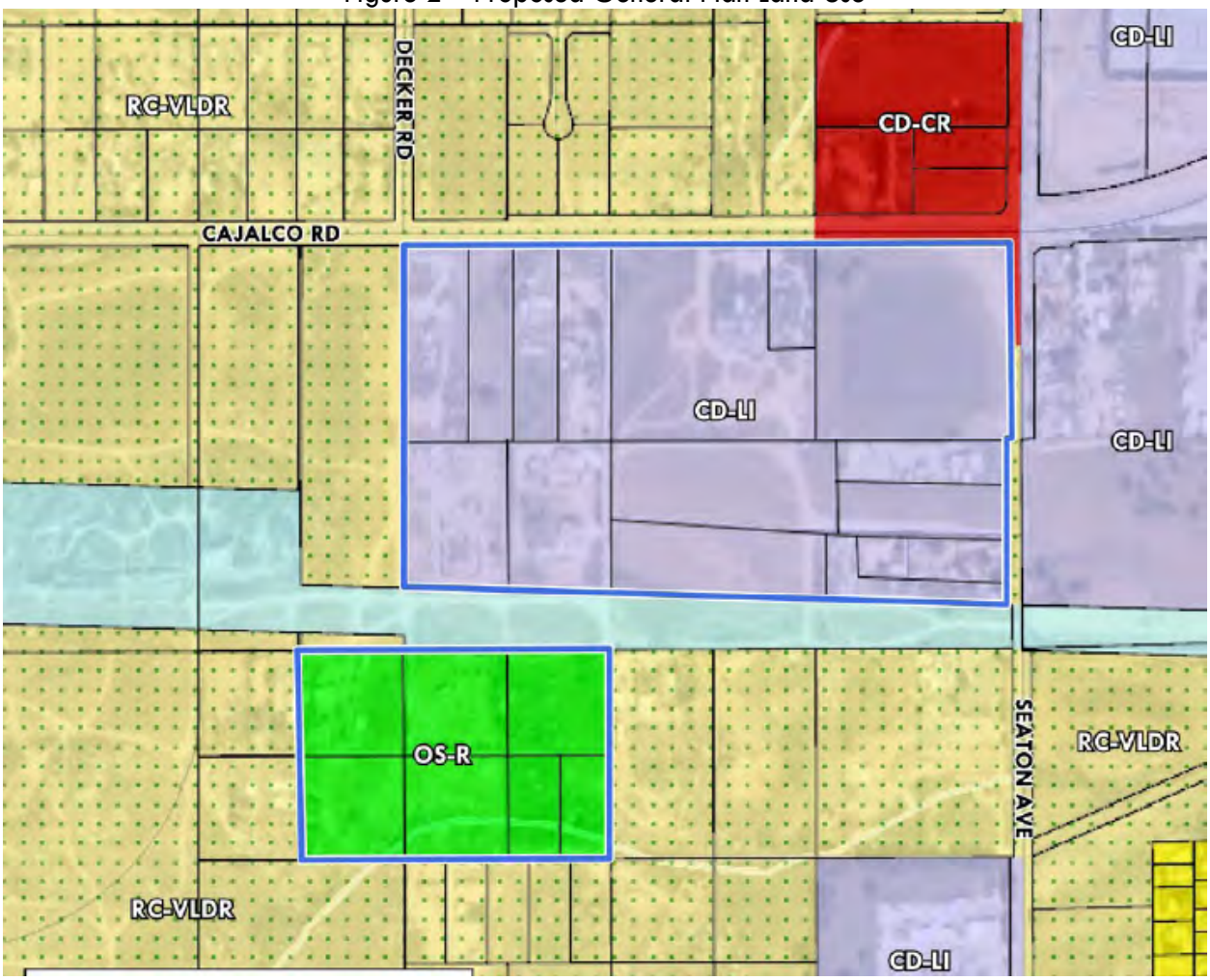
As shown on Figure 2 the Project Applicant is seeking to re-designate via a Foundation GPA the northern 44.74 net acres of the Project site to "Community Development – Light Industrial (CD-LI)" land use, and to re-designate via a GPA the southern 13.35 net acres of the Project site to "Open Space – Recreation (OS-R)" land use.

The proposed Community Development – Light Industrial land use designation for the north site (Area 1) allows for a variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers and supporting retail uses, with building intensities ranging from 0.25 to 0.6 Floor Area Ratio (FAR). The proposal is to re-designate the northern 44.74 net acres of the Project site to allow for Community Development – Light Industrial land uses

represents a Foundation GPA and is subject to special procedures as outlined in the General Plan Administration Chapter.

The Project also includes a change on the south site (Area 2) to the Open Space – Recreation land use designation, which allows for active and passive recreational uses such as parks, trails, campgrounds, athletic fields, golf courses, and off-road vehicle parks, along with ancillary structures that may be permitted for recreational opportunities. The intention of this proposed land use change is to allow for a fully improved community park to be built and maintained by the future industrial use proposed on the north site. The proposal is to re-designate the southern 13.35 net acres of the Project site for OS-R land uses does not require a Foundation Amendment. Instead, the GPA to Open Space 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.

Figure 2 – Proposed General Plan Land Use



6.0 Surrounding Land Uses

North Area (1)

North – Community Development – Very Low Density Residential (RC-VLDR) and Community Development - Commercial Retail (CD-CR)

South – Community Development – Very Low Density Residential (RC-VLDR) and proposed Open Space

East – Community Development – Light Industrial (CD-LI)

West – Community Development – Very Low Density Residential (RC-VLDR)

South Area (2)

North – Rural Community – Very Low Density Residential (RC-VLDR) proposed to be Community Development – Light Industrial (CD-LI)

South – Community Development – Very Low Density Residential (RC-VLDR)

East – Community Development – Very Low Density Residential (RC-VLDR)

West – Community Development – Very Low Density Residential (RC-VLDR)

7.0 Justification

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

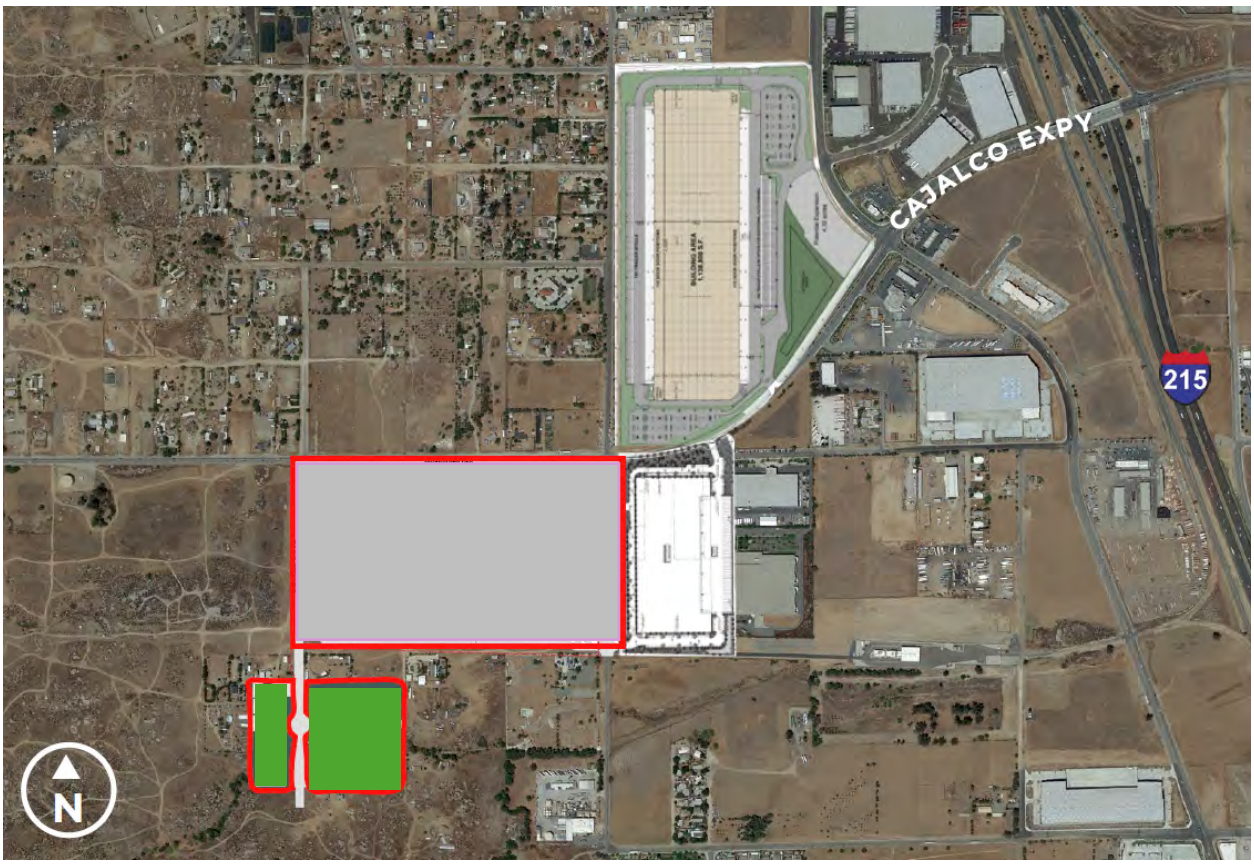
The proposed Foundation GPA from CD-CR, RC-VLDR and GPA from RC-VLDR to OS-R will improve land use compatibility of the Area 1 with adjacent industrial uses, capitalize on the Area 1 site's proximity to the I-215, make productive use of land that has been vacant through multiple market growth cycles and result in increase the value of the Area 1 site to the extent that it will fund the development of a new community park that will be maintained by the Area 1 use. The following provides further justification for the proposed land use changes.

New Conditions

An important consideration of proposed Foundation GPA's is any change to the existing conditions on or around a property that is requesting a Foundation GPA. Since the last Foundation GPA cycle, Mead Valley area has seen significant development which has led to the transition of the area from a more rural condition to more suburban/urban environment. A significant contributor to this change is that was not planned for in the General Plan is related to several changes in the global and local economy, including the growth of demand for goods purchased via e-commerce and the resulting demand for space to house those goods. This was accelerated with the COVID-19 pandemic and changed the way people live and work. It also placed a greater emphasis on the need to improve the goods movement supply chain. In April 2018 Southern California Association of Governments (SCAG) published *Industrial Warehousing in the SCAG Region*. According to the document, the SCAG region for which this project is part of is a vibrant hub for international and domestic trade because of its large transportation base and extensive multimodal transportation system.

The SCAG region's freight transportation system includes warehouses and distribution centers; the Ports of Los Angeles, Long Beach, and Hueneme; airports; rail intermodal terminals; rail lines, and local streets, State highways and interstates. Together the system enables the movement of goods from source to market, facilitating uninterrupted global commerce. The regions attract robust logistics activities and is a major reason the region is a critical mode in the global supply chain. (SCAG, 2018, p. ES-1). Therefore, the need for light industrial land uses has increased. As shown in Figure 3, this is evidenced specifically around the Project site where industrial buildings have been built or are planned along the easterly property boundary to the Interstate 215 (I-215) freeway. Allowing industrial uses on the Project site would result in land use compatibility with those uses to the east of the site.

Figure 3 – Land Uses to the East



Riverside County Vision Implementation

Jobs-Housing Balance

The Foundation GPA will allow for currently underutilized, vacant property to become an economically viable and employment-generating land use in an area of the unincorporated County that has a low jobs-housing ratio as identified in the General Plan and Land Use Policy LU 8.12 "Improve the relationship and ratio between jobs and housing so that residents have an opportunity to live and work within the county." The RCIP Vision intended to improve the relationship between jobs and housing opportunities, as follows: "Land use strategies being implemented in the County reflect an improved balance of jobs and housing, resulting in significant reduction in the average commute times and related motor vehicle pollutants." The industrial use is expected to create approximately 630 full time jobs for the community and would allow

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Land Use Compatibility

In addition, the proposed Community Development – Light Industrial land use is consistent with the existing Light Industrial land use designations and uses to the east of the project site as shown in Figure 3 above. Furthermore, the Project site is along Cajalco Road and is about a 1/3 mile from I-215 via Cajalco Road. Locating industrial uses in close proximity to major circulation routes and especially freeways, reduces potential excessive wear and tear impacts to local roads that are not designed for industrial uses, prevents incompatibility with non-industrial land uses that may be along local roads, appropriately site less noise sensitive land uses (industrial) which supports the proposed amendment to light industrial uses, which logically should be located within close proximity to the freeway to ensure truck traffic is focused on major circulation roads (Cajalco Road and I-215) rather than local streets.

The Foundation GPA also focuses on situating light industrial uses in close proximity to roadways and the highway circulation system. Currently, the Riverside County Transportation Department is studying the Cajalco Roadway Widening & Safety Enhancement Project which plans to widen and realign Cajalco Road between Temescal Canyon Road to the west and the I-215 to the east. Per the project, Cajalco Road immediately adjacent to the project site would be widened to four lanes. Historically, growth has been focused along major transportation corridors and the County General Plan recognizes this in the RCIP Vision Statement that "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 (LU-55)." Further support for the amendment includes:

- To expand employment opportunities in the Mead Valley community of Riverside County to supply jobs and support the growing goods movement supply chain.
- To expand economic development, facilitate job creation, and increase the tax base for Riverside County by accommodating and diversifying facilities needed to support the goods movement supply chain.
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- To diversify the economy of western unincorporated Riverside County ensuring long-term economic viability.
- To support local infrastructure, including roads and utilities by ensuring future developments comply with the County's standards and requirements.

The change in land use will also support several of Riverside County's General Plan element policies.

Land Use Element

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. 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. Provide the opportunity to link communities through access to multi-modal transportation systems.

LU 30.4 Concentrate industrial and business park uses in proximity to transportation facilities and utilities, and along transit corridors.

The site is located at the southeast corner of Cajalco Road and Seaton Avenue. Cajalco Road is classified as an "Expressway (220' ROW)," and Decker Road and Seaton Avenue along the Project site's boundary are classified as "Secondary (100' ROW)" roadways. Cajalco Road is a major transportation corridor and is designated within the General Plan Circulation Element as a multi-modal corridor for through traffic to which access from abutting property is restricted. Riverside Transit Agency (RTA) serves the project area with bus service along Cajalco Road. RTA Route 41 runs along Cajalco Road, with the nearest existing bus stops occurring at the intersection of Seaton Avenue and Cajalco Road which would be available for future employees to utilize.

LU 13.2 Locate employment and service uses in areas that are easily accessible to existing or planned transportation facilities.

As discussed above, the site is located at the southeast corner of Cajalco Road and Seaton Avenue. Cajalco Road is classified as an "Expressway (220' ROW)," and Decker Road and Seaton Avenue along the Project site's boundary are classified as "Secondary (100' ROW)" roadways. Cajalco Road is a major transportation corridor and is designated within the General Plan Circulation Element as a multi-modal corridor for through traffic to which access from abutting property is restricted. Riverside Transit Agency (RTA) serves the project area with bus service along Cajalco Road. RTA Route 41 runs along Cajalco Road, with the nearest existing bus stops occurring at the intersection of Seaton Avenue and Cajalco Road which would be available for future employees to utilize.

Circulation Element

C 7.11 Prioritize the improvement of Cajalco Expressway. Coordinate and work with RCTC, WRCOG, and the Cities of Riverside, Corona, Perris, Moreno Valley, San Jacinto, and Hemet to develop a phasing plan for Cajalco Expressway and the Mid County Parkway that ensures equity in the funding and capacity improvements on each project.

Future project roadway frontages will be built to County standards including Seaton Avenue, Decker Road, and Cajalco Road/Cajalco Expressway – Road Widening & Safety Enhancement Project.

C 23.8 *Restrict truck through-traffic in residential areas and on streets with specific facilities that have high density of people/users; through planning and design of developments, direct truck traffic to major transportation corridors. (AI 43)*

The County of Riverside's General Plan does not provide designated truck routes. Trucks are prohibited on certain County roadways through the Municipal Code through weight restrictions. It is anticipated that the circulation from future development would be reviewed by staff and that trucks would utilize Cajalco Road and go east to the I-215 avoiding local roadways and residential areas.

Noise Element

N 1.1 Protect noise-sensitive land uses from high levels of noise by restricting noise-producing land uses from these areas. If the noise-producing land use cannot be relocated, then noise buffers such as setbacks, landscaping, or block walls shall be used.

It is anticipated that any future projects shall include setbacks, landscaping and walls as necessary to protect noise sensitive land uses from high levels of noise and would conduct a project specific Noise Impact Analysis and implement any recommended mitigation measures.

Healthy Communities Element

HC 16.24 Ensure compatibility between industrial development and agricultural uses and adjacent land uses. To achieve compatibility, industrial development and agricultural uses will be required to include criteria addressing noise, land, traffic and greenhouse gas emissions to avoid or minimize creating adverse conditions for adjacent communities.

Any future project would include a project specific Environmental Impact Report in compliance with the California Environmental Quality Act to analysis noise, land traffic, and greenhouse gas emissions and implement mitigation measures as required.

Sources:

Riverside County General Plan (2021)

Industrial Warehousing in the SCAG Region (2018)

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT

Agenda Item No.
3.5
(ID # 25631)
MEETING DATE:
Monday, July 29, 2024

SUBJECT: INITIATION OF GENERAL PLAN AMENDMENT NO. 240005 (Foundation Component) – Applicant: Groundswell Pacific Land, c/o Rett Coluccio – Engineer/Representative: ADH & Associates, c/o Steve Sommers – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Existing: General Plan Foundation Component: Rural Community (RC) and Community Development (CD); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Rider Street, south of Cajalco Road, west of Seaton Avenue, and east of Anderson Road – 58.59+/- Gross Acres – Existing Zoning: Light Agriculture 1-Acre Minimum (A-1-1) & Rural Residential ½ Acre Minimum (R-R-½) – REQUEST: The applicant of General Plan Amendment No. 240005 (GPA240005) is making a request to the County of Riverside to change the General Plan Foundation Component of 23 parcels from Rural Community: Very Low Density Residential (RC: VLDR) and Community Development: Commercial Retail (CD: CR) to Community Development: Light Industrial (CD: LI). Additional development applications and review by the county to confirm that the overall project complies with applicable policies, findings, and other factors will be required if the proposed GPA240005 is initiated by the Board of Supervisors – APN: 317-080-003 thru 008, 013, 014, 019 thru 023, 027 thru 029, and 317-090-002 thru 008 – Planning Contact: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org

PROPOSED PROJECT	
Case Number(s):	GPA240005
Environmental Type:	Exemption
Area Plan No.	Mead Valley
Zoning Area/District:	North Perris Area
Supervisorial District:	First District
Project Planner:	Tim Wheeler
Project APN(s):	317-080-003 thru 008, 013, 014, 019 thru 023, 027 thru 029, and 317-090-002 thru 008
Continued From:	

John Hildebrand
John Hildebrand, Planning Director 7/24/2024

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment (GPA) is a proposal to amend the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and Open Space (OS) and amend its Land Use Designation from Very Low Density Residential (VLDR) to Light Industrial and Recreation (LI, R), on 23 parcels, totaling 58.59 gross acres.

The 23 parcels are located north of Rider St, south of Cajalco Rd, west of Seaton Ave, and east of Anderson Rd.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR and GENERAL PLAN INITIATION MEMBERS RECOMMEND THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTION:

RECOMMEND GENERAL PLAN AMENDMENT NO. 240005 (GPA240005) move FORWARD to Planning Commission.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural Community (RC)
Proposed General Plan Foundation Component:	Community Development (CD), Open Space (OS)
Existing General Plan Land Use Designation:	Very Low Density Residential (VLDR) and Commercial Retail (CD: CR)
Proposed General Plan Land Use Designation:	Light Industrial (LI) and Recreation (R)
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Rural Community: Very Low Density Residential (RC: VLDR) and Community Development: Commercial Retail (CD: CR)
East:	Community Development: Light Industrial (CD: LI), Rural Community: Very Low Density Residential (RC: VLDR) and Community Development: Public Facilities (CD: PF)
South:	Rural Community: Very Low Density Residential (RC: VLDR) and Community Development: Public Facilities (CD: PF)
West:	Rural Community: Very Low Density Residential (RC:

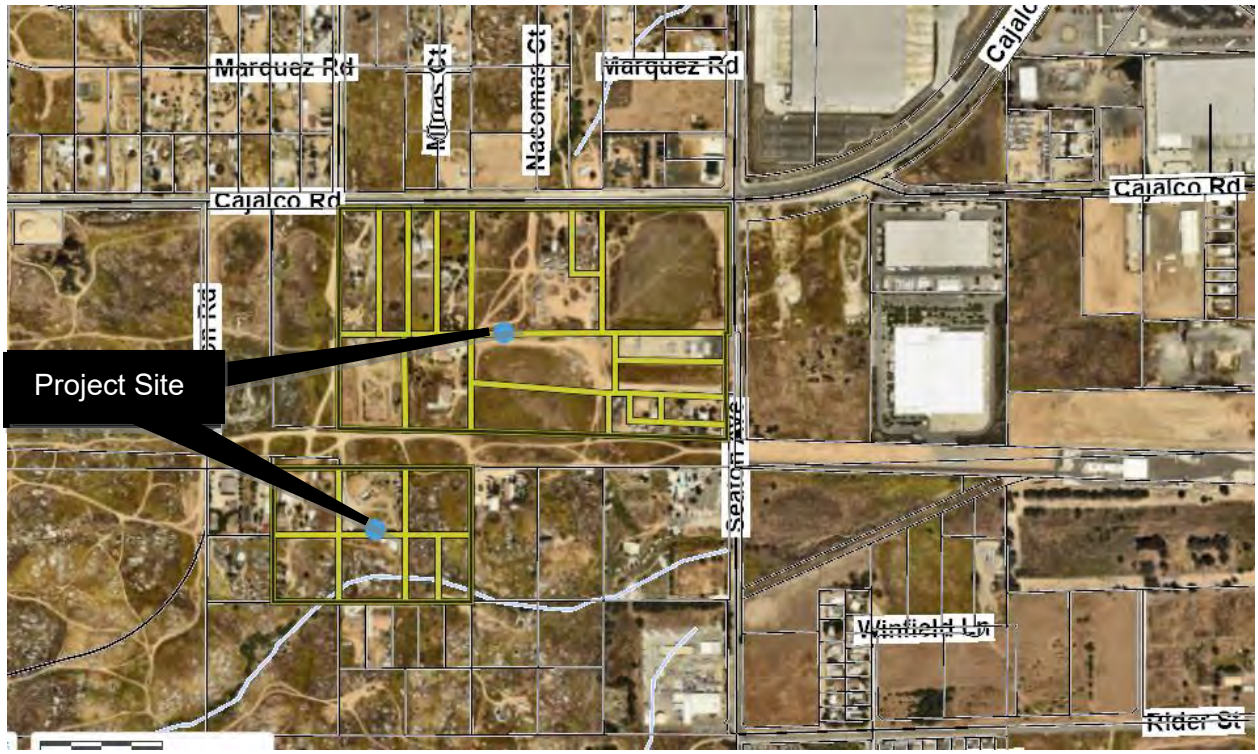
	VLDR) and Community Development: Public Facilities (CD: PF)
Existing Zoning Classification:	Light Agricultural – 1 Acre Minimum (A-1-1) and Rural Residential – (R-R)
Proposed Zoning Classification:	N/A (at this time for GPIP)
Surrounding Zoning Classifications	
North:	Light Agricultural – 1 Acre Minimum (A-1-1), Rural Residential – (R-R), and Scenic Highway Commercial (C-P-S)
East:	Manufacturing-Service Commercial (M-SC) and Residential Agricultural – 1 Acre Minimum (R-A-1)
South:	Light Agricultural – 1 Acre Minimum (A-1-1), Rural Residential – ½ Acre Minimum (R-R-½), and Residential Agricultural – 1 Acre Minimum (R-A-1)
West:	Light Agricultural – 1 Acre Minimum (A-1-1)
Existing Use:	Vacant Land, Residential Dwellings, Industrial Use
Surrounding Uses	
North:	Vacant Land, Residential Dwellings
South:	Vacant Land, Residential Dwellings
East:	Vacant Land, Industrial Warehouse
West:	Vacant Land, Residential Dwellings

Located Within:

City's Sphere of Influence:	Yes – City of Perris
Community Service Area ("CSA"):	Yes – CSA #152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B

WRCMSHCP Criteria Cell:	Yes – Cell #2334
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – Inside SKR Fee Area
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base, Zone C2

PROJECT LOCATION MAP



PROJECT BACKGROUND AND ANALYSIS

Background:

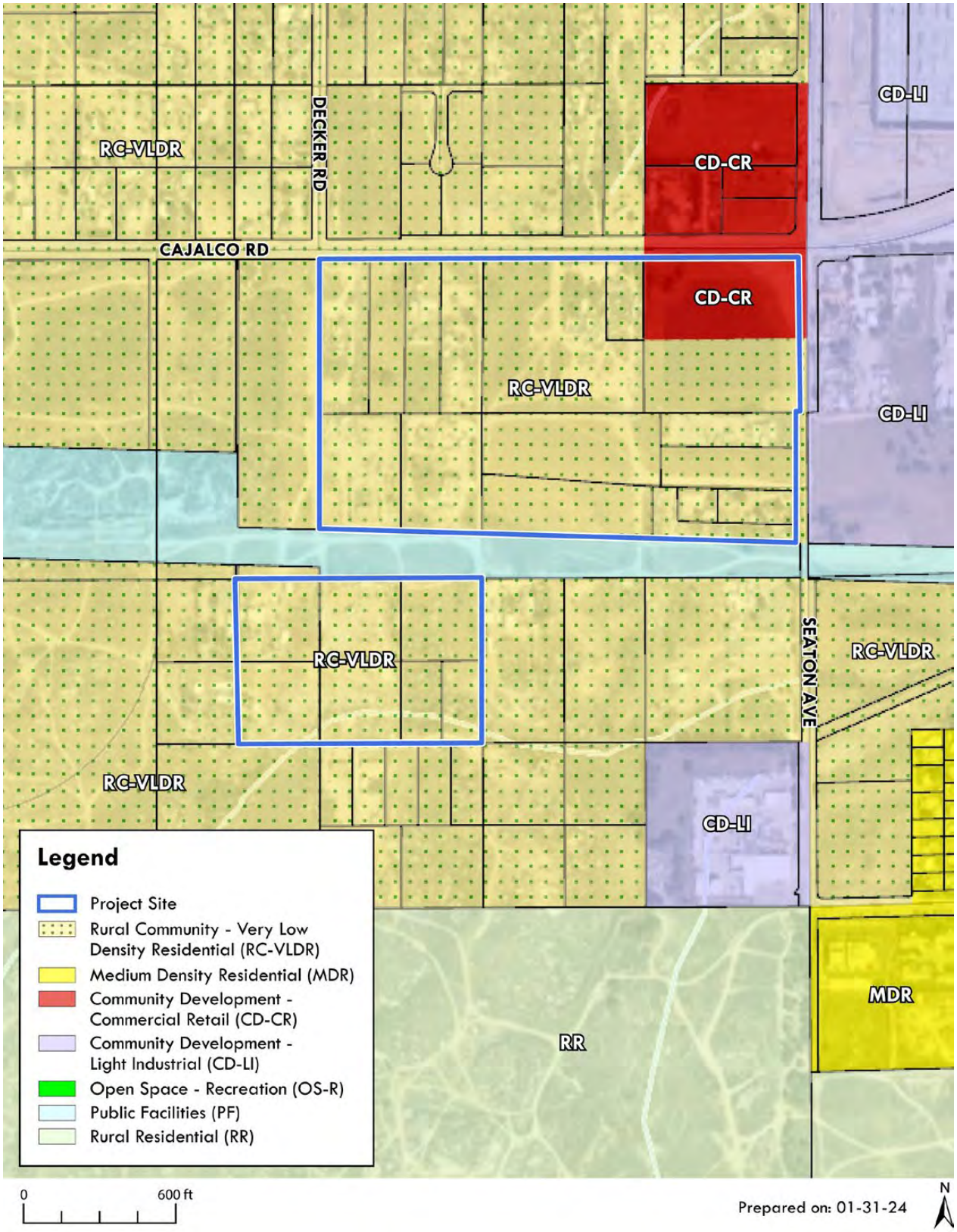
The proposed Foundation Component General Plan Amendment (FC-GPA) is an initiation procedure per the General Plan which occurs in eight (8) year cycles; first starting in 2008 and continuing to 2016 and 2024. The 2024 FC-GPA cycle began February 2024 thru April 2024. All property owners and applicants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

GPA240005 is a proposal to change the Foundation Component Land Use Designation from Rural Community: Very Low Density Residential (RC: VLDR) and Community Development: Commercial Retail (CD: CR) to Community Development: Light Industrial (CD: LI) and Open Space: Recreation (OS: R). The parcels are not located in a policy or overlay. Further determination of zoning classifications, neighborhood compatibility, and other development factors or findings shall be made if the proposed FC-GPA (GPA240005) is initiated by the Board of Supervisors. Any initiated FC-GPA, by the Board of Supervisors, will require the submittal of an implementing project within six (6) months from initiation.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised on the Riverside County Planning Department website. Additionally, public hearing notices were mailed to property owners within 300 feet of the project site.

General GPA (without a Specific Plan)



General GPA (without a Specific Plan) - Cajalco Rd. and Seaton Ave.
Riverside County

Project Description – Foundation Application – Cajalco Rd. and Seaton Ave.

1.0 Introduction

The Project Applicant, Industrial VI Enterprises, LLC, is seeking a Foundation General Plan Amendment within the western portion of Riverside County in the Mead Valley community.

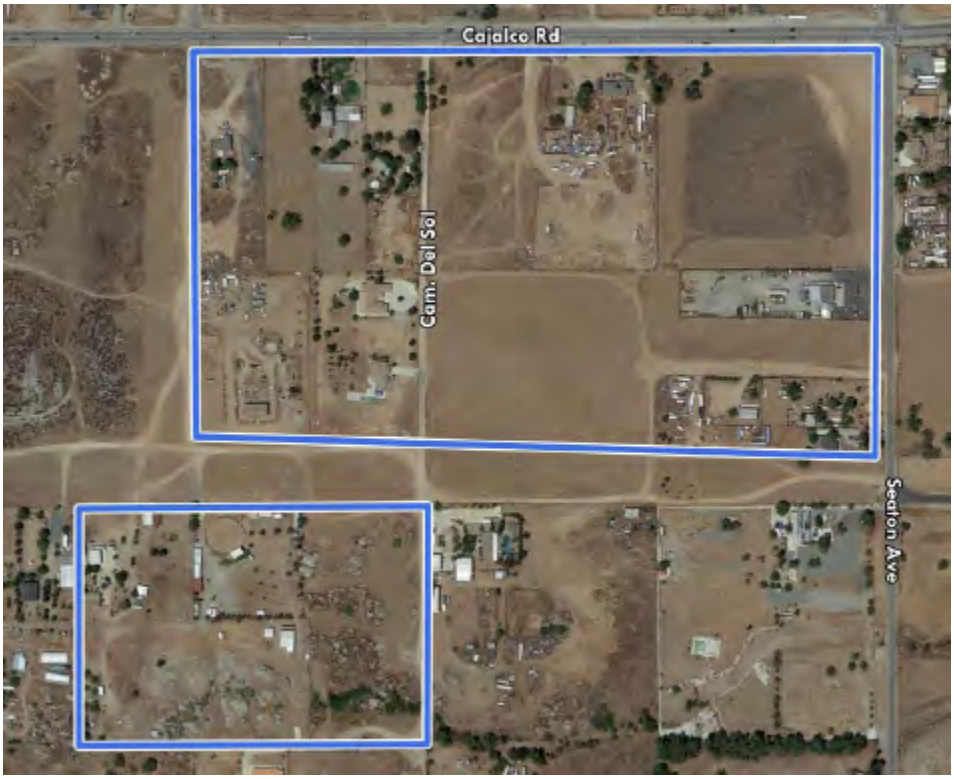
2.0 Project Location

The 64.97-gross-acre "Project site" for the Foundation General Plan Amendment (Foundation GPA) and General Plan Amendment (GPA) encompasses Assessor's Parcel Numbers (APNs) 317-080-(003 through 008, 013, 014, 019 through 023, and 027 through 029), 317-090-(002 through 008).

The Application includes two areas:

Area 1 (North) - Foundation GPA - The northern area of the proposed Foundation General Plan Amendment is 50.04 gross acres and is located south of Cajalco Road, west of Seaton Avenue, east of Decker Road, and north of Rider Street.

Area 2 (South) - The southern area proposed for the GPA is 14.93 gross acres located south of Cajalco Road, and on both east and west sides of Decker Road, and north of Rider Street



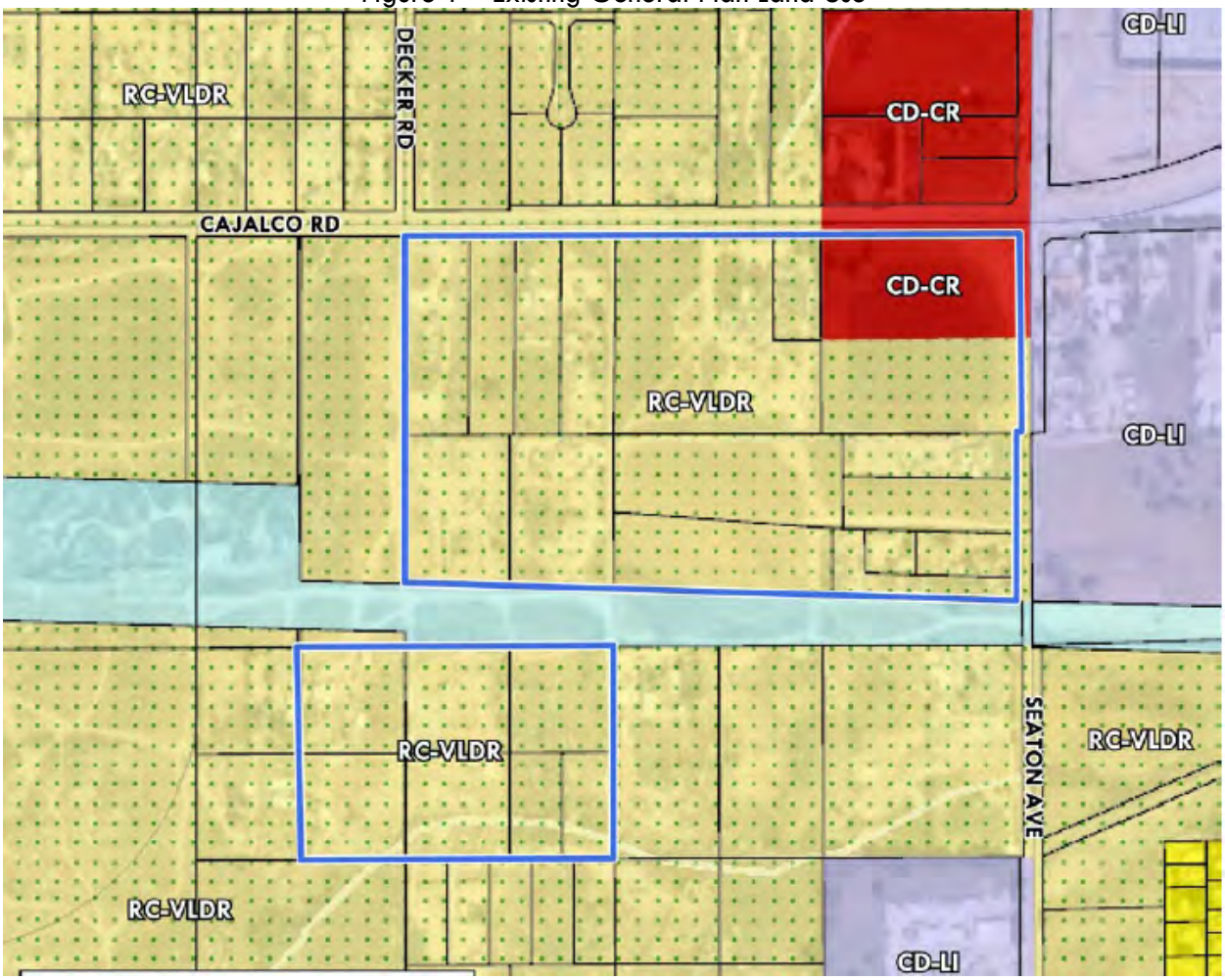
3.0 Existing Conditions

The existing conditions of Area 1 (North) includes undeveloped land, multiple large-lot single-family residential homes with ancillary structures and outdoor storage, and a commercial structure. Area 2 (South) includes a mixture of undeveloped land and multiple single-family homes with a variety of ancillary structures and outdoor storage.

4.0 Existing General Plan Land Use

As shown on Figure 1 the Riverside County General Plan designates approximately 4.7 acres in the northeastern portion of the northern portion of the Project site as "Community Development – Commercial Retail (CD-CR)" land use, while the remaining +/- 60.2 acres is designated for "Rural Community – Very Low Density Residential (RC-VLDR)" land use.

Figure 1 – Existing General Plan Land Use



5.0 Proposed General Plan Land Use

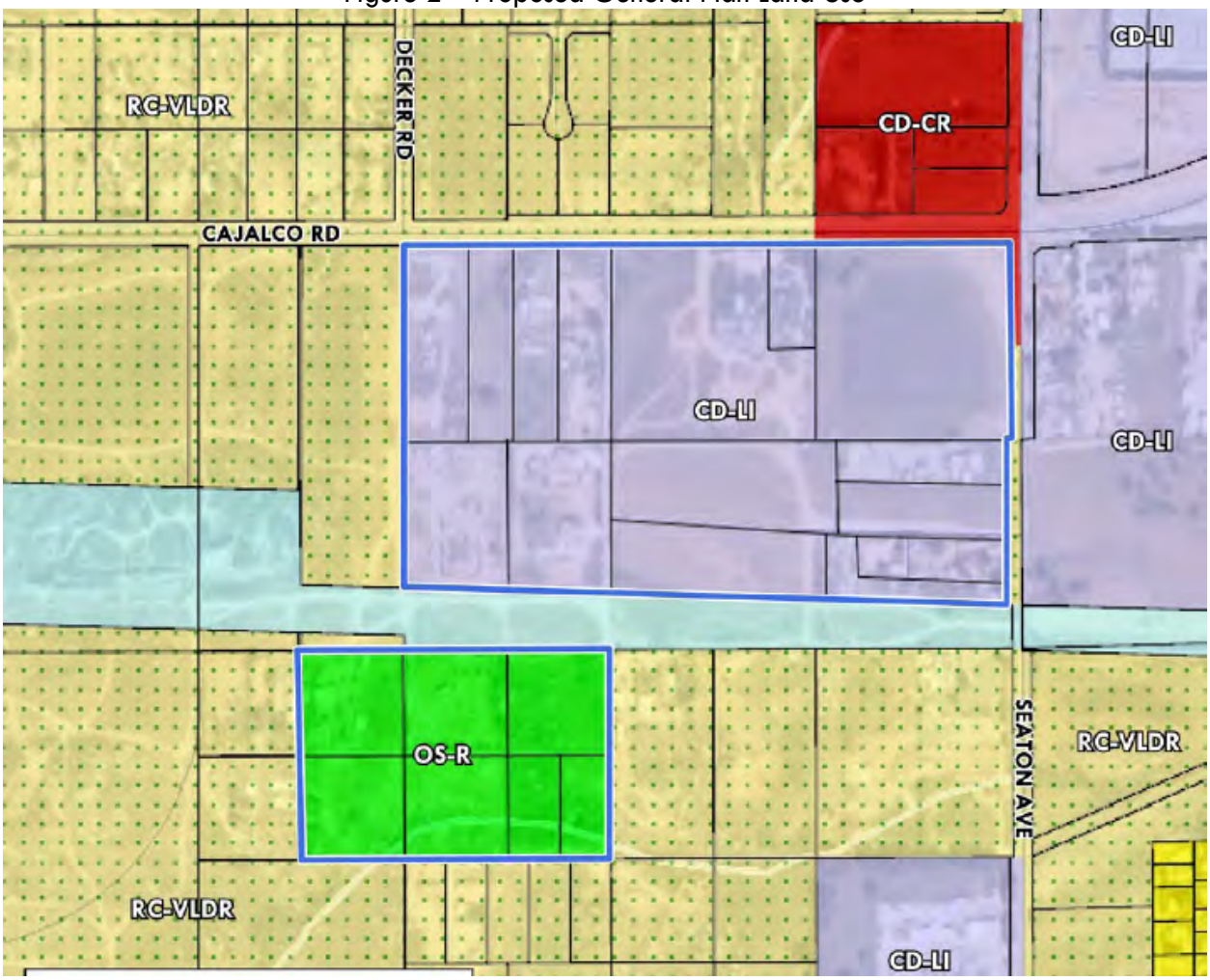
As shown on Figure 2 the Project Applicant is seeking to re-designate via a Foundation GPA the northern 44.74 net acres of the Project site to "Community Development – Light Industrial (CD-LI)" land use, and to re-designate via a GPA the southern 13.35 net acres of the Project site to "Open Space – Recreation (OS-R)" land use.

The proposed Community Development – Light Industrial land use designation for the north site (Area 1) allows for a variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers and supporting retail uses, with building intensities ranging from 0.25 to 0.6 Floor Area Ratio (FAR). The proposal is to re-designate the northern 44.74 net acres of the Project site to allow for Community Development – Light Industrial land uses

represents a Foundation GPA and is subject to special procedures as outlined in the General Plan Administration Chapter.

The Project also includes a change on the south site (Area 2) to the Open Space – Recreation land use designation, which allows for active and passive recreational uses such as parks, trails, campgrounds, athletic fields, golf courses, and off-road vehicle parks, along with ancillary structures that may be permitted for recreational opportunities. The intention of this proposed land use change is to allow for a fully improved community park to be built and maintained by the future industrial use proposed on the north site. The proposal is to re-designate the southern 13.35 net acres of the Project site for OS-R land uses does not require a Foundation Amendment. Instead, the GPA to Open Space 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.

Figure 2 – Proposed General Plan Land Use



6.0 Surrounding Land Uses

North Area (1)

North – Community Development – Very Low Density Residential (RC-VLDR) and Community Development - Commercial Retail (CD-CR)

South – Community Development – Very Low Density Residential (RC-VLDR) and proposed Open Space

East – Community Development – Light Industrial (CD-LI)

West – Community Development – Very Low Density Residential (RC-VLDR)

South Area (2)

North – Rural Community – Very Low Density Residential (RC-VLDR) proposed to be Community Development – Light Industrial (CD-LI)

South – Community Development – Very Low Density Residential (RC-VLDR)

East – Community Development – Very Low Density Residential (RC-VLDR)

West – Community Development – Very Low Density Residential (RC-VLDR)

7.0 Justification

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

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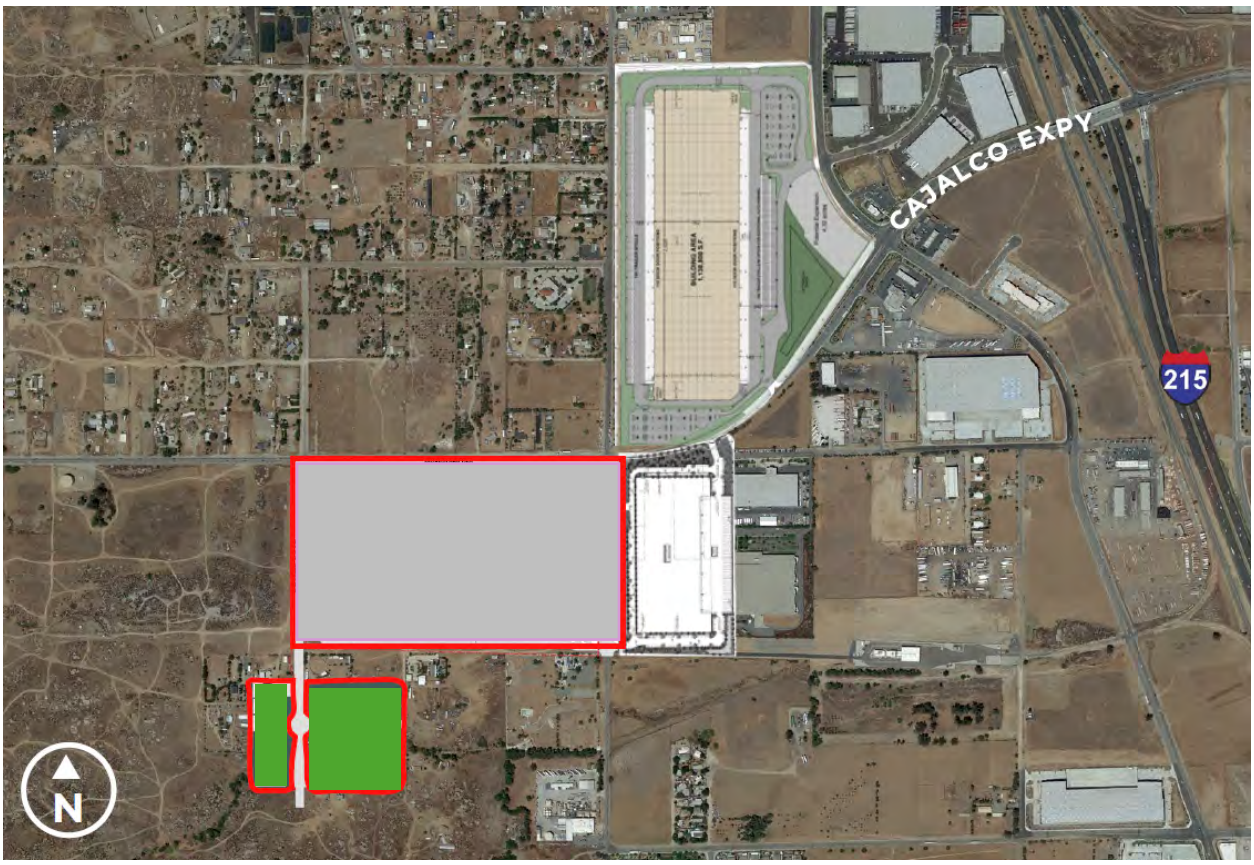

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Land Use Compatibility

In addition, the proposed Community Development – Light Industrial land use is consistent with the existing Light Industrial land use designations and uses to the east of the project site as shown in Figure 3 above. Furthermore, the Project site is along Cajalco Road and is about a 1/3 mile from I-215 via Cajalco Road. Locating industrial uses in close proximity to major circulation routes and especially freeways, reduces potential excessive wear and tear impacts to local roads that are not designed for industrial uses, prevents incompatibility with non-industrial land uses that may be along local roads, appropriately site less noise sensitive land uses (industrial) which supports the proposed amendment to light industrial uses, which logically should be located within close proximity to the freeway to ensure truck traffic is focused on major circulation roads (Cajalco Road and I-215) rather than local streets.

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- To expand economic development, facilitate job creation, and increase the tax base for Riverside County by accommodating and diversifying facilities needed to support the goods movement supply chain.
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- To support local infrastructure, including roads and utilities by ensuring future developments comply with the County's standards and requirements.

The change in land use will also support several of Riverside County's General Plan element policies.

Land Use Element

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)

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e. Provide the opportunity to link communities through access to multi-modal transportation systems.

LU 30.4 Concentrate industrial and business park uses in proximity to transportation facilities and utilities, and along transit corridors.

The site is located at the southeast corner of Cajalco Road and Seaton Avenue. Cajalco Road is classified as an "Expressway (220' ROW)," and Decker Road and Seaton Avenue along the Project site's boundary are classified as "Secondary (100' ROW)" roadways. Cajalco Road is a major transportation corridor and is designated within the General Plan Circulation Element as a multi-modal corridor for through traffic to which access from abutting property is restricted. Riverside Transit Agency (RTA) serves the project area with bus service along Cajalco Road. RTA Route 41 runs along Cajalco Road, with the nearest existing bus stops occurring at the intersection of Seaton Avenue and Cajalco Road which would be available for future employees to utilize.

LU 13.2 Locate employment and service uses in areas that are easily accessible to existing or planned transportation facilities.

As discussed above, the site is located at the southeast corner of Cajalco Road and Seaton Avenue. Cajalco Road is classified as an "Expressway (220' ROW)," and Decker Road and Seaton Avenue along the Project site's boundary are classified as "Secondary (100' ROW)" roadways. Cajalco Road is a major transportation corridor and is designated within the General Plan Circulation Element as a multi-modal corridor for through traffic to which access from abutting property is restricted. Riverside Transit Agency (RTA) serves the project area with bus service along Cajalco Road. RTA Route 41 runs along Cajalco Road, with the nearest existing bus stops occurring at the intersection of Seaton Avenue and Cajalco Road which would be available for future employees to utilize.

Circulation Element

C 7.11 Prioritize the improvement of Cajalco Expressway. Coordinate and work with RCTC, WRCOG, and the Cities of Riverside, Corona, Perris, Moreno Valley, San Jacinto, and Hemet to develop a phasing plan for Cajalco Expressway and the Mid County Parkway that ensures equity in the funding and capacity improvements on each project.

Future project roadway frontages will be built to County standards including Seaton Avenue, Decker Road, and Cajalco Road/Cajalco Expressway – Road Widening & Safety Enhancement Project.

C 23.8 *Restrict truck through-traffic in residential areas and on streets with specific facilities that have high density of people/users; through planning and design of developments, direct truck traffic to major transportation corridors. (AI 43)*

The County of Riverside's General Plan does not provide designated truck routes. Trucks are prohibited on certain County roadways through the Municipal Code through weight restrictions. It is anticipated that the circulation from future development would be reviewed by staff and that trucks would utilize Cajalco Road and go east to the I-215 avoiding local roadways and residential areas.

Noise Element

N 1.1 Protect noise-sensitive land uses from high levels of noise by restricting noise-producing land uses from these areas. If the noise-producing land use cannot be relocated, then noise buffers such as setbacks, landscaping, or block walls shall be used.

It is anticipated that any future projects shall include setbacks, landscaping and walls as necessary to protect noise sensitive land uses from high levels of noise and would conduct a project specific Noise Impact Analysis and implement any recommended mitigation measures.

Healthy Communities Element

HC 16.24 Ensure compatibility between industrial development and agricultural uses and adjacent land uses. To achieve compatibility, industrial development and agricultural uses will be required to include criteria addressing noise, land, traffic and greenhouse gas emissions to avoid or minimize creating adverse conditions for adjacent communities.

Any future project would include a project specific Environmental Impact Report in compliance with the California Environmental Quality Act to analysis noise, land traffic, and greenhouse gas emissions and implement mitigation measures as required.

Sources:

Riverside County General Plan (2021)

Industrial Warehousing in the SCAG Region (2018)

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT

Agenda Item No.
4.1
(ID # 26289)
MEETING DATE:
Wednesday, November 06, 2024

SUBJECT: INITIATION OF GENERAL PLAN AMENDMENT NO. 240005 (Foundation Component) – Applicant: Industrial VI Enterprises, LLC c/o John Grace – Engineer/Representative: EPD Solutions, c/o Selena Kelaher – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Existing: General Plan Foundation Component: Rural Community (RC) and Community Development (CD); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Rider Street, south of Cajalco Road, west of Seaton Avenue, and east of Anderson Road – 58.59+/- Gross Acres – Existing Zoning: Light Agriculture 1-Acre Minimum (A-1-1) & Rural Residential ½ Acre Minimum (R-R-½) – REQUEST: The applicant of General Plan Amendment No. 240005 (GPA240005) is making a request to the County of Riverside to change the General Plan Foundation Component of 23 parcels from Rural Community: Very Low Density Residential (RC: VLDR) and Community Development: Commercial Retail (CD: CR) to Community Development: Light Industrial (CD: LI). Additional development applications and review by the county to confirm that the overall project complies with applicable policies, findings, and other factors will be required if the proposed GPA240005 is initiated by the Board of Supervisors – APN: 317-080-003 thru 008, 013, 014, 019 thru 023, 027 thru 029, and 317-090-002 thru 008. Project Planner: Tim Wheeler at (951) 955-6060 or e-mail twheeler@rivco.org.

PROPOSED PROJECT	
Case Number(s):	GPA240005
Environmental Type:	Exemption
Area Plan No.	Mead Valley
Zoning Area/District:	North Perris Area
Supervisorial District:	First District
Project Planner:	Tim Wheeler
Project APN(s):	317-080-003 thru 008, 013, 014, 019 thru 023, 027 thru 029, and 317-090-002 thru 008
Continued From:	9/18/2024

John Hildebrand
John Hildebrand, Planning Director 10/30/2024

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment (GPA) is a proposal to amend the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and Open Space

(OS) and amend its Land Use Designation from Very Low Density Residential (VLDR) to Light Industrial (LI) and Recreation (R), on 23 parcels, totaling 58.59 gross acres.

The 23 parcels are located north of Rider St, south of Cajalco Rd, west of Seaton Ave, and east of Anderson Rd.

PROJECT RECOMMENDATION

RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTION:

CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240005 (GPA240005).

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural Community (RC)
Proposed General Plan Foundation Component:	Community Development (CD), Open Space (OS)
Existing General Plan Land Use Designation:	Very Low Density Residential (VLDR) and Commercial Retail (CD: CR)
Proposed General Plan Land Use Designation:	Light Industrial (LI) and Recreation (R)
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Rural Community: Very Low Density Residential (RC: VLDR) and Community Development: Commercial Retail (CD: CR)
East:	Community Development: Light Industrial (CD: LI), Rural Community: Very Low Density Residential (RC: VLDR) and Community Development: Public Facilities (CD: PF)
South:	Rural Community: Very Low Density Residential (RC: VLDR) and Community Development: Public

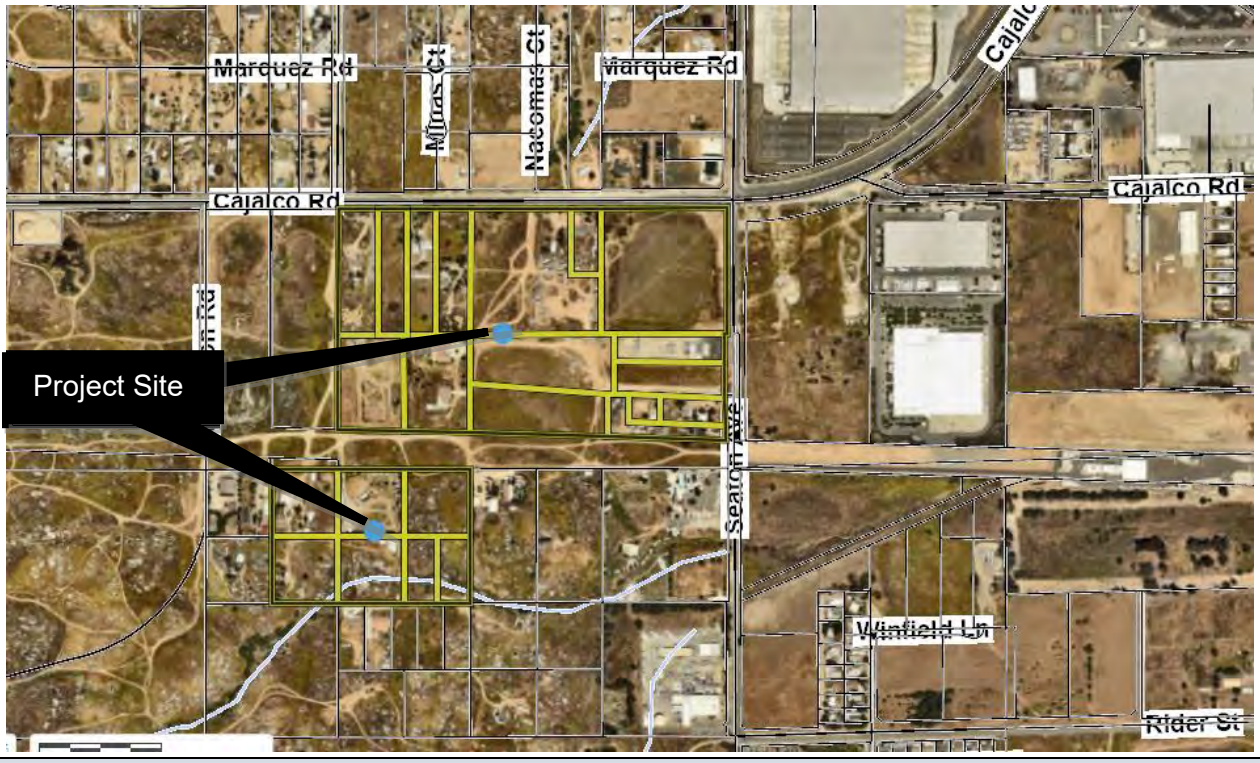
	Facilities (CD: PF)
West:	Rural Community: Very Low Density Residential (RC: VLDR) and Community Development: Public Facilities (CD: PF)
Existing Zoning Classification:	Light Agricultural – 1 Acre Minimum (A-1-1) and Rural Residential – (R-R)
Proposed Zoning Classification:	N/A (at this time for GPIP)
Surrounding Zoning Classifications	
North:	Light Agricultural – 1 Acre Minimum (A-1-1), Rural Residential – (R-R), and Scenic Highway Commercial (C-P-S)
East:	Manufacturing-Service Commercial (M-SC) and Residential Agricultural – 1 Acre Minimum (R-A-1)
South:	Light Agricultural – 1 Acre Minimum (A-1-1), Rural Residential – ½ Acre Minimum (R-R-½), and Residential Agricultural – 1 Acre Minimum (R-A-1)
West:	Light Agricultural – 1 Acre Minimum (A-1-1)
Existing Use:	Vacant Land, Residential Dwellings, Industrial Use
Surrounding Uses	
North:	Vacant Land, Residential Dwellings
South:	Vacant Land, Residential Dwellings
East:	Vacant Land, Industrial Warehouse
West:	Vacant Land, Residential Dwellings

Located Within:

City's Sphere of Influence:	Yes – City of Perris
Community Service Area ("CSA"):	Yes – CSA #152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No

Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – Cell #2334
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – Inside SKR Fee Area
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base, Zone C2
Environmental Justice ("EJ") Community	Yes – Mead Valley

PROJECT LOCATION MAP



PROJECT BACKGROUND AND ANALYSIS

Background:

The proposed Foundation Component General Plan Amendment (FC-GPA) is an initiation procedure per the General Plan which occurs in eight (8) year cycles; first starting in 2008 and continuing to 2016 and 2024. The 2024 FC-GPA cycle began February 2024 thru April 2024. All

property owners and applicants wanting to change their Foundation Components needed to submittal their intent to the County of Riverside for consideration and possible initiation by the Board of Supervisors.

Further determination of zoning classifications, neighborhood compatibility, and other development factors or findings shall be made if the proposed FC-GPA (GPA240005) is initiated by the Board of Supervisors. Any initiated FC-GPA, by the Board of Supervisors, will require the submittal of an implementing project within six (6) months from initiation.

Applicant Proposal
GPA240005 is a proposal to change the Foundation Component Land Use Designation from Rural Community: Very Low Density Residential (RC: VLDR) and Community Development: Commercial Retail (CD: CR) to Community Development: Light Industrial (CD: LI) and Open Space: Recreation (OS: R) to allow for an industrial development. The parcels are not located in a policy or overlay.

If the initiation for GPA240005 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of an industrial development and park area.

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

The most intensive land use designation permitted within the Open Space (OS) Foundation is the Mineral Resources (Min) land use designation, which allows for mineral extraction and processing facilities, or areas held in reserve for future mineral extraction and processing.

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

The proposed Recreation (R) land use allows for recreational uses including parks, trails, athletic fields, and golf courses.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised on the Riverside County Planning Department website. Additionally, public hearing notices in English and Spanish, pursuant to department policy and in accordance with the requirements of Ordinance 348, were mailed to property owners within 300 feet of the project site for both the General Plan Advisory Committee and Planning Commission public hearings on September 18, 2024 and November 6, 2024.

General Plan Advisory Committee Proceedings
A duly noticed public hearing to discuss FC-GPA 240005 was held before the General Plan Advisory Committee on July 29, 2024. At that public hearing, the applicant presented their request for the proposal, and the Committee opened the hearing for public comments. 14 members of the public provided public testimony. Of the public comments received, 8 were against initiation of a General Plan Amendment, 5 were in support, and one was neutral. Comments against the initiation of the GPA cited proximity of the proposal to their houses, incompatible activity with residential uses, pollution, noise pollution, and loud operations. Comments for the initiation cited the creation of jobs, job training, and infrastructure and economic benefits to the community. Other concerns by the public were focused on road widening.

The Committee also discussed the project which included loss of neighborhood character, and support for giving back to the community and establishment of a park.

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

Support:	2nd, 4th Districts
Against:	1st, 5th Districts
Neutral:	
Absent:	3rd District
Abstain:	

Planning Commission Proceedings
At the request of the applicant, GPA240005 was continued off calendar from the September 18, 2024, Planning Commission hearing.

Attachments:

Exhibit A – GPAC Hearing Package
Exhibit B – Applicant Exhibits

RIVERSIDE COUNTY PLANNING DEPARTMENT

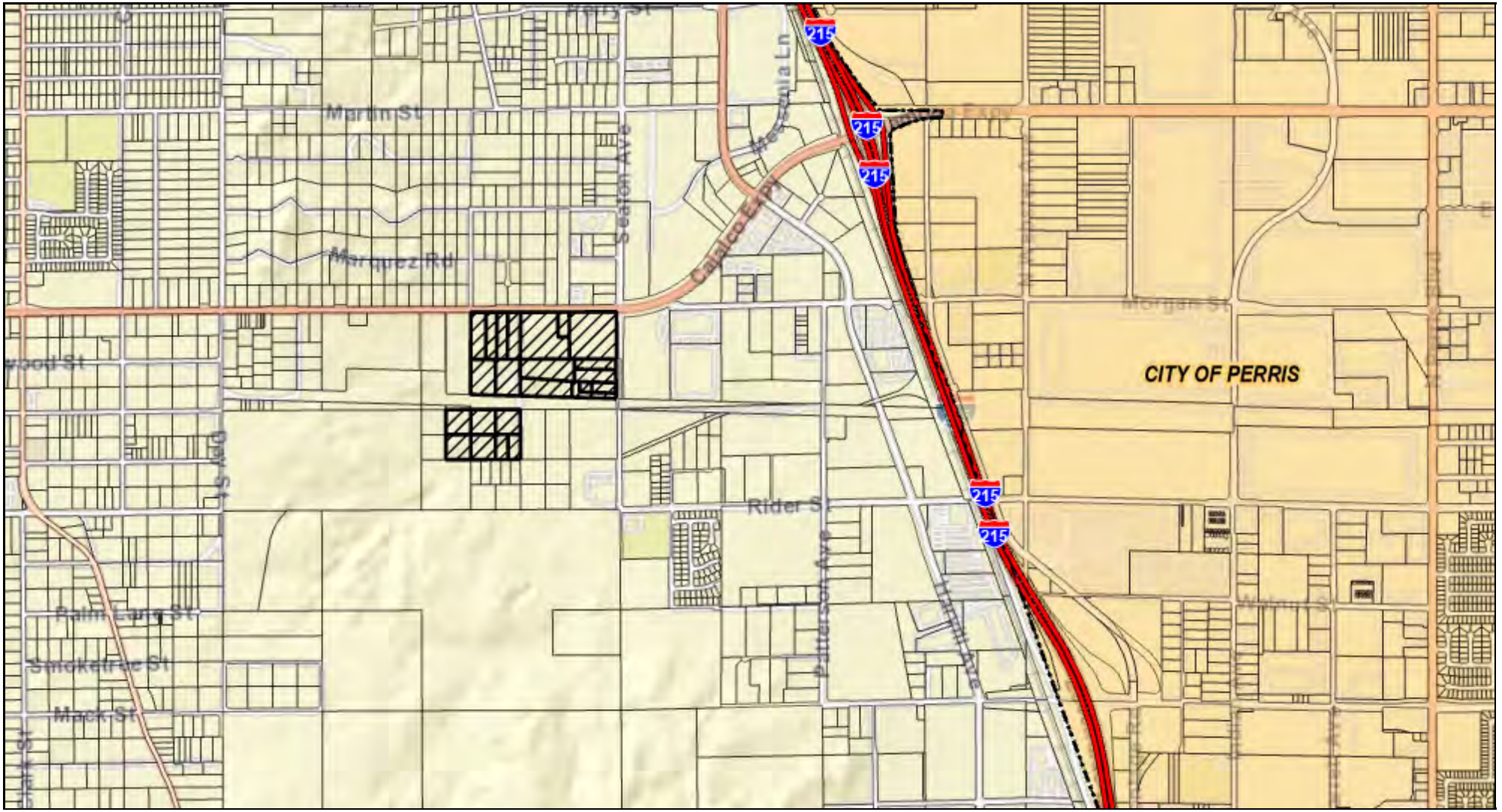
GPA240005

VICINITY/POLICY AREAS

Supervisor: KEVIN JEFFRIES

District: 1

Date: 10-29-2024



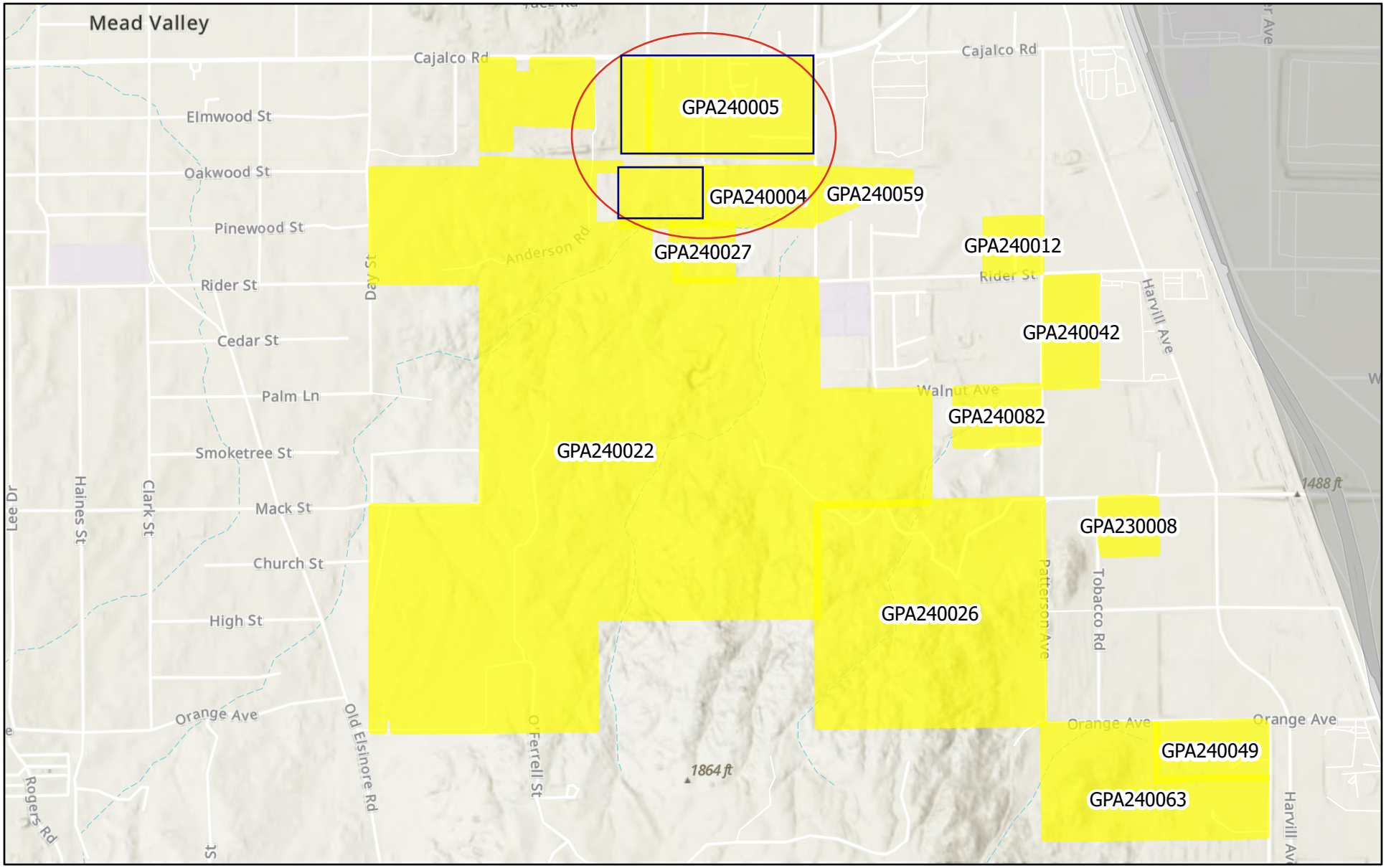
Zoning Area/District: NORTH PERRIS

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

0 2000 4000

ft

Foundation Component GPA Cycle Map



10/29/2024

FGPA Web Map

Cities - CITIES

World Hillshade

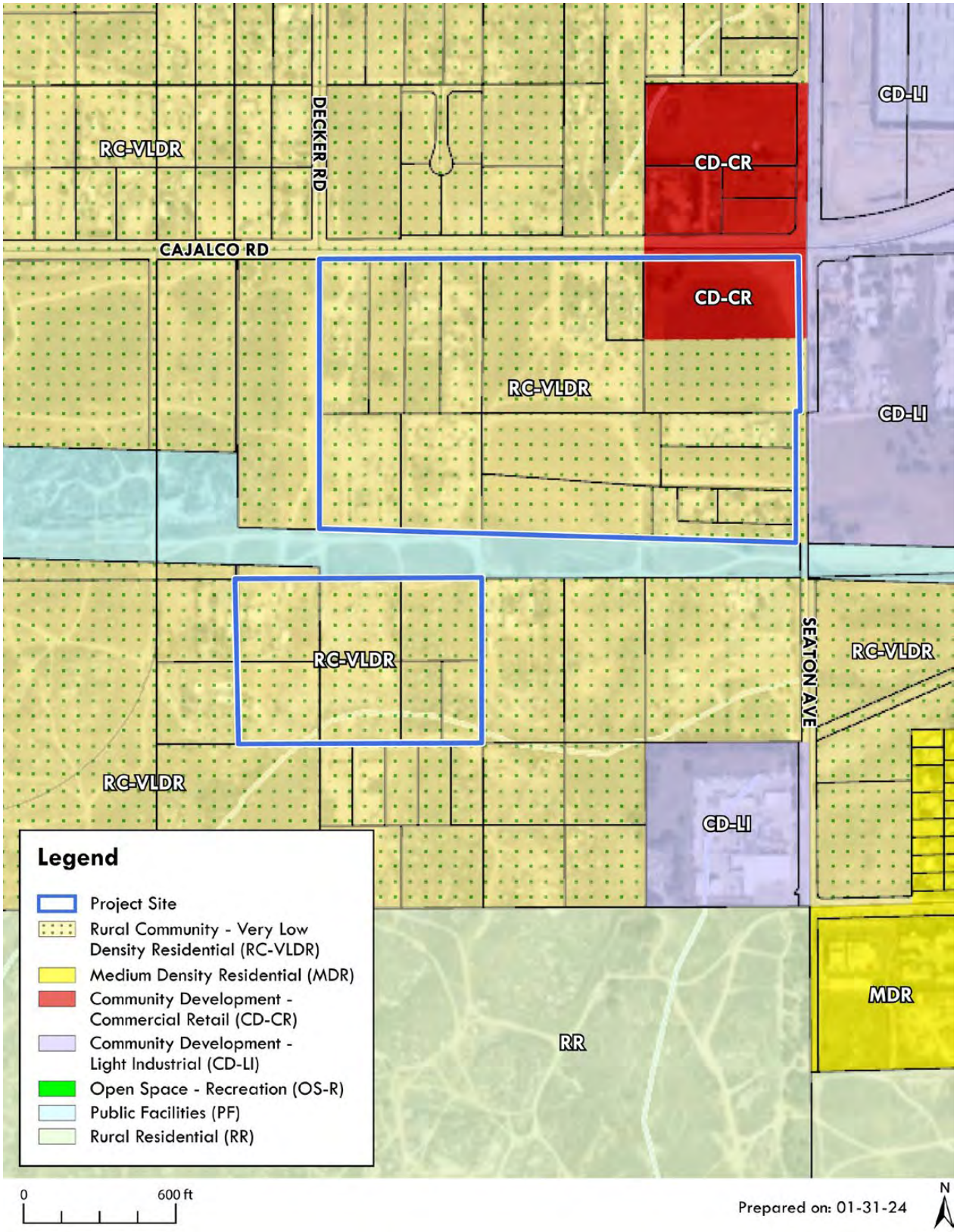
1:23,597

0 0.15 0.3 0.6 mi

0 0.28 0.55 1.1 km

Esri, NASA, NGA, USGS, FEMA, UC Riverside, County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies,

General GPA (without a Specific Plan)



General GPA (without a Specific Plan) - Cajalco Rd. and Seaton Ave.
Riverside County

Project Description – Foundation Application – Cajalco Rd. and Seaton Ave.

1.0 Introduction

The Project Applicant, Industrial VI Enterprises, LLC, is seeking a Foundation General Plan Amendment within the western portion of Riverside County in the Mead Valley community.

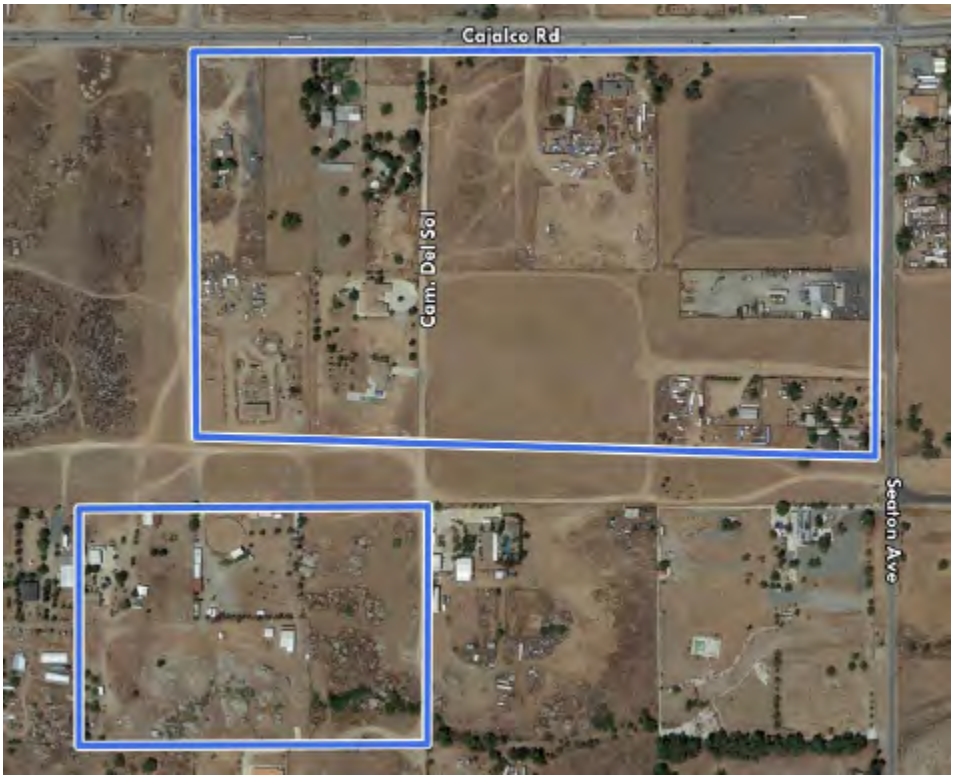
2.0 Project Location

The 64.97-gross-acre "Project site" for the Foundation General Plan Amendment (Foundation GPA) and General Plan Amendment (GPA) encompasses Assessor's Parcel Numbers (APNs) 317-080-(003 through 008, 013, 014, 019 through 023, and 027 through 029), 317-090-(002 through 008).

The Application includes two areas:

Area 1 (North) - Foundation GPA - The northern area of the proposed Foundation General Plan Amendment is 50.04 gross acres and is located south of Cajalco Road, west of Seaton Avenue, east of Decker Road, and north of Rider Street.

Area 2 (South) - The southern area proposed for the GPA is 14.93 gross acres located south of Cajalco Road, and on both east and west sides of Decker Road, and north of Rider Street



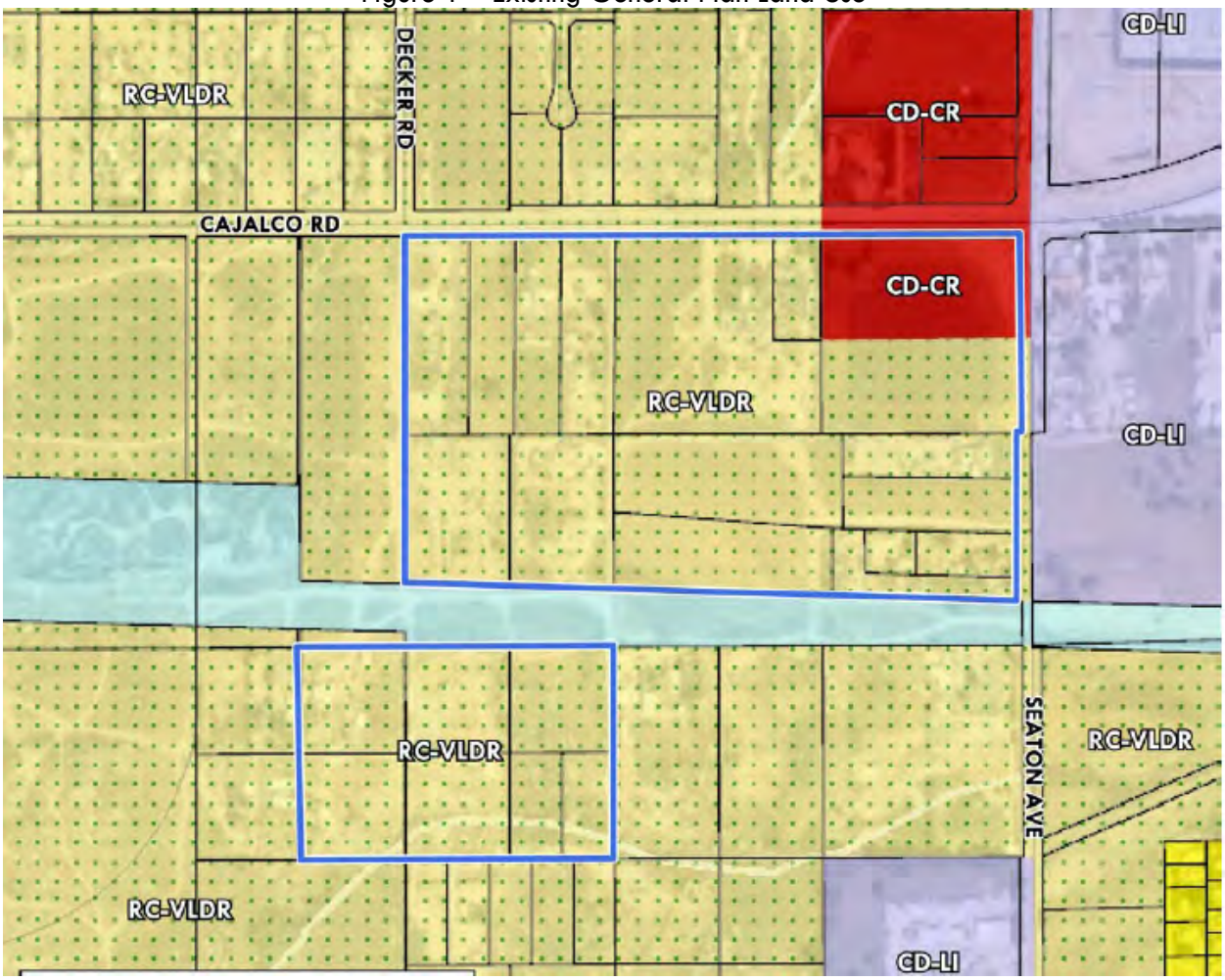
3.0 Existing Conditions

The existing conditions of Area 1 (North) includes undeveloped land, multiple large-lot single-family residential homes with ancillary structures and outdoor storage, and a commercial structure. Area 2 (South) includes a mixture of undeveloped land and multiple single-family homes with a variety of ancillary structures and outdoor storage.

4.0 Existing General Plan Land Use

As shown on Figure 1 the Riverside County General Plan designates approximately 4.7 acres in the northeastern portion of the northern portion of the Project site as "Community Development – Commercial Retail (CD-CR)" land use, while the remaining +/- 60.2 acres is designated for "Rural Community – Very Low Density Residential (RC-VLDR)" land use.

Figure 1 – Existing General Plan Land Use



5.0 Proposed General Plan Land Use

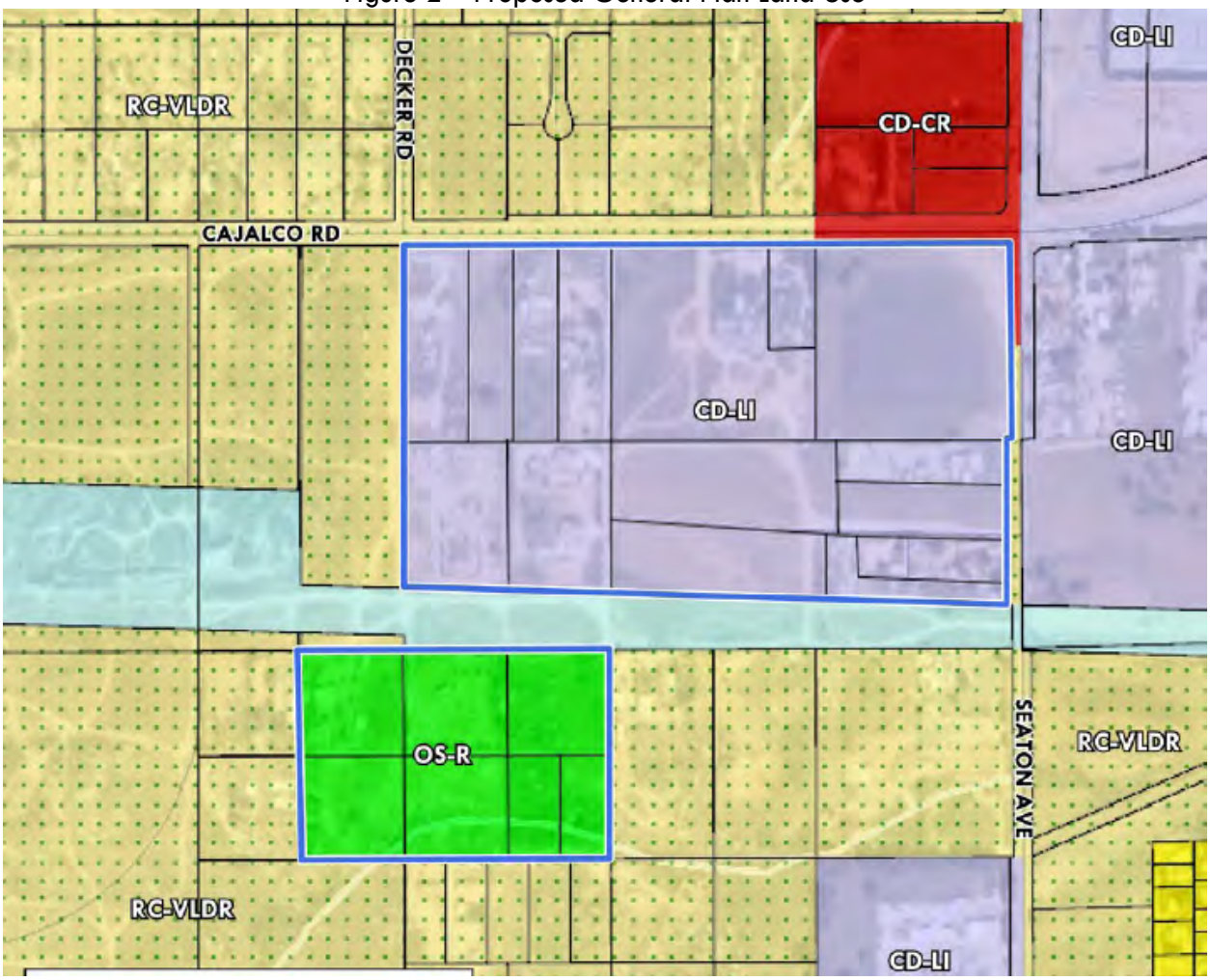
As shown on Figure 2 the Project Applicant is seeking to re-designate via a Foundation GPA the northern 44.74 net acres of the Project site to "Community Development – Light Industrial (CD-LI)" land use, and to re-designate via a GPA the southern 13.35 net acres of the Project site to "Open Space – Recreation (OS-R)" land use.

The proposed Community Development – Light Industrial land use designation for the north site (Area 1) allows for a variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers and supporting retail uses, with building intensities ranging from 0.25 to 0.6 Floor Area Ratio (FAR). The proposal is to re-designate the northern 44.74 net acres of the Project site to allow for Community Development – Light Industrial land uses

represents a Foundation GPA and is subject to special procedures as outlined in the General Plan Administration Chapter.

The Project also includes a change on the south site (Area 2) to the Open Space – Recreation land use designation, which allows for active and passive recreational uses such as parks, trails, campgrounds, athletic fields, golf courses, and off-road vehicle parks, along with ancillary structures that may be permitted for recreational opportunities. The intention of this proposed land use change is to allow for a fully improved community park to be built and maintained by the future industrial use proposed on the north site. The proposal is to re-designate the southern 13.35 net acres of the Project site for OS-R land uses does not require a Foundation Amendment. Instead, the GPA to Open Space 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.

Figure 2 – Proposed General Plan Land Use



6.0 Surrounding Land Uses

North Area (1)

North – Community Development – Very Low Density Residential (RC-VLDR) and Community Development - Commercial Retail (CD-CR)

South – Community Development – Very Low Density Residential (RC-VLDR) and proposed Open Space

East – Community Development – Light Industrial (CD-LI)

West – Community Development – Very Low Density Residential (RC-VLDR)

South Area (2)

North – Rural Community – Very Low Density Residential (RC-VLDR) proposed to be Community Development – Light Industrial (CD-LI)

South – Community Development – Very Low Density Residential (RC-VLDR)

East – Community Development – Very Low Density Residential (RC-VLDR)

West – Community Development – Very Low Density Residential (RC-VLDR)

7.0 Justification

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

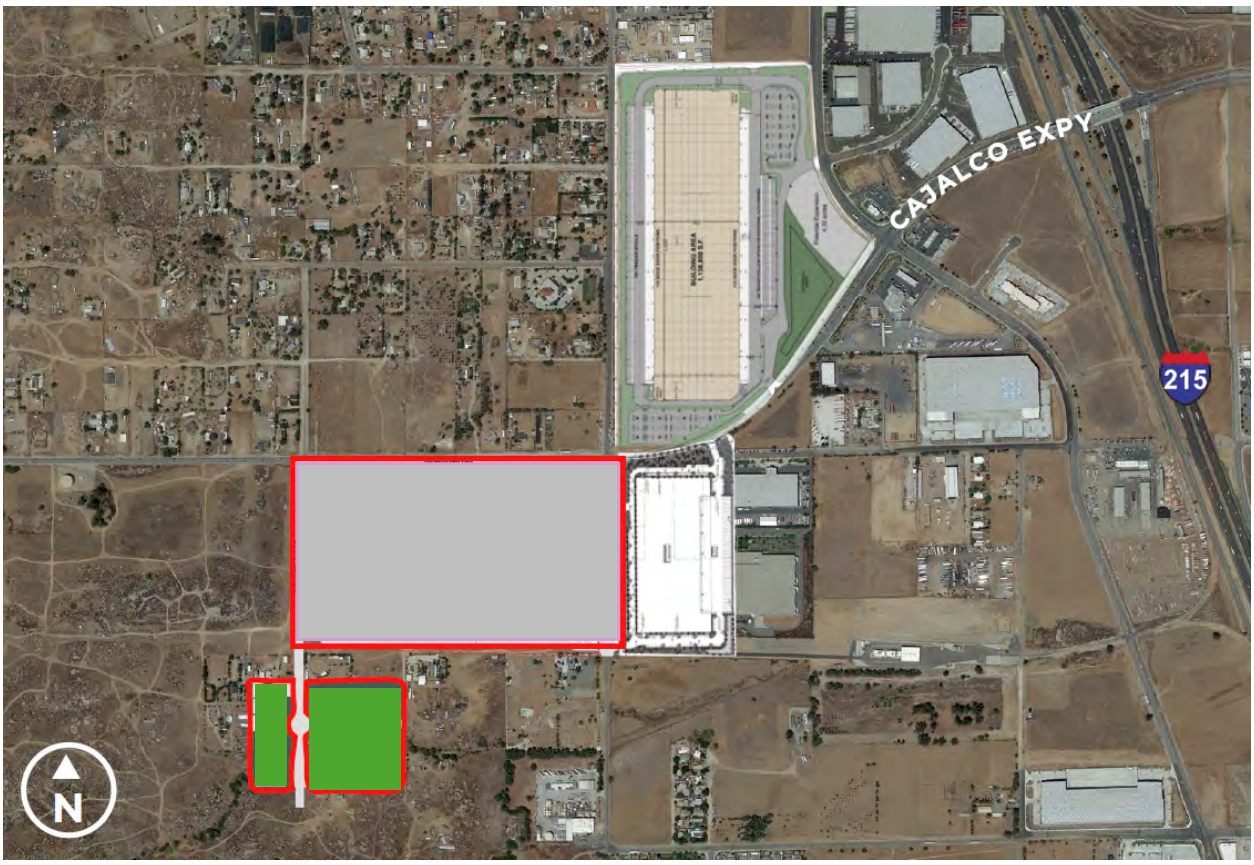
The proposed Foundation GPA from CD-CR, RC-VLDR and GPA from RC-VLDR to OS-R will improve land use compatibility of the Area 1 with adjacent industrial uses, capitalize on the Area 1 site's proximity to the I-215, make productive use of land that has been vacant through multiple market growth cycles and result in increase the value of the Area 1 site to the extent that it will fund the development of a new community park that will be maintained by the Area 1 use. The following provides further justification for the proposed land use changes.

New Conditions

An important consideration of proposed Foundation GPA's is any change to the existing conditions on or around a property that is requesting a Foundation GPA. Since the last Foundation GPA cycle, Mead Valley area has seen significant development which has led to the transition of the area from a more rural condition to more suburban/urban environment. A significant contributor to this change is that was not planned for in the General Plan is related to several changes in the global and local economy, including the growth of demand for goods purchased via e-commerce and the resulting demand for space to house those goods. This was accelerated with the COVID-19 pandemic and changed the way people live and work. It also placed a greater emphasis on the need to improve the goods movement supply chain. In April 2018 Southern California Association of Governments (SCAG) published *Industrial Warehousing in the SCAG Region*. According to the document, the SCAG region for which this project is part of is a vibrant hub for international and domestic trade because of its large transportation base and extensive multimodal transportation system.

The SCAG region's freight transportation system includes warehouses and distribution centers; the Ports of Los Angeles, Long Beach, and Hueneme; airports; rail intermodal terminals; rail lines, and local streets, State highways and interstates. Together the system enables the movement of goods from source to market, facilitating uninterrupted global commerce. The regions attract robust logistics activities and is a major reason the region is a critical mode in the global supply chain. (SCAG, 2018, p. ES-1). Therefore, the need for light industrial land uses has increased. As shown in Figure 3, this is evidenced specifically around the Project site where industrial buildings have been built or are planned along the easterly property boundary to the Interstate 215 (I-215) freeway. Allowing industrial uses on the Project site would result in land use compatibility with those uses to the east of the site.

Figure 3 – Land Uses to the East



Riverside County Vision Implementation

Jobs-Housing Balance

The Foundation GPA will allow for currently underutilized, vacant property to become an economically viable and employment-generating land use in an area of the unincorporated County that has a low jobs-housing ratio as identified in the General Plan and Land Use Policy LU 8.12 "Improve the relationship and ratio between jobs and housing so that residents have an opportunity to live and work within the county." The RCIP Vision intended to improve the relationship between jobs and housing opportunities, as follows: "Land use strategies being implemented in the County reflect an improved balance of jobs and housing, resulting in significant reduction in the average commute times and related motor vehicle pollutants." The industrial use is expected to create approximately 630 full time jobs for the community and would allow

the County to attract new employment generating businesses and provide for a more equal jobs to housing balance. The Project will also generate enough value to fund the development and maintenance of a community park so local residents will have a significant recreational asset readily accessible to them instead of driving 2.5 miles to the next closest community center (Mead Valley Community Center to the southwest of the which provides a small field area and courts).

Land Use Compatibility

In addition, the proposed Community Development – Light Industrial land use is consistent with the existing Light Industrial land use designations and uses to the east of the project site as shown in Figure 3 above. Furthermore, the Project site is along Cajalco Road and is about a 1/3 mile from I-215 via Cajalco Road. Locating industrial uses in close proximity to major circulation routes and especially freeways, reduces potential excessive wear and tear impacts to local roads that are not designed for industrial uses, prevents incompatibility with non-industrial land uses that may be along local roads, appropriately site less noise sensitive land uses (industrial) which supports the proposed amendment to light industrial uses, which logically should be located within close proximity to the freeway to ensure truck traffic is focused on major circulation roads (Cajalco Road and I-215) rather than local streets.

The Foundation GPA also focuses on situating light industrial uses in close proximity to roadways and the highway circulation system. Currently, the Riverside County Transportation Department is studying the Cajalco Roadway Widening & Safety Enhancement Project which plans to widen and realign Cajalco Road between Temescal Canyon Road to the west and the I-215 to the east. Per the project, Cajalco Road immediately adjacent to the project site would be widened to four lanes. Historically, growth has been focused along major transportation corridors and the County General Plan recognizes this in the RCIP Vision Statement that "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 (LU-55)." Further support for the amendment includes:

- To expand employment opportunities in the Mead Valley community of Riverside County to supply jobs and support the growing goods movement supply chain.
- To expand economic development, facilitate job creation, and increase the tax base for Riverside County by accommodating and diversifying facilities needed to support the goods movement supply chain.
- To attract a new employment-generating business in unincorporated Riverside County, thereby growing the economy and providing a more equal jobs-housing balance in the local area that will reduce the need for members of the local workforce to commute outside the area for employment.
- To diversify the economy of western unincorporated Riverside County ensuring long-term economic viability.
- To support local infrastructure, including roads and utilities by ensuring future developments comply with the County's standards and requirements.

The change in land use will also support several of Riverside County's General Plan element policies.

Land Use Element

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. 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. Provide the opportunity to link communities through access to multi-modal transportation systems.

LU 30.4 Concentrate industrial and business park uses in proximity to transportation facilities and utilities, and along transit corridors.

The site is located at the southeast corner of Cajalco Road and Seaton Avenue. Cajalco Road is classified as an "Expressway (220' ROW)," and Decker Road and Seaton Avenue along the Project site's boundary are classified as "Secondary (100' ROW)" roadways. Cajalco Road is a major transportation corridor and is designated within the General Plan Circulation Element as a multi-modal corridor for through traffic to which access from abutting property is restricted. Riverside Transit Agency (RTA) serves the project area with bus service along Cajalco Road. RTA Route 41 runs along Cajalco Road, with the nearest existing bus stops occurring at the intersection of Seaton Avenue and Cajalco Road which would be available for future employees to utilize.

LU 13.2 Locate employment and service uses in areas that are easily accessible to existing or planned transportation facilities.

As discussed above, the site is located at the southeast corner of Cajalco Road and Seaton Avenue. Cajalco Road is classified as an "Expressway (220' ROW)," and Decker Road and Seaton Avenue along the Project site's boundary are classified as "Secondary (100' ROW)" roadways. Cajalco Road is a major transportation corridor and is designated within the General Plan Circulation Element as a multi-modal corridor for through traffic to which access from abutting property is restricted. Riverside Transit Agency (RTA) serves the project area with bus service along Cajalco Road. RTA Route 41 runs along Cajalco Road, with the nearest existing bus stops occurring at the intersection of Seaton Avenue and Cajalco Road which would be available for future employees to utilize.

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Future project roadway frontages will be built to County standards including Seaton Avenue, Decker Road, and Cajalco Road/Cajalco Expressway – Road Widening & Safety Enhancement Project.

C 23.8 *Restrict truck through-traffic in residential areas and on streets with specific facilities that have high density of people/users; through planning and design of developments, direct truck traffic to major transportation corridors. (AI 43)*

The County of Riverside's General Plan does not provide designated truck routes. Trucks are prohibited on certain County roadways through the Municipal Code through weight restrictions. It is anticipated that the circulation from future development would be reviewed by staff and that trucks would utilize Cajalco Road and go east to the I-215 avoiding local roadways and residential areas.

Noise Element

N 1.1 Protect noise-sensitive land uses from high levels of noise by restricting noise-producing land uses from these areas. If the noise-producing land use cannot be relocated, then noise buffers such as setbacks, landscaping, or block walls shall be used.

It is anticipated that any future projects shall include setbacks, landscaping and walls as necessary to protect noise sensitive land uses from high levels of noise and would conduct a project specific Noise Impact Analysis and implement any recommended mitigation measures.

Healthy Communities Element

HC 16.24 Ensure compatibility between industrial development and agricultural uses and adjacent land uses. To achieve compatibility, industrial development and agricultural uses will be required to include criteria addressing noise, land, traffic and greenhouse gas emissions to avoid or minimize creating adverse conditions for adjacent communities.

Any future project would include a project specific Environmental Impact Report in compliance with the California Environmental Quality Act to analysis noise, land traffic, and greenhouse gas emissions and implement mitigation measures as required.

Sources:

Riverside County General Plan (2021)

Industrial Warehousing in the SCAG Region (2018)

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:45 AM
To: Camacho, Maria
Subject: FW: Comment for General Plan Amendment Initiation Proceedings 7/29

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: JAMES PORRAS <jcporras@aol.com>
Sent: Monday, July 29, 2024 8:32 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Cc: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; Office of 2nd District Supervisor <District2@rivco.org>; District3 <District3@Rivco.org>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>
Subject: Comment for General Plan Amendment Initiation Proceedings 7/29

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.

To the Riverside Planning Department,
I am writing as a resident who AGREES with the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built but also one of these warehouses would bring in a MUCH NEEDED COMMUNITY PARK. I not only urge you to APPROVE these changes in the General Plan, but I also request NO continuation because there has been ample time to review the agenda items, we have received letters in the mail & there is signs all over Mead Valley.
I have read and heard about clean air and diesel trucks with these warehouses, but where they are misinformed is that California is the strictest state when it comes to air pollution and diesel trucks. California law mandates that no Truck with an engine older than model year 2010 is allowed on any highway. These trucks are all equipped with a diesel particulate filter (DPF). These mandates have been brought to us by the California air resources board (CARB). CARB has been working for years to bring down an eliminate pollution from our air. A lot of companies like Amazon, UPS and FedEx have also moved onto CNG trucks that create almost 0 emission.

Those very few that are opposed to the zone change, are either not aware or are purposely ignoring that these trucks are going to warehouses are heavily regulated by the state of California.

For reference, I have detailed below what a Dpf Filter does an all diesel trucks

A Diesel Particulate Filter (DPF) is an emissions control device designed to remove particulate matter (soot) from the exhaust gas of a diesel engine. The main functions of a DPF are:

1. **Trapping Particulates:** The DPF captures and stores soot particles from the exhaust gases to prevent them from being released into the atmosphere. This helps reduce air pollution and meets emissions regulations.

2. **Regeneration:** Over time, the DPF becomes filled with trapped soot. To maintain efficiency, the DPF undergoes a process called regeneration, where the collected soot is burned off at high temperatures, converting it into less harmful gases. Regeneration can occur passively during normal engine operation or actively through engine management strategies.

3. **Improving Air Quality:** By reducing the amount of soot and particulate matter released into the environment, DPFs contribute to cleaner air and help reduce the health impacts associated with diesel exhaust. .

Thank you for considering my comments before you vote on these changes. If you have any questions, please feel free to contact me.

James C Porras
(951) 347-0878
JcPorras@aol.com

Sent from my iPhone

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:02 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

Here you go...

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Jonathan Peaslee <jpeaslee24@gmail.com>
Sent: Sunday, July 28, 2024 7:00 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries,

I am writing to you to oppose the proposed General Plan Amendments to alter the General Plan Foundation Component in items 3.1-3.7 to be discussed at the July 29 Planning Department Director's Hearing.

Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of this garbage development along the 215 – no more warehouses.

These amendments are piecemealing 1,000 acres of rezoning that will add millions of additional square feet of warehouses to an unincorporated community that is already the most disproportionately burdened in the Inland Empire with warehouse land-uses. It undermines the County's requirement to build 44,000 units of housing in the 6th cycle RHNA and likely violates the California Fair Employment and Housing Act and the federal Fair Housing Act which prohibit land use practices that have discriminatory effect on members of a protected class. Additionally, it likely violates the Housing Crisis Act of 2019 (SB 330) which requires local governments to designate replacement housing capacity when it rezones or re-designates land to remove residential capacity. Finally, the seven individual amendments cannot be considered piecemeal and should be considered as cumulative, as required under CEQA Section 15355.

Item 3.6 provides insufficient information to understand the relative fractions of land dedicated to land use types, which will include open space, residential, commercial/retail, and industrial/business park. Given its description of

'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Jonathan Peaslee
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:06 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: Brian Wardle <wardleb@gmail.com>
Sent: Sunday, July 28, 2024 7:01 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Brian Wardle
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:07 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Karen Jakpor <kmjakpor@gmail.com>
Sent: Sunday, July 28, 2024 7:04 PM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries,

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,

Karen Jakpor MD, MPH
92504

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:07 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Sue Nipper <markel221@gmail.com>
Sent: Sunday, July 28, 2024 7:05 PM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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SIERRA CLUB

SAN GORGONIO CHAPTER

Moreno Valley Group

https://oag.ca.gov/system/files/media/warehouse-best-practices.pdf
Attorney General's Warehouse Projects: Best Practices and Mitigation Measures to Comply with the California Environmental Quality Act (CEQA)

Good morning Mr. Wheeler, July 28, 2024

RE: **GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

The Sierra Club is very concerned that the seven projects listed below have not been proper noticed to enough of the public - especially the Environmental Justice (EJ) community that they will impact. If all you have done is perhaps trying to honor 300 feet notifications, then it is woefully inadequate. All the projects you are considering at this meeting and which are listed below must use the Attorney General's Warehouse Projects: *Best Practices and Mitigation Measures to Comply with the California Environmental Quality Act* (CEQA) throughout their entire process with the County. In section III "Community Engagement" of the AG's Best Practices in the link found above it reads "Early and Consistent Community Engagement" and "Robust Community Engagement" must be part of the process.

This hearing fails on many levels to reach out for community engagement. and therefore this hearing Must be continued to allow for such. The very essence of the EJ element in General Plans is to notice and involve this special community from the very beginning of any process. This must also involve any group that tries to represent and speak for EJ communities like the Center for Community Action and Environmental Justice (CCAEJ) and the Sierra Club.

We are in a non-attainment area and all of these projects listed below are changing agricultural/rural/low/ or very low density zoning/housing for Community Development/Light Industrial which will permit warehousing along with their toxic diesel trucks. These proposed projects will add significant pollution to our non-attainment area compared to the land uses they would replace. Those negative impacts will reach way beyond the projects boundaries as their diesel trucks drive throughout the Inland Empire. This again shows the importance of notifying many more people and groups than has been done to date.

The April 2018 Southern California Association of Governments (SCAG) Industrial Warehousing in the SCAG Region doesn't give any justification or cover for placing warehousing along with their diesel truck routes near EJ communities. Using that report along with changing buying patterns since COVID doesn't give cover to any decision maker to support projects that will impact the Health, Safety and Welfare of Riverside residents- especially children and the elderly.

Cajalco Road widening for goods movement isn't a done deal and must not be considered as justification for any of these seven projects.

Adding more warehousing on top of more warehousing doesn't diversify our economy or job opportunities. These warehouses do not ensure anything except poor paying jobs and health-impacting pollution while negatively impacting the roads/circulation systems. The County's standards for such do little to truly mitigate warehouse goods movement traffic impacts on all the roads they use. That is why the Riverside County Transportation Commission (RCTC) collects sales tax from the residents and plans to ask for more in 2025.

Creating mix land uses doesn't mean allowing users like warehousing that discourages most uses like homes, schools and other sensitive uses to be built within 1000 feet as recommended by the California Air Resources Board (CARB) and the Attorney General's office.

Cajalco Road is basically a two lane road which must not be part of this discussion, because nothing has been approved to change that and adding all these projects would make it a nightmare for the public that already suffers from too many polluting diesel class 7 & 8 tucks on the road. The fact that Cajalco Road is being discussed shows that the impacts of this project go way beyond 300 feet from its proposed project boundary. This includes family homes adjacent to Cajalco Road

Just because Cajalco Road is listed as a certain width doesn't mean it will be built as such this year or even 15 years from now. Its environmental documents have not been approved or certified, nor is their money to make it four lanes or six lanes.

The way the County is pushing all the projects found below they could be built many years prior to the entire length of Cajalco Road becomes more than two lanes. Just see how long has it taken the entire Ramona Expressway to become the Mid County Parkway (MCP) — we are still many years and maybe decades away from that happening.

Most in the professional transportation community accept that you cannot build yourself out of congestion. They also realize that widening roads induces even more traffic. Both of these realizations will significantly impact Caljalco Road and the communities that currently use it.

"Ensure Compatibility" regarding Healthy Community Element might work for the warehouse, but not for any residents/sensitive receptor along diesel truck routes or within 1,000 feet of the project as recommended by CARB. Just because the Board of Supervisors approve and certify future CEQA documents doesn't "ensure compatibility" with anything.

1. 25635 : INITIATION OF GENERAL PLAN AMENDMENT NO. 240027 (Foundation Component) – Applicant: Hill Investment Enterprises, c/o Austin Hill

2. 25634 : INITIATION OF GENERAL PLAN AMENDMENT NO. 240026 (Foundation Component) – Applicant: Trammell Crow Company, c/o David Nazaryk

3. 25628 : INITIATION OF GENERAL PLAN AMENDMENT NO. 230008 (Foundation Component) – Applicant: Thrifty Oil Co., c/o Stephane Wandel

4. 25629 : INITIATION OF GENERAL PLAN AMENDMENT NO. 240004 (Foundation Component) – Applicant: Groundswell Pacific Land, c/o Rett Coluccio

5. 25631 : INITIATION OF GENERAL PLAN AMENDMENT NO. 240005 (Foundation Component) – Applicant: Groundswell Pacific Land, c/o Rett Coluccio

6. 25632 : INITIATION OF GENERAL PLAN AMENDMENT NO. 240022 (Foundation Component) – Applicant: MV Landco, LLC., c/o Travis Duncan

7. 25633 : INITIATION OF GENERAL PLAN AMENDMENT NO. 240023 (Foundation Component) – Applicant: Lansing Companies, c/o Trip Hord

The Sierra Club recognizes the seven listings above as projects as does your supporting documentation with each one. We again strongly recommend a continuance of this hearing on all seven items listed above until many more people are notified — the radius should be extended until at least 1,000 people are notified on each project listed above— this must include tenants and renters in addition to property owners. These notices must be in both English and Spanish as should all documents related to these projects. This is all part of your responsibility of involving the EJ community as well as everyone else. Many portions of Mead Valley can be considered an EJ community

Please keep the Sierra Club undated on each of these project's Staff Reports, documents and hearings through emails and mailings.

Sincerely,

George Hague
Sierra Club
Moreno Valley Group
Conservation Chair

P.O. Box 1325
Moreno Valley, CA 92556

Camacho, Maria

From: Maria Rivas <mariadejesusrivas35@gmail.com>
Sent: Sunday, July 28, 2024 10:23 PM
To: twheeler@rctlma.org
Cc: stwheeler@rivco.org; TLMA Planning Hearings
Subject: Comment for General Plan Amendment Initiation Proceedings 07/29

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 Riverside Planning Department,

I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near homes and schools. I not only urge you to oppose the changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items.

My name is Maria Rivas / Pinedo
Me and my family reside in Mead Valley.
We would like to ask to reconsider not going through with these proposals. We would like to continue being a Rural Zone for many reasons. We want to keep our streets decongestant from future traffic with all the warehouse buildings. Not to mention our concern from all the health problem hazards from the building materials used to build to all the air contamination from the semi trucks passing by day and night. We also would like to keep our ranches. I have an autistic young adult and she enjoys seen farm animals in the area. She loves a farm setting Community here in Mead Valley.
Please help us stop this proposed plan , we will greatly thank you and appreciate you so much.
Please help the people in this city.
Thank you in advance from me and my family.
Contact # is (951) 210-8908 ,leave your name number and your message and I will get back at you as soon as I can.
Thank you once again.

Maria Rivas & Family
Sunday July 28,2024@10:22pm.

Camacho, Maria

From: Lailah Lopez <lailah107@icloud.com>
Sent: Sunday, July 28, 2024 10:07 PM
To: Wheeler, Timothy; TLMA Planning Hearings
Subject: Rezoning

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 Riverside Planning Department,
I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near homes and schools. I not only urge you to oppose these changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items.

the increasing number of warehouses in Meadvalley is already putting significant pressure on our local infrastructure and resources. As these warehouses expand, they can exacerbate issues such as traffic congestion, environmental concerns, and a decline in the quality of local amenities. Let's keep our area rural so our community can thrive! Stop being a sellout and think of the people!

Sent from my iPhone

Camacho, Maria

From: Isaiah Granados <isaiah.gra0305@gmail.com>
Sent: Sunday, July 28, 2024 11:14 PM
To: Wheeler, Timothy; TLMA Planning Hearings
Subject: Comment for General Plan Amendment Initiation Proceedings 7/29

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Dear Riverside Planning Department,

I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near homes and schools. I not only urge you to oppose these changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items.

My family has lived in Mead Valley for the past 50 years and takes pride in its tradition and community centered around the rural lifestyle. We currently live on Marquez Rd next to Cajalco. Over the past ten years, I have witnessed just how much the communities of Perris and Mead Valley have changed due to the rapid development of logistic buildings. I believe that this rapid development is detrimental and harmful to the health, environment and lifestyle of Mead Valley. In addition, I believe that it is unnecessary given the already expansive industrial areas in Perris.

I was not informed about the development until recently and I am afraid that many of my neighbors are unaware due to the language barrier and lack of access to the internet. Please consider the health, environment and safety of the future generations of Mead Valley residents.

All the best,
Isaiah E. Granados

Camacho, Maria

From: G. Valdivia <gree78@hotmail.com>
Sent: Sunday, July 28, 2024 12:07 PM
To: twheeler@rctlma.org
Cc: stwheeler@rivco.org; TLMA Planning Hearings
Subject: Comment for General Plan Amendment Initiation Proceedings 07/29

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Dear Riverside Planning Department,

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Our roads in our community are bad as it is. The semi-truck traffic will only make matters worse. It's easy to make decisions that won't affect you. If you can please take a step back from a monetary gain perspective and consider what negative impacts it will have to the livelihood of our community.

Thank you for considering my comments before you vote on these changes.

Respectfully,
Griselda Valdivia

Camacho, Maria

From: daniela viramontes <danielavir97@gmail.com>
Sent: Sunday, July 28, 2024 12:55 PM
To: twheeler@rctlma.org
Cc: TLMA Planning Hearings; stwheeler@rivco.org
Subject: Comment for General Plan Amendment Initiation Proceedings 07/29

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By allowing more warehouse to be built, you are allowing more traffic to enter our neighborhoods. Neighborhoods where our children are attending schools, and families going out for walks. Cajalco Rd already is a busy street with all daily traffic that passes by. As a result, Markham St as well has become very busy with traffic and for many that's the only street for them to get home. Not only will there be an increase in traffic but as well as an increase in noise level from increase of production of the warehouses. Many residents choice to live in Mead Valley due to calm environment that the area brings. With the few warehouses that already exist in the area , their has been an increase of more industrial noise in the area.

Thank you for considering my comments before you vote on these changes.

Camacho, Maria

From: Cesar Torres <torrescesar0325@gmail.com>
Sent: Sunday, July 28, 2024 12:57 PM
To: twheeler@rctlma.org
Cc: TLMA Planning Hearings; stwheeler@rivco.org
Subject: Comment for General Plan Amendment Initiation Proceedings 07/29

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Thank you for considering my comments before you vote on these changes.

Camacho, Maria

From: Angela <angela.rez0124@hotmail.com>
Sent: Sunday, July 28, 2024 1:11 PM
To: twheeler@rctlma.org
Cc: stwheeler@rivco.org; TLMA Planning Hearings
Subject: Comment for General Plan Amendment Initiation Proceedings 07/29

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Dear Riverside Planning Department,

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Thank you for considering my comments before you vote on these changes.

Camacho, Maria

From: Yesenia Contreras <yesenia.contreras26@yahoo.com>
Sent: Sunday, July 28, 2024 1:27 PM
To: Wheeler, Timothy
Cc: TLMA Planning Hearings
Subject: Comment for General Plan Amendment Initiation Proceedings 7/29

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 Riverside Planning Department,

I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near homes and schools. Mead Valley is known for its rural living, including farming and animal husbandry. As such, many residents spend their time outdoors. Unfortunately, warehouses and trucks significantly contribute to the local air pollution, which has led to Riverside County having the second worst air pollution in the nation. Such air pollution is not only detrimental to the health of residents in general, but more so to those that spend significant time outdoors. These rezones could, and very likely will, lead to more warehouses in the area- warehouses that residents do not need, and more importantly do not want! I not only urge you to oppose these changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items.

Thank you for considering my comments before you vote on these changes.

Camacho, Maria

From: Wheeler, Timothy
Sent: Sunday, July 28, 2024 3:25 PM
To: Camacho, Maria; Hildebrand, John; Moore, Sarah; Cushman, Melissa
Subject: Fwd: Concerns and comments for general plan amendments initiation proceedings 7/29

FYI

Get Outlook for iOS

From: Franco <inlandvalleyalliance@gmail.com>
Sent: Sunday, July 28, 2024 3:14:17 PM
To: twheeler@rctmla.org <twheeler@rctmla.org>; TLMA Planning Hearings <planninghearings@rivco.org>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; Office of 2nd District Supervisor <District2@rivco.org>; District3 <District3@Rivco.org>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; District 5 <District5@rivco.org>; Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Concerns and comments for general plan amendments initiation proceedings 7/29

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 Riverside Planning Department,

My name is Franco Pacheco, I am writing as a concerned resident of Mead Valley who opposes the rezoning of Mead Valley areas from rural community to Community Development and light industrial. such rezones would make it substantially easier for logistics buildings to be built near homes and schools. I not only urge you to oppose these changes in the General plan, but i also request continuation so that residents and local community groups who have not been informed of these proposals have ample time to review the agenda items.

We cannot allow any areas outside the industrial corridor to be rezoned for more industrial use. We have seen the negative effects of the oversaturation of these types of projects in our community. The county needs to put a stop to more of these industrial projects that are now encroaching deep into the valley. We have a higher risk of respiratory diseases and cancer risks according to multiple studies.We are an EJ community. The American lung association "state of the air report" 2024 also ranks riverside county as #2 in the worst air quality in the nation. It also reinforces the studies done on the harms done to us by the logistics industry. Approving these rezones to industrial and CD will only worsen the problem of our air quality among other things. We also have very poor infrastructure and will not be able to support the increase of trucks and traffic. No one in the community was properly notified about these proposals. Therefore I request a continuance for these proposals and proper notification of residents and local groups to review these proposals that are being brought up at the monday July 29th meeting.

Regards,
Franco Pacheco
Inland Valley Alliance

Camacho, Maria

From: Franco Pacheco <dankofoo93@gmail.com>
Sent: Sunday, July 28, 2024 7:50 PM
To: Wheeler, Timothy; Supervisor Jeffries - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; TLMA Planning Hearings
Subject: public comment for agenda items 3.1-3.6

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. Wheeler and Supervisor Jeffries,

I am writing to you to oppose the proposed General Plan Amendments to alter the General Plan Foundation Component in items 3.1-3.7 to be discussed at the July 29 Planning Department Director's Hearing.

The notice was not properly presented to the community and local community groups. Also the email provided on the public meeting notice is incorrect. I am also requesting a continuation to a later date so the public can be properly informed and correct information be provided on the notice.

Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of this garbage development along the 215 – no more warehouses.

These amendments are piecemealing 1,000 acres of rezoning that will add millions of additional square feet of warehouses to an unincorporated community that is already the most disproportionately burdened in the Inland Empire with warehouse land-uses. It undermines the County's requirement to build 44,000 units of housing in the 6th cycle RHNA and likely violates the California Fair Employment and Housing Act and the federal Fair Housing Act which prohibit land use practices that have discriminatory effect on members of a protected class. Additionally, it likely violates the Housing Crisis Act of 2019 (SB 330) which requires local governments to designate replacement housing capacity when it rezones or re-designates land to remove residential capacity. Finally, the seven individual amendments cannot be considered piecemeal and should be considered as cumulative, as required under CEQA Section 15355.

Item 3.6 provides insufficient information to understand the relative fractions of land dedicated to land use types, which will include open space, residential, commercial/retail, and industrial/business park. Given its description of 'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,

Lucilo Pacheco

92570

Camacho, Maria

From: Karla Cervantes <karlacerv92@gmail.com>
Sent: Sunday, July 28, 2024 8:07 PM
To: Wheeler, Timothy; District3; Supervisor Jeffries - 1st District; Office of 2nd District Supervisor; District 4 Supervisor V. Manuel Perez; District 5; TLMA Planning Hearings
Subject: public comment for agenda items 3.1-3.6

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. Wheeler and Supervisor Jeffries,

I am a resident of Mead Valley, I am writing to you to oppose the proposed General Plan Amendments to alter the General Plan Foundation Component in items 3.1-3.7 to be discussed at the July 29 Planning Department Director's Hearing.

The concerns of the community have been continuously ignored especially by the MAC board of Mead Valley which does not properly address concerns of residents overwhelming public comments of rejecting new Industrial Warehousing in Mead Valley.When these issues are brought up we are met with insults and suppression of our concerns from board members at the public meeting.

The notice was not properly posted to the community and local groups. The contact email on the notice is also incorrect. I am requesting a continuation in order to properly inform the community and provide the correct contact information for the public.

Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of this garbage development along the 215 – no more warehouses.

These amendments are piecemealing 1,000 acres of rezoning that will add millions of additional square feet of warehouses to an unincorporated community that is already the most disproportionately burdened in the Inland Empire with warehouse land-uses. It undermines the County's requirement to build 44,000 units of housing in the 6th cycle RHNA and likely violates the California Fair Employment and Housing Act and the federal Fair Housing Act which prohibit land use practices that have discriminatory effect on members of a protected class. Additionally, it likely violates the Housing Crisis Act of 2019 (SB 330) which requires local governments to designate replacement housing capacity when it rezones or re-designates land to remove residential capacity. Finally, the seven individual amendments cannot be considered piecemeal and should be considered as cumulative, as required under CEQA Section 15355.

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Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,

Karla Cervantes

92570

Camacho, Maria

From: Sabrina Olsen <sjolsen1997@gmail.com>
Sent: Sunday, July 28, 2024 9:40 PM
To: TLMA Planning Hearings; Wheeler, Timothy
Subject: Comment for General Plan Amendment Initiation Proceedings 7/29

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 Riverside Planning Department,
I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near homes and schools. I not only urge you to oppose these changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items.
My family has lived here for over thirty years. The reason my grandparents moved here was to live in a rural area away from warehouses where they could enjoy their home. Mead Valley and Perris was meant to be rural and we do not want warehouses taking away from the beautiful views we have enjoyed for many years.
Thank you for considering my comments before you vote on these changes.

Camacho, Maria

From: Catalina Munoz <catalina745@yahoo.com>
Sent: Sunday, July 28, 2024 9:46 PM
To: TLMA Planning Hearings
Cc: Wheeler, Timothy
Subject: Comment for General Plan Amendment Initiation Proceedings 7/29

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Dear Riverside Planning Department,
I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near homes and schools. I not only urge you to oppose these changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items.
I oppose this rezoning for the negative impact it will pose to my community of rural homes.

We are a rural community and want to stay rural.

Thank you for considering my comments before you vote on these changes.
Catalina Muñoz

Camacho, Maria

From: Ivonne Lopez <imnotaryservices@gmail.com>
Sent: Sunday, July 28, 2024 9:56 PM
To: TLMA Planning Hearings; Wheeler, Timothy
Subject: Comment for General Plan Amendment Initiation Proceedings 7/29

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Dear Riverside Planning Department,
I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near homes and schools. I not only urge you to oppose these changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items.

I want to continue living in a rural community not surrounded by warehouses which affect my quality of living

Thank you for considering my comments before you vote on these changes.

Respectfully,
Ivonne Lopez

Camacho, Maria

From: George Hague <gbhague@gmail.com>
Sent: Monday, July 29, 2024 8:43 AM
To: Wheeler, Timothy
Cc: Camacho, Maria; Clerk of the Board
Subject: Additional Sierra Club Comments for Directors Hearing General Plan Amendments (GPA) Initiation Proceeding 7/29/2024

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 again Mr Wheeler,

The following are some additional Sierra Club comments on the Directors Hearing General Plan Amendments (GPA) Initiation Proceeding being heard today.

The seven areas you are considering and which I identified in our previous letter will cumulatively add significant pollutions to our non-attainment areas. These pollution impacts are not limited to Greenhouse Gas (GHG) and air quality, but also include noise, vibration, light as well as water runoff.

These pollution burdens are suppose to be reduced in SB 535 communities by Riverside County's actions, but instead you will be adding to them both directly and indirectly as you move forward with possible approvals of these projects. Each one of these will also be growth inducing for additional polluting warehousing with their health-impacting diesel trucks instead of maintaining current land use designations.

We again strongly urge you to postpone this hearing on these projects until you have fully notify the communities and groups that will be impacted by any possible future approvals of these projects.

Sincerely,

George Hague
Sierra Club
Moreno Valley Group
Conservation Chair

Camacho, Maria

From: Brandy Esquivias <brandyesquivias@gmail.com>
Sent: Monday, July 29, 2024 8:49 AM
To: Wheeler, Timothy
Cc: Supervisor Jeffries - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; TLMA Planning Hearings
Subject: Comment for General Plan Amendment Initiation Proceeding 7/29

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Dear Riverside Planning Department,

I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near homes and schools. I not only urge you to oppose these changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items.

I grew up in Perris and am now raising my own child who attends an elementary school in Perris. It is concerning as a parent to see the amount of warehouses popping up like daisies and how close they are being placed to residential areas and schools. My entire family, including my son, all suffer from horrible allergies and even asthma which I did not deal with growing up. The air quality around here is consistently crappy, the roads/freeways are all messed up, and in all honestly, the view is just plain ugly. What we need are trees, more green spaces, a hospital with an E.R., another middle school, things that benefit our growing community, not more and more warehouses. It's about time city and county officials start actually listening and making decisions for the good of their communities instead of the good of their own wallets.

Thank you for considering my comments before you vote on these changes.

Brandy E.

Camacho, Maria

From: Kate J Beltran <kjbeltra@health.ucsd.edu>
Sent: Monday, July 29, 2024 8:53 AM
To: Wheeler, Timothy
Cc: Supervisor Jeffries - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; TLMA Planning Hearings
Subject: Comment for General Plan Amendment Initiation Proceedings 7/29

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 Riverside Planning Department,
I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near homes and schools. I not only urge you to oppose these changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items.
My family has lived in Mead Valley for over 10 years now and would be directly impacted by the new warehouses that are being proposed. We live on Woodward St. which is only just across the street from one of proposed warehouse locations. We are a community who has comfortably lived here our entire lives— we've grown up here, raised families, started businesses, built strong community friendships, and so much more.

Residents will either be pushed out of their communities or forced to live with the increased air and noise pollution, and increased traffic. **It is crucial to prioritize sustainable practices that mitigate the negative impacts on the environment and the people in these communities.**

I am strongly against creating more warehouses in Mead Valley and directly impacting our marginalized communities. Thank you for considering my comments before you vote on these changes.

Kate Beltrán
Research Assistant
UC San Diego
Psychiatry Department

Camacho, Maria

From: Esteban Vargas Avila <estebanvargas2468@gmail.com>
Sent: Monday, July 29, 2024 8:56 AM
To: Wheeler, Timothy; TLMA Planning Hearings
Subject: Comment for General Plan Amendment Initiation Proceedings 7/29

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 Riverside Planning Department,
I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near homes and schools. I not only urge you to oppose these changes in the General Plan, but I also request a continuation so that residents, who have NOT been informed of these proposals, have ample time to review the agenda items. I was not aware of these proposals until Friday and when I asked my neighbors and family in the area almost all were unaware as well.

Preserving the rural charm of our small town is about safeguarding the essence of our community and way of life. Our town, with its open fields, rolling hills, and close-knit relationships, represents a sanctuary from the relentless pace of modern life. The proposed rezoning for warehouses threatens not just our landscape, but our very identity. Our rural character fosters a unique sense of belonging and continuity that is irreplaceable. The quiet, unspoiled environment is a backdrop to the shared experiences and personal connections that define our community. This environment supports local agriculture, recreation, and traditions that have been passed down through generations. Building warehouses could lead to increased traffic, noise, and pollution, disrupting the tranquility and cohesion that makes our town special. By rejecting the rezoning, we protect not just our land, but our community's heritage and future. Our town is a testament to a way of life that values connection over convenience and serenity over speed. Keeping it rural means preserving a place where people know their neighbors, where children can play safely, and where our shared history and values continue to thrive. Let's stand together to protect the special character of our home and ensure that it remains a place where we can all continue to cherish and nurture our roots.

PROJECT: GPA240022

Thank you for considering my comments before you vote on these changes.

Camacho, Maria

From: Nau Viramontes <nviramontes98@gmail.com>
Sent: Sunday, July 28, 2024 11:12 AM
To: twheeler@rctlma.org
Cc: stwheeler@rivco.org; TLMA Planning Hearings
Subject: Comment for General Plan Amendment Initiation Proceedings 07/29

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 Riverside Planning Department,

I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near homes and schools. I not only urge you to oppose the changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items.

Allowing these warehouses to be built will no only cause even more and long lasting environmental damage to the inland empire but also increase health issues to the residents because of poor air quality.

Thank you for considering my comments before you vote on these changes.

Camacho, Maria

From: Evelyn Vargas <evelynvargas2016@gmail.com>
Sent: Sunday, July 28, 2024 11:15 AM
To: TLMA Planning Hearings; stwheeler@rivco.org; twheeler@rctlma.org
Subject: General Plan Amendment Initiation Proceedings 07/29

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 Riverside Planning Department,

I am writing as a concerned resident and teacher who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near homes and schools. I not only urge you to oppose the changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items. As a teacher in the Mead Valley and Perris areas, I am concerned for our community and the future for our kids. Thank you for considering my comments before you vote on these changes.

Kind regards,

Evelyn Vargas

Camacho, Maria

From: nancy vargas <nv509219@yahoo.com>
Sent: Sunday, July 28, 2024 11:09 AM
To: twheeler@rctlma.org
Cc: stwheeler@rivco.org; TLMA Planning Hearings
Subject: Comment for General Plan Amendment Initiation Proceedings 07/29

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Dear Riverside Planning Department,

I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near homes and schools. I not only urge you to oppose the changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items.

Thank you for considering my comments before you vote on these changes.

Thank you.

'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region. We have enough "light industrial" in our area. We need housing. Please stop with these undesirable developments.

Sincerely,
Susan Nipper
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:19 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Kirk wolf <wolfcoug@gmail.com>
Sent: Sunday, July 28, 2024 10:07 PM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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. Wheeler and Supervisor Jeffries,

I am writing to you to oppose the proposed General Plan Amendments to alter the General Plan Foundation Component in items 3.1-3.7 to be discussed at the July 29 Planning Department Director's Hearing.

Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of this garbage development along the 215 – no more warehouses.

These amendments are piecemealing 1,000 acres of rezoning that will add millions of additional square feet of warehouses to an unincorporated community that is already the most disproportionately burdened in the Inland Empire with warehouse land-uses. It undermines the County's requirement to build 44,000 units of housing in the 6th cycle RHNA and likely violates the California Fair Employment and Housing Act and the federal Fair Housing Act which prohibit land use practices that have discriminatory effect on members of a protected class. Additionally, it likely violates the Housing Crisis Act of 2019 (SB 330) which requires local governments to designate replacement housing capacity when it rezones or re-designates land to remove residential capacity. Finally, the seven individual amendments cannot be considered piecemeal and should be considered as cumulative, as required under CEQA Section 15355.

Item 3.6 provides insufficient information to understand the relative fractions of land dedicated to land use types, which will include open space, residential, commercial/retail, and industrial/business park. Given its description of

'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Kirk

Kirk Wolf, CFA
Wolfcoug@gmail.com
Riverside, CA 92508
818-212-6461

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:20 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: fera momtaz <fera_momtaz@yahoo.com>
Sent: Sunday, July 28, 2024 10:09 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries,

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Fera S.Momtaz
Orange Crest community
92508

Sent from my iPhone

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:21 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: mkymsecltr <mkymsecltr@aol.com>
Sent: Sunday, July 28, 2024 10:10 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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. Wheeler and Supervisor Jeffries,

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Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of this garbage development along the 215 – no more warehouses.

These amendments are piecemealing 1,000 acres of rezoning that will add millions of additional square feet of warehouses to an unincorporated community that is already the most disproportionately burdened in the Inland Empire with warehouse land-uses. It undermines the County's requirement to build 44,000 units of housing in the 6th cycle RHNA and likely violates the California Fair Employment and Housing Act and the federal Fair Housing Act which prohibit land use practices that have discriminatory effect on members of a protected class. Additionally, it likely violates the Housing Crisis Act of 2019 (SB 330) which requires local governments to designate replacement housing capacity when it rezones or re-designates land to remove residential capacity. Finally, the seven individual amendments cannot be considered piecemeal and should be considered as cumulative, as required under CEQA Section 15355.

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
John W. Hagmann
Mission Grove, 92506

Sent from my Verizon, Samsung Galaxy smartphone

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:21 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Steven Balmer <sjgbalmer@gmail.com>
Sent: Sunday, July 28, 2024 10:19 PM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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. Wheeler and Supervisor Jeffries,

I am writing to you to oppose the proposed General Plan Amendments to alter the General Plan Foundation Component in items 3.1-3.7 to be discussed at the July 29 Planning Department Director's Hearing. No no no!

Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of this garbage development along the 215 – no more warehouses.

These amendments are piecemealing 1,000 acres of rezoning that will add millions of additional square feet of warehouses to an unincorporated community that is already the most disproportionately burdened in the Inland Empire with warehouse land-uses. It undermines the County's requirement to build 44,000 units of housing in the 6th cycle RHNA and likely violates the California Fair Employment and Housing Act and the federal Fair Housing Act which prohibit land use practices that have discriminatory effect on members of a protected class. Additionally, it likely violates the Housing Crisis Act of 2019 (SB 330) which requires local governments to designate replacement housing capacity when it rezones or re-designates land to remove residential capacity. Finally, the seven individual amendments cannot be considered piecemeal and should be considered as cumulative, as required under CEQA Section 15355.

Item 3.6 provides insufficient information to understand the relative fractions of land dedicated to land use types, which will include open space, residential, commercial/retail, and industrial/business park. Given its description of

'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region. No no no!

Sincerely,
Steve Balmer
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:29 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Nageen Asadi <nageenz91@gmail.com>
Sent: Sunday, July 28, 2024 11:13 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,

Nageen Asadi
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:30 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: FRANK ERDODI <honiebun2k@aol.com>
Sent: Sunday, July 28, 2024 11:50 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Frank and Michelle Erdodi
92508

Sent from my iPad

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:31 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Mob Everywhere <officialmobeverywhere@gmail.com>
Sent: Monday, July 29, 2024 12:01 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Conner
92507

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:31 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Steve Parker <jstevenparker428@gmail.com>
Sent: Monday, July 29, 2024 1:08 AM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,

James Steven Parker
951-662-7272
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:32 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: L S <nichole19161@gmail.com>
Sent: Monday, July 29, 2024 2:05 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries,

I am opposed to the proposed General Plan Amendments to alter the General Plan Foundation Component in items 3.1-3.7 to be discussed at the July 29 Planning Department Director's Hearing.

Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of these garbage developments along the 215 – no more warehouses! Our communities, roads and freeways can't take any more of the types of developments.

These amendments are piecemealing 1,000 acres of rezoning that will add millions of additional square feet of warehouses to an unincorporated community that is already the most disproportionately burdened in the Inland Empire with warehouse land-uses. It undermines the County's requirement to build 44,000 units of housing in the 6th cycle RHNA and likely violates the California Fair Employment and Housing Act and the federal Fair Housing Act which prohibit land use practices that have discriminatory effect on members of a protected class. Additionally, it likely violates the Housing Crisis Act of 2019 (SB 330) which requires local governments to designate replacement housing capacity when it rezones or re-designates land to remove residential capacity. Finally, the seven individual amendments cannot be considered piecemeal and should be considered as cumulative, as required under CEQA Section 15355.

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,

Laura Sandidge
Nichole19161@gmail.com
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:32 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Don Fitzgerald <doartclay@gmail.com>
Sent: Monday, July 29, 2024 2:43 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Don Fitzgerald
92503

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:07 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: peasleeamber <peasleeamber@gmail.com>
Sent: Sunday, July 28, 2024 7:16 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Amber Peaslee, RN, MSN, AMB-BC
92508

Sent via the Samsung Galaxy S24+, an AT&T 5G smartphone

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:08 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: Carlos LLiguin <malinalli_1997@yahoo.com>
Sent: Sunday, July 28, 2024 7:19 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Carlos Lliguin
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:09 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: Joe Aklufi <jaklufi@gmail.com>
Sent: Sunday, July 28, 2024 7:20 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.
We have too many warehouses. Too many heavy trucks. We truly don't need more. They will never be an asset to our County. It's become a national embarrassment and a joke and the joke is on us! Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Joseph Aklufi
Riverside, 92506

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:09 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Eunhee Kim <eunster@yahoo.com>
Sent: Sunday, July 28, 2024 7:35 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to the region.

Sincerely,

Eunhee Kim, R-NOW member
Raleigh, NC 27615

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:09 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: Candy Blokland <blokland@yahoo.com>
Sent: Sunday, July 28, 2024 7:38 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Candy Blokland
92508

Sent from my iPhone

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:09 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: Candy Blokland <blokland@yahoo.com>
Sent: Sunday, July 28, 2024 7:38 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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. Wheeler and Supervisor Jeffries,

I am writing to you to oppose the proposed General Plan Amendments to alter the General Plan Foundation Component in items 3.1-3.7 to be discussed at the July 29 Planning Department Director's Hearing.

Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of this garbage development along the 215 – no more warehouses.

These amendments are piecemealing 1,000 acres of rezoning that will add millions of additional square feet of warehouses to an unincorporated community that is already the most disproportionately burdened in the Inland Empire with warehouse land-uses. It undermines the County's requirement to build 44,000 units of housing in the 6th cycle RHNA and likely violates the California Fair Employment and Housing Act and the federal Fair Housing Act which prohibit land use practices that have discriminatory effect on members of a protected class. Additionally, it likely violates the Housing Crisis Act of 2019 (SB 330) which requires local governments to designate replacement housing capacity when it rezones or re-designates land to remove residential capacity. Finally, the seven individual amendments cannot be considered piecemeal and should be considered as cumulative, as required under CEQA Section 15355.

Item 3.6 provides insufficient information to understand the relative fractions of land dedicated to land use types, which will include open space, residential, commercial/retail, and industrial/business park. Given its description of

'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Candy Blokland
92508

Sent from my iPhone

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:10 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Carney, Kevin P. <KCarney@socalgas.com>
Sent: Sunday, July 28, 2024 7:45 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries,

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Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of this garbage development along the 215 – no more warehouses.

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Item 3.6 provides insufficient information to understand the relative fractions of land dedicated to land use types, which will include open space, residential, commercial/retail, and industrial/business park. Given its description of 'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses. The truck traffic and congestion alone are a blight on our community. Please help us build a better Riverside County!

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,

Kevin Carney

8268 Laurel Ridge Rd

Riverside

92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:11 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: Carolyn Rasmussen <cgrasmus@gmail.com>
Sent: Sunday, July 28, 2024 8:12 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries,

I am writing to you to oppose the proposed General Plan Amendments to alter the General Plan Foundation Component in items 3.1-3.7 to be discussed at the July 29 Planning Department Director's Hearing.

Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of this garbage development along the 215 – no more warehouses.

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Carolyn Rasmussen
92508

Sent from my iPhone

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:11 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: john hathaway <john363444@gmail.com>
Sent: Sunday, July 28, 2024 8:23 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of this garbage development along the 215 – no more warehouses.

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Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,

John Hathaway (92506)

Camacho, Maria

To: Wheeler, Timothy
Subject: RE: Public Comment for Agenda Items 3.1-3.6

Good morning,
Your comments have been received and forwarded to the GPA members.

Best Regards,

Maria Camacho
Planning Commission Secretary
TLMA - Planning Department | County of Riverside P.O. Box 1409
4080 Lemon Street, 12th Floor
Riverside, CA 92501-1409
Phone: (951) 955-7436 | Information Line: (951) 955-3200 Mail Stop 1070

From: christine martin <cmcelsemartin@gmail.com>
Sent: Sunday, July 28, 2024 8:29 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries,

I am writing to you to oppose the proposed General Plan Amendments to alter the General Plan Foundation Component in items 3.1-3.7 to be discussed at the July 29 Planning Department Director's Hearing.

Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of this garbage development along the 215 – no more warehouses.

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Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:12 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Greg Renne <gregrenne@hotmail.com>
Sent: Sunday, July 28, 2024 8:31 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of this garbage development along the 215 – no more warehouses.

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,

Greg Renne
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:12 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: William Landa <wisaiahlanda@gmail.com>
Sent: Sunday, July 28, 2024 8:36 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
William Landa
92518

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:13 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Aaron Bushong <aaron.bushong@verizon.net>
Sent: Sunday, July 28, 2024 8:38 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries:

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As a community member I want to stress that we are tired of this garbage development along the 215 – no more warehouses. These amendments are piecemealing 1,000 acres of rezoning that will add millions of additional square feet of warehouses to an unincorporated community that is already the most disproportionately burdened in the Inland Empire with warehouse land-uses. It undermines the County's requirement to build 44,000 units of housing in the 6th cycle RHNA and likely violates the California Fair Employment and Housing Act and the federal Fair Housing Act which prohibit land use practices that have discriminatory effect on members of a protected class. Additionally, it likely violates the Housing Crisis Act of 2019 (SB 330) which requires local governments to designate replacement housing capacity when it rezones or re-designates land to remove residential capacity. Finally, the seven individual amendments cannot be considered piecemeal and should be considered as cumulative, as required under CEQA Section 15355.

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Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Thank you,
Aaron Bushong
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:13 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: Sally Quintana <quintanasb@yahoo.com>
Sent: Sunday, July 28, 2024 8:38 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries,

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Sally Quintana>
<92508>

Sent from my iPhone

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:14 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: Molly Nazeck <mnazeck@gmail.com>
Sent: Sunday, July 28, 2024 8:40 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries,

I am writing to you to oppose the proposed General Plan Amendments to alter the General Plan Foundation Component in items 3.1-3.7 to be discussed at the July 29 Planning Department Director's Hearing.

Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of this garbage development along the 215 – no more warehouses.

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

As a Riverside County resident who has struggled to find affordable housing for my family, I know firsthand how dire the housing needs are in this community. I have three young children and my husband is a nurse at Riverside County Hospital and we have always struggled to find safe, affordable housing for our family because of the emphasis that has been placed on building warehouses rather than homes.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Molly Nazeck
92518

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:14 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Kerry Hanson <khcorps@yahoo.com>
Sent: Sunday, July 28, 2024 8:44 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries,
I am writing to you to strongly oppose the proposed General Plan Amendments to alter the General Plan Foundation Component in items 3.1-3.7 to be discussed at the July 29 Planning Department Director's Hearing.

Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development.

As a community member I want to stress that our family is tired of this constant assault on our community. Your push to develop this region appears to be part of a plan to ruin your constituents' quality of life and dramatically reduce residential property values.

These amendments are piecemealing 1,000 acres of rezoning that will add millions of additional square feet of warehouses to an unincorporated community that is already the most disproportionately burdened in the Inland Empire with warehouse land-uses. It undermines the County's requirement to build 44,000 units of housing in the 6th cycle RHNA and likely violates the California Fair Employment and Housing Act and the federal Fair Housing Act which prohibit land use practices that have discriminatory effect on members of a protected class. Additionally, it likely violates the Housing Crisis Act of 2019 (SB 330) which requires local governments to designate replacement housing capacity when it rezones or re-designates land to remove residential

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Sincerely,
Kerry Hanson
92506

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:14 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: Colleen Radulski <colleenradulski@gmail.com>
Sent: Sunday, July 28, 2024 8:44 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries,

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Item 3.6 provides insufficient information to understand the relative fractions of land dedicated to land use types, which will include open space, residential, commercial/retail, and industrial/business park. Given its description of

'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Colleen Radulski
92508

Sent from my iPhone

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:14 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: aramjim09@gmail.com <aramjim09@gmail.com>
Sent: Sunday, July 28, 2024 8:49 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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. Wheeler and Supervisor Jeffries,

I am writing to you to oppose the proposed General Plan Amendments to alter the General Plan Foundation Component in items 3.1-3.7 to be discussed at the July 29 Planning Department Director's Hearing.

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Ana R
92508

Sent from my iPhone

Camacho, Maria

To: Wheeler, Timothy
Subject: RE: Public Comment for Agenda Items 3.1-3.6

-----Original Message-----
From: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Sent: Monday, July 29, 2024 9:15 AM
To: Camacho, Maria <MCamacho@Rivco.org>
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: Michele Muehls <michelebello@hotmail.com>
Sent: Sunday, July 28, 2024 8:50 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Michele Muehls
Hawarden 92506

~Michele
Sent from my iPhone

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:15 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: Berenice Dixon <tb2truedixons@yahoo.com>
Sent: Sunday, July 28, 2024 8:57 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
<Name>
<Zip code>

Berenice Dixon
(951) 550-7773

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:15 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Daniele Singleton <msgsingleton@gmail.com>
Sent: Sunday, July 28, 2024 9:02 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
D. Singleton
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:16 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Gayle Dicarlantonio <gayledmail@gmail.com>
Sent: Sunday, July 28, 2024 9:13 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely
G DiCarlantonio
92507

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:16 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: TOM PARKINSON <tbckp@aol.com>
Sent: Sunday, July 28, 2024 9:15 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.
We do not need any more warehouses.
Please utilize all the empty warehouse buildings.
Sincerely,
Brenda Parkinson
92508

Sent from Brenda's IPhone

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:17 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Christopher Gate <gatedad61@aol.com>
Sent: Sunday, July 28, 2024 9:30 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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The real action you should be taking is requiring all trucks already servicing the area warehouses be clean air vehicles. We need to clean the air in this area, not make it worse. There is current engines that will run on RNG that have a better carbon intensity than electric truck that aren't even viable at this time anyway.

Sincerely,
Chris Gate
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:32 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Jen L <jlarrattsmith@gmail.com>
Sent: Monday, July 29, 2024 5:52 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Sincerely,
Jen Larratt-Smith
Chair, R-NOW

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:33 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: Jean Aklufi <jeanaklufi@gmail.com>
Sent: Monday, July 29, 2024 6:02 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Sincerely,
Jean Aklufi. 92506

>

Jean

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:33 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: ANTHONY SCIMIA JR <tscimia@sbcglobal.net>
Sent: Monday, July 29, 2024 6:12 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Sincerely
Anthony Scimia Jr
20829 Indigo Point
Riverside, CA, 92508

Sent from my iPhone

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:33 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: John N.(Nick)Chizo <jnchizo@aol.com>
Sent: Monday, July 29, 2024 6:40 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Thank you,
Have A Great Day
John N. (Nick) Chizo
847-302-0540
951-878-7221

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:34 AM
To: Camacho, Maria
Cc: Cushman, Melissa; Moore, Sarah; Hildebrand, John
Subject: FW: Foundation Amendment Initiation Requests for GPA230008, GPA240004, GPA24000, GPA240022, and GPA240027; Riverside County Planning Department - Directors Hearing Agenda Items 3.1, 3.3, 3.4, 3.5, and 3.6
Attachments: RAMV Letter re Foundation Amendment Initiation Requests .pdf

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Jamie Hall <jamie.hall@channellawgroup.com>
Sent: Monday, July 29, 2024 7:27 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>
Cc: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; Office of 2nd District Supervisor <District2@rivco.org>; District3 <District3@Rivco.org>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; District 5 <District5@rivco.org>
Subject: Foundation Amendment Initiation Requests for GPA230008, GPA240004, GPA24000, GPA240022, and GPA240027; Riverside County Planning Department - Directors Hearing Agenda Items 3.1, 3.3, 3.4, 3.5, and 3.6

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

Honorable Supervisors and Mr. Wheeler:

This firm represents the Rural Association of Mead Valley ("RAMV") with regard to the County of Riverside's ("County") processing of Foundation Amendment Initiation Requests for the following five projects: GPA230008, GPA240004, GPA24000, GPA240022, and GPA240027. The County has prepared a "Notice of Public Hearing" for each request that indicates that the General Plan Advisory Committee will hold a meeting on July 29, 2024, at 1:30 pm to consider the request. The attached letter is intended to inform the County that the hearings cannot move forward because the County has not provided the notice required by law nor prepared a legally sufficient environmental clearance document for the requests.

Please confirm receipt.

Regards,

Jamie T. Hall
Channel Law Group, LLP
8383 Wilshire Blvd., Suite 750
Beverly Hills, CA 90211
Main Number: (310) 347-0050
Direct: (310) 982-1760
Fax: (323) 723-3960
Email:jamie.hall@channellawgroup.com
Website: www.channellawgroup.com

****NOTICE****

I receive many e-mails on a daily basis and am unable to respond to all of them despite my best efforts. If you have sent me an e-mail that requires my attention and I have not responded, it may have been overlooked. I ask that you contact my paralegal, Veronica Lebron, at paralegal@channellawgroup.com. She will ensure your e-mail is elevated and a response received. Thank you for your patience and understanding.

****CONFIDENTIAL & PRIVILEGED TRANSMISSION****
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Channel Law Group, LLP

8383 Wilshire Blvd.
Suite 750
Beverly Hills, CA 90211

Phone: (310) 347-0050
Fax: (323) 723-3960
www.channellawgroup.com

JULIAN K. QUATTLEBAUM, III
JAMIE T. HALL *
CHARLES J. McLURKIN
GREGORY WITTMANN

*ALSO Admitted in Texas

Writer's Direct Line: (310) 982-1760
jamie.hall@channellawgroup.com

July 28, 2024

VIA ELECTRONIC MAIL

Riverside County Planning Department
Attention: Time Wheeler
P.O. Box 1409
Riverside, CA 92502-1409
twheeler@rivco.org

Riverside County Board of Supervisors
4080 Lemon Street
Riverside, CA 92501
cob@rivco.org

Re: Foundation Amendment Initiation Requests for GPA230008, GPA240004, GPA24000, GPA240022, and GPA240027; Riverside County Planning Department - Directors Hearing Agenda Items 3.1, 3.3, 3.4, 3.5, and 3.6

Honorable Supervisors and Mr. Wheeler:

This firm represents the Rural Association of Mead Valley ("RAMV") with regard to the County of Riverside's ("County") processing of Foundation Amendment Initiation Requests[1] for the following five projects: GPA230008, GPA240004, GPA24000, GPA240022, and GPA240027. The County has prepared a "Notice of Public Hearing" for each request that indicates that the General Plan Advisory Committee will hold a meeting on July 29, 2024, at 1:30 pm to consider the request. This letter is intended to inform the County that the hearings cannot move forward because the County has not provided the notice required by law nor prepared a legally sufficient environmental clearance document for the requests.

[1] RAMV does not offer any comments or opposition to the Foundation Amendment Initiation Requests filed by the applicants for GPA240023 and GPA240026.

I. Notice Provided Does Not Comport to Constitutional Minimums

The County only provided notice to those persons that lives within close proximity to the project sites (ranging from 300 feet to 1100 feet) even though the general plan amendments will necessary significantly impact those that live outside of these radius areas. As a result, the County has failed to provide the notice required by law. The Due Process clause of the California Constitution requires that a public agency, including the County, give notice that is reasonably calculated to apprise interested parties of the pendency of an action and an opportunity to present their objections. *Horn v. Cnty. of Ventura* (1979) 24 Cal.3d 605, 617. The *Horn* Court observed: "[D]epending on the magnitude of the project, and the degree to which a particular landowner's interests may be affected, acceptable techniques might include notice by mail to owners of record of property situated within a designated radius of the subject property, or by posting of notice at or near the project site, or both. Notice must, of course, occur sufficiently prior to a final decision to permit a "meaningful" predeprivation hearing to affected landowners." (Id. at p. 618.). The County must comply with *Horn* and provide notice to all persons that may have a substantial property interest effected by the proposed projects. The County should also publish the Notice of Public Hearing in a newspaper.

II. The Advisory Committee Cannot Make a Recommendation on the Requests Until Environmental Analysis is Completed

The Advisory Committee is not allowed to recommend approval of a foundation amendment initiation request without first complying with the California Environmental Quality Act ("CEQA"). This is a fundamental CEQA principle. CEQA Guidelines, section 15004(a), entitled "Time of Preparation," states as follows: "Before granting any approval of a project subject to CEQA, every Lead Agency or Responsible Agency shall consider a final EIR or Negative Declaration or another document authorized by these Guidelines to be used in the place of an EIR or Negative Declaration." Notably, advisory boards must also consider environmental clearance documents prior to making any recommendations. CEQA Guidelines Section 15074(a) states as follows:

> "Any advisory body of a public agency making a recommendation to the decisionmaking body shall consider the proposed negative declaration or mitigated negative declaration before making its recommendation."

The staff reports published by the Planning Department do not contain *any* discussion of the environmental clearance documents prepared for the projects. Rather, the reports indicate "Exemption" under "Environmental Type." Presumably, staff believes these projects are exempt from CEQA. As explained below, however, this is not the case.

Because the County has failed to prepare an environmental clearance document prior to agendizing the requests for the Advisory Committee's consideration, the Advisory Committee is prohibited from recommending any approvals of the initiation requests.

III. The Activity is a "Project" under CEQA

Apparently, staff contends these requests are not a "project" under CEQA and therefore they are exempt and need not be analyzed for reasonably foreseeable environmental impacts. This is incorrect. The activity in question is a "project" under CEQA. Changing the foundation

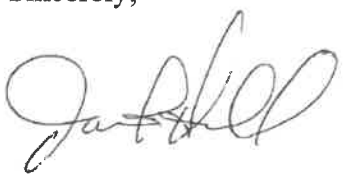
components to allow for more intensive land uses necessary contemplates changes to the physical environment. As such, the activity is a "project" under CEQA. Our Supreme Court made this clear in *Union of Medical Marijuana Patients, Inc. v. City of San Diego* (2019) 7 Cal.5th 1171, 1197. "[A] proposed activity is a CEQA project if, by its general nature, the activity is capable of causing a direct or reasonably foreseeable indirect physical change in the environment. This determination is made without considering whether, under the specific circumstances in which the proposed activity will be carried out, these potential effects will actually occur." *Id.* The activities being contemplated clearly meet this threshold test.

IV. Conclusion

For the foregoing reasons, the Advisory Committee cannot act on the initiation requests. The hearings should be re-agendized with proper notice and environmental analysis. Please add this firm to the list of interested parties for the Project, including any environmental notices.

I may be contacted at 310-982-1760 or at jamie.hall@channellawgroup.com if you have any questions, comments or concerns.

Sincerely,



Jamie T. Hall

cc: district1@rivco.org, district2@rivco.org, district3@rivco.org, district4@rivco.org, district5@rivco.org

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:38 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: LaDonna Ardary <ladonnaardary@icloud.com>
Sent: Monday, July 29, 2024 7:39 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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. Wheeler and Supervisor Jeffries,

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Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of this garbage development along the 215 – no more warehouses.

These amendments are piecemealing 1,000 acres of rezoning that will add millions of additional square feet of warehouses to an unincorporated community that is already the most disproportionately burdened in the Inland Empire with warehouse land-uses. It undermines the County's requirement to build 44,000 units of housing in the 6th cycle RHNA and likely violates the California Fair Employment and Housing Act and the federal Fair Housing Act which prohibit land use practices that have discriminatory effect on members of a protected class. Additionally, it likely violates the Housing Crisis Act of 2019 (SB 330) which requires local governments to designate replacement housing capacity when it rezones or re-designates land to remove residential capacity. Finally, the seven individual amendments cannot be considered piecemeal and should be considered as cumulative, as required under CEQA Section 15355.

Item 3.6 provides insufficient information to understand the relative fractions of land dedicated to land use types, which will include open space, residential, commercial/retail, and industrial/business park. Given its description of

'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
LaDonna Ardary
92508

LaDonna Ardary
Sent from my iPhone

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:39 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: Ajay Shah <ajayatsc@yahoo.com>
Sent: Monday, July 29, 2024 7:40 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,

Ajay Shah
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:39 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: Ira and Rajean Long <longfam6@att.net>
Sent: Monday, July 29, 2024 8:14 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries,

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Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Ira and Rajean Long
Riverside, 92506

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:42 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: K Doty <dkdoty2@gmail.com>
Sent: Monday, July 29, 2024 8:18 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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These amendments are piecemealing 1,000 acres of rezoning that will add millions of additional square feet of warehouses to an unincorporated community that is already the most disproportionately burdened in the Inland Empire with warehouse land-uses. It undermines the County's requirement to build 44,000 units of housing in the 6th cycle RHNA and likely violates the California Fair Employment and Housing Act and the federal Fair Housing Act which prohibit land use practices that have discriminatory effect on members of a protected class. Additionally, it likely violates the Housing Crisis Act of 2019 (SB 330) which requires local governments to designate replacement housing capacity when it rezones or re-designates land to remove residential capacity. Finally, the seven individual amendments cannot be considered piecemeal and should be considered as cumulative, as required under CEQA Section 15355.

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
K Doty
92508

Sent from my iPhone

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:43 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: david doty <animal.adventure.army@gmail.com>
Sent: Monday, July 29, 2024 8:24 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
David Doty
92508

Sent from my iPhone

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:43 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: KELLEY PAGE <kpage68684@verizon.net>
Sent: Monday, July 29, 2024 8:33 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Suzanne Page
92508

Sent from my iPad

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:49 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Mark Lien <marklien7@gmail.com>
Sent: Monday, July 29, 2024 8:36 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Please please, no more re-zoning for warehouses. Warehouses cause too much pollution from the trucks coming by, and also the noise and traffic is unbearable.

Sincerely,
Mark Lien
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:50 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: Mary Viafora <mlviafora@gmail.com>
Sent: Monday, July 29, 2024 8:44 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region!!

Sincerely,
Mary Viafora
92508

Sent from my iPhone

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:53 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Jerry Shearer Jr. <jsydor@yahoo.com>
Sent: Monday, July 29, 2024 8:57 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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. Wheeler and Supervisor Jeffries,

I am writing to you to oppose the proposed General Plan Amendments to alter the General Plan Foundation Component in items 3.1-3.7 to be discussed at the July 29 Planning Department Director's Hearing. Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of the development pattern along the 215 and I ask you to reject any more warehouses in this region until such time as the infrastructure exists to support an increased demand for resources and traffic/management is available and operational.

Item 3.6 provides insufficient information to understand the relative fractions of land dedicated to land use types, which will include open space, residential, commercial/retail, and industrial/business park. Given its description of 'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses. The industry has no plans of growing right now, in fact, companies are having a hard time paying their rent in these buildings and in keeping employees who see only part time work without benefits. This is a bad land use and our region is over saturated with them.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,

Jerry Shearer
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:54 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Roseann Reynolds <roseannreynolds1@gmail.com>
Sent: Monday, July 29, 2024 9:11 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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These amendments are piecemealing 1,000 acres of rezoning that will add millions of additional square feet of warehouses to an unincorporated community that is already the most disproportionately burdened in the Inland Empire with warehouse land-uses. It undermines the County's requirement to build 44,000 units of housing in the 6th cycle RHNA and likely violates the California Fair Employment and Housing Act and the federal Fair Housing Act which prohibit land use practices that have discriminatory effect on members of a protected class. Additionally, it likely violates the Housing Crisis Act of 2019 (SB 330) which requires local governments to designate replacement housing capacity when it rezones or re-designates land to remove residential capacity. Finally, the seven individual amendments cannot be considered piecemeal and should be considered as cumulative, as required under CEQA Section 15355.

Item 3.6 provides insufficient information to understand the relative fractions of land dedicated to land use types, which will include open space, residential, commercial/retail, and industrial/business park. Given its description of

'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please remember that you all are public servants, which means you serve the community. Keep that in mind as we strongly ask that you reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,

Roseann Reynolds

92518

Camacho, Maria

From: Reza, Mariely S. <mreza@valverde.edu>
Sent: Monday, July 29, 2024 9:58 AM
To: twheeler@rctlma.org
Cc: stwheeler@rivco.org; TLMA Planning Hearings
Subject: Comment for General Plan Amendment Initiation Proceedings 07/29

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 Riverside Planning Department,

I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near homes and schools. I not only urge you to oppose the changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items.

(Pollution, traffic)

Thank you for considering my comments before you vote on these changes.

Get Outlook for iOS

Camacho, Maria

From: Angel Garcia <a8garcia1@gmail.com>

Sent: Monday, July 29, 2024 9:59 AM
To: twheeler@rctima.org
Cc: stwheeler@rivco.org
Subject: Comment for General Plan Amendment Initiation Proceedings 07/29

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Dear Riverside Planning Department,

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(ADD YOUR PERSONAL REASONS FOR OPPOSING HERE)

Pollution and traffic.

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:59 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Suzanne Pearson <suzsir@yahoo.com>
Sent: Monday, July 29, 2024 9:17 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of this garbage development along the 215 – no more warehouses. Can we please leave some space open in Riverside. Open space helps our planet with improving air quality and mental health.

These amendments are piecemealing 1,000 acres of rezoning that will add millions of additional square feet of warehouses to an unincorporated community that is already the most disproportionately burdened in the Inland Empire with warehouse land-uses. It undermines the County's requirement to build 44,000 units of housing in the 6th cycle RHNA and likely violates the California Fair Employment and Housing Act and the federal Fair Housing Act which prohibit land use practices that have discriminatory effect on members of a protected class. Additionally, it likely violates the Housing Crisis Act of 2019 (SB 330) which requires local governments to designate replacement housing capacity when it rezones or re-designates land to remove residential capacity. Finally, the seven individual amendments cannot be considered piecemeal and should be considered as cumulative, as required under CEQA Section 15355.

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Please REGECT these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,

Suzanne Pearson
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 10:00 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Jill Menez <jillmenez99@gmail.com>
Sent: Monday, July 29, 2024 9:40 AM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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These amendments are piecemealing 1,000 acres of rezoning that will add millions of additional square feet of warehouses to an unincorporated community that is already the most disproportionately burdened in the Inland Empire with warehouse land-uses. It undermines the County's requirement to build 44,000 units of housing in the 6th cycle RHNA and likely violates the California Fair Employment and Housing Act and the federal Fair Housing Act which prohibit land use practices that have discriminatory effect on members of a protected class. Additionally, it likely violates the Housing Crisis Act of 2019 (SB 330) which requires local governments to designate replacement housing capacity when it rezones or re-designates land to remove residential capacity. Finally, the seven individual amendments cannot be considered piecemeal and should be considered as cumulative, as required under CEQA Section 15355.

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

This area has already become over-industrialized and this impedes the quality of life of both the nearby Mead Valley and Perris residents. Our community has become fractured and fragmented as development projects and plans such as these have taken root between our homes, schools and parks. I urge you - as a resident of this area as well as an advocate for our burdened community - please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region and to our community.

Sincerely,
Jillian Menez
Perris Neighbors in Action
92570

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 10:00 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Michael Hampton <hampton2005@gmail.com>
Sent: Monday, July 29, 2024 9:45 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Michael Hampton
92506

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 10:00 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Larry Iest <iestlarry@gmail.com>
Sent: Monday, July 29, 2024 9:47 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Our area is littered with MEGA warehouses and it is negatively impacting the quality of life in this beautiful place to live. I know you live here too, look at the gray sky and the never-ending warehouses as you drive around.

These amendments are piecemealing 1,000 acres of rezoning that will add millions of additional square feet of warehouses to an unincorporated community that is already the most disproportionately burdened in the Inland Empire with warehouse land-uses. It undermines the County's requirement to build 44,000 units of housing in the 6th cycle RHNA and likely violates the California Fair Employment and Housing Act and the federal Fair Housing Act which prohibit land use practices that have discriminatory effect on members of a protected class. Additionally, it likely violates the Housing Crisis Act of 2019 (SB 330) which requires local governments to designate replacement housing capacity when it rezones or re-designates land to remove residential capacity. Finally, the seven individual amendments cannot be considered piecemeal and should be considered as cumulative, as required under CEQA Section 15355.

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Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Thank you
Larry Iest
92508

Camacho, Maria

From: Mariely Reza Vazquez <mariely.reza99@gmail.com>
Sent: Monday, July 29, 2024 10:00 AM
To: twheeler@rctlma.org
Cc: stwheeler@rivco.org; TLMA Planning Hearings
Subject: Comment for General Plan Amendment Initiation Proceedings 07/29

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Dear Riverside Planning Department,

I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near homes and schools. I not only urge you to oppose the changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items.

(Pollution, traffic)
Thank you for considering my comments before you vote on these changes.

Get Outlook for iOS

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 10:00 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: Lenora Mitchell <rageturner@gmail.com>
Sent: Monday, July 29, 2024 9:53 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,

Lenora Mitchell
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 10:01 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: john farnsworth <johnrfarnsworth@att.net>
Sent: Monday, July 29, 2024 9:56 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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.

Sir:
Enough is enough. Riverside County does NOT need any more warehouses. Please vote against the agenda item change to our way of life.

John Farnsworth
Riverside, CA 92506

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 10:01 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: John Viafora <jrviafora@gmail.com>
Sent: Monday, July 29, 2024 9:55 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
John Viafora
Indigo point, Orange crest
92508

Sent from my iPhone

Camacho, Maria

From: Yolanda Najera <yolandanajera@hotmail.com>
Sent: Monday, July 29, 2024 10:26 AM
To: twheeler@rctlma.org
Cc: TLMA Planning Hearings; stwheeler@rivco.org
Subject: General plan Amendment Initiation Proceedings 07/29

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.

Email: twheeler@rctlma.org
CC: stwheeler@rivco.org, planninghearings@rivco.org

Subject: Comment for General Plan Amendment Initiation Proceedings 07/29

Dear Riverside Planning Department,

I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near homes and schools. I not only urge you to oppose the changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items.

(ADD YOUR PERSONAL REASONS FOR OPPOSING HERE)

Thank you for considering my comments before you vote on these changes.

Camacho, Maria

From: Michael McCarthy <MikeM@radicalresearch.llc>
Sent: Monday, July 29, 2024 10:38 AM
To: Clerk of the Board; Camacho, Maria
Subject: FW: public comment on Planning Director's Hearing July 29, 2024 - items 3.1-3.7
Attachments: GP_amendment_comments.pdf

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

Ms. Camacho, Clerk,

Just in case you need to be cc'd on these items for public comment on today's Planning Director's Hearing.

Mike McCarthy

From: Michael McCarthy
Sent: Monday, July 29, 2024 10:04 AM
To: 'twheeler@rivco.org' <twheeler@rivco.org>
Cc: district1@rivco.org; planninghearings@rivco.org
Subject: public comment on Planning Director's Hearing July 29, 2024 - items 3.1-3.7

Mr. Wheeler,

Attached please find public comments on the proposed general plan amendments 3.1-3.7 to the Mead Valley area that would rezone residential and agricultural to light industrial to hundreds of acres of warehouses. It is a shame that the County would actively undermine its RHNA obligationsto create 44,000 dwelling units but has the capacity to find plenty of land for warehouses full of robots.

I am extremely disappointed in the County for considering this.

Mike McCarthy
Riverside Neighbors Opposing Warehouses
92508

July 29, 2024

Mr. Tim Wheeler
Email: twheeler@rivco.org
Project Planner
Riverside County Planning Department

Dear Mr. Wheeler,

My name is Mike McCarthy and I am a member of a grassroots community group called Riverside Neighbors Opposing Warehouses (RNOW). The County Planning Department Director's Hearing is discussing multiple items on today's agenda to being the process to amend the General Plan of the County.

Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development, with an unspecified distribution of land uses but including more industrial and business park. This is a piecemeal planning effort to redesign Mead Valley and add hundreds of acres of additional warehouses to a community that is already disproportionately overburdened with that land-use. As a member of RNOW, I'd like to ask for No More Warehouses along the 215 corridor until the County is in compliance with its RHNA housing mandate, especially when amending the planned land-uses to remove residential zoning.

Mead Valley is already the third most disproportionately overburdened community in the Inland Empire for warehouse land-uses as shown in **Figure 1**, barely behind Beaumont and the adjacent March JPA planning area.

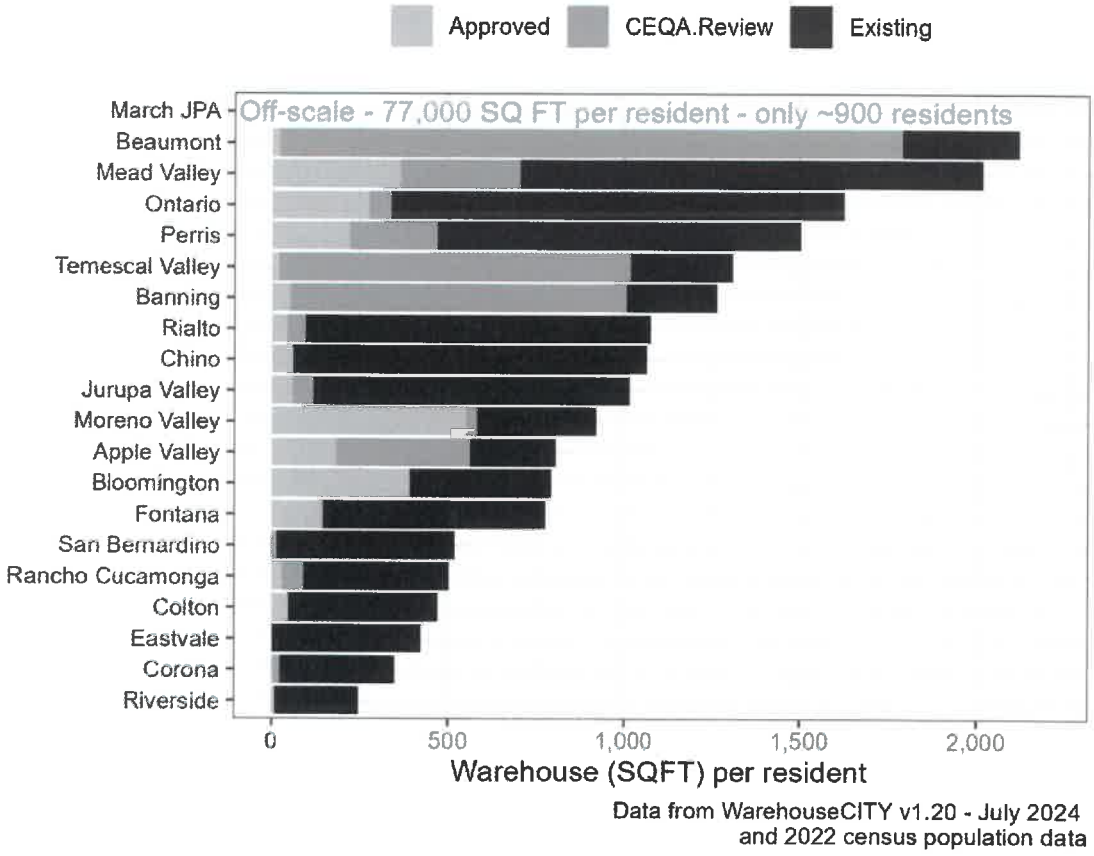

Figure 1 – Rank ordered warehouse land-use per capita for communities in the Inland Empire.

In addition, the areas that items 3.1-3.7 target for foundational changes are already within 6 miles of one of the highest density warehouse land-uses in the county, with over 95M SQ FT of existing warehouse footprint, and another 27M SQ FT either approved or under CEQA review. As seen in **Figure 2**, There is an abundance of this type of land-use already present in Mead Valley, Perris, Menifee, March JPA, and Moreno Valley providing substantial existing opportunities for anyone who wants to work in a warehouse. This doesn't even include key regional mega-projects like the World Logistics Center, Stoneridge Commerce Center, Serrano Commerce Center, Beaumont Pointe, West Campus Upper Plateau, and Legacy Highlands which will add another 100M SQ FT of warehouses. These cumulatively significant projects need to be included in a regional analysis justifying amending the Mead Valley General Plan to upzone parcels for warehouse development.

Additionally, the census tracts these items are addressing are in and adjacent to SB 535 disadvantaged census tracts in Mead Valley and Perris – tract 06065042904, 06065042010, 06065042901. Please include an Environmental Justice analysis justification for adding yet more warehouses to disadvantaged Environmental Justice (EJ) communities by demonstrating that there is a large local contingent of residents that want more warehouses to be developed in this area. There is a large and active grassroots movement to get a warehouse moratorium, including the Mead Valley Clean Air Coalition, Perris Neighbors in Action, Inland Valley Alliance for Environmental Justice, Riverside Neighbors Opposing

Warehouses, Sierra Club Moreno Valley Group, Center for Community Action and Environmental Justice, the People's Collective for Environmental Justice, and the San Jacinto Valley Green Coalition.



Figure 2. Map of warehouses along the 215/60 corridor and future mid-County Expressway in the Cities of Riverside, Perris, Moreno Valley, Beaumont, and San Jacinto, and unincorporated communities of Mead Valley, Nuevo, and March JPA.

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

No More Warehouses.

Mike McCarthy, PhD

92508

7/20/24

RE: GPA240005

ATT: GPAC

I am a property owner, a business owner and a veteran in the affected area owning the little lot at 19641 Seaton Ave and I am for this project. Over the years I have run a business out of my yard and have not fared well, but I am not quitting, I have no choice but to work. I have been a responsible owner; I pay my property taxes. I maintain and keep my land clean. I maintain my building. I clean my side of the street and cut fire breaks on my neighbor's land to protect my property. I feel and have always said that the person who pays, works, bleeds and sweats taking care of his land should benefit from the growth of that land. My neighbor to my south has a building in such poor state she can only rent to unscrupulous people resulting in a lot of criminal activity culminating in a shooting and heinous murder 1 year ago. Since then, there have still been numerous raids by the police for stolen vehicles and ATV's, her situation has her trapped to renting only to the destitute. My neighbor directly to the rear and south of me struggles to keep homeless encampments off his land and has spent thousands to clean, it is a never-ending problem. AOC chemical company at the end of Seaton and Rider streets vents their tanks at night and the odor of the fumes would make the decision to limit land use to only residential a very poor choice. The neighbors to the northwest behind my property allow homeless to park RV's on his 10 acres and they are a constant source or problems resulting in assaults, shootings, occasional fires, never-ending string of stolen vehicles, eyesore from accumulating trash, constant smell of urine and feces, bags of feces thrown onto my property, and I can keep going, they are literally driving me crazy and a burden to everyone around him. This development will eliminate that plight to the county and community.

Prior to me being aware of all these problems, 16 years ago when I purchased the land, I may have still considered running my business here. Despite what I saw, I had always been successful in my other locations in LA, Ventura and Santa Clarita. Now I realize, those areas had a high concentration of self-employed skilled blue collar business owners. Those are the type of people that use and can afford my goods and services. Today, when I factor the crime and plight with the lack of a skilled labor in the community I need to sell to, coupled with the exorbitant cost of county CUP fees and studies that are far more than the income my business can generate I would say that this piece of land would make a better Industrial building for the thousands of unskilled blue collar workers here in Mead Valley, more so than a home or the services a small business can provide. I feel that the only suitable purpose for my land may be this project in that it will bring much needed improvement, suitable jobs and eliminate the obvious eyesore and burden to the county while bringing prosperity. I am sure you have considered the enormous tax benefit, infrastructure improvement and the much-needed jobs that this project will bring to the community, not to mention the park but also consider what you would be replacing a huge eyesore. I would say, any group who has so much hope for the community that they would be willing to invest so much and bet on this community to succeed, when most of the landowners themselves seem

to have quit, should get our support. Like they say, put your money where your mouth is. Back the guy who is willing to bet on Riverside County and its people, back this project. Therefore, all things considered, I am willing to and have no objections to selling my property for this project. I have worked, bled, cried and sacrificed for my land, my business and my community and it was not a light decision. They are taking care of me financially and considering the 16 years I have put into this county trying to make my business work, it is a lifechanging sum making this one man's efforts finally worthwhile and redeeming the choice I made to come here to Riverside County 16 long hard years ago. Thanks for your consideration.



Paz Trevino

19641 Seaton Ave.

Perris Ca 92570

818-259-3070 cell

Urena,Yolanda
21957 Burch St.
Mead Valley, Ca. 92570

951-229-3138
July 23,2024

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: TIM WHEELER
P.O. Box 1409
Riverside, CA. -1409

Dear Tim Wheeler,

General Plan amendment No. 240023

I am writing to provide feedback to the proposed amendment to change seven parcels from Rural Community Zoning to Light Industrial Zoning. I have been a resident here for over 20 years. In the Notice of Public Meeting, Project: GPA240023, there is a map on the back page that states, "the features of the map are approximate". However, the buffer zones definitely look to be encroaching on the surrounding neighborhoods. The borders are too close to the residential areas. I urge you to seriously consider not changing the zoning.

We are a rural community. By definition we chose to live in the country, among spacious land, with a low population. The element of country has allowed us to have a small town feel.Our intention is to keep it that way. Rural communities require space, thus, the description, "Very Low Density Residential," is the most accurate zone for our community. The request to change our neighborhoods into a Light Industrial Zone, is a highly inconsiderate proposition. It is asking our community to change how we identify. The fact that our community is described as Very Low Density Residential, in essence, describes what we are; a community that enjoys living within a rural space, in other words, country living.

Since the commencement of the development of warehouses there has been an increase in traffic, and commuting time. We are surrounded by warehouses to the North, and East. There are few options to exit our town since there aren't many avenues available.Our roads are saturated with industrial trucks. The request to alter the zoning would add more havoc to an already conflicted area. I haven't witnessed any adjustments or applied critical thinking skills to relieve these strains. In case of an emergency, where our community might need to be evacuated, such as the incident in August, of 2022, where a train car, carrying chemicals, on a hot summer day, weather, typical to our area, had an increasingly rising temperature, and in danger of exploding, had to be held in place, in between the 215 fwy, and the warehouse

developments. Are there any viable plans in place to successfully evacuate employees at the warehouses, and our residents? Consider the scarce availability of roads, with a possible freeway closure?

Another example, was in September of 2023, a reported F-16 armed Fighting Falcon, crashed in a Moreno Valley warehouse also parallel to the 215 fwy. An example that is not too far fetched, considering March Air Force Base has a long history in our vicinity. How do all the warehouse developments affect the air force base, and their pilots? The aircraft operators fly their practice paths over Mead Valley and surrounding areas, and all of their residents. Are all the required steps being taken not to interfere with their successful aerial training and operations?

Please consider these tweaks that are being considered, on the surface, may seem of little to no consequence, but trying to expand industrial zoning, as light and non-invasive as may be presented, has huge consequences to our Mead Valley town and surrounding communities. Safety, ecological life,history and overall quality of life are in play here.

Mr. Wheeler, you and the General Plan Advisory Committee, have a great task, and I hope you all can embrace this moment as an opportunity to find a way to lay down a plan that will conserve a valuable area that contains a rich ecological space. I have been blessed with the opportunity to witness the migration of large quantities of butterflies by residing here. I've also seen hummingbirds,lizards,coyotes,toads, squirrels, snakes, woodpeckers,bats, owls,hawks, a mix of plants native to our location, in addition, its numerous insects such as, centipedes, scorpions, the list goes on.

Mead Valley should mean more to warehouse investors than cheap land and proximity to freeways. Consumers are increasingly more aware of carbon footprints. In addition,these same consumers are also well aware of good business ethics that can have an impact and ensure both business and rural communities can survive and thrive. The state of California needs these rural areas to help support our rich ecological life which is a huge element to maintain integrity, and historical value.

Thank you for your attention to this matter, I look forward to your prompt response.

Sincerely,

Yolanda Urena

Camacho, Maria

From: Jocelyn Delgado <delgado.jocelyn1123@gmail.com>
Sent: Monday, July 29, 2024 10:52 AM
To: TLMA Planning Hearings; twheeler@rctlma.org; Wheeler, Timothy
Subject: Comment for General Plan Amendment Initiation Proceedings 7/29

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 Riverside Planning Department,

I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near homes and schools. I not only urge you to oppose these changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items.

Mead valley is known due to its rural nature. Families and individuals move to mead valley for what is offers, land. Individuals, families, and children thrive in rural areas such as mead valley and Perris due to its stronger sense of community. Urban and more developed areas cause individuals and families to move more frequently disassembling the community aspect of rural communities. Not only will it have an impact on the social integration of individuals but on their health as well. The Mead Valley area houses a lot of the first generation community, there are a substantial amount of challenges these families face already. A more developed and industrial community will increase the social inequality within these communities. With the rich getting richer and a the low income community still struggling paycheck to paycheck. I do not support these changes and I hope you consider stopping these proposals.

Thank you for considering my comments before you vote on these changes.

Camacho, Maria

From: Mercedes Lily <mercedeslilyhernandez@gmail.com>
Sent: Monday, July 29, 2024 11:05 AM
To: Wheeler, Timothy
Cc: Supervisor Jeffries - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; TLMA Planning Hearings
Subject: Comment for General Plan Amendment Initiation Proceedings 7/29

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 Riverside Planning Department,
I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near homes and schools. I not only urge you to oppose these changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items.
As a member of the community I implore you to seek reason in putting a stop to the industrialization of our community. I have grown up in Mead Valley and have seen the negative health impacts of the rapid growth in industrialization. Being a nurse has helped me understand how imperative it is to protect the health of the community and our growing population. I have worked as a nurse within the Perris Union High School District and I found it disheartening that our children felt as if they were a tool to keep industrialization growing by feeling stuck in one place and seeing their beautiful rural community turn into a developer's playground.
Our community does not need to be filled with jobs that require back breaking labor or low wages. We do not need more traffic and increasing declines in our respiratory health. We must keep our community rural.

Thank you for considering my comments before you vote on these changes.

Camacho, Maria

From: Lid Garcia <garcia.lidia001@gmail.com>
Sent: Monday, July 29, 2024 11:22 AM
To: Wheeler, Timothy
Cc: Supervisor Jeffries - 1st District; Supervisor Jeffries - 1st District; Supervisor Jeffries - 1st District; Supervisor Jeffries - 1st District; TLMA Planning Hearings; Supervisor Jeffries - 1st District
Subject: Comment for general plan amendment initiation proceedings 7/29

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 Riverside Planning Department,
I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near homes and schools. I not only urge you to oppose these changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items.
As a lifetime resident of Mead Valley, I am deeply concerned about our air quality due to the influx of warehouses and transport trucks. I, along with many others in the community, have lungs that have been damaged due to a pulmonary embolism. Therefore, the harsh air conditions make me fear for my physical health as well as the health of immunocompromised or sensitive lunged members of the community.
Additionally, the unused land in the area is one of the beautiful things Mead Valley is known for. We are a RURAL area. And we must continue to be rural. I miss seeing the beautiful hills and sunsets on my way home from school. I miss seeing the wildflowers bloom in the empty fields in the spring time. I miss driving around without worrying about how the traffic is going to affect my drive. I also feel it is unfair for the proceedings to be held at such a time, knowing that a majority of mead valley residents are at work during the day. The people of our community deserve the time, access to resources and compassion needed to solve the issue together as one.
Thank you for considering my comments before you vote on these changes.

Lidia Garcia
BA English Literature
Garcia.lidia001@gmail.com

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 11:35 AM
To: Jamie Hall; Clerk of the Board; Camacho, Maria
Cc: Supervisor Jeffries - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5
Subject: RE: Foundation Amendment Initiation Requests for GPA230008, GPA240004, GPA24000, GPA240022, and GPA240027; Riverside County Planning Department - Directors Hearing Agenda Items 3.1, 3.3, 3.4, 3.5, and 3.6

Received. This email/letter will be provided to the GPAC members.

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Jamie Hall <jamie.hall@channellawgroup.com>
Sent: Monday, July 29, 2024 7:27 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>
Cc: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; Office of 2nd District Supervisor <District2@rivco.org>; District3 <District3@Rivco.org>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; District 5 <District5@rivco.org>
Subject: Foundation Amendment Initiation Requests for GPA230008, GPA240004, GPA24000, GPA240022, and GPA240027; Riverside County Planning Department - Directors Hearing Agenda Items 3.1, 3.3, 3.4, 3.5, and 3.6

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

Honorable Supervisors and Mr. Wheeler:

This firm represents the Rural Association of Mead Valley ("RAMV") with regard to the County of Riverside's ("County") processing of Foundation Amendment Initiation Requests for the following five projects: GPA230008, GPA240004, GPA24000, GPA240022, and GPA240027. The County has prepared a "Notice of Public Hearing" for each request that indicates that the General Plan Advisory Committee will hold a meeting on July 29, 2024, at 1:30 pm to consider the request. The attached letter is intended to inform the County that the hearings cannot move forward because the County has not provided the notice required by law nor prepared a legally sufficient environmental clearance document for the requests.

Please confirm receipt.

Regards,

Jamie T. Hall
Channel Law Group, LLP
8383 Wilshire Blvd., Suite 750
Beverly Hills, CA 90211
Main Number: (310) 347-0050
Direct: (310) 982-1760
Fax: (323) 723-3960
Email: jamie.hall@channellawgroup.com
Website: www.channellawgroup.com

****NOTICE****

I receive many e-mails on a daily basis and am unable to respond to all of them despite my best efforts. If you have sent me an e-mail that requires my attention and I have not responded, it may have been overlooked. I ask that you contact my paralegal, Veronica Lebron, at paralegal@channellawgroup.com. She will ensure your e-mail is elevated and a response received. Thank you for your patience and understanding.

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Please consider the environment before printing this email

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 11:37 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: E E_____Ha__ <eestrella25@msn.com>
Sent: Monday, July 29, 2024 10:20 AM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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. Wheeler and Supervisor Jeffries,

I am writing to you to oppose the proposed General Plan Amendments to alter the General Plan Foundation Component in items 3.1-3.7 to be discussed at the July 29 Planning Department Director's Hearing.

Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of this garbage development along the 215 – NO MORE warehouses.

These amendments are piecemealing 1,000 acres of rezoning that will add millions of additional square feet of warehouses to an unincorporated community that is already the most disproportionately burdened in the Inland Empire with warehouse land-uses. It undermines the County's requirement to build 44,000 units of housing in the 6th cycle RHNA and likely violates the California Fair Employment and Housing Act and the federal Fair Housing Act which prohibit

land use practices that have discriminatory effect on members of a protected class. Additionally, it likely violates the Housing Crisis Act of 2019 (SB 330) which requires local governments to designate replacement housing capacity when it rezones or re-designates land to remove residential capacity. Finally, the seven individual amendments cannot be considered piecemeal and should be considered as cumulative, as required under CEQA Section 15355.

Item 3.6 provides insufficient information to understand the relative fractions of land dedicated to land use types, which will include open space, residential, commercial/retail, and industrial/business park. Given its description of 'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Thank you for your time.

Sincerely,

Elisa Estrella-Hahn

92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 11:38 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Andrew Silva <aesilva4@earthlink.net>
Sent: Monday, July 29, 2024 10:33 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries,

I am writing to you to oppose the proposed General Plan Amendments to alter the General Plan Foundation Component in items 3.1-3.7 to be discussed at the July 29 Planning Department Director's Hearing.

Do not make the I-215 Corridor and Mead Valley the new Bloomington, as the poster child for horrible land use decisions that prioritize one industry over a sustainable vision for our region's future, including affordable housing and liveable communities. God ain't making any more land, and to cover what we have left in this region with monolithic, soulless warehouses is a crime against this and future generations.

In 30 years of involvement with local government, I have never seen elected and appointed officials make decisions that have so damaged the future of an entire region. (The Inland Empire is once again being treated -- by its own representatives -- like a Third World country to be exploited for its resources regardless of the impact on its citizens. In this case, the resources are cheap dirt and cheap labor.)

Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of this garbage development along the 215 – no more warehouses.

These amendments are piecemealing 1,000 acres of rezoning that will add millions of additional square feet of warehouses to an unincorporated community that is already the most disproportionately burdened in the Inland Empire with warehouse land-uses.

It undermines the County's requirement to build 44,000 units of housing in the 6th cycle RHNA and likely violates the California Fair Employment and Housing Act and the federal Fair Housing Act which prohibit land use practices that have discriminatory effect on members of a protected class. Additionally, it likely violates the Housing Crisis Act of 2019 (SB 330) which requires local governments to designate replacement housing capacity when it rezones or re-designates land to remove residential capacity. Finally, the seven individual amendments cannot be considered piecemeal and should be considered as cumulative, as required under CEQA Section 15355.

Item 3.6 provides insufficient information to understand the relative fractions of land dedicated to land use types, which will include open space, residential, commercial/retail, and industrial/business park. Given its description of 'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,

Andrew Silva

Riverside (92508, Orangecrest/Mission Grove)

Camacho, Maria

From: Jackie A <jackieaguilera@msn.com>
Sent: Monday, July 29, 2024 11:39 AM
To: twheeler@rclma.org
Cc: Wheeler, Timothy; TLMA Planning Hearings
Subject: Comment for General Plan Amendment Initiation Proceedings 7/29

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Dear Riverside Planning Department,

I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near my home and schools. I not only urge you to oppose these changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items.

I have lived in the area in question for over 20 years and oppose any changes to the General Plan.

Thank you for considering my comment before you vote on these changes.

Jacqueline Aguilera
19725 Tyler Rd
Perris CA 92570

Camacho, Maria

From: Jackie Camarena <jackiecamarena101@gmail.com>
Sent: Monday, July 29, 2024 11:42 AM
To: twheeler@rctlma.org
Cc: Wheeler, Timothy; TLMA Planning Hearings
Subject: Comment for General Plan Amendment Initiation Proceedings 7/29

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 Riverside Planning Department,
I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Community to Community Development and Light Industrial. Rezones would make it substantially easier for logistics buildings to be built near homes and schools. I not only urge you oppose these changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items.
I urge that the committee to instead add parks or recreational areas to our neighborhood that all members of our community can enjoy. Please be considerate of the members of the community who enjoy the rural community the ranching lifestyle that Mead Valley community is made of

Thank you for considering my comments before you vote on these changes.

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 11:47 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Ellen Nguyen <ellen.winn04@gmail.com>
Sent: Monday, July 29, 2024 10:46 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries,

I am writing to you to oppose the proposed General Plan Amendments to alter the General Plan Foundation Component in items 3.1-3.7 to be discussed at the July 29 Planning Department Director's Hearing.

Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of this garbage development along the 215 – no more warehouses.

These amendments are piecemealing 1,000 acres of rezoning that will add millions of additional square feet of warehouses to an unincorporated community that is already the most disproportionately burdened in the Inland Empire with warehouse land-uses. It undermines the County's requirement to build 44,000 units of housing in the 6th cycle RHNA and likely violates the California Fair Employment and Housing Act and the federal Fair Housing Act which prohibit land use practices that have discriminatory effect on members of a protected class. Additionally, it likely violates the Housing Crisis Act of 2019 (SB 330) which requires local governments to designate replacement housing capacity when it rezones or re-designates land to remove residential capacity. Finally, the seven individual amendments cannot be considered piecemeal and should be considered as cumulative, as required under CEQA Section 15355.

Item 3.6 provides insufficient information to understand the relative fractions of land dedicated to land use types, which will include open space, residential, commercial/retail, and industrial/business park. Given its description of

'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Ellen Nguyen
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 11:47 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Silvia Tercero <tercerosilvia@gmail.com>
Sent: Monday, July 29, 2024 10:50 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Item 3.6 provides insufficient information to understand the relative fractions of land dedicated to land use types, which will include open space, residential, commercial/retail, and industrial/business park. Given its description of

'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Silvia Tercero
92571

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 11:48 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Amy Cisneros <amycisneros28@gmail.com>
Sent: Monday, July 29, 2024 11:18 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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. Wheeler and Supervisor Jeffries,

I am writing to you to oppose the proposed General Plan Amendments to alter the General Plan Foundation Component in items 3.1-3.7 to be discussed at the July 29 Planning Department Director's Hearing.

Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of this garbage development along the 215 – no more warehouses.

These amendments are piecemealing 1,000 acres of rezoning that will add millions of additional square feet of warehouses to an unincorporated community that is already the most disproportionately burdened in the Inland Empire with warehouse land-uses. It undermines the County's requirement to build 44,000 units of housing in the 6th cycle RHNA and likely violates the California Fair Employment and Housing Act and the federal Fair Housing Act which prohibit land use practices that have discriminatory effect on members of a protected class. Additionally, it likely violates the Housing Crisis Act of 2019 (SB 330) which requires local governments to designate replacement housing capacity when it rezones or re-designates land to remove residential capacity. Finally, the seven individual amendments cannot be considered piecemeal and should be considered as cumulative, as required under CEQA Section 15355.

Item 3.6 provides insufficient information to understand the relative fractions of land dedicated to land use types, which will include open space, residential, commercial/retail, and industrial/business park. Given its description of

'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Amelia Cisneros
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 11:49 AM
To: Camacho, Maria
Subject: FW: Comment for General Plan Amendment Initiation Process 7/29

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Evelyn Escalante <evelynescalante1682@yahoo.com>
Sent: Monday, July 29, 2024 11:20 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Cc: district1@rivco.gov; district2@rivco.gov; district3@rivco.gov; district4@rivco.gov; district5@rivco.gov; planninghearings@rivco.gov
Subject: Comment for General Plan Amendment Initiation Process 7/29

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 Riverside Planning Department,

I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near homes and schools. I not only urge you to oppose these changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items.

Mead Valley is a unique area. I do not feel the City of Perris would have our best interest or make the fest decisions for the residents and our property. Keep Mead Valley rural. Stop building these trash warehouses. They are adding to the pollution, traffic and raising the taxes to our area. With no benefit to the local residents. This is a money grab by the City of Perris.

Thank you for considering my comments before you vote on these changes.

Yahoo Mail: Search, Organize, Conquer

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 11:51 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Shaan Saigol <shaansaigol@gmail.com>
Sent: Monday, July 29, 2024 11:24 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries,

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Shaan Saigol
Zip: 92508

Camacho, Maria

From: Andrea Aguilera <andrea.aguilera2@yahoo.com>
Sent: Monday, July 29, 2024 11:52 AM
To: twheeler@rctlma.org
Cc: TLMA Planning Hearings
Subject: Rezoning on Mead Valley

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 Riverside Planning Department,

I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near my home and schools. I not only urge you to oppose these changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items.

I have lived in the area in question for over 20 years and oppose any changes to the General Plan.

Thank you for considering my comment before you vote on these changes.

19725 Tyler Rd
Perris CA 92570

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 12:05 PM
To: Camacho, Maria
Subject: FW: Comment for General Plan Amendment Initiation Proceedings 7/29

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Rudy L <rodolfo11286@gmail.com>
Sent: Monday, July 29, 2024 11:46 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Comment for General Plan Amendment Initiation Proceedings 7/29

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 Riverside Planning Department,

I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near homes and schools. I not only urge you to oppose these changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items.

Come up with better projects

Thank you for considering my comments before you vote on these changes.

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 12:05 PM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: Patti Rodriguez <mrsmstrblstr@sbcglobal.net>
Sent: Monday, July 29, 2024 11:55 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries,

I am writing to you to oppose the proposed General Plan Amendments to alter the General Plan Foundation Component in items 3.1-3.7 to be discussed at the July 29 Planning Department Director's Hearing.

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

There is already far too much traffic on Van Buren Blvd. We, the residents were assured that would not happen when the first warehouses went up. It has happened, the traffic is ridiculous! As is the traffic on the side streets when the semis don't travel Van Buren boulevard!

Sincerely,
Pat Page-Rodriguez
92504

Sent from my iPhone

Camacho, Maria

From: Marven Norman <marven.n@ccaej.org>
Sent: Monday, July 29, 2024 12:28 PM
To: TLMA Planning Hearings
Subject: Agenda Items 3.1-7
Attachments: rctlma_directors_hearing_29jul24.pdf

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Hello,

Please find attached a letter from CCAEJ regarding several items on this afternoon's agenda. A response confirming receipt would be appreciated.

Cheers,
Marven E. Norman (he/him/his), Policy Coordinator
Center for Community Action and Environmental Justice
Centro de Acción Comunitaria y Justicia Ambiental
| C: (951) 543-1743 | E: marven.n@ccaej.org | W: https://www.ccaej.org

Camacho, Maria

From: Karina Zepeda <programs@theieiyc.org>
Sent: Monday, July 29, 2024 12:41 PM
To: Wheeler, Timothy
Cc: Supervisor Jeffries - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; TLMA Planning Hearings
Subject: Comment for General Plan Amendment Initiation Proceedings 7/29

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.

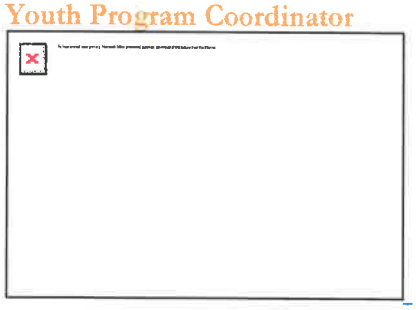
Dear Riverside Planning Department,

I am writing as a concerned Perris resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near homes and schools. I not only urge you to oppose these changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items.

I've lived in Perris for the past 18 years and it is incredibly sad to see how the changes you are approving have affected communities. I urge you to think about the thousands of Perris & Med Valley resident's safety and livelihood before you make a decision.

Thank you for considering my comments before you vote on these changes.

--
In community,
Karina Zepeda Zamorano
Youth Program Coordinator



General: (951)800-3006
DONATE TODAY
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Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 12:43 PM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: Karen Bartell <kjbartell@sbcglobal.net>
Sent: Monday, July 29, 2024 12:40 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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. Wheeler and Supervisor Jeffries,

I am writing to you to oppose the proposed General Plan Amendments to alter the General Plan Foundation Component in items 3.1-3.7 to be discussed at the July 29 Planning Department Director's Hearing.

Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of this garbage development along the 215 – no more warehouses.

These amendments are piecemealing 1,000 acres of rezoning that will add millions of additional square feet of warehouses to an unincorporated community that is already the most disproportionately burdened in the Inland Empire with warehouse land-uses. It undermines the County's requirement to build 44,000 units of housing in the 6th cycle RHNA and likely violates the California Fair Employment and Housing Act and the federal Fair Housing Act which prohibit land use practices that have discriminatory effect on members of a protected class. Additionally, it likely violates the Housing Crisis Act of 2019 (SB 330) which requires local governments to designate replacement housing capacity when it rezones or re-designates land to remove residential capacity. Finally, the seven individual amendments cannot be considered piecemeal and should be considered as cumulative, as required under CEQA Section 15355.

Item 3.6 provides insufficient information to understand the relative fractions of land dedicated to land use types, which will include open space, residential, commercial/retail, and industrial/business park. Given its description of

'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Karen Bartell
92508

Sent from my iPhone

Camacho, Maria

From: Jimena Lopez <jimena.lop1219@gmail.com>
Sent: Monday, July 29, 2024 1:07 PM
To: Wheeler, Timothy
Cc: Supervisor Jeffries - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; TLMA Planning Hearings
Subject: Comment for General Plan Amendment Initiation Proceedings 7/29

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 Riverside Planning Department,
I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near homes and schools. I not only urge you to oppose these changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items.

The industrialization of Mead Valley has made the roads become traffic heavy. There's a noticable difference of living in Mead Valley 10 years ago compared to now. Warehouse will destroy the essence of Mead Valley. Keep this area rural and stop making our oxygen worse. The view of Mead Valley has become more depressing and many of the residents miss our empty fields.

Thank you for considering my comments before you vote on these changes.

Camacho, Maria

From: Michelle Rodriguez <duhmichelly@gmail.com>
Sent: Monday, July 29, 2024 1:07 PM
To: Wheeler, Timothy; Supervisor Jeffries - 1st District
Cc: Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; TLMA Planning Hearings
Subject: Public Comment for Agenda Items 3.1-3.6

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. Wheeler and Supervisor Jeffries,

I am writing to you concerning the proposed General Plan Amendments in items 3.1-3.7 today at the Planning Department Director's Hearing.
I am deeply concerned that these radical changes are being proposed without adequate notification. Most of us work and need time to request time off from work to show up to these crucial meetings and voice our concerns.

I ask for a continuance of agenda items 3.1 to 3.7. Our community has expressed opposition to the warehouse sprawl but with such a short notice it seems nefarious to move forward.

Our community is predominantly Latino and many of our members don't speak English. We need these important meetings to be advertised with time, in English and Spanish, in our community. We are members of a protected class and warehouses in our community will poorly impact our health.

Please reject or table these agenda items proposing to change the foundational plan.

Best Regards,

Michelle Buenrostro
20395 Myron St.
Perris, CA 92570

Camacho, Maria

From: Mateo Mendez <mateomm130@gmail.com>
Sent: Monday, July 29, 2024 1:41 PM
To: TLMA Planning Hearings
Subject: IMPORTANT

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 Riverside Planning Department, I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near my home and schools. I not only urge you to oppose these changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items. I have lived in the area in question for over 20 years and oppose any changes to the General Plan. Thank you for considering my comment before you vote on these changes. 19725 Tyler Rd Perris CA 92570

Camacho, Maria

From: Eduardo Aguilera <eduardoaguilera2002@yahoo.com>
Sent: Monday, July 29, 2024 3:36 PM
To: Wheeler, Timothy; TLMA Planning Hearings
Subject: rezoning

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 Riverside Planning Department,

I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near my home and schools. I not only urge you to oppose these changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items.

I have lived in the area in question for over 20 years and oppose any changes to the General Plan.

Thank you for considering my comment before you vote on these changes.

19725 Tyler Rd
Perris CA 92570

Camacho, Maria

From: Wheeler, Timothy
Sent: Tuesday, July 30, 2024 7:44 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: Denette Lemons <lemonsdenette@gmail.com>
Sent: Monday, July 29, 2024 2:09 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries,

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These amendments are piecemealing 1,000 acres of rezoning that will add millions of additional square feet of warehouses to an unincorporated community that is already the most disproportionately burdened in the Inland Empire with warehouse land-uses. It undermines the County's requirement to build 44,000 units of housing in the 6th cycle RHNA and likely violates the California Fair Employment and Housing Act and the federal Fair Housing Act which prohibit land use practices that have discriminatory effect on members of a protected class. Additionally, it likely violates the Housing Crisis Act of 2019 (SB 330) which requires local governments to designate replacement housing capacity when it rezones or re-designates land to remove residential capacity. Finally, the seven individual amendments cannot be considered piecemeal and should be considered as cumulative, as required under CEQA Section 15355.

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Denette Lemons
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Tuesday, July 30, 2024 7:44 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Josie Sosa <josie.sosa@gmail.com>
Sent: Monday, July 29, 2024 2:14 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,

Josie Sosa
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Tuesday, July 30, 2024 7:45 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: Colleen Radulski <colleenradulski@gmail.com>
Sent: Monday, July 29, 2024 3:21 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries,

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Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
<Colleen Radulski >
<92508>

Sent from my iPhone

Camacho, Maria

From: Wheeler, Timothy
Sent: Tuesday, July 30, 2024 7:46 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Mike Lien <mikelien@gmail.com>
Sent: Monday, July 29, 2024 3:59 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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. Wheeler and Supervisor Jeffries,

I am writing to you to oppose the proposed General Plan Amendments to alter the General Plan Foundation Component in items 3.1-3.7 to be discussed at the July 29 Planning Department Director's Hearing.

Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of this garbage development along the 215 – no more warehouses.

These amendments are piecemealing 1,000 acres of rezoning that will add millions of additional square feet of warehouses to an unincorporated community that is already the most disproportionately burdened in the Inland Empire with warehouse land-uses. It undermines the County's requirement to build 44,000 units of housing in the 6th cycle RHNA and likely violates the California Fair Employment and Housing Act and the federal Fair Housing Act which prohibit land use practices that have discriminatory effect on members of a protected class. Additionally, it likely violates the Housing Crisis Act of 2019 (SB 330) which requires local governments to designate replacement housing capacity when it rezones or re-designates land to remove residential capacity. Finally, the seven individual amendments cannot be considered piecemeal and should be considered as cumulative, as required under CEQA Section 15355.

Item 3.6 provides insufficient information to understand the relative fractions of land dedicated to land use types, which will include open space, residential, commercial/retail, and industrial/business park. Given its description of

'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Mike Lien
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Tuesday, July 30, 2024 7:46 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: Clinton Clark <clintonc27bel@gmail.com>
Sent: Monday, July 29, 2024 4:54 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,Clinton Clark
<Zip code>92508

Sent from my iPhone

Camacho, Maria

From: Wheeler, Timothy
Sent: Tuesday, July 30, 2024 7:47 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Trish Welbourne <twelbournewhite@gmail.com>
Sent: Monday, July 29, 2024 7:02 PM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries
Im a concerned citizen that votes so please reconsider your stance on this subject

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Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Patricia welbourne
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Tuesday, July 30, 2024 7:48 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Cindy <clchiek@gmail.com>
Sent: Monday, July 29, 2024 7:54 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Cindy Chiek
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Tuesday, July 30, 2024 7:48 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: rjpeters13 <rjpeters13@yahoo.com>
Sent: Monday, July 29, 2024 8:31 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Ronald Peters
92508

Sent from my Galaxy

44 x 2 = 88

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

Hearing Date: July 29, 2025

To: Clerk of the Board of Supervisors

From: Transportation and Land Management Agency / Planning Department

MinuteTraq #: 28405

Project Description:

TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240005 (GPA240005) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240005 to change the General Plan Foundation Component of twenty three (23) parcels from Rural Community: Very Low Density Residential (RC: VLDR) and Community Development: Commercial Retail (CD: CR) to Community Development: Light Industrial (CD: LI) and Open Space: Recreation (OS: R), to allow for submittal of an application for an implementing project consisting of an industrial development and park area. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240005 is initiated by the Board of Supervisors. – First Supervisorial District – North Perris Area – Mead Valley Area Plan – Applicant: Industrial VI Enterprises, LLC c/o John Grace – Engineer / Representative: EPD Solutions, c/o Selena Kelaher – Existing Zoning: A-1 (Light Agriculture) and R-R (Rural Residential) – Existing Land Use: Very Low Density Residential (RC: VLDR) and Commercial Retail (CD: CR) – Location: north of Rider St., east of Anderson Rd., south of Cajalco Rd., and west of Seaton Ave. – APN(s): 317-080-003 thru 008, 013, 014, 019 thru 023, 027 thru 029, and 317-090-002 thru 008 – 65.15 Gross Acres – Planning Contact: Russell Brady at rbrady@rivco.org or 951-955-3025 – District 1. [Applicant Fees 100%]

The Directors Hearing for the General Plan Advisory Committee was held on 7/29/2024 with two (2) members in support, two (2) opposing, and one (1) not in attendance. The Planning Commission hearing was held on 11/6/2024 with three (3) commissioners in support, one (1) support/neutral, and one (1) not in attendance.

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

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

2025 JUL 14 PM 1:07

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

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

"Planning Our Future… Preserving Our Past"

AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA N.° 240005 AL PLAN GENERAL DEL COMPONENTE DE CIMIENTOS EN EL PRIMER DISTRITO DE SUPERVISIÓN

POR EL PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de la Junta del primer piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el martes 29 de julio de 2025 a las 10:00 a. m.** o tan pronto como sea posible después, para considerar la recomendación de la Comisión de Planificación de aprobar la **Iniciación de la Enmienda No. 240005 al Plan General del Componente de Cimentación**. El solicitante solicita que el Condado de Riverside considere si recomienda la iniciación de GPA240005 para cambiar el Componente de Cimentación del Plan General de veintitrés (23) parcelas de Comunidad Rural: Residencial de Muy Baja Densidad (RC: VLDR) y Desarrollo Comunitario: Minorista Comercial (CD: CR) a Desarrollo Comunitario: Industrial Ligero (CD: LI) y Espacio Abierto: Recreación (OS: R), para permitir la presentación de una solicitud para un proyecto de implementación que consiste en un área de desarrollo industrial y parque. Se requerirán solicitudes de desarrollo adicionales y una revisión por parte del Condado para confirmar que el proyecto general cumple con las normas, políticas, conclusiones y demás requisitos aplicables si la Junta de Supervisores inicia el proyecto GPA240005. La Enmienda al Plan General se encuentra en los APN: 317-080-003 a 008, 013, 014, 019 a 023, 027 a 029 y 317-090-002 a 008. Este proyecto propuesto está ubicado: al norte de la calle Rider, al este de la calle Anderson, al sur de la calle Cajalco y al oeste de la avenida Seaton en el Primer Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** la posibilidad de recomendar la iniciación de la Enmienda al Plan General n.° GPA240005 y, de ser recomendado, **ADOPTE** una orden que inicie la Enmienda al Plan General n.° GPA240005 y exija al solicitante que presente un proyecto al Condado en un plazo de 6 meses. **Esta acción no constituye un proyecto conforme a la CEQA (§21065) ni cumple con los requisitos de la §15061(b)(3), por lo que no se requiere ninguna revisión adicional de la CEQA**.

Los documentos de la reunión del proyecto propuesto pueden consultarse en línea en: https://rivcocob.org/2025-agendas-and-proceedings o https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle, cuando estén disponibles.

PARA MÁS INFORMACIÓN SOBRE ESTE PROYECTO, COMUNÍQUESE CON RUSSELL BRADY, PLANIFICADOR DEL PROYECTO, AL (951) 955-3025 O ENVÍE UN CORREO ELECTRÓNICO A RBRADY@RIVCO.ORG.

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

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

Formatos alternativos disponibles previa 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, 1.er piso, apartado postal 1147, Riverside, CA 92502-1147 o envíe un correo electrónico a cob@rivco.org.

Fecha: 15 de julio de 2025

Kimberly A. Rector, secretaria de la Junta
Por: Naomy Sicra, asistente de secretaria de la Junta

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240005 IN THE FIRST SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 29, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Initiation of Foundation Component General Plan Amendment No. 240005.** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240005 to change the General Plan Foundation Component of twenty three (23) parcels from Rural Community: Very Low Density Residential (RC: VLDR) and Community Development: Commercial Retail (CD: CR) to Community Development: Light Industrial (CD: LI) and Open Space: Recreation (OS: R), to allow for submittal of an application for an implementing project consisting of an industrial development and park area. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240005 is initiated by the Board of Supervisors. The General Plan Amendment is located on APNs: 317-080-003 thru 008, 013, 014, 019 thru 023, 027 thru 029, and 317-090-002 thru 008. This proposed project is located: North of Rider St., East of Anderson Rd., South of Cajalco Rd., and West of Seaton Ave. in the First Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240005 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240005 and requiring the applicant to submit to the County a project within 6 months. **This action is not a project under CEQA (§21065), or otherwise meets the requirements of (§15061(b)(3)), and no further CEQA review is required.**

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

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, PROJECT PLANNER, AT (951) 955-3025 OR EMAIL RBRADY@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.

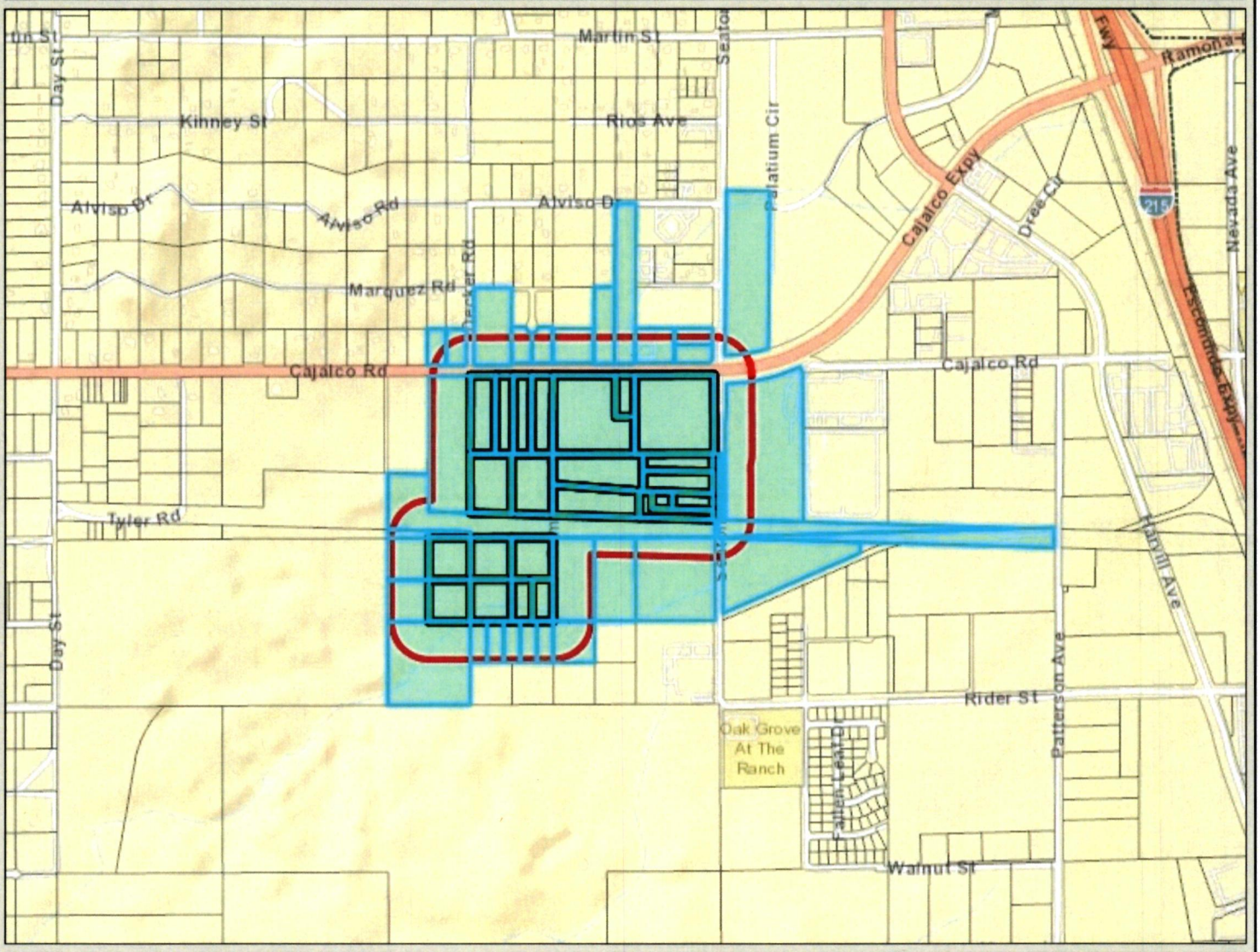
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org.

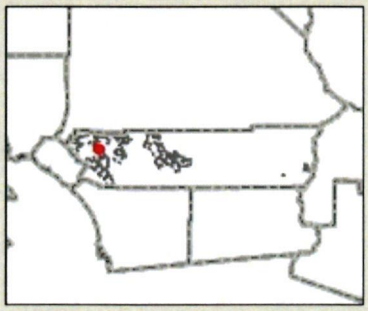
Dated: July 15, 2025

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

Riverside County GIS Mailing Labels

FC-GPA240005





Legend

- County Boundary
- Cities
- Parcels
- World_Street_Map

Notes

300 ft

0 1,505 3,009 Feet

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

REPORT PRINTED ON... 7/14/2025 10:59:02 AM

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Dated: July 15, 2025

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

REMOVE SIDE EDGES FIRST
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION

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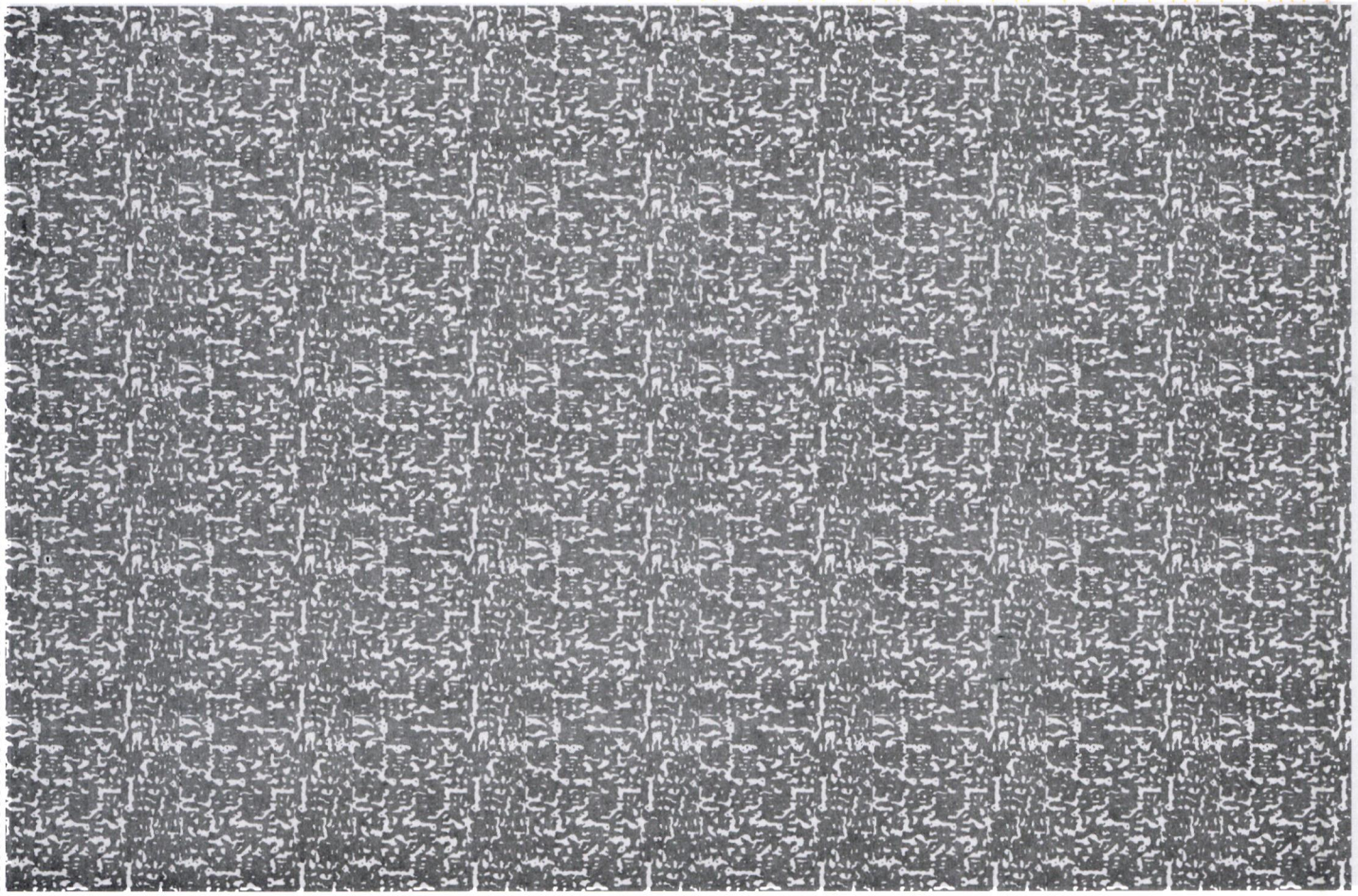

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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA N.° 240005 AL PLAN GENERAL DEL COMPONENTE DE CIMIENTOS EN EL PRIMER DISTRITO DE SUPERVISIÓN

POR EL PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de la Junta del primer piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el martes 29 de julio de 2025 a las 10:00 a. m.** o tan pronto como sea posible después, para considerar la recomendación de la Comisión de Planificación de aprobar la **Iniciación de la Enmienda No. 240005 al Plan General del Componente de Cimentación**. El solicitante solicita que el Condado de Riverside considere si recomienda la iniciación de GPA240005 para cambiar el Componente de Cimentación del Plan General de veintitrés (23) parcelas de Comunidad Rural: Residencial de Muy Baja Densidad (RC: VLDR) y Desarrollo Comunitario: Minorista Comercial (CD: CR) a Desarrollo Comunitario: Industrial Ligero (CD: LI) y Espacio Abierto: Recreación (OS: R), para permitir la presentación de una solicitud para un proyecto de implementación que consiste en un área de desarrollo industrial y parque. Se requerirán solicitudes de desarrollo adicionales y una revisión por parte del Condado para confirmar que el proyecto general cumple con las normas, políticas, conclusiones y demás requisitos aplicables si la Junta de Supervisores inicia el proyecto GPA240005. La Enmienda al Plan General se encuentra en los APN: 317-080-003 a 008, 013, 014, 019 a 023, 027 a 029 y 317-090-002 a 008. Este proyecto propuesto está ubicado: al norte de la calle Rider, al este de la calle Anderson, al sur de la calle Cajalco y al oeste de la avenida Seaton en el Primer Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** la posibilidad de recomendar la iniciación de la Enmienda al Plan General n.° GPA240005 y, de ser recomendado, **ADOPTE** una orden que inicie la Enmienda al Plan General n.° GPA240005 y exija al solicitante que presente un proyecto al Condado en un plazo de 6 meses. **Esta acción no constituye un proyecto conforme a la CEQA (§21065) ni cumple con los requisitos de la §15061(b)(3), por lo que no se requiere ninguna revisión adicional de la CEQA**.

Los documentos de la reunión del proyecto propuesto pueden consultarse en línea en: https://rivcocob.org/2025-agendas-and-proceedings o https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle, cuando estén disponibles.

PARA MÁS INFORMACIÓN SOBRE ESTE PROYECTO, COMUNÍQUESE CON RUSSELL BRADY, PLANIFICADOR DEL PROYECTO, AL (951) 955-3025 O ENVÍE UN CORREO ELECTRÓNICO A RBRADY@RIVCO.ORG.

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

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

Formatos alternativos disponibles previa 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, 1.er piso, apartado postal 1147, Riverside, CA 92502-1147 o envíe un correo electrónico a cob@rivco.org.

Fecha: 15 de julio de 2025

Kimberly A. Rector, secretaria de la Junta
Por: Naomy Sicra, asistente de secretaria de la Junta

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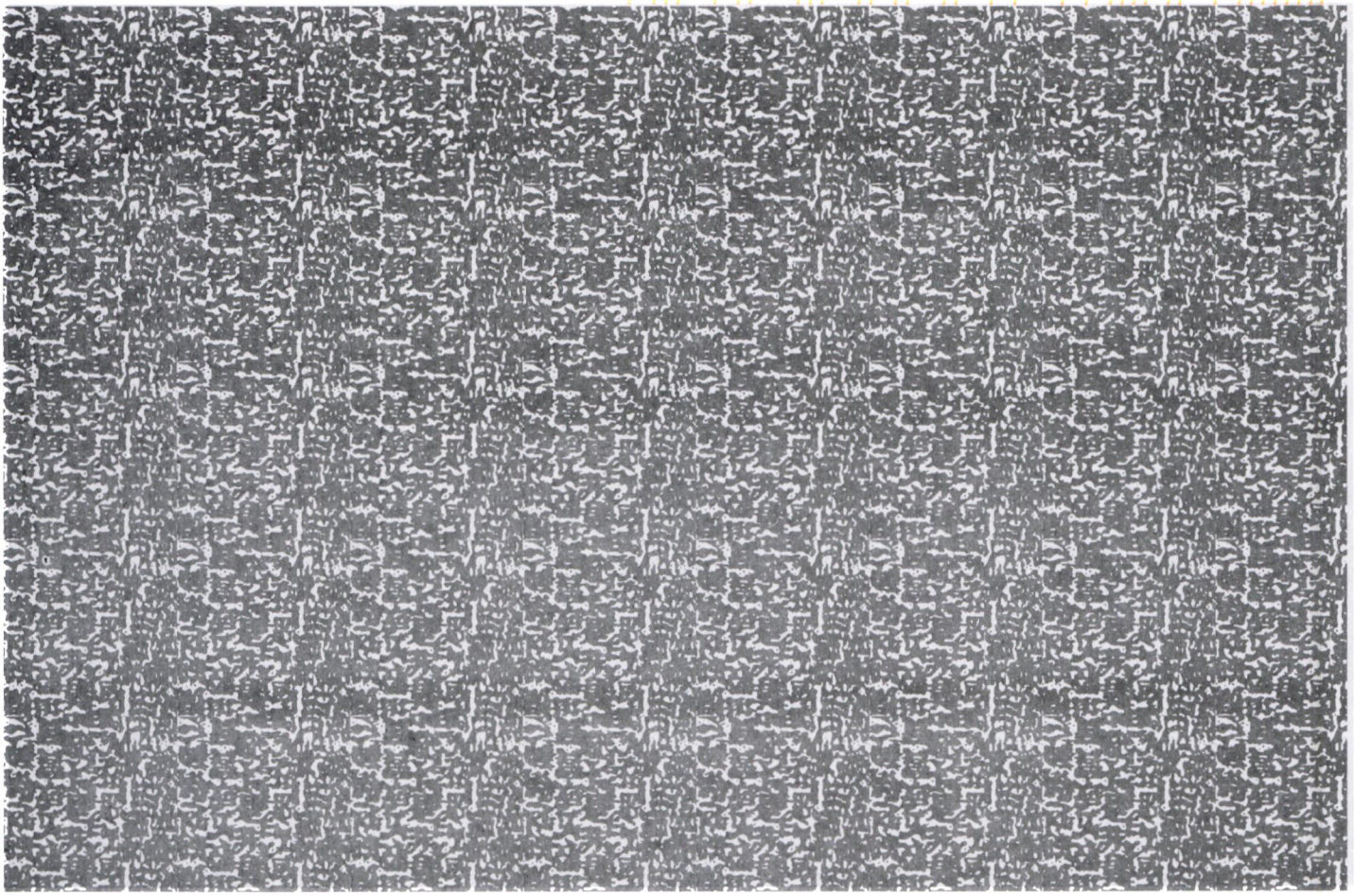

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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240005 IN THE FIRST SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 29, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Initiation of Foundation Component General Plan Amendment No. 240005.** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240005 to change the General Plan Foundation Component of twenty three (23) parcels from Rural Community: Very Low Density Residential (RC: VLDR) and Community Development: Commercial Retail (CD: CR) to Community Development: Light Industrial (CD: LI) and Open Space: Recreation (OS: R), to allow for submittal of an application for an implementing project consisting of an industrial development and park area. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240005 is initiated by the Board of Supervisors. The General Plan Amendment is located on APNs: 317-080-003 thru 008, 013, 014, 019 thru 023, 027 thru 029, and 317-090-002 thru 008. This proposed project is located: North of Rider St., East of Anderson Rd., South of Cajalco Rd., and West of Seaton Ave. in the First Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240005 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240005 and requiring the applicant to submit to the County a project within 6 months. **This action is not a project under CEQA (§21065), or otherwise meets the requirements of (§15061(b)(3)), and no further CEQA review is required.**

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

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, PROJECT PLANNER, AT (951) 955-3025 OR EMAIL RBRADY@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: July 15, 2025

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

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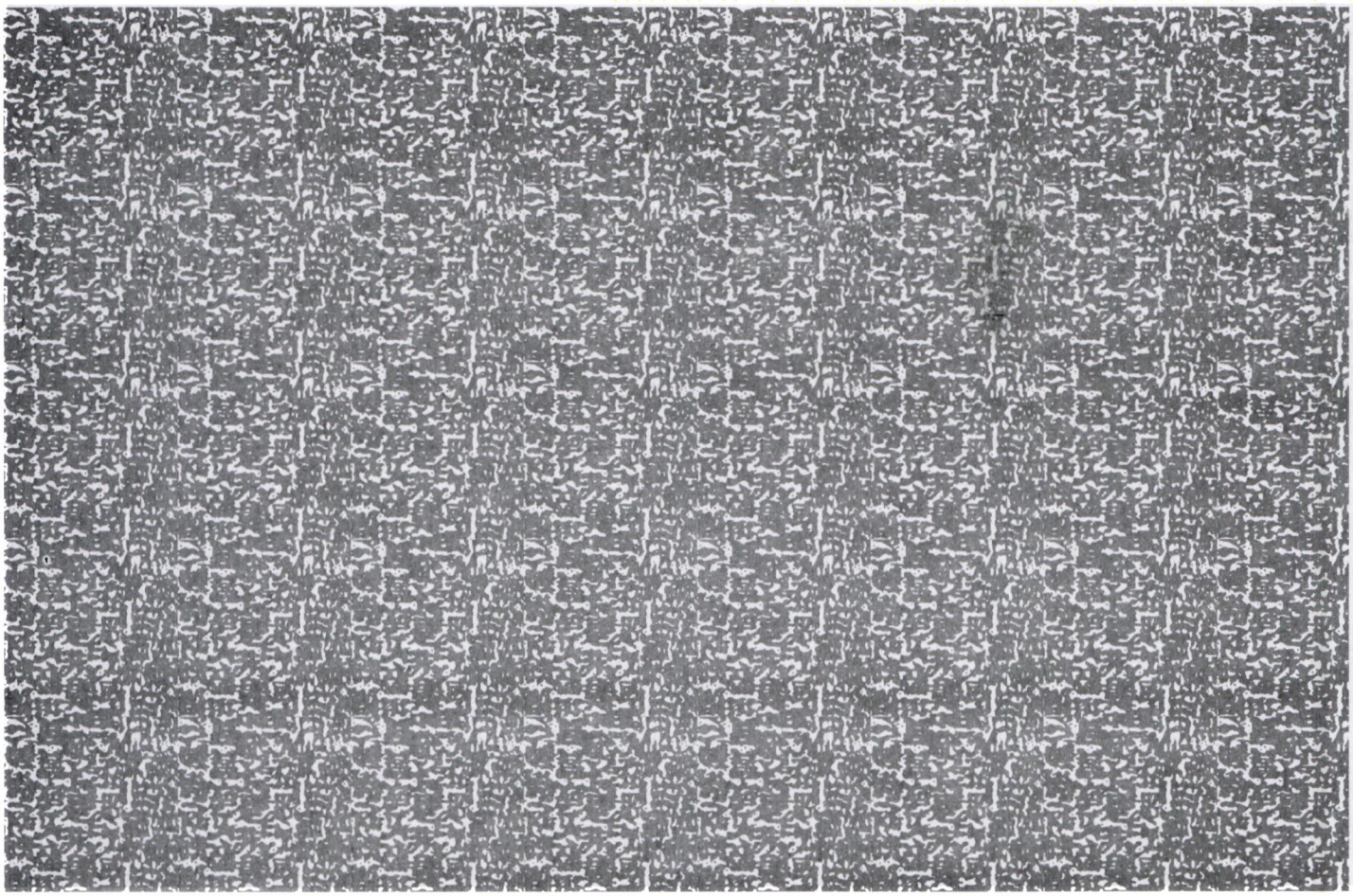

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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA N.° 240005 AL PLAN GENERAL DEL COMPONENTE DE CIMIENTOS EN EL PRIMER DISTRITO DE SUPERVISIÓN

POR EL PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de la Junta del primer piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el martes 29 de julio de 2025 a las 10:00 a. m.** o tan pronto como sea posible después, para considerar la recomendación de la Comisión de Planificación de aprobar la **Iniciación de la Enmienda No. 240005 al Plan General del Componente de Cimentación**. El solicitante solicita que el Condado de Riverside considere si recomienda la iniciación de GPA240005 para cambiar el Componente de Cimentación del Plan General de veintitrés (23) parcelas de Comunidad Rural: Residencial de Muy Baja Densidad (RC: VLDR) y Desarrollo Comunitario: Minorista Comercial (CD: CR) a Desarrollo Comunitario: Industrial Ligero (CD: LI) y Espacio Abierto: Recreación (OS: R), para permitir la presentación de una solicitud para un proyecto de implementación que consiste en un área de desarrollo industrial y parque. Se requerirán solicitudes de desarrollo adicionales y una revisión por parte del Condado para confirmar que el proyecto general cumple con las normas, políticas, conclusiones y demás requisitos aplicables si la Junta de Supervisores inicia el proyecto GPA240005. La Enmienda al Plan General se encuentra en los APN: 317-080-003 a 008, 013, 014, 019 a 023, 027 a 029 y 317-090-002 a 008. Este proyecto propuesto está ubicado: al norte de la calle Rider, al este de la calle Anderson, al sur de la calle Cajalco y al oeste de la avenida Seaton en el Primer Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** la posibilidad de recomendar la iniciación de la Enmienda al Plan General n.° GPA240005 y, de ser recomendado, **ADOPTE** una orden que inicie la Enmienda al Plan General n.° GPA240005 y exija al solicitante que presente un proyecto al Condado en un plazo de 6 meses. **Esta acción no constituye un proyecto conforme a la CEQA (§21065) ni cumple con los requisitos de la §15061(b)(3), por lo que no se requiere ninguna revisión adicional de la CEQA**.

Los documentos de la reunión del proyecto propuesto pueden consultarse en línea en: https://rivcocob.org/2025-agendas-and-proceedings o https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle, cuando estén disponibles.

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Fecha: 15 de julio de 2025

Kimberly A. Rector, secretaria de la Junta
Por: Naomy Sicra, asistente de secretaria de la Junta

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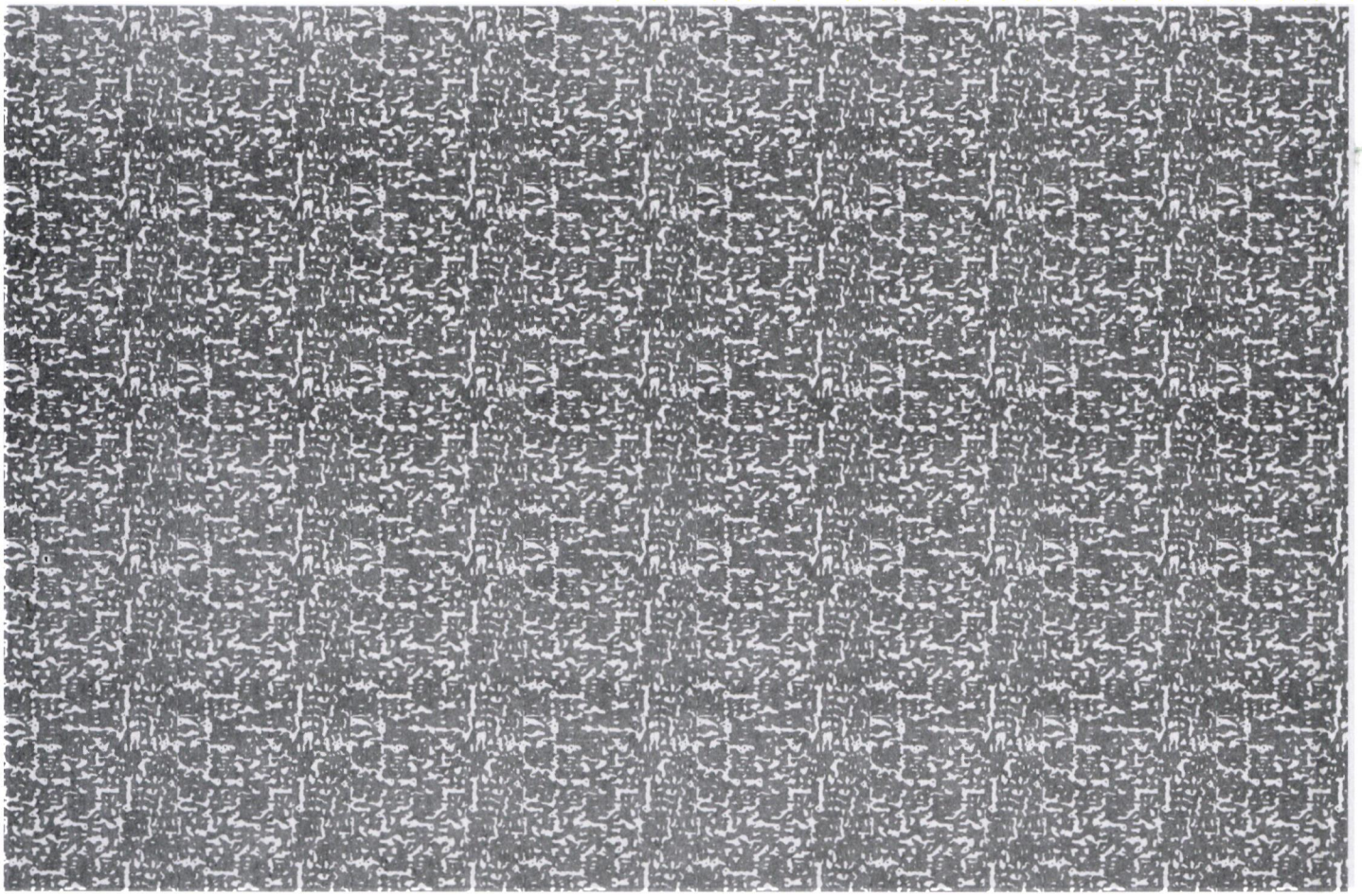

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Flores, Kate

From:	Mindy Jian <mjian@smwlaw.com>
Sent:	Tuesday, July 29, 2025 8:40 AM
To:	Clerk of the Board
Cc:	George Hague; Debbie Walsh; Edward T. Schexnayder
Subject:	Letter to Board of Supervisors (July 29, 2025 meeting) re Agenda Item 22.4
Attachments:	SMW Letter to BOS (Item 22.4 - GPA 240005).pdf

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Hello,

Please find attached a letter from this office for submission to the Board of Supervisors regarding Item 22.4 (GPA 240005) on the July 29, 2025 meeting agenda. Please let me know if you have any difficulty accessing the document.

Best,
Mindy

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

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T: (415) 552-7272 F: (415) 552-5816
www.smwlaw.com

MINDY K. JIAN
Attorney
mjian@smwlaw.com

July 29, 2025

Via Electronic Mail Only

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

Re: Initiation of Foundation Component General Plan Amendment No. 240005 (Item 22.4)

Dear Chair Perez and Members of the Board of Supervisors:

This firm represents the Sierra Club and Rural Association of Mead Valley regarding proposed General Plan Amendment ("GPA") 240005. We write to highlight serious concerns about this GPA, which asks the County to change the zoning for over 65 acres of rural land, and demolish 26 single-family homes in the process, to allow for an expansive and disruptive industrial warehouse complex.

GPA 240005 violates the County's Amendment Process and Board Policy.

The County previously published a draft environmental impact report that covered both GPA 240005 and the associated commerce center project. *See* Draft Environmental Impact Report for Cajalco Commerce Center, SCH No. 2023060799 ("Draft EIR"). However, the application materials make no reference to this previously published draft EIR and provide minimal information about the project even though additional details are available. In fact, the public review period for this Draft EIR expired on September 3, 2024, months before the Planning Commission considered initiation of GPA 240005 on November 6, 2024, yet the applicant materials only vaguely describe the project as a "future industrial use" and "fully improved community park," without any mention of the Draft EIR. *See* Staff Report, Ex. H at PDF p. 12. Thus, affected and interested residents likely have had no effective notice of the full development scope under GPA 240005, even though this information could have been included. The scarce information available

in the staff report and agenda packet suggests that further project details will be developed in the future when, in fact, the planning for this project is already much further along. *See* Staff Report at 4 ("The project *will* require final approval . . . and environmental review") (emphasis added). This undermines the County's two-phase process for Foundation Component amendments, which contemplates environmental review as part of the second phase, only after the Board has decided to initiate the amendment process. *See* Ordinance 348, Section 2.5.

Additionally, a member of a County advisory group may have violated the Board's Policy by recommending initiation of GPA 240005 and withholding information about his personal interest in the amendment. The Board's Policy requires that when an "advisory group member who has a financial, economic or direct personal interest in a governmental decision before [the board]," that member must "(1) [p]ublicly identify the financial, economic or direct personal interest that gives rise to the conflict . . . ; and, (2) [r]ecuse themselves from discussing, voting and officiating on the matter; and, (3) [l]eave the room until after the discussion, vote, and any other disposition of the matter is concluded." This applies to decisions by advisory groups to the Board. County of Riverside California, Board of Supervisors Policy, p. 9.

A member of the Mead Valley Municipal Advisory Council ("MAC") may have violated the Board Policy by failing to disclose a significant financial interest in the initiation of GPA 240005 and the approval of the associated commerce center while speaking in favor of both projects in his role as a MAC member.[1] If true, this conflict of interest has improperly interfered with the County's decisionmaking process. The personal interest of that member should have been disclosed to the public at every stage of the GPA process.

In light of these procedural flaws, which have impeded public participation and been plagued by blatant conflicts of interest, the County should decline to initiate proceedings on GPA 240005.

<u>The County cannot make the required findings to justify approval of the GPAs.</u>

Under Section 2.5 of Ordinance 348, the Board of Supervisors cannot approve an amendment unless it finds that (1) new conditions or circumstances disclosed during the

[1] Rebecca Pelvin, '*Where does it stop?' Warehouse advance in Riverside County threatens rural lifestyle*, L.A. Times, Oct. 16, 2024 at https://www.latimes.com/california/story/2024-10-16/warehouse-advance-in-riverside-county-threatens-rural-lifestyle (last accessed Jul. 28, 2025).

review process justify the modification, (2) the modification does not conflict with the Riverside County Vision, and (3) the modification would not create an internal inconsistency among General Plan elements. *See* Ordinance 348, section 2.5. Here, the County cannot make such findings for GPA 240005.

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

In fact, there is no need to expand industrial land uses any further into agricultural communities beyond the current I-215 and Highway 74 corridors. Harvill Avenue, located within this industrial corridor, currently contains at least six empty warehouses, indicating that the existing zoning sufficiently accommodates the County's needs for warehousing and shipping sites. Furthermore, significantly fewer goods have been passing through California, with some reports measuring a 44% drop in docked ships at the Ports of Los Angeles and Long Beach.[2] Therefore, fewer goods are the coming into Mead Valley, which will only continue to increase the number of vacant warehouses within the industrial corridor. In short, the existing warehouse capacity can more than

[2] Mekahlo Medina and Helen Jong, *Ports of LA, Long Beach already seeing 44% drop in docked vessels*, NBC L.A., May 7, 2025 at https://www.nbclosangeles.com/news/local/ports-of-los-angeles-long-beach-44-percent-drop-in-docked-vessels/3694112/ (last accessed Jun. 9, 2025); Caroline Petrow-Cohen, *Jobs at the Port of Los Angeles are down by half, executive director says*, L.A. Times, Jun. 7, 2025 at https://www.latimes.com/business/story/2025-06-07/port-of-los-angeles-job-orders-down-by-half?_gl=1*18jzd9w*_gcl_au*MTU5MjQzMjIzNC4xNzQ5MjUxODMy (last accessed Jun. 9, 2025).

accommodate industrial activity in the area. And, if ultimately constructed, the proposed warehouse project may very well also sit vacant.

Second, GPA 240005 conflicts with the Riverside County Vision. The Vision establishes equity, balance, and a diversified job base as important County values. *See* General Plan for the County of Riverside, Ch. 2, pp. V-4-V-6. However, the proposed project would require demolition of 26 single-family homes and an existing commercial structure to construct yet another industrial warehouse. *See* Draft EIR at 3-10. And the project site is surrounded by single-family residential homes, local businesses, and a Buddhist temple. *Id.* at 2-1, 3-2. Contrary to what the application says, these parcels are not "vacant" or "underutilized." *See* Staff Report, Ex. F at 5. GPA 240005 would conflict with the Vision's core values of balance and diversity by converting these 65+ acres of rural land to industrial development.[3] It would destroy these residences and businesses to pave way for an industrial warehouse with a 1,003,510 sq. ft. (44.74 acre) footprint, 76 loading dock doors, and the capacity to park 366 vehicles. Draft EIR at S-3, 3-7. The addition of yet another warehouse complex, particularly one of this size, would not diversify financial or employment opportunities in this area.

Finally, GPA 240005 is inconsistent with other General Plan policies. Policy LU 2.1 requires that growth is concentrated "near or within existing urban and suburban areas to maintain the rural and open space character of Riverside County to the greatest extent possible." *Id.*, Ch. 3, p. LU-18. And policy HC 4.1 reiterates the importance of "preserving rural open space areas, and scenic resources" and "preserving the economic value of agricultural and open space lands." *Id.*, Ch. 10, p. HC-5. But the proposed changes would encourage industrial and urban development away from existing transportation corridors and convert significant rural and agricultural spaces into industrial uses.

Policy HC 4.1 also requires "preventing inappropriate development in" environmentally sensitive areas or areas subject to severe natural hazards. *Id.* However, should GPA 240005 move forward, the changes will almost certainly cause significant environmental impacts. The Draft EIR concludes that the project will have significant and unavoidable air quality impacts and cause significant greenhouse gas emissions and noise pollution (e.g. noise and pollution from diesel trucks, traffic congestion, public health impacts). *Id.* at 4.3-68, 4.3-69, 4.8-35, 4.13-58, 4.13-59. Thus, the extensive development permitted by GPA 240005 would undoubtedly intensify these environmental impacts for the surrounding communities as well as in and around

[3] The footprint of GPA 240005 has increased by over six acres since the Planning Commission considered it in November of last year.

environmental justice communities which already bear disproportionate pollution burdens.

Furthermore, the Draft EIR concludes that the proposed development will have significant impacts on biological, cultural, and historical resources. Draft EIR at 4.4-39, 4.4-41, 4.5-27, 4.19-8. Additionally, burrowing owls have been sighted in and around the project area.[4] Last fall, the California Fish and Game Commission voted unanimously to designate burrowing owls as a candidate for listing under the California Endangered Species Act.[5] The Fish and Game Commission took this step due to dramatic declines in burrowing owl populations caused by sprawl development. Thus, development in this area should be restricted to preserve habitat for this imperiled species. Allowing industrial development over and near substantial stretches of burrowing owl habitat would be contrary to clear state and local policies meant to avoid such environmental impacts and protect the owls.

The County has not notified all affected residents or interested parties.

The County has not provided effective notice to the affected communities. Although the staff report indicates that the County has mailed notices to *owners* of property within 300 ft. of the project site, it is not clear whether all *residents* living within and around the project site have been notified. Additionally, interested community members who previously submitted comments in opposition to GPA 240005, such as Rural Association of Mead Valley and Sierra Club, have not received notice of the Board's consideration of this project even though they specifically requested that the County provide such notice.

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[4] Rebecca Pelvin, '*Where does it stop?' Warehouse advance in Riverside County threatens rural lifestyle*, L.A. Times, Oct. 16, 2024 at https://www.latimes.com/california/story/2024-10-16/warehouse-advance-in-riverside-county-threatens-rural-lifestyle (last accessed Jul. 28, 2025).

[5] *See California Burrowing Owls One Step Closer to Permanent State Protections*, Center for Biological Diversity, Oct. 10, 2024 athttps://biologicaldiversity.org/w/news/press-releases/california-burrowing-owls-one-step-closer-to-state-protections-2024-10-10/ (last accessed Oct. 22, 2024); Lila Seidman, *'Goofy' owls that nest underground become candidate for endangered status*, L.A. Times, Oct. 14, 2024 at https://www.latimes.com/environment/story/2024-10-14/burrowing-owls-get-protections-considered-for-endangered-status (last accessed Oct. 22, 2024); Steve Scauzillo, *Rare burrowing owl named as candidate for California's endangered species list*, East Bay Times, Oct. 16, 2024 at https://www.eastbaytimes.com/2024/10/15/rare-burrowing-owl-named-as-candidate-for-state-endangered-species-list/ (last accessed Oct. 22, 2024).

* * * * *

For the foregoing reasons and as explained in prior comments from the Rural Association of Mead Valley, Sierra Club, and other community members, the County should not advance this harmful proposal. The Board of Supervisors should not approve initiation of amendment proceedings.

We also again request that notice of any future hearings or public information on GPA 240005, Change of Zone No. 2200062, Tentative Parcel Map No. 38601, and/or Plot Plan No. 220050, and any associated environmental review, be mailed to mjian@smwlaw.com.

Very truly yours,

SHUTE, MIHALY & WEINBERGER LLP

Mindy K. Jian, Attorney

1945801.3

Flores, Kate

From: Acquia Mail
Sent: Tuesday, July 29, 2025 8:18 AM
To: Clerk of the Board
Subject: Public Comments Web Submission

The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select https://rivcocob.org/request-to-speak and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on July 29, 2025

Submitted values are:

First Name
Daniela

Last Name
Zaragoza-Ferreira

Phone
9517323119

Agenda Date
07/29/2025

Agenda Item # or Public Comment
22.4

State your position below
Oppose

Comments
WE DO NOT NEED ANY MORE WAREHOUSES. The current residents of the IE have the worst air quality in the entire nation. We do not need our freeways clogged with more traffic, we do not need more space being given to warehouses which cause an even greater carbon footprint. We need to invest in our own

22.4

communities, we need to dedicate more spaces that are green & environmentally friendly. Please do not allow this warehouse project to go through. For the health, safety, & well-being of your constituents, you should oppose this measure.

Flores, Kate

From: Acquia Mail
Sent: Tuesday, July 29, 2025 7:48 AM
Cc: Clerk of the Board
Subject: Request to Speak Web Submission

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 20250729.** You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on July 29, 2025

Submitted values are:

First Name
Victoria

Last Name
Camarena

Phone
9512303916

Agenda Date
07/29/2025

Agenda Item # or Public Comment
22.4

State your position below
Oppose

Do you need a Spanish translator?
No

Comments
No more warehouses in Mead Valley!

22.4

Flores, Kate

From:	Christine Heinemann <caheinemann@gmail.com>
Sent:	Monday, July 28, 2025 4:40 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 Item 22.4 - Foundation General Plan Amendment for Cajalco Commerce Center

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

Dear Supervisors, Clerk of the Board,

The Cajalco Commerce Center Foundation General Plan Amendment seeks to rezone residential and commercial properties in Mead Valley to Light Industrial to construct yet another one million square foot warehouse. Mead Valley already has the highest warehouse burden per capita in the Inland Empire of any community. The I-215 corridor is already full of mega-warehouses from Riverside to Menifee, and the freeways are full of heavy-duty trucks.

This Board recently approved a community plan process for Mead Valley to decide where to draw the industrial corridor lines and should pause any rezone requests until that community plan is completed.

I urge you to vote no on the Cajalco Commerce Center or at least pause any initiation of Foundation General Plan Amendments in Mead Valley until the Community Plan is complete and adopted.

Sincerely,

Christine Heinemann
92508

22.4

Lopez, Daniel

From: Acquia Mail
Sent: Monday, July 28, 2025 5:04 PM
Cc: Clerk of the Board
Subject: Request to Speak Web Submission

Follow Up Flag: Follow up
Flag Status: Completed

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 20250729.** You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on July 28, 2025

Submitted values are:

First Name
Franco

Last Name
Pacheco

Phone
9517967757

Agenda Date
07/29/2025

Agenda Item # or Public Comment
22.4 and public comment

State your position below
Oppose

Do you need a Spanish translator?
No

22.4

Lopez, Daniel

From: Karla Cervantes <karlacerv92@gmail.com>
Sent: Monday, July 28, 2025 5:23 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: Oppose or pause the Cajalco Commerce Foundation Plan Amendment

Follow Up Flag: Follow up
Flag Status: Completed

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 Honorable Supervisors and Clerk of the Board,

I am writing to express my strong opposition to the proposed Cajalco Commerce Center Foundation General Plan Amendment, which seeks to rezone residential and commercial properties in Mead Valley to Light Industrial for the construction of yet another one-million-square-foot warehouse.

At MAC meetings the community has spoken against more warehouses because of the damage they cause our area. Supervisor Jose Medina you were recently at these meetings and heard our concerns. We need a moratorium on warehouse expansion in Mead Valley. We can not ignore that our area is being disproportionately affected by industrial projects and there is strong data that shows a correlation between warehouse proposals and communities of color. This is environmental racism and is harming communities like mine. Asthma rates are on the rise and our infrastructure can not support more diesel trucks using the residential roads in Mead Valley as well as being piled up on Cajalco Expressway. I know that our area needs development but it can not only be warehouses. We need grocery stores and parks that aren't attached to industrial complexes that continue to move west towards the residents.

Mead Valley already bears the highest per capita warehouse burden in the Inland Empire. The I-215 corridor from Riverside to Menifee is saturated with mega-warehouses, worsening air quality, increasing truck traffic, and straining local infrastructure. Residents in our community are asking for better—not just more.

We need more good, local **high-paying jobs** in Mead Valley that allow residents to work closer to home and support their families with dignity. Yet warehouse developments increasingly rely on **automation and robotics**, offering fewer and lower-wage jobs than ever before. The promise of meaningful local employment through warehouse expansion is no longer realistic.

Importantly, this Board has already approved a Community Plan process for Mead Valley to determine where industrial zoning should go. Proceeding with any rezoning before this community-led process is complete undermines its purpose and undermines public trust.

I urge you to vote **NO** on the Cajalco Commerce Center proposal. At the very least, **pause all Foundation General Plan Amendments** in Mead Valley until the Community Plan is completed and adopted.

Thank you for your thoughtful time consideration.

Respectfully,

Karla Cervantes
Mead Valley Coalition for Clean Air
Inland Valley Alliance for Environmental Justice

Lopez, Daniel

From: Acquia Mail
Sent: Monday, July 28, 2025 5:55 PM
To: Clerk of the Board
Subject: Public Comments Web Submission

Follow Up Flag: Follow up
Flag Status: Completed



The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select https://rivcocob.org/request-to-speak and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on July 28, 2025

Submitted values are:

First Name
Yuri

Last Name
Amezcua

Phone
9512406412

Agenda Date
07/29/2025

Agenda Item # or Public Comment
22.4

State your position below
Oppose

Comments

Mead Valley has enough warehouses and traffic. Any additional warehouses will only result in heavier traffic and increased air pollution. Our community needs grocery stores, restaurants and public spaces. There's plenty of empty warehouses along Harvill and Ramona.

Lopez, Daniel

From: Acquia Mail
Sent: Monday, July 28, 2025 6:44 PM
To: Clerk of the Board
Subject: Public Comments Web Submission

Follow Up Flag: Follow up
Flag Status: Completed



The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select https://rivcocob.org/request-to-speak and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on July 28, 2025

Submitted values are:

First Name
Michelle

Last Name
Delgado

Address (Street, City and Zip)
21570 Woodward St Perris

Phone
9514834770

Agenda Date
07/29/2025

Agenda Item # or Public Comment
22.4

State your position below
Oppose

Lopez, Daniel

From: Acquia Mail
Sent: Monday, July 28, 2025 6:51 PM
To: Clerk of the Board
Subject: Public Comments Web Submission

Follow Up Flag: Follow up
Flag Status: Completed



The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select https://rivcocob.org/request-to-speak and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on July 28, 2025

Submitted values are:

First Name
Melissa

Last Name
Delgado

Address (Street, City and Zip)
21570 Woodward st Perris 92570

Phone
9515883073

Email
delgado_melissa12@yahoo.com

Agenda Date
07/29/2025

Agenda Item # or Public Comment

Agenda item #22.4

State your position below
Oppose

Comments
As a Mead Valley resident of 31 year, I oppose the construction of a warehouse that will pollute our air and destroy our streets. That is NOT bettering out community, it is destroy it.

Lopez, Daniel

From: Acquia Mail
Sent: Monday, July 28, 2025 6:52 PM
To: Clerk of the Board
Subject: Public Comments Web Submission

Follow Up Flag: Follow up
Flag Status: Completed



The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select https://rivcocob.org/request-to-speak and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on July 28, 2025

Submitted values are:

First Name
Jocelyn

Last Name
Delgado

Address (Street, City and Zip)
21570 Woodward St. Perris, 92570

Phone
9513796175

Email
delgado.jocelyn1123@gmail.com

Agenda Date
07/29/2025

Agenda Item # or Public Comment

22.4

State your position below
Oppose

Comments
As a member of the mead valley community I don't agree to the building of a commerce center. This will not only make a rural area more populated but it harm many lives in the long run with health issues.

Lopez, Daniel

From: Acquia Mail
Sent: Monday, July 28, 2025 7:22 PM
To: Clerk of the Board
Subject: Public Comments Web Submission

Follow Up Flag: Follow up
Flag Status: Completed



The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select https://rivcocob.org/request-to-speak and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on July 28, 2025

Submitted values are:

First Name
Yatzari

Last Name
Diaz

Address (Street, City and Zip)
30138, Hardrock Dr

Phone
9514009722

Email
yatzarimdiaz@outlook.com

Agenda Date
07/29/2025

Agenda Item # or Public Comment

22.4

State your position below
Oppose

Comments
There shouldn't be any new construction in rural areas because it harms the environment, destroys open land, and disrupts local wildlife. It also increases traffic on roads that weren't built to handle heavy use, making life harder for residents. On top of that, most people don't want more warehouses in their community—they bring noise, pollution, and don't add real value to the area. Rural spaces should be preserved, not paved over

Lopez, Daniel

From: Acquia Mail
Sent: Monday, July 28, 2025 7:34 PM
To: Clerk of the Board
Subject: Public Comments Web Submission

Follow Up Flag: Follow up
Flag Status: Completed



The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select https://rivcocob.org/request-to-speak and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on July 28, 2025

Submitted values are:

First Name
Yenifer

Last Name
Flores

Address (Street, City and Zip)
20052 vista del Lago Perris CA 92570

Phone
(323) 824-8094

Email
yenifer744@gmail.com

Agenda Date
07/29/2025

Agenda Item # or Public Comment

22.4

State your position below
Oppose

Comments
I oppose Agenda Item 22.4. Rezoning this area without addressing infrastructure strain, environmental impact, and long-term community consequences is irresponsible. Traffic, school crowding, and emergency response delays are already issues — this will worsen them. Data shows similar rezonings lead to property value drops (up to 15%) and increased runoff risks. We deserve smarter planning, not rushed approvals that benefit developers over residents

Lopez, Daniel

From: Acquia Mail
Sent: Monday, July 28, 2025 7:34 PM
To: Clerk of the Board
Subject: Public Comments Web Submission

Follow Up Flag: Follow up
Flag Status: Completed



The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select https://rivcocob.org/request-to-speak and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on July 28, 2025

Submitted values are:

First Name
Yenifer

Last Name
Flores

Address (Street, City and Zip)
20052 vista del Lago Perris CA 92570

Phone
(323) 824-8094

Email
yenifer744@gmail.com

Agenda Date
07/29/2025

Agenda Item # or Public Comment

22.4

State your position below
Oppose

Comments
I oppose Agenda Item 22.4. Rezoning this area without addressing infrastructure strain, environmental impact, and long-term community consequences is irresponsible. Traffic, school crowding, and emergency response delays are already issues — this will worsen them. Data shows similar rezonings lead to property value drops (up to 15%) and increased runoff risks. We deserve smarter planning, not rushed approvals that benefit developers over residents

Lopez, Daniel

From: Acquia Mail
Sent: Monday, July 28, 2025 7:41 PM
To: Clerk of the Board
Subject: Public Comments Web Submission

Follow Up Flag: Follow up
Flag Status: Completed



The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select https://rivcocob.org/request-to-speak and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on July 28, 2025

Submitted values are:

First Name
Grace

Last Name
Garcia

Phone
9512596939

Agenda Date
07/29/2025

Agenda Item # or Public Comment
Agenda Item # 22.4

State your position below
Oppose

Lopez, Daniel

From: Kris Lovekin <krislovekin@gmail.com>
Sent: Monday, July 28, 2025 7:43 PM
To: Clerk of the Board; Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5
Subject: Public Comment for Item 22.4 - Foundation General Plan Amendment for Cajalco Commerce Center

Follow Up Flag: Follow up
Flag Status: Completed

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

Dear Supervisors, Clerk of the Board,

The Cajalco Commerce Center Foundation General Plan Amendment seeks to rezone residential and commercial properties in Mead Valley to Light Industrial to construct yet another one million square foot warehouse.
Mead Valley already has the highest warehouse burden per capita in the Inland Empire of any community. The I-215 corridor is already full of mega-warehouses from Riverside to Menifee, and the freeway right by my neighborhood is full of
heavy-duty trucks.

This Board recently approved a community plan process for Mead Valley to decide where to draw the industrial corridor lines and should pause any rezone requests until that community plan is completed.

I urge you to vote no on the Cajalco Commerce Center or at least pause any initiation of Foundation General Plan Amendments in Mead Valley until the Community Plan is complete and adopted.

Sincerely,

Kris Lovekin
92507

Lopez, Daniel

From: Acquia Mail
Sent: Monday, July 28, 2025 7:48 PM
To: Clerk of the Board
Subject: Public Comments Web Submission

Follow Up Flag: Follow up
Flag Status: Completed



The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select https://rivcocob.org/request-to-speak and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on July 28, 2025

Submitted values are:

First Name
Ivan

Last Name
Ruvalcaba

Phone
9514558042

Agenda Date
07/29/2025

Agenda Item # or Public Comment
Agenda Item #22.4

State your position below
Oppose

Lopez, Daniel

From: Acquia Mail
Sent: Monday, July 28, 2025 7:59 PM
To: Clerk of the Board
Subject: Public Comments Web Submission

Follow Up Flag: Follow up
Flag Status: Completed



The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select https://rivcocob.org/request-to-speak and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on July 28, 2025

Submitted values are:

First Name
Steven

Last Name
Quirino

Address (Street, City and Zip)
144 Perou Street

Phone
9514979579

Agenda Date
07/29/2025

Agenda Item # or Public Comment
Agenda Item #22.4

State your position below

Oppose

Comments
Transforming land in an area thats already over crowded and the biggest concentration of warehouses in California into land for more warehouses is absurd. It lowers the quality of homes, public roads, ecosystems, job quality and much more. Its a no brainer to NOT support this item!

Lopez, Daniel

From: Acquia Mail
Sent: Monday, July 28, 2025 10:42 PM
To: Clerk of the Board
Subject: Public Comments Web Submission

Follow Up Flag: Follow up
Flag Status: Completed



The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select https://rivcocob.org/request-to-speak and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on July 28, 2025

Submitted values are:

First Name
Daniel

Last Name
Valle

Phone
9517966717

Agenda Date
07/29/2025

Agenda Item # or Public Comment
22.4

State your position below
Oppose

Comments

Working in a school in mead valley, I oppose such changes to land use for industrial purposes. A much better idea would be adding low income and subsidized housing. Mixed use rezoning would also be wonderful to improve everyone's life here.

Lopez, Daniel

From: Acquia Mail
Sent: Monday, July 28, 2025 11:09 PM
To: Clerk of the Board
Subject: Public Comments Web Submission

Follow Up Flag: Follow up
Flag Status: Completed



The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select https://rivcocob.org/request-to-speak and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on July 28, 2025

Submitted values are:

First Name
Griselda

Last Name
Garcia

Phone
9512022689

Agenda Date
07/29/2025

Agenda Item # or Public Comment
Agenda Item #22.4

State your position below
Oppose

Lopez, Daniel

From: Debbie Walsh <abilene149@gmail.com>
Sent: Monday, July 28, 2025 11:08 PM
To: Supervisor Medina - 1st District; District3; Office of 2nd District Supervisor; District 4 Supervisor V. Manuel Perez; Clerk of the Board; Setser, Jennifer; District 5
Subject: Item 22.4 Agenda BOS
Attachments: RAMVcajalcocommercejulyletter.pdf

Follow Up Flag: Follow up
Flag Status: Completed

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.

Please find the attached letter for the BOS meeting July 29, 2025.

Please add this letter to the public record.

RAMV is opposed to the Cajalco Commerce Center.

Debbie Walsh

RAMV
Debbie Walsh
PO Box 2244
Perris, CA 92572

July 28, 2025

Riverside County Board of Supervisors
4080 Lemon Street
Riverside, CA 92501

Re: Agenda Item 22.4 TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240005.

Honorable Supervisors:

On behalf of concerned area residents, The Residents Association of Greater Lake Mathews (RAGLM), the Rural Association of Mead Valley (RAMV) and R-NOW are opposed to the Cajalco Commerce Center (PROJECT).

• **This Project has an EIR.** Yet this information is not linked to the agenda. Clearly this is a Project.
The notice was given to residents just 300' from the project. Most properties in Mead Valley have a width over 300'. The public and Supervisors have a right to know before a massive warehouse project is presented for a public hearing.



• **Piecemealing.** This is just one of many warehouse projects being proposed in the area from Day to Seaton. CEQA requires that the County look at the whole of the project that may result in direct or indirect environmental changes

• **A Proposed Sports Park** is part of the Project and just 175 feet from the massive warehouse over one million square feet and dock doors face the proposed park. This is a Sensitive Receptor and Not allowed next to a massive million square foot warehouse. The area of the proposed park is at the end of Decker Road which crosses the Colorado Aqueduct. There will be no security and Decker Road will be used by hundreds of Diesel Logistics trucks spewing tons of diesel ozone and greenhouse gases into the Park where children play. Without 24-7 security the "park" will become a homeless camp. The Mead Valley Community Center and park require 24-7 security.

• **Creates a new road (Decker Road) that will be used by hundreds of logistics trucks.**
The industrial warehouse building is proposed with 1,003,510 square feet (s.f.) of total building area. The building is designed to be up to 50 feet tall with 76 loading dock doors positioned on the building's northern façade and 76 loading dock doors positioned on the building's southern façade. 76 Doc doors facing the proposed sports park.

• **Colorado Aqueduct** is within the project boundaries. The warehouse is north of the aqueduct and the park is south of the aqueduct. Vibration from the hundreds of trucks could affect the aqueduct.

• **Cold Storage** The Project includes cold storage that will substantially increase greenhouse cases, increase idling time, increase need for electrical hook ups, increase noise and parking along residential streets.

• **No signal light is proposed at Decker and Cajalco.** The current signal light at Seaton and Cajalco is inadequate for Commercial Industrial logistics warehouses.

• **Cajalco is currently two lanes with no center lane.** The Project does not propose a signal light at Decker x Cajalco. Cajalco is also on a grade from Day to Seaton. Trucks from this Project will not be able to safely enter or exit onto Cajalco.

• This Project and adjacent projects will not have the infrastructure to allow trucks to safely use Cajalco Road.

• The I-215 Freeway is already over capacity with commuter and logistic truck traffic. It will be years before lanes will be added to the I-215 freeway or Cajalco Road.

• This Project requires a number of homes to be removed within the rural residential zoned community. The state of California has required that keeping homes is a priority.

• The Foundation change must be based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan.

1. The foundation change is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan. The foregoing requirement for findings shall not apply to any amendment to the Riverside County Vision.

AB 98

While many of AB 98's requirements are triggered by presence of a sensitive receptor within 900 feet of a project or the need for a rezone, the following requirements will apply to all new or expanded logistics uses:

- Where a logistics use development contemplates demolishing any housing unit that was occupied within the previous 10 years, the jurisdiction is required to impose a 2-to-1 replacement requirement as a condition of approval. The developer will also be required to pay any evicted tenants the equivalent of 12 months' rent at their current rate.
- Entry gates to the loading truck court must be positioned to allow a minimum of 50 feet of available stacking depth inside the property line. The stacking depth would increase by 70 feet for every 20 loading bays and beyond 50 loading bays, to the extent feasible.
- New logistic uses may only be located on roads designated as arterial roads, collector roads, major thoroughfare, or local roads that predominantly serve commercial uses. However, local jurisdictions are required to issue a waiver if there are no feasible alternative sites and certain additional criteria are met.
- Anti-idling signs must be installed at truck loading sites, the entrance to the development, and at all heavy-duty truck exit driveways directing drivers to the proper truck route.
- Facility operators must prepare and submit a truck routing plan to and from the state highway system based on the jurisdiction's latest truck map before receiving a certificate of occupancy. The plan must include information about the facility's operations as well as enumerated measures to prevent trucks from queuing, circling, stopping, and parking on public streets.

The FGPA overall land use is over 1200 acres and will remove hundreds of homes. This portion of the Foundation GPA will remove numerous homes to be replaced by massive warehouses.

The current General Plan – Mead Valley Area Plan contains a strip of zoning (industrial Corridor) where warehouses are allowed. The Foundation GPA changes will increase truck pollution substantially within an Environmental justice Community already severely impacted by pollution.

Violates the vision of the Riverside County General Plan and Mead Valley Community Plan.

This massive 1 million + warehouse is feet from hundreds of homes to the north across Cajalco Road and to the south.

The California Aqueduct is between the Proposed Park and the industrial building (175 Feet). Trucks will be entering the warehouse just north of the park entrance. 76 doc doors face the park. The driveway and truck parking are along the south boundary of the industrial building.

A large number of empty warehouses in Mead Valley already exist. With the reduction of goods coming from China we do not need to build more warehouses on speculation. The property at the corner of Seaton and Cajalco is currently zoned commercial.

This Project does not provide the required findings necessary to change from rural and agriculture land uses to Industrial land use.

I. FINDINGS FOR FOUNDATION COMPONENT GENERAL PLAN AMENDMENT CANNOT BE MADE

The Cajalco Commerce Center (warehouse) should not be approved as the required findings for approving such an amendment are unsupported by substantial evidence and cannot be made. Zone change 220003 does not allow for a Foundation Component General Plan Amendment that is required by this Project. Foundation General Plan Amendments are subject to an eight-year approval cycle. (Ord. 348 § 2.5 (B).) Pursuant to Ordinance 348 Section 2.5.

(1) That new conditions or circumstances disclosed during the review process justify modifying the General Plan;

(2) That the modifications do not conflict with the overall Riverside County Vision, and

(3) That they would not create an internal inconsistency among the elements of the General Plan.

These findings cannot be made for the site.

A. No New Conditions or Circumstances Justify Modifying the General Plan

There is no support for the first required finding for approving a Foundation Component Amendment to the General Plan as there is no evidence of new circumstances or conditions relative to this site. The Foundation or any GPA should not be initiated.

B. The Modifications Conflict with the Overall Riverside County Vision, Mead Valley Area Plan, and General Plan

According the General Plan, "The Mead Valley land use plan provides for a predominantly rural community character with an equestrian focus. This is reflected by the Very Low Density Residential and Low Density Residential land use designations within the Rural Community Foundation Component and Rural Residential designation within the Rural Foundation Component that dominate the planning area."

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. Along these lines, 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, and the Rural Community Foundation Component encourages equestrian and other animal- keeping uses.

Hence, the area targeted for land use change is an area intended to act as a gradual transition between Community Development and Rural Foundation components of the General Plan. This would diminish Rural Community Foundation Component of the General Plan and degrade its application in this area. Zone Change 220003 would also permit Light Industrial uses to encroach further west to develop adjacent to higher density residential uses. In this way, this conflicts with the overall purpose of these Foundation Components and the General Plan.

This Project conflicts with the following County Vision statements and Vision concepts:

- *"Balances stability in the landscape with the dynamism and flexibility to adapt to changing future circumstances."* As discussed above, there are no changing "future circumstances" applicable to this site justifying disrupting General Plan stability.

- *"Is flexible so that it can be adjusted to accommodate future circumstances, yet provides a solid foundation of stability so that basic ingredients in the plan are not sacrificed."* Again, no new "future circumstances" justify undermining GP stability.
- *"Protects high-value environmental resources and private property rights - and develops the complex tools needed to do so."* Private property rights surrounding, and environmental resources on and surrounding, the Zone Change 220003 site (and entire Project site) are not being protected by this proposed amendment. Residences nearby the site will be harmed by intensified land uses, increased air pollutant emissions, traffic, noise, aesthetic, and other impacts that will harm both the environment and property values.
- *"Provides a long-term means for economic stability to be achieved through investment by a variety of interests: residential, agricultural, property owner, environmental, institutional, business community, labor, and others."* Zone Change 220003 would prefer the interests of the property owner over neighboring residential uses and agricultural zoning.
- *"Preserve crucial open space and transportation corridors, resulting in more compact and efficient development than would otherwise happen."* Zone Change 220003 would promote further sprawl west away from the I-215 transportation corridor.
- *"Provide a range of community design options to respond to varied lifestyle choices."* Zone Change 220003 would delete the adopted range of design options seeking to maintain rural uses in this area of the County.
- *"Put a focus on high quality, efficient growth that uses land resources efficiently."* Zone Change 220003 would promote further sprawl and inefficient growth.
- *"Provide a process for adjustment through General Plan reviews, in accordance with state law, at regular intervals or when triggered by key events."* No "new" condition or event has occurred justifying adjustment at this site.
- *"Corridors and areas are preserved for distinctive purposes: ...economic development, including agriculture; residences..."* Zone Change 220003 would blur distinct lines and fail to preserve residential and agricultural purposes. Furthermore, if agricultural uses would occur in areas zoned for agriculture near the site, County Ordinance 625.1 (right-to-farm ordinance) would not protect such uses unless they were in operation for at least 3 years before the proposed project is developed, potentially precluding agricultural activities on surrounding properties with agricultural zoning.
- *"The rich diversity of Riverside County's environmental resources; even those modified by human activities; is preserved and enhanced for the enjoyment of present and future generations."* Zone Change 220003 would not preserve blue line streams or rural uses at the site.
- *"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."* Zone Change 220003 promotes growth of industrial warehouse uses outside the designated transportation corridor, to where such growth was planned to be limited.

- *"The extensive heritage of rural living conditions 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."* Zone Change 220003 would permit industrial development to encroach upon rural living areas and agricultural zoning.
- *"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."* Zone Change 220003 would permit industrial development to encroach upon rural living areas and agricultural zoning.
- *"Land use and transportation decisions are made with an understanding of their impact on the health of Riverside County residents; achieved through partnerships with project sponsors and evaluation of land use and transportation decisions from the perspective of health outcomes."* Zone Change 220003 and the Project proposed would locate high cube warehouses adjacent to low density and very low density residential uses without concern for the health and safety of residents, as discussed further below.
- *"Air quality is viewed as such an important factor in quality of life that its measurements are used as a major factor in evaluating the Plan's performance."* Zone Change 220003 would permit the locating of significant additional diesel trucks and associated localized diesel PM emissions adjacent to residences.
- *"Measures that reduce carbon emissions and increase energy efficiency are now routinely included in all areas of growth within Riverside County - new development, retrofitting of existing structures, as well as new and ongoing operations."* Zone change 220003 would permit further westerly sprawl and development intensity away from infrastructure, increasing carbon emissions and reducing energy efficiency.
- *"Along with its emphasis on achieving community desires, Riverside County remains highly respected for its sensitivity to private property rights."* Approval of Zone Change 220003 would be insensitive to the private property rights of neighboring residents who relied on the GP stability, absent important changed circumstances, when deciding to invest in their properties.

A GPA and zone change from rural to Industrial for this Project conflicts with the General Plan Vision, any Foundation GPA should not be initiated.

II. THE PROJECT SHOULD BE DENIED WHERE IT WILL RESULT IN SIGNIFICANT ENVIRONMENTAL IMPACTS, INCLUDING SIGNIFICANT HEALTH RISKS FROM DEVELOPING DISTRIBUTION WAREHOUSES ADJACENT TO RESIDENTIAL USES

The "Project" necessitating zone change 220003 is a proposal to develop an industrial high-cube warehouse/ distribution centers totaling over 1 million square feet.

This Foundation Component General Plan Amendment application is thus just one part of a larger proposal to decimate land use planning in this area, and to develop a project which is

completely contrary to adopted General Plan and Zoning designations...

The Commission has the opportunity to encourage upholding the General Plan by recommending this environmentally harmful and inconsistent Project not move forward as planned. Thorough consideration should be given to the following potentially significant environment impacts that will be caused by allowing the Project to move forward:

A. Health Risk Impacts from Light Industrial Land Use adjacent to Residential Uses.

The health risk impacts from initiating zone change 220003 and the proposed Project are of particular concern and provide a strong reason to deny initiation of zone change 220003. Because of the cancer risk and other impacts of diesel emissions on human health, SCAQMD, CARB, WRCOG, and others have recommending siting warehouses at least 1000 feet from residences and other sensitive receptors. ("Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning: a Reference for Local Governments within the South Coast Air Quality Management District," May 6, 2005, "Good Neighbor Guidelines for Siting New and/or Modified Warehouse/Distribution Facilities," WRCOG Regional Air Quality Task Force, September 12,
2005.) This Project proposes to site warehouses adjacent to homes is inconsistent with this clear guidance.

The scope and breadth of health effects of diesel PM emissions are the subject of ongoing study. At present, diesel PM is known to cause cancer; immune system effects; reproductive, developmental, and endocrine effects; nervous system effects; and lung health problems, as recognized by the County in the General Plan. Immune system effects include increased allergic inflammatory responses and suppression of infection fighting ability. Diesel PM's reproductive effects include decreased sperm production, changes in fetal development, low birth weight and other harms. Diesel PM exposure may also cause impairment to the central nervous system. (*See, The Health Effects of Air Pollution on Children*, Michael T. Kleinman, Ph.D, Fall 2000, < http://www.aqmd.gov/docs/default-source/students/health-effects.pdf >[1]; *Diesel and Health in America: the Lingering Threat*, Clean Air Task Force, February 2005, <http://www.catf.us/resources/publications/files/Diesel_Health_in_America.pdf>, *"Dirty Air Triggers More Heart Attacks than Cocaine,"* Kate Kelland, Reuters 2011, and *"Air Pollution Worse than Cocaine for Triggering Heart Attacks, says study,"* Press Association 2011.)

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[1] Please consider electronic citations as though they were set forth in full herein. We are happy to provide hard copies of any document upon request.

SCAQMD has stated with regards to the health effects from diesel PM:

> "Diesel particles consist mainly of elemental carbon and other carbon-containing compounds... Diesel particles are microscopic...Due to their minute size, diesel particles can penetrate deeply into the lung. There is evidence that once in the lung, diesel particles may stay there for a long time.
>
> In addition to particles, diesel exhaust contains several gaseous compounds including carbon monoxide, nitrogen oxides, sulfur dioxide and organic vapors, for example formaldehyde and 1,3-butadiene. Formaldehyde and 1,3-butadiene have been classified as toxic and hazardous air pollutants. Both have been shown to cause tumors in animal studies and there is evidence that exposure to high levels of 1,3-butadiene can cause cancer in humans...
>
> Diesel emissions may also be a problem for asthmatics. Some studies suggest that children with asthma who live near roadways with high amounts of diesel truck traffic have more asthma attacks and use more asthma medication.
>
> Some human volunteers, exposed to diesel exhaust in carefully controlled laboratory studies, reported symptoms such as eye and throat irritation, coughing, phlegm production, difficulty breathing, headache, lightheadedness, nausea and perception of unpleasant odors. Another laboratory study, in which volunteers were exposed to relatively high levels of diesel particles for about an hour, showed that such exposures could cause lung inflammation." (*The Health Effects of Air Pollution on Children, supra.*)

Furthermore, infants, children, and the elderly are more susceptible to diesel PM and its associated health impacts. ("Studies Link Fine Particulate Exposure to Children's and Seniors' Health," July/August 2015 < http://www.aqmd.gov/docs/default-source/publications/aqmd-advisor/july-advisor-2015.pdf?sfvrsn=6 >) Recent studies have linked exposure to childhood allergies, aging of the brain, and higher death rates, among other things. (*Id.*) Other recognized effects of diesel PM on children include slowed lung function and growth, increased emergency room visits, increased incidences of asthma and bronchitis, crib death, asthma respiratory infections, allergic symptoms, and asthma hospitalizations. (*Diesel and Health in America: the Lingering Threat, supra.*) Importantly, this exposure to high pollutant levels in children occurs while their lungs are still developing, and therefore has more severe impacts on this sensitive group. (*The Health Effects of Air Pollution on Children, supra.*)

This increased susceptibility to air pollutant emissions for children has resulted in the California EPA Office of Environmental Health Hazard Assessment ("OEHHA") weighting cancer risk by a factor of 10 for exposures to carcinogens from birth to two years old, and by a factor of 3 for exposures from 2 years old to 15 years old. (*Technical Support Document for Cancer Potency Factors: Methodologies for derivation, listing of available values, and adjustments to allow for early life stage exposures*, California EPA OEHHA Air Toxicology and Epidemiology Branch, April 2009, p. 3. http://oehha.ca.gov/media/downloads/crnr/tsdcancerpotency.pdf)

This Project is proposed to be developed directly adjacent to residential uses in total disregard of good neighbor policies for land use siting and appropriate residential setbacks.

C. GHG Emissions

The proposed zone change intensifies the use of the site from very low density residential to light industrial. Increased intensity of site development from potentially 2 homes (1 acre minimum for VLDR) as currently planned to an additional 152 truck loading bays if zone change 220003 is approved (not even considering the whole Project) will significantly increase mobile GHG emissions.

D. Noise

The County's General Plan recognizes that mobile noise sources may be the most annoying noise producers in the community. (*See General Plan Noise Element)* Noise from traffic and truck trips will increase noise to adjacent residences with increased trip generation and truck use. (U.S. Department of Housing and Urban Development. (March 1985) The Noise Guidebook. https://.hudexchange.info/resource/313/hud-noise-guidebook/. [Noise level a function of distance, among other factors].)The reduced setback achieved by Zone Change 220003 of residential uses from industrial uses will significantly impact noise experienced by residents.

The health impacts of noise to area residents from this Project may also be significant. Suter, Dr. Alice H., Administrative Conference of the United States. (November 1991) Noise and Its Effects. http://www.northfriends.org/images/WLCcomments/Johnson%20and%20Sedlack%20Attachme nt%203.pdf.)

E. Traffic/ Transportation

The Project would significantly increase local traffic in a residential area. The Project would also increase regional traffic on area freeways including I-215, SR-60, etc. where distribution warehouses in the Inland Empire regularly travel to/ from the ports of Los Angeles and Long Beach. The entire region would be affected by not only this massive warehouse project but the accumulative impacts of 1200 acres of additional warehouses outside of the Industrial Corridor.

Regional Traffic from trucks traveling to the ports of LA and Long Beach using Cajalco Road, Van Buren Blvd, La Sierra Ave., many side streets and the I-215 Freeway.

In addition, the conversion of minimal passenger vehicle trips to passenger vehicle and heavy-duty truck trips adds significantly to the need and cost of road repair. According to one study, a 40-ton truck does as much damage to the road as 9,600 passenger cars. ("*Overweight trucks damage infrastructure*" April Castro, USA Today, 2007 http://usatoday30.usatoday.com/news/nation/2007-09-10-3878428638_x.htm) Impacts to transportation infrastructure will be significantly increased by this Project.

III. CONCLUSION

When taken as a whole, the significant environmental and human costs of considering approval of the proposed Project warrant its immediate denial. Denial is especially deserved as little to no benefit to County residents would result-- distribution warehouse projects are notorious for under-delivering on job promises, particularly as automation of such facilities occurs. (*See, e.g.,* The Press Enterprise, Jack Katzanek (February 1, 2012)*"Moreno Valley: Sketchers' warehouse has caused net job loss,"* http://www.pe.com/business/business-headlines/20120201-moreno-valley-skechers- warehouse-has-caused-net-job-loss.ece.)

This warehouse Project is building a large sports park within the Project. Hundreds of logistics trucks will be traveling and parking next to this Sports Park. Building a sensitive receptor (sports park) "warehouses located in residential neighborhoods or near other sensitive receptors expose community residents and those using or visiting sensitive receptor sites to the air pollution, noise, traffic, and other environmental impacts they generate. Therefore, placing facilities away from sensitive receptors significantly reduces their environmental and quality of life harms on local communities".

Warehouses within 1000 feet of a sports park or school significantly harms people living near warehouses, children who may be using this proposed sports park, harming their environmental and quality of life and harming the entire community. **This will bring thousands of children to a place that causes serious harm such as asthma, lung and heart disease.**

The Riverside County General Plan is required and must protect the children under its jurisdiction. Forcing Mead Valley children to use this park because you have failed to build your own park is a disgrace to everyone who lives in Riverside County. Mead Valley is an Environmental Justice community and one of the poorest communities in the County. Mead Valley receives millions of dollars in EJ funding every year, but instead of building a nice park, money was spent on hundreds of trees. With the cost of water who can afford water for those trees. **What real benefit is this to the community? A real sports park closer to the local schools would be beneficial to the residents of our community.**

The State of California Attorney General's office.
Warehouse Projects: Best Practices and Mitigation Measures to Comply with the California Environmental Quality Act. (https://oag.ca.gov/sites/all/files/agweb/pdfs/environment/warehouse-best-practices.pdf)

IV. Warehouse Siting and Design Considerations

The most important consideration when planning a logistics facility is its location. Warehouses located in residential neighborhoods or near other sensitive receptors expose community residents and those using or visiting sensitive receptor sites to the air pollution, noise, traffic, and other environmental impacts they generate. Therefore, placing facilities away from sensitive receptors significantly reduces their environmental and quality of life harms on local communities. The suggested best practices for siting and design of warehouse facilities does not relieve lead agencies' responsibility under CEQA to conduct a project-specific analysis of the project's impacts and evaluation of feasible mitigation measures and alternatives; lead agencies' incorporation of the best practices must be part of the impact, mitigation and alternatives analyses to meet the requirements of CEQA. Examples of best practices when siting and designing warehouse facilities include:

- Per CARB guidance, siting warehouse facilities so that their property lines are at least 1,000 feet from the property lines of the nearest sensitive receptors.[14]
- Creating physical, structural, and/or vegetative buffers that adequately prevent or substantially reduce pollutant dispersal between warehouses and any areas where sensitive receptors are likely to be present, such as homes, schools, daycare centers, hospitals, community centers, and parks.
- Providing adequate areas for on-site parking, on-site queuing, and truck check-in that prevent trucks and other vehicles from parking or idling on public streets.
- Placing facility entry and exit points from the public street away from sensitive receptors, e.g., placing these points on the north side of the facility if sensitive receptors are adjacent to the south side of the facility.
- Locating warehouse dock doors and other onsite areas with significant truck traffic and noise away from sensitive receptors, e.g., placing these dock doors on the north side of the facility if sensitive receptors are adjacent to the south side of the facility.
- Screening dock doors and onsite areas with significant truck traffic with physical, structural, and/or vegetative barriers that adequately prevent or substantially reduce pollutant dispersal from the facility towards sensitive receptors.
- Posting signs clearly showing the designated entry and exit points from the public street for trucks and service vehicles.
- Posting signs indicating that all parking and maintenance of trucks must be conducted within designated on-site areas and not within the surrounding community or public streets.

B. The Modifications Conflict with the Overall Riverside County Vision, Mead Valley Area Plan and General Plan

According to the General Plan, "The Mead Valley land use plan provides for a predominantly rural community character with an equestrian focus. This is reflected by the Very Low Density Residential and Low Density Residential land use designations within the Rural Community Foundation Component and Rural Residential designation within the Rural Foundation Component that dominate the planning area."

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Along these lines, 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, and the

Rural Community Foundation Component encourages equestrian and other animal- keeping uses.

AIR QUALITY, ENERGY, GREENHOUSE GAS EMISSIONS AND HEALTH RISK ASSESSMENT IMPACT ANALYSIS.

In accordance with the CEQA requirements, the County does not, however, have the expertise to develop plans, programs, procedures, and methodologies to ensure that air quality within the County and region will meet federal and state standards. Instead, the County relies on the expertise of the SCAQMD and utilizes the SCAQMD CEQA Handbook as the guidance document for the environmental review of plans and development proposals within its jurisdiction.

General Plan
The County of Riverside General Plan, prepared December 2015, provides the following air quality-related goals and policies that are applicable to the proposed project.

Multi-jurisdictional Cooperation Policy AQ-1.4: Coordinate with the SCAQMD and MDAQMD to ensure that all elements of air quality plans regarding reduction of air pollutant emissions are being enforced.

Policy AQ-1.5: Establish and implement air quality, land use and circulation measures that improve not only the County's environment, but the entire region.

Sensitive Receptors
Policy AQ-2.1: The County land use planning efforts shall assure that sensitive receptors are separated and protected from polluting point sources to the greatest extent possible.
Policy AQ-2.2: Require site plan designs to protect people and land uses sensitive to air pollution with barriers and/or distance from emissions sources when possible.

Policy AQ-2.3: Encourage the use of pollution control measures such as landscaping, vegetation and other materials, which trap particulate matter or control pollution.

Mobile Pollution Sources
Policy AQ-3.2: Seek new cooperative relationships between employers and employees to reduce vehicle miles.
Policy AQ-3.3: Encourage large employers and commercial/industrial complexes to create Transportation Management Associations.
Policy AQ-3.4: Encourage employee rideshares and transit incentives for employers with more than 25 employees at a single location

The Environmental Justice Element of the General Plan:
Policies:
HC 14.1 When feasible, avoid siting homes and other sensitive receptors near known or anticipated sources of air pollution.
HC 14.2 When feasible, avoid locating new sources of air pollution near homes and other sensitive receptors.

Health Risk Reduction

This category includes policies that work towards reducing unique and compounded health risks. The following policies address pollution exposure and access to food and encourages safe and sanitary homes and an environment conducive to engaging in physical activity.

Pollution Exposure Policies:

HC 16.1 In cooperation with affected federal state, local agencies, county departments, and impacted community residents, monitor changes to the Salton Sea and other bodies of water that impact air quality and water quality and seek and pursue opportunities to address impacts to the maximum extent possible, and make public the data and other information related to the status of the effort.

HC 16.2 Pursue funding and other opportunities from state, federal, and local government and non-government sources and allocate county general funds to improve public health and limit pollution exposure and promote efforts to ameliorate environmental justice constraints in environmental justice communities.

HC 16.3 Assist communities in seeking funding for community initiated clean air projects including the installation of on-site air monitoring equipment in areas of high exposure to air contaminants.

HC 16.4 Pursue funding to connect low-income residents and communities to municipal water and wastewater services. In the interim, seek financial assistance for septic system repair in order to limit groundwater contamination by poorly maintained septic systems or to provide for connections to wastewater systems as a viable alternative if such systems can be made readily available.

HC 16.5* Evaluate the compatibility of unhealthy and polluting land uses being located near sensitive receptors including possible impacts on ingress, egress, and access routes. Similarly, encourage sensitive receptors, such as housing, schools, hospitals, clinics, and childcare facilities to be located away from uses that pose potential hazards to human health and safety.

HC 16.6* When developing and siting large scale logistics, warehouse and distribution projects, address the Good Neighbor Policy for Logistics and Warehouse/Distribution uses criteria adopted by the Board of Supervisors on November 19, 2019 and as may be subsequently amended.

HC 16.7 Evaluate public and private facilities for health hazards or major sources of contamination, identify, and implement alternatives for removal of contamination.

HC 16.8 Evaluate creating a cap or threshold on the number of pollution sources within EJ communities and make recommendations thereon.

HC 16.9 Explore the feasibility of creating a partnership with the South Coast Air Quality Management District (SCAQMD) to establish a mitigation program to reduce the impact of air pollution as well as assist with the implementation of air quality programs.

HC 16.10* Plan for compact development projects in appropriate locations, including in existing communities and the clustering of affordable and mixed income housing therein, that make the most efficient use of land and concentrate complementary uses in close proximity to transit or non-transit mobility options and advocate for expanded transit and non-transit mobility options to serve such areas.

HC 16.11 Implement development of bicycle and pedestrian facilities to reduce dependency on fossil fuel based transportation and pursue funding to implement mobility plans and projects.

HC 16.12 Plan and implement complete streets which include sidewalks, greenbelts, and trails to facilitate use by pedestrians and bicyclists where such facilities are well separated from parallel or cross through traffic to ensure pedestrian and cyclist safety and rehabilitate/expand existing to achieve same or similar design features.

HC 16.13 Provide buffer spaces and vegetative barriers between high-volume roadways/ transportation and train track corridors and sensitive land uses.

HC 16.14* Assure that sensitive receptors are separated and protected from polluting point sources, as feasible, including agricultural businesses that produce or use pesticides and chemical fertilizers.

HC 16.15* Assure that site plan design protects people and land, particularly sensitive land uses such as housing and schools, from air pollution and other externalities associated with industrial and warehouse development through the use of barriers, distance, or similar solutions or measures from emission sources when possible.

HC 16.22* Discourage industrial uses which use large quantities of water in manufacturing or cooling processes that result in subsequent effluent discharges and encourage agricultural businesses to limit and reduce the production and use of pesticides and chemical fertilizers to the maximum County of Riverside General Plan.

HC 16.23* Discourage industrial and agricultural uses which produce significant quantities of toxic emissions into the air, soil, and groundwater to prevent the contamination of these physical environments.

HC 16.24* Ensure compatibility between industrial development and agricultural uses and adjacent land uses. To achieve compatibility, industrial development and agricultural uses will be required to include criteria addressing noise, land, traffic and greenhouse gas emissions to avoid or minimize creating adverse conditions for adjacent communities.

HC 18.7* Discourage industrial, agricultural and other land uses that may pollute and cause health conflicts with residential land uses either directly or indirectly. Ensure that community members are properly notified and involved in the decision-making process for new land use proposals.

HC 18.8* Work with the development community including small property and mobile home park owners so new residential development, particularly for low income households, is designed to limit their exposure to high noise levels, pesticide and fertilizer exposure, dust pollution, and other potential impacts associated with adjacent industrial and agricultural uses.
HC 18.9* Encourage the location and design of new developments to visually enhance and not degrade the character of the surrounding area through consideration of the following concepts.

Riverside County General Plan Vision statements and concepts
CHANGE OF ZONE NO. 2200062 would permit Light Industrial uses to encroach west into the established rural residential developed community. In this way, this Project conflicts with the overall purpose of these Foundation Components and the General Plan.

This Project also conflicts with the following County Vision statements and Vision concepts:

- *"Is flexible so that it can be adjusted to accommodate future circumstances, yet provides a solid foundation of stability so that basic ingredients in the plan are not sacrificed."* Again, no new "future circumstances" justify undermining GP stability.
- *"Protects high-value environmental resources and private property rights - and develops the complex tools needed to do so."* Private property rights surrounding, and environmental resources on and surrounding, the Project site are not being protected by this proposed zone change. Residences nearby the site will be harmed by intensified land uses, increased air pollutant emissions, traffic, noise, aesthetic, and other impacts that will harm both the environment and property values.
- *"Provides a long-term means for economic stability to be achieved through investment by a variety of interests: residential, agricultural, property owner, environmental, institutional, business community, labor, and others."* The project would prefer the interests of the property owner over neighboring residential uses and agricultural zoning.

- *"Provide a range of community design options to respond to varied lifestyle choices."* The Project would delete the adopted range of design options seeking to maintain rural uses in this area of the County.
- *"The rich diversity of Riverside County's environmental resources; even those modified by human activities; is preserved and enhanced for the enjoyment of present and future generations."* The Project would not preserve blue line streams or rural uses at the site.
- *"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."*

"The extensive heritage of rural living conditions 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." The Project would permit industrial development to encroach upon rural living areas and agricultural zoning.

- *"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."* The Project would permit industrial development to encroach upon rural living areas and agricultural zoning.
- *"Land use and transportation decisions are made with an understanding of their impact on the health of Riverside County residents; achieved through partnerships with project sponsors and evaluation of land use and transportation decisions from the perspective of health outcomes."* The Project proposed would locate high cube warehouses adjacent to low density and very low density residential uses without concern for the health and safety of residents, as discussed further below.
- *"Air quality is viewed as such an important factor in quality of life that its measurements are used as a major factor in evaluating the Plan's performance."* The Project would permit the locating of significant additional diesel trucks and associated localized diesel PM emissions adjacent to residences.
- *"Measures that reduce carbon emissions and increase energy efficiency are now routinely included in all areas of growth within Riverside County - new development, retrofitting of existing structures, as well as new and ongoing operations."* The Project would permit further westerly sprawl and development intensity away from infrastructure, increasing carbon emissions and reducing energy efficiency.
- *"Along with its emphasis on achieving community desires, Riverside County remains highly respected for its sensitivity to private property rights."* ***Change of Zone no.*** *2200062* (would be insensitive to the private property rights of neighboring residents who relied on the GP stability, absent important changed circumstances, when deciding to invest in their properties.

The Mead Valley Community Plan requires that this type of Project create an EIR to thoroughly mitigate all environmental elements for this type of industrial development.

General Plan Environmental Justice Element cannot be met with a Foundation GPA. A massive warehouse directly adjacent to hundreds ranch homes, which are north and south of the Project site.

II. THE PROJECT SHOULD BE DENIED WHERE IT WILL RESULT IN SIGNIFICANT ENVIRONMENTAL IMPACTS, INCLUDING SIGNIFICANT HEALTH RISKS FROM DEVELOPING DISTRIBUTION WAREHOUSES ADJACENT TO RESIDENTIAL USES AND A BUDDIST TEMPLE.

This Project application is thus just one part of a larger proposal to decimate land use planning in this area, and to develop a project, which is completely contrary to adopted General Plan and Zoning designations.

A. Health Risk Impacts from Light Industrial Land Use adjacent to Residential Uses.

The health risk impacts from initiating this Project and the proposed Project are of particular concern and provide a strong reason to deny this zone change. Because of the cancer risk and other impacts of diesel emissions on human health, **SCAQMD, CARB, WRCOG, and others have recommending siting warehouses at least 1000 feet from residences and other sensitive receptors.** ("Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning: a Reference for Local Governments within the South Coast Air Quality Management District," May 6, 2005, "Good Neighbor Guidelines for Siting New and/or Modified Warehouse/Distribution Facilities," WRCOG Regional Air Quality Task Force, September 12, 2005.) This Project proposes to site warehouses adjacent to homes and a Buddhist Church. This is inconsistent with this clear guidance. This warehouse is proposed directly across the street from numerous homes. SCAQMD recommends all warehouses be sited 1000 feet from sensitive receptors.

E. Traffic/ Transportation

The Project would significantly increase local traffic in our rural community. The Project would also increase regional traffic on area freeways including I-215, SR-60, etc. where distribution warehouses in the Inland Empire regularly travel to/ from the ports of Los Angeles and Long Beach. It would also increase traffic substantially on Cajalco Road that is already rated a transportation F and used by numerous Harvill and gridlocked most of the day.

In addition, the conversion of minimal passenger vehicle trips to passenger vehicle and heavy-duty truck trips adds significantly to the need and cost of road repair. According to one study, a 40-ton truck does as much damage to the road as 9,600 passenger cars. ("*Overweight trucks damage infrastructure*" April Castro, USA Today, 2007 http://usatoday30.usatoday.com/news/nation/2007-09-10-3878428638_x.htm) Impacts to transportation infrastructure will be significantly increased by this Project.

III. CONCLUSION

When taken as a whole, the significant environmental and human costs of considering approval of the proposed Project warrant its immediate denial. The Project does not meet the requirements for Environmental Justice, or a Zone Change. Denial is especially deserved as little to no benefit to County citizens would result-- distribution warehouse projects are notorious for under-delivering on job promises, particularly as automation of such facilities occurs. (*See, e.g.,* The Press Enterprise, Jack Katzanek (February 1, 2012)*"Moreno Valley: Sketchers' warehouse has caused net job loss,"* http://www.pe.com/business/business-headlines/20120201-moreno-valley-skecherswarehouse-has-caused-net-job-loss.ece.)

A vote recommending approval of this zone change would prefer the wants of one developer over the expressed preference of the people and the well-being of area residents. For this reason and each of these reasons detailed herein, I respectfully ask the Supervisors to deny this Project.

Thank you for your consideration of these comments.

Debbie Walsh

RAMV

Flores, Kate

From: Acquia Mail
Sent: Sunday, July 27, 2025 12:32 PM
To: Clerk of the Board
Subject: Public Comments Web Submission

The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select https://rivcocob.org/request-to-speak and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on July 27, 2025

Submitted values are:

First Name
Yesenia

Last Name
Contreras

Phone
9514979708

Agenda Date
07/29/2025

Agenda Item # or Public Comment
22.4

State your position below
Oppose

22.4

Flores, Kate

From: Franco <inlandvalleyalliance@gmail.com>
Sent: Monday, July 28, 2025 2:18 AM
To: Clerk of the Board; Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5
Subject: Public comment letter opposing item 22.4 for BOS July 29th meeting
Attachments: Franco Pacheco letter of oposition to item 22.4 7-29-25 bos meeting.pdf

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

Hello,
Attached is a letter for public comment opposing item 22.4. Please vote no.

Dear Riverside County Board of Supervisors:

I am writing to express my strong opposition to Agenda Item 22.4, which proposes the rezoning of approximately 66 acres in Mead Valley to facilitate the development of the Cajalco Commerce Center. This project would convert land currently designated for residential and agricultural/commercial use into industrial zoning, paving the way for a 1,003,510 square-foot warehouse and associated infrastructure.

This proposal raises serious concerns under the California Environmental Quality Act (CEQA) and broader land use principles:

Incompatible Land Use: The proposed industrial zoning directly abuts existing residential neighborhoods, threatening community character, safety, and livability. The shift from RC-VLDR and A-1-1 to I-P zoning undermines the intent of the Mead Valley Area Plan, which prioritizes rural preservation and low-density development.

Air Quality and Health Impacts: Draft EIR acknowledges significant emissions from truck traffic and warehouse operations, including diesel particulate matter and greenhouse gases. These pollutants pose disproportionate risks to vulnerable populations, including children and seniors living nearby.

Traffic and Infrastructure Strain: With 76 loading docks on each side of the warehouse, the project will generate substantial truck traffic on Cajalco Expressway, Seaton Avenue, and Decker Road, which are not designed for heavy industrial use. This raises safety concerns and threatens roadway integrity.

Viable and Community-Driven Alternatives: Rather than facilitating a massive industrial project that disrupts the surrounding area, the County should consider community-oriented alternatives that support the local economy, enhance quality of life, and preserve open space. These could include affordable housing that meets regional RHNA targets, urban agriculture zones, or a rural innovation hub integrating education, green jobs, and environmental stewardship. Such uses would be more compatible with Mead Valley's existing character and address long-standing environmental justice concerns.

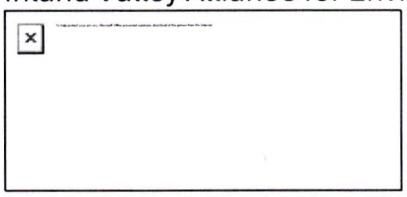
Loss of Open Space and Agricultural Land: Rezoning would permanently eliminate farmland and open space, contrary to the County's stated goals of preserving agricultural heritage and natural resources.

Environmental Justice and Disproportionate Burden: Mead Valley is recognized as a disadvantaged unincorporated community and an environmental justice (EJ) area, as acknowledged by Riverside County officials. Warehousing development has increasingly targeted EJ communities like Mead Valley, where residents, predominantly people of color, face elevated exposure to pollution, noise, and traffic without commensurate investment in infrastructure or services. Under CEQA and California's EJ policies, such communities warrant heightened protection, not intensified industrial encroachment. Approving this rezoning would perpetuate environmental racism and undermine the County's stated commitment to equity and public health.

I urge the Board to deny Agenda Item 22.4 and instead pursue land use strategies that align with the General Plan's vision for rural communities, protect public health, and uphold environmental justice.

--

Franco Pacheco
Inland Valley Alliance for Environmental Justice



https://www.inlandvalleyalliance.org/

Franco Pacheco
Inland Valley Alliance for Environmental Justice
7-28-25

Riverside County Board of Supervisors
Vote no on Item 22.4
4080 Lemon Street, Riverside, CA 92501

Dear Riverside County Board of Supervisors:

I am writing to express my strong opposition to Agenda Item 22.4, which proposes the rezoning of approximately 66 acres in Mead Valley to facilitate the development of the Cajalco Commerce Center. This project would convert land currently designated for residential and agricultural/commercial use into industrial zoning, paving the way for a 1,003,510 square-foot warehouse and associated infrastructure.

This proposal raises serious concerns under the California Environmental Quality Act (CEQA) and broader land use principles:

Incompatible Land Use: The proposed industrial zoning directly abuts existing residential neighborhoods, threatening community character, safety, and livability. The shift from RC-VLDR and A-1-1 to I-P zoning undermines the intent of the Mead Valley Area Plan, which prioritizes rural preservation and low-density development.

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I urge the Board to deny Agenda Item 22.4 and instead pursue land use strategies that align with the General Plan's vision for rural communities, protect public health, and uphold environmental justice.

Franco Pacheco
Inland Valley Alliance for Environmental Justice

Flores, Kate

From: Deb Whitney <surfjade@yahoo.com>
Sent: Monday, July 28, 2025 3:56 AM
To: Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board
Cc: Jen L.
Subject: Public Comment for Item 22.4 - Foundation General Plan Amendment for Cajalco Commerce Center

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

Dear Supervisors, Clerk of the Board,

The Cajalco Commerce Center Foundation General Plan Amendment seeks to rezone residential and commercial properties in Mead Valley to Light Industrial to construct yet another one million square foot warehouse. Mead Valley already has the highest warehouse burden per capita in the Inland Empire of any community. The I-215 corridor is already full of mega-warehouses from Riverside to Menifee, and the freeways are full of heavy-duty trucks. This Board recently approved a community plan process for Mead Valley to decide where to draw the industrial corridor lines and should pause any rezone requests until that community plan is completed. I urge you to vote no on the Cajalco Commerce Center or at least pause any initiation of Foundation General Plan Amendments in Mead Valley until the Community Plan is complete and adopted.

Sincerely,

Deb Whitney
Mission Grove Riverside

Flores, Kate

From: Joe Aklufi <jaklufi@gmail.com>
Sent: Monday, July 28, 2025 4:58 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 Item 22.4 - Foundation General Plan Amendment for Cajalco Commerce Center

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Dear Supervisors, Clerk of the Board,

The Cajalco Commerce Center Foundation General Plan Amendment seeks to rezone residential and commercial properties in Mead Valley to Light Industrial to construct yet another one million square foot warehouse. Mead Valley already has the highest warehouse burden per capita in the Inland Empire of any community. The I-215 corridor is already full of mega-warehouses from Riverside to Menifee, and the freeways are full of heavy-duty trucks.

This Board recently approved a community plan process for Mead Valley to decide where to draw the industrial corridor lines and should pause any rezone requests until that community plan is completed.

I urge you to vote no on the Cajalco Commerce Center or at least pause any initiation of Foundation General Plan Amendments in Mead Valley until the Community Plan is complete and adopted.

Sincerely,

Joseph S. Aklufi
Riverside, 92506

Flores, Kate

From: Carolyn Rasmussen <cgrasmus@gmail.com>
Sent: Monday, July 28, 2025 5:03 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 Item 22.4 - Foundation General Plan Amendment for Cajalco Commerce Center

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

Dear Supervisors, Clerk of the Board,
It is distressing to see residential zoning removed to make room for yer more warehouses. These warehouses and resulting truck traffic damage our lungs and roads.

The Cajalco Commerce Center Foundation General Plan Amendment seeks to rezone residential and commercial properties in Mead Valley to Light Industrial to construct yet another one million square foot warehouse. Mead Valley already has the highest warehouse burden per capita in the Inland Empire of any community. The I-215 corridor is already full of mega-warehouses from Riverside to Menifee, and the freeways are full of heavy-duty trucks.

This Board recently approved a community plan process for Mead Valley to decide where to draw the industrial corridor lines and should pause any rezone requests until that community plan is completed.

I urge you to vote no on the Cajalco Commerce Center or at least pause any initiation of Foundation General Plan Amendments in Mead Valley until the Community Plan is complete and adopted.

Sincerely,
Carolyn Rasmussen
Riverside CA 92508

Flores, Kate

From: Karen Jakpor <kmjakpor@gmail.com>
Sent: Monday, July 28, 2025 5:30 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 Item 22.4 - Foundation General Plan Amendment for Cajalco Commerce Center

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Dear Supervisors, Clerk of the Board,

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This Board recently approved a community plan process for Mead Valley to decide where to draw the industrial corridor lines and should pause any rezone requests until that community plan is completed.

I urge you to vote no on the Cajalco Commerce Center or at least pause any initiation of Foundation General Plan Amendments in Mead Valley until the Community Plan is complete and adopted.

Sincerely,
Karen Jakpor, MD, MPH
Mockingbird Canyon Rd.

Flores, Kate

From: peasleeamber <peasleeamber@gmail.com>
Sent: Monday, July 28, 2025 5:52 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 Item 22.4 - Foundation General Plan Amendment for Cajalco Commerce Center

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Dear Supervisors, Clerk of the Board,

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This Board recently approved a community plan process for Mead Valley to decide where to draw the industrial corridor lines and should pause any rezone requests until that community plan is completed.

I urge you to vote no on the Cajalco Commerce Center or at least pause any initiation of Foundation General Plan Amendments in Mead Valley until the Community Plan is complete and adopted.

Sincerely,
Amber Peaslee
92508

Flores, Kate

From: Gayle Dicarlantonio <gayledmail@gmail.com>
Sent: Monday, July 28, 2025 5:55 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 Item 22.4 - Foundation General Plan Amendment for Cajalco Commerce Center

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Dear Supervisors, Clerk of the Board,

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This Board recently approved a community plan process for Mead Valley to decide where to draw the industrial corridor lines and should pause any rezone requests until that community plan is completed.

I urge you to vote no on the Cajalco Commerce Center or at least pause any initiation of Foundation General Plan Amendments in Mead Valley until the Community Plan is complete and adopted.

Sincerely
G DiCarlantonio
92507

Flores, Kate

From: mkymsecltr <mkymsecltr@aol.com>
Sent: Monday, July 28, 2025 6:01 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 Item 22.4 - Foundation General Plan Amendment for Cajalco Commerce Center

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Dear Supervisors, Clerk of the Board,

The Cajalco Commerce Center Foundation General Plan Amendment seeks to rezone residential and commercial properties in Mead Valley to Light Industrial to construct yet another one million square foot warehouse. Mead Valley already has the highest warehouse burden per capita in the Inland Empire of any community. The I-215 corridor is already full of mega-warehouses from Riverside to Menifee, and the freeways are full of heavy-duty trucks.

This Board recently approved a community plan process for Mead Valley to decide where to draw the industrial corridor lines and should pause any rezone requests until that community plan is completed.

I urge you to vote no on the Cajalco Commerce Center or at least pause any initiation of Foundation General Plan Amendments in Mead Valley until the Community Plan is complete and adopted.

Sincerely,

John W. Hagmann,
92506

Sent from my Verizon, Samsung Galaxy smartphone

Flores, Kate

From: Sue Nipper <markel221@gmail.com>
Sent: Monday, July 28, 2025 6:07 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 Item 22.4 - Foundation General Plan Amendment for Cajalco Commerce Center

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Dear Supervisors, Clerk of the Board,

The Cajalco Commerce Center Foundation General Plan Amendment seeks to rezone residential and commercial properties in Mead Valley to Light Industrial to construct yet another one million square foot warehouse. Mead Valley already has the highest warehouse burden per capita in the Inland Empire of any community. The I-215 corridor is already full of mega-warehouses from Riverside to Menifee, and the freeways are full of heavy-duty trucks.

This Board recently approved a community plan process for Mead Valley to decide where to draw the industrial corridor lines and should pause any rezone requests until that community plan is completed.

I urge you to vote no on the Cajalco Commerce Center or at least pause any initiation of Foundation General Plan Amendments in Mead Valley until the Community Plan is complete and adopted.

Please, these warehouses are a blight to our neighborhoods. Enough already. No more warehouses in our area.

Sincerely,

Susan Nipper
92508

Flores, Kate

From: Michael Delpit <mdelpit56@gmail.com>
Sent: Monday, July 28, 2025 6:17 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 Item 22.4 - Foundation General Plan Amendment for Cajalco Commerce Center

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Dear Supervisors, Clerk of the Board,

The Cajalco Commerce Center Foundation General Plan Amendment seeks to rezone residential and commercial properties in Mead Valley to Light Industrial to construct yet another one million square foot warehouse. Mead Valley already has the highest warehouse burden per capita in the Inland Empire of any community. The I-215 corridor is already full of mega-warehouses from Riverside to Menifee, and the freeways are full of heavy-duty trucks.

This Board recently approved a community plan process for Mead Valley to decide where to draw the industrial corridor lines and should pause any rezone requests until that community plan is completed.

I urge you to vote no on the Cajalco Commerce Center or at least pause any initiation of Foundation General Plan Amendments in Mead Valley until the Community Plan is complete and adopted.

We are already surrounded by warehouses and 4 axle trucks. Please do not approve any more industrial development. The future of our neighborhoods is in your hands.

Sincerely,

Michael Delpit
92508

Flores, Kate

From: Julie Siegel <siegel.n.julie@gmail.com>
Sent: Monday, July 28, 2025 6:18 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 Item 22.4 - Foundation General Plan Amendment for Cajalco Commerce Center

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Dear Supervisors, Clerk of the Board,

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This Board recently approved a community plan process for Mead Valley to decide where to draw the industrial corridor lines and should pause any rezone requests until that community plan is completed.

I urge you to vote no on the Cajalco Commerce Center or at least pause any initiation of Foundation General Plan Amendments in Mead Valley until the Community Plan is complete and adopted.

Sincerely,

Julie Siegel-Turner
92508

Flores, Kate

From: Debbie Walsh <abilene149@gmail.com>
Sent: Monday, July 28, 2025 8:31 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 Item 22.4 - Foundation General Plan Amendment for Cajalco Commerce Center

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Dear Supervisors, Clerk of the Board,

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This Board recently approved a community plan process for Mead Valley to decide where to draw the industrial corridor lines and should pause any rezone requests until that community plan is completed.

I urge you to vote no on the Cajalco Commerce Center or at least pause any initiation of Foundation General Plan Amendments in Mead Valley until the Community Plan is complete and adopted.

Sincerely,

Debbie Walsh
92570

Sent from my iPhone

Flores, Kate

From: Jerry Shearer Jr. <jsydor@yahoo.com>
Sent: Monday, July 28, 2025 8:32 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: Jen L.
Subject: Public Comment for Item 22.4 - Foundation General Plan Amendment for Cajalco Commerce Center

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Dear Supervisors, Clerk of the Board,

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This Board recently approved a community plan process for Mead Valley to decide where to draw the industrial corridor lines and should pause any rezone requests until that community plan is completed.

I urge you to vote no on the Cajalco Commerce Center or at least pause any initiation of Foundation General Plan Amendments in Mead Valley until the Community Plan is complete and adopted.

Sincerely,

Jerry Shearer 92508

Flores, Kate

From: Acquia Mail
Sent: Monday, July 28, 2025 8:36 AM
To: Clerk of the Board
Subject: Public Comments Web Submission

The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select https://rivcocob.org/request-to-speak and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on July 28, 2025

Submitted values are:

First Name
Fidencia

Last Name
Contreras

Phone
9514224913

Agenda Date
07/29/2025

Agenda Item # or Public Comment
22.4

State your position below
Oppose

Flores, Kate

From: Acquia Mail
Sent: Monday, July 28, 2025 8:57 AM
To: greg.morris49@yahoo.com
Cc: Clerk of the Board
Subject: Request to Speak Web Submission

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 20250729.** You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on July 28, 2025

Submitted values are:

First Name
Greg

Last Name
Morris

Address (Street, City and Zip)
22330 Wybenga Lane

Phone
9167618120

Email
greg.morris49@yahoo.com

Agenda Date
07/29/2025

Agenda Item # or Public Comment
Proposed zoning change to light industrial, Mead Valley

State your position below

Oppose

Do you need a Spanish translator?
No

Comments
This is another outrageous change of zoning proposal to light industrial, or warehousing, when affordable housing is most needed.

Flores, Kate

From: Lenora Mitchell <rageturner@gmail.com>
Sent: Monday, July 28, 2025 8:37 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 Item 22.4 - Foundation General Plan Amendment for Cajalco Commerce Center

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Dear Supervisors, Clerk of the Board,

The Cajalco Commerce Center Foundation General Plan Amendment seeks to rezone residential and commercial properties in Mead Valley to Light Industrial to construct yet another one million square foot warehouse. Mead Valley already has the highest warehouse burden per capita in the Inland Empire of any community. The I-215 corridor is already full of mega-warehouses from Riverside to Menifee, and the freeways are full of heavy-duty trucks.

This Board recently approved a community plan process for Mead Valley to decide where to draw the industrial corridor lines and should pause any rezone requests until that community plan is completed. Their voices must be prioritized.

Each new warehouse development in Riverside County is a direct threat to the health and quality of life of all the County's citizens. This should never be forgotten or downplayed.

I urge you to vote no on the Cajalco Commerce Center or at least pause any initiation of Foundation General Plan Amendments in Mead Valley until the Community Plan is complete and adopted.

Sincerely,

Lenora Mitchell
92508

Flores, Kate

From: Gary Mares III <garymaresiii@gmail.com>
Sent: Monday, July 28, 2025 8:44 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 Item 22.4 - Foundation General Plan Amendment for Cajalco Commerce Center

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

Dear Supervisors, Clerk of the Board,

The Cajalco Commerce Center Foundation General Plan Amendment seeks to rezone residential and commercial properties in Mead Valley to Light Industrial to construct yet another one million square foot warehouse. Mead Valley already has the highest warehouse burden per capita in the Inland Empire of any community. The I-215 corridor is already full of mega-warehouses from Riverside to Menifee, and the freeways are full of heavy-duty trucks, with both creating car and air pollution.

This Board recently approved a community plan process for Mead Valley to decide where to draw the industrial corridor lines and should pause any rezone requests until that community plan is completed.

I urge you to vote no on the Cajalco Commerce Center or at least pause any initiation of Foundation General Plan Amendments in Mead Valley until the Community Plan is complete and adopted.

Sincerely,

Gary Mares
92508

Flores, Kate

From: Richard Stalder <xcoachrs@sbcglobal.net>
Sent: Monday, July 28, 2025 8:54 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 Item 22.4 - Foundation General Plan Amendment for Cajalco Commerce Center

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Dear Supervisors, Clerk of the Board,

The Cajalco Commerce Center Foundation General Plan Amendment seeks to rezone residential and commercial properties in Mead Valley to Light Industrial to construct yet another one million square foot warehouse. Mead Valley already has the highest warehouse burden per capita in the Inland Empire of any community. The I-215 corridor is already full of mega-warehouses from Riverside to Menifee, and the freeways are full of heavy-duty trucks.

This Board recently approved a community plan process for Mead Valley to decide where to draw the industrial corridor lines and should pause any rezone requests until that community plan is completed.

I urge you to vote no on the Cajalco Commerce Center or at least pause any initiation of Foundation General Plan Amendments in Mead Valley until the Community Plan is complete and adopted.

Sincerely,
Richard Stalder
92506

Sent from my iPhone

Flores, Kate

From: Ajay Shah <ajayatsc@yahoo.com>
Sent: Monday, July 28, 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 Item 22.4 - Foundation General Plan Amendment for Cajalco Commerce Center

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Dear Supervisors, Clerk of the Board,

The Cajalco Commerce Center Foundation General Plan Amendment seeks to rezone residential and commercial properties in Mead Valley to Light Industrial to construct yet another one million square foot warehouse. Mead Valley already has the highest warehouse burden per capita in the Inland Empire of any community. The I-215 corridor is already full of mega-warehouses from Riverside to Menifee, and the freeways are full of heavy-duty trucks.

This Board recently approved a community plan process for Mead Valley to decide where to draw the industrial corridor lines and should pause any rezone requests until that community plan is completed.

I urge you to vote no on the Cajalco Commerce Center or at least pause any initiation of Foundation General Plan Amendments in Mead Valley until the Community Plan is complete and adopted.

Sincerely,

Ajsy Shah
92508

Flores, Kate

From: TOM PARKINSON <tbckp@aol.com>
Sent: Monday, July 28, 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 Item 22.4 - Foundation General Plan Amendment for Cajalco Commerce Center

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Dear Supervisors, Clerk of the Board,

The Cajalco Commerce Center Foundation General Plan Amendment seeks to rezone residential and commercial properties in Mead Valley to Light Industrial to construct yet another one million square foot warehouse. Mead Valley already has the highest warehouse burden per capita in the Inland Empire of any community. The I-215 corridor is already full of mega-warehouses from Riverside to Menifee, and the freeways are full of heavy-duty trucks.

This Board recently approved a community plan process for Mead Valley to decide where to draw the industrial corridor lines and should pause any rezone requests until that community plan is completed.

I urge you to vote no on the Cajalco Commerce Center or at least pause any initiation of Foundation General Plan Amendments in Mead Valley until the Community Plan is complete and adopted.

Additional warehouses only bring more polluted air to our region. It is embarrassing to drive the 215 freeway with our roads torn up by all the bigrigs.
The warehouses are a blight to communities.

Sincerely,

Brenda Parkinson
92508

Sent from my iPad

Flores, Kate

From: Michele Muehls <michelebello@hotmail.com>
Sent: Monday, July 28, 2025 9:38 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 Item 22.4 - Foundation General Plan Amendment for Cajalco Commerce Center

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Dear Supervisors, Clerk of the Board,
Thank you for taking the time to read this comment.

The Cajalco Commerce Center Foundation General Plan Amendment seeks to rezone residential and commercial properties in Mead Valley to Light Industrial to construct yet another one million square foot warehouse. Mead Valley already has the highest warehouse burden per capita in the Inland Empire of any community. The I-215 corridor is already full of mega-warehouses from Riverside to Menifee, and the freeways are full of heavy-duty trucks.

This Board recently approved a community plan process for Mead Valley to decide where to draw the industrial corridor lines and should pause any rezone requests until that community plan is completed.

I urge you to vote no on the Cajalco Commerce Center or at least pause any initiation of Foundation General Plan Amendments in Mead Valley until the Community Plan is complete and adopted.

Sincerely,

Michele Muehls
Hawarden, 92506
Sent from my iPhone

Flores, Kate

From: Aaron Bushong <aaron.bushong@verizon.net>
Sent: Monday, July 28, 2025 9:40 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 Item 22.4 - Foundation General Plan Amendment for Cajalco Commerce Center

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Dear Supervisors and Clerk of the Board:

The Cajalco Commerce Center Foundation General Plan Amendment seeks to rezone residential and commercial properties in Mead Valley to Light Industrial to construct yet another one million square foot warehouse. Mead Valley already has the highest warehouse burden per capita in the Inland Empire of any community. The I-215 corridor is already full of mega-warehouses from Riverside to Menifee, and the freeways are full of heavy-duty trucks.

This Board recently approved a community plan process for Mead Valley to decide where to draw the industrial corridor lines and should pause any rezone requests until that community plan is completed. I urge you to vote no on the Cajalco Commerce Center or at least pause any initiation of Foundation General Plan Amendments in Mead Valley until the Community Plan is complete and adopted.

Sincerely,
Aaron Bushong
92508

Flores, Kate

From: Ira and Rajean Long <longfam6@att.net>
Sent: Monday, July 28, 2025 9:51 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 Item 22.4 - Foundation General Plan Amendment for Cajalco Commerce Center

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Dear Supervisors, Clerk of the Board,

The Cajalco Commerce Center Foundation General Plan Amendment seeks to rezone residential and commercial properties in Mead Valley to Light Industrial to construct yet another one million square foot warehouse. Mead Valley already has the highest warehouse burden per capita in the Inland Empire of any community. The I-215 corridor is already full of mega-warehouses from Riverside to Menifee, and the freeways are full of heavy-duty trucks. Enough is ENOUGH!!!!!

This Board recently approved a community plan process for Mead Valley to decide where to draw the industrial corridor lines and should pause any rezone requests until that community plan is completed.

I urge you to vote no on the Cajalco Commerce Center or at least pause any initiation of Foundation General Plan Amendments in Mead Valley until the Community Plan is complete and adopted.

Sincerely,

Ira and Rajean Long
Mission Grove, 92506

Flores, Kate

From: Melody Clark <melodyeclark@icloud.com>
Sent: Monday, July 28, 2025 10:17 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 Item 22.4 - Foundation General Plan Amendment for Cajalco Commerce Center

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Dear Supervisors and Clerk of the Board,

First, thank you again for your votes regarding the warehouse project in the Orangecrest neighborhood in Riverside. Now I write to you on behalf of our neighbors in Mead Valley. The Cajalco Commerce Center Foundation General Plan Amendment seeks to rezone residential and commercial properties in Mead Valley to Light Industrial to construct yet another one million square foot warehouse. Mead Valley already has the highest warehouse burden per capita in the Inland Empire of any community. The I-215 corridor is already full of mega-warehouses from Riverside to Menifee, and the freeways are full of heavy-duty trucks.

This Board recently approved a community plan process for Mead Valley to decide where to draw the industrial corridor lines and should pause any rezone requests until that community plan is completed.

I urge you to vote no on the Cajalco Commerce Center or at least pause any initiation of Foundation General Plan Amendments in Mead Valley until the Community Plan is complete and adopted.

Sincerely,

Melody Clark
92506

Flores, Kate

From: Maria Rodriguez <mariarod0421@gmail.com>
Sent: Monday, July 28, 2025 10:38 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 Item 22.4 - Foundation General Plan Amendment for Cajalco Commerce Center

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Dear Supervisors, Clerk of the Board,

The Cajalco Commerce Center Foundation General Plan Amendment seeks to rezone residential and commercial properties in Mead Valley to Light Industrial to construct yet another one million square foot warehouse. Mead Valley already has the highest warehouse burden per capita in the Inland Empire of any community. The I-215 corridor is already full of mega-warehouses from Riverside to Menifee, and the freeways are full of heavy-duty trucks.

This Board recently approved a community plan process for Mead Valley to decide where to draw the industrial corridor lines and should pause any rezone requests until that community plan is completed.

I urge you to vote no on the Cajalco Commerce Center or at least pause any initiation of Foundation General Plan Amendments in Mead Valley until the Community Plan is complete and adopted.

Sincerely,

Maria R
92508

Flores, Kate

From: Peter Pettis <pettis.peter@gmail.com>
Sent: Monday, July 28, 2025 10:47 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 Item 22.4 - Foundation General Plan Amendment for Cajalco Commerce Center

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Dear Supervisors, Clerk of the Board,

The Cajalco Commerce Center Foundation General Plan Amendment seeks to rezone residential and commercial properties in Mead Valley to Light Industrial to construct yet another one million square foot warehouse. Mead Valley already has the highest warehouse burden per capita in the Inland Empire of any community. The I-215 corridor is already full of mega-warehouses from Riverside to Menifee, and the freeways are full of heavy-duty trucks.

This Board recently approved a community plan process for Mead Valley to decide where to draw the industrial corridor lines and should pause any rezone requests until that community plan is completed.

I urge you to vote no on the Cajalco Commerce Center or at least pause any initiation of Foundation General Plan Amendments in Mead Valley until the Community Plan is complete and adopted.

Sincerely,

Peter Pettis
92508

Flores, Kate

From:	Wendy Wiley <wendylwiley@gmail.com>
Sent:	Monday, July 28, 2025 10:50 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 Item 22.4 - Foundation General Plan Amendment for Cajalco Commerce Center

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Dear Supervisors, Clerk of the Board,

The Cajalco Commerce Center Foundation General Plan Amendment seeks to rezone residential and commercial properties in Mead Valley to Light Industrial to construct yet another one million square foot warehouse. Mead Valley already has the highest warehouse burden per capita in the Inland Empire of any community. The I-215 corridor is already full of mega-warehouses from Riverside to Menifee, and the freeways are full of heavy-duty trucks.

This Board recently approved a community plan process for Mead Valley to decide where to draw the industrial corridor lines and should pause any rezone requests until that community plan is completed.

I urge you to vote no on the Cajalco Commerce Center or at least pause any initiation of Foundation General Plan Amendments in Mead Valley until the Community Plan is complete and adopted.
No matter what my zip code is, these mega warehouses affect me and my family. They bring traffic and more smog to adjacent neighborhoods.

Sincerely,

Wendy Wiley
92506

Flores, Kate

From:	Catherine Barrett-Fischer <cbfcentury@aol.com>
Sent:	Monday, July 28, 2025 2:27 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 Item 22.4 - Foundation General Plan Amendment for Cajalco Commerce Center

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Subject: Oppose or Pause the Cajalco Commerce Center Foundation General Plan Amendment

Dear Honorable Supervisors and Clerk of the Board,

I am writing to express my strong opposition to the proposed Cajalco Commerce Center Foundation General Plan Amendment, which seeks to rezone residential and commercial properties in Mead Valley to Light Industrial for the construction of yet another one-million-square-foot warehouse.

Mead Valley already bears the highest per capita warehouse burden in the Inland Empire. The I-215 corridor from Riverside to Menifee is saturated with mega-warehouses, worsening air quality, increasing truck traffic, and straining local infrastructure. Residents in our community are asking for better—not just more.

We need more good, local **high-paying jobs** in Mead Valley that allow residents to work closer to home and support their families with dignity. Yet warehouse developments increasingly rely on **automation and robotics**, offering fewer and lower-wage jobs than ever before. The promise of meaningful local employment through warehouse expansion is no longer realistic.

Importantly, this Board has already approved a Community Plan process for Mead Valley to determine where industrial zoning should go. Proceeding with any rezoning before this community-led process is complete undermines its purpose and undermines public trust.

I urge you to vote **NO** on the Cajalco Commerce Center proposal. At the very least, **pause all Foundation General Plan Amendments** in Mead Valley until the Community Plan is completed and adopted.

Thank you for your consideration.

Respectfully,

Catherine Barrett-Fischer
Executive Committee Chairwoman
Community Alliance for Riverside's Economy & Environment (CAREE)
951-461-9443

22.4

Flores, Kate

From:	Ann Marchand <ann.marchand1@gmail.com>
Sent:	Monday, July 28, 2025 3:20 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 Item 22.4 - Foundation General Plan Amendment for Cajalco Commerce Center

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Dear Supervisors, Clerk of the Board,

The Cajalco Commerce Center Foundation General Plan Amendment seeks to rezone residential and commercial properties in Mead Valley to Light Industrial to construct yet another one million square foot warehouse. Mead Valley already has the highest warehouse burden per capita in the Inland Empire of any community. The I-215 corridor is already full of mega-warehouses from Riverside to Menifee, and the freeways are full of heavy-duty trucks.

This Board recently approved a community plan process for Mead Valley to decide where to draw the industrial corridor lines and should pause any rezone requests until that community plan is completed.

I urge you to vote no on the Cajalco Commerce Center or at least pause any initiation of Foundation General Plan Amendments in Mead Valley until the Community Plan is complete and adopted.

Sincerely,

Ann Marchand
formerly 92506

Flores, Kate

From: Alan Sun <alansun89@gmail.com>
Sent: Monday, July 28, 2025 2:34 PM
To: Clerk of the Board
Subject: Objection to approval of Initiation of Foundation Component General Plan Amendment No. 240005

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.

To the Clerk of the Board/Riverside County Board of Supervisors,

I am writing as the owner of property located at 22647 Cajalco Rd. (APN 317-090-009), which is directly adjacent to the land parcels under consideration for the proposed major construction project and related zoning changes.
I wish to reiterate my formal objection to the approval of this project and the associated changes to land use designation.

My property contains a functioning well with freshwater access and is equipped with running electricity. The proposed development poses significant risks to my property rights and the continued safe use of my land, particularly with respect to water quality, water table levels, and potential disruptions to utility access.

I am concerned that the scale and nature of the proposed construction will:

- Threaten the quality and availability of my well water due to potential contamination or overuse of the local aquifer.
- Potentially damage the structural integrity of my well casing and reduce its efficacy from subterranean shift due to heavy construction vibrations.
- Increase air, light and noise pollution, traffic congestion, and public/private nuisances.

I am also compelled to bring to your attention the string of recent trespassing, thefts, and vandalism that have occurred on my property in the past 2 years. The land zoning changes and development of construction will only escalate these issues:

- During Construction: An influx of workers and construction traffic will blur the lines between legitimate personnel and trespassers, making it impossible to monitor who is near my property. A large, active construction site acts as an "attractive target," drawing attention from thieves and vandals who can use the site as cover for illicit activities on adjacent properties like mine.
- During Operation: The completed project will change the quiet area me and my neighbor enjoy to a high-traffic, anonymous zone.

Thank you for your attention to this matter. I request that this letter be entered into the public record for the upcoming hearing on 07/29/25. Please keep me informed of any developments regarding this project.

Sincerely,

Ying (Alan) Sun
alansun89@gmail.com
626-679-5129

Flores, Kate

From: Anthony Rumbos-Perez <arumbos1@swarthmore.edu>
Sent: Monday, July 28, 2025 2:31 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 Item 22.4 - Foundation General Plan Amendment for Cajalco Commerce Center

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Dear Supervisors, Clerk of the Board,

The Cajalco Commerce Center Foundation General Plan Amendment seeks to rezone residential and commercial properties in Mead Valley to Light Industrial to construct yet another one million square foot warehouse. Mead Valley already has the highest warehouse burden per capita in the Inland Empire of any community. The I-215 corridor is already full of mega-warehouses from Riverside to Menifee, and the freeways are full of heavy-duty trucks.

This Board recently approved a community plan process for Mead Valley to decide where to draw the industrial corridor lines and should pause any rezone requests until that community plan is completed.

I hope that the county will make the right decisions that align with the health and air quality needs of Inland Southern California, and most importantly with the wellbeing of the residents of Mead Valley. Residents deserve a democratic say over the zoning decisions that affect their communities, which cannot happen until the community plan is adopted.

I urge you to vote no on the Cajalco Commerce Center or at least pause any initiation of Foundation General Plan Amendments in Mead Valley until the Community Plan is complete and adopted.

Sincerely,

Anthony Rumbos-Perez
91711

Flores, Kate

From: Ann Marchand <ann.marchand1@gmail.com>
Sent: Monday, July 28, 2025 3:20 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 Item 22.4 - Foundation General Plan Amendment for Cajalco Commerce Center

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Dear Supervisors, Clerk of the Board,

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This Board recently approved a community plan process for Mead Valley to decide where to draw the industrial corridor lines and should pause any rezone requests until that community plan is completed.

I urge you to vote no on the Cajalco Commerce Center or at least pause any initiation of Foundation General Plan Amendments in Mead Valley until the Community Plan is complete and adopted.

Sincerely,

Ann Marchand
formerly 92506

Flores, Kate

From: Acquia Mail
Sent: Monday, July 28, 2025 3:31 PM
To: Clerk of the Board
Subject: Public Comments Web Submission

The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select https://rivcocob.org/request-to-speak and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on July 28, 2025

Submitted values are:

First Name
JC

Last Name
Franco

Phone
714-713-9669

Agenda Date
07/29/2025

Agenda Item # or Public Comment
22.4

State your position below
Oppose

Comments
I oppose this project in it's entirety. Riverside County needs to embrace diversity in its developments outside of warehousing, especially in an area already saturated with logistics. This leads to elevated

levels to street and highway traffic that compound unhealthy levels of air quality, turning this region into Fontana/Bloomington, areas that are highly undesirable to live, work, or play.

Flores, Kate

From: Mary Viafora <mlviafora@gmail.com>
Sent: Monday, July 28, 2025 11:02 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 Item 22.4 - Foundation General Plan Amendment for Cajalco Commerce Center

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Dear Supervisors, Clerk of the Board,

The Cajalco Commerce Center Foundation General Plan Amendment seeks to rezone residential and commercial properties in Mead Valley to Light Industrial to construct yet another one million square foot warehouse. Mead Valley already has the highest warehouse burden per capita in the Inland Empire of any community. The I-215 corridor is already full of mega-warehouses from Riverside to Menifee, and the freeways are full of heavy-duty trucks.

This Board recently approved a community plan process for Mead Valley to decide where to draw the industrial corridor lines and should pause any rezone requests until that community plan is completed.

I urge you to vote no on the Cajalco Commerce Center or at least pause any initiation of Foundation General Plan Amendments in Mead Valley until the Community Plan is complete and adopted.

Sincerely,

Mary Viafora
92508

Sent from my iPhone

22.4

Flores, Kate

From:	Josie Sosa <josie.sosa@gmail.com>
Sent:	Monday, July 28, 2025 11:12 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 Item 22.4 - Foundation General Plan Amendment for Cajalco Commerce Center

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Dear Supervisors, Clerk of the Board,

The Cajalco Commerce Center Foundation General Plan Amendment seeks to rezone residential and commercial properties in Mead Valley to Light Industrial to construct yet another one million square foot warehouse. Mead Valley already has the highest warehouse burden per capita in the Inland Empire of any community. The I-215 corridor is already full of mega-warehouses from Riverside to Menifee, and the freeways are full of heavy-duty trucks.

This Board recently approved a community plan process for Mead Valley to decide where to draw the industrial corridor lines and should pause any rezone requests until that community plan is completed.

I urge you to vote no on the Cajalco Commerce Center or at least pause any initiation of Foundation General Plan Amendments in Mead Valley until the Community Plan is complete and adopted.

Sincerely,

Josie Sosa
92508

Flores, Kate

From: Denette Lemons <lemonsdenette@gmail.com>
Sent: Monday, July 28, 2025 11:27 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 Item 22.4 - Foundation General Plan Amendment for Cajalco Commerce Center

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Dear Supervisors, Clerk of the Board,

The Cajalco Commerce Center Foundation General Plan Amendment seeks to rezone residential and commercial properties in Mead Valley to Light Industrial to construct yet another one million square foot warehouse. Mead Valley already has the highest warehouse burden per capita in the Inland Empire of any community. The I-215 corridor is already full of mega-warehouses from Riverside to Menifee, and the freeways are full of heavy-duty trucks.

This Board recently approved a community plan process for Mead Valley to decide where to draw the industrial corridor lines and should pause any rezone requests until that community plan is completed.

I urge you to vote no on the Cajalco Commerce Center or at least pause any initiation of Foundation General Plan Amendments in Mead Valley until the Community Plan is complete and adopted.

Sincerely,

Denette Lemons
92508

Flores, Kate

From:	Maria Ana Lum <sunshinemlum@gmail.com>
Sent:	Monday, July 28, 2025 11:49 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:	VOTE NO on Mead Valley Warehouse Project - Public Comment for Item 22.4 - Foundation General Plan Amendment for Cajalco Commerce Center

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Dear Supervisors and Clerk of the Board,

PLEASE!!! No more warehouses. They are terrible for our community. We have empty warehouses now. We don't need more. Stop the streets and community cannot handle any more!

The Cajalco Commerce Center Foundation General Plan Amendment seeks to rezone residential and commercial properties in Mead Valley to Light Industrial to construct yet another one million square foot warehouse. Mead Valley already has the highest warehouse burden per capita in the Inland Empire of any community. The I-215 corridor is already full of mega-warehouses from Riverside to Menifee, and the freeways are full of heavy-duty trucks.

This Board recently approved a community plan process for Mead Valley to decide where to draw the industrial corridor lines and should pause any rezone requests until that community plan is completed.

I urge you to vote no on the Cajalco Commerce Center or at least pause any initiation of Foundation General Plan Amendments in Mead Valley until the Community Plan is complete and adopted.

Sincerely,

Maria Lum
92506

Flores, Kate

From: Catherine Gudis <cagudis@ucr.edu>
Sent: Monday, July 28, 2025 11:52 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 Item 22.4 - Foundation General Plan Amendment for Cajalco Commerce Center

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Dear Supervisors, Clerk of the Board,

The Cajalco Commerce Center Foundation General Plan Amendment seeks to rezone residential and commercial properties in Mead Valley to Light Industrial to construct yet another one million square foot warehouse. Mead Valley already has the highest warehouse burden per capita in the Inland Empire of any community. The I-215 corridor is already full of mega-warehouses from Riverside to Menifee, and the freeways are full of heavy-duty trucks.

This Board recently approved a community plan process for Mead Valley to decide where to draw the industrial corridor lines and should pause any rezone requests until that community plan is completed.

I urge you to vote no on the Cajalco Commerce Center or at least pause any initiation of Foundation General Plan Amendments in Mead Valley until the Community Plan is complete and adopted.

Sincerely,

Catherine Gudis
Professor of History | Director, Public History Program | Professor of Society, Environment, and Health Equity
University of California, Riverside
900 University Avenue
1212HMNSS
Riverside, CA 92520
cagudis@ucr.edu; 951-827-5823

Flores, Kate

From: John Viafora <jrviafora@gmail.com>
Sent: Monday, July 28, 2025 11:53 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 Item 22.4 - Foundation General Plan Amendment for Cajalco Commerce Center

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

Dear Supervisors, Clerk of the Board,

The Cajalco Commerce Center Foundation General Plan Amendment seeks to rezone residential and commercial properties in Mead Valley to Light Industrial to construct yet another one million square foot warehouse. Mead Valley already has the highest warehouse burden per capita in the Inland Empire of any community. The I-215 corridor is already full of mega-warehouses from Riverside to Menifee, and the freeways are full of heavy-duty trucks.

This Board recently approved a community plan process for Mead Valley to decide where to draw the industrial corridor lines and should pause any rezone requests until that community plan is completed.

I urge you to vote no on the Cajalco Commerce Center or at least pause any initiation of Foundation General Plan Amendments in Mead Valley until the Community Plan is complete and adopted.

Sincerely,

John Viafora
Orange Crest, 92508

Sent from my iPhone

Flores, Kate

From: Carlos LLiguin <malinalli_1997@yahoo.com>
Sent: Monday, July 28, 2025 12:18 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 Item 22.4 - Foundation General Plan Amendment for Cajalco Commerce Center

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Dear Supervisors, Clerk of the Board,

The Cajalco Commerce Center Foundation General Plan Amendment seeks to rezone residential and commercial properties in Mead Valley to Light Industrial to construct yet another one million square foot warehouse. Mead Valley already has the highest warehouse burden per capita in the Inland Empire of any community. The I-215 corridor is already full of mega-warehouses from Riverside to Menifee, and the freeways are full of heavy-duty trucks.

This Board recently approved a community plan process for Mead Valley to decide where to draw the industrial corridor lines and should pause any rezone requests until that community plan is completed.

I urge you to vote no on the Cajalco Commerce Center or at least pause any initiation of Foundation General Plan Amendments in Mead Valley until the Community Plan is complete and adopted.

Thank you for taking the time and listening to our concerns and keeping Riverside County a safe and healthy environment.

Thank you,
Sincerely,

Carlos LLiguin
92508

Flores, Kate

From: Veronica Juarez <vjuarez0326@gmail.com>
Sent: Monday, July 28, 2025 12:53 PM
To: Clerk of the Board; Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5
Subject: Public Comment for Item 22.4 - Foundation General Plan Amendment for Cajalco Commerce Center

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Dear Supervisors, Clerk of the Board,

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This Board recently approved a community plan process for Mead Valley to decide where to draw the industrial corridor lines and should pause any rezone requests until that community plan is completed.

I urge you to vote no on the Cajalco Commerce Center or at least pause any initiation of Foundation General Plan Amendments in Mead Valley until the Community Plan is complete and adopted.

Sincerely,

Veronica Juarez
92508

Flores, Kate

From: Jessica McDermott <jess.colleen.mcd@gmail.com>
Sent: Monday, July 28, 2025 1:19 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 Item 22.4 - Foundation General Plan Amendment for Cajalco Commerce Center

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

Dear Supervisors, Clerk of the Board,

The Cajalco Commerce Center Foundation General Plan Amendment seeks to rezone residential and commercial properties in Mead Valley to Light Industrial to construct yet another one million square foot warehouse. Mead Valley already has the highest warehouse burden per capita in the Inland Empire of any community. The I-215 corridor is already full of mega-warehouses from Riverside to Menifee, and the freeways are full of heavy-duty trucks.

This Board recently approved a community plan process for Mead Valley to decide where to draw the industrial corridor lines and should pause any rezone requests until that community plan is completed. As residents of the IE, our health, safety, and wants should be put before corporate profit.

I urge you to vote no on the Cajalco Commerce Center or at least pause any initiation of Foundation General Plan Amendments in Mead Valley until the Community Plan is complete and adopted.

Sincerely,

Jess McDermott
92506

Flores, Kate

From: L S <nichole19161@gmail.com>
Sent: Monday, July 28, 2025 1:23 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 Item 22.4 - Foundation General Plan Amendment for Cajalco Commerce Center

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

Dear Supervisors, Clerk of the Board,

Good afternoon. The Cajalco Commerce Center Foundation General Plan Amendment seeks to rezone residential and commercial properties in Mead Valley to Light Industrial to construct yet another one million square foot warehouse. Mead Valley already has the highest warehouse burden per capita in the Inland Empire of any community. The I-215 corridor is already full of mega-warehouses from Riverside to Menifee, and the freeways are full of heavy-duty trucks that have completely ruined our roads and polluted our air.

This Board recently approved a community plan process for Mead Valley to decide where to draw the industrial corridor lines and should pause any rezone requests until that community plan is completed.

Please vote no on the Cajalco Commerce Center, or at least pause any initiation of Foundation General Plan Amendments in Mead Valley until the Community Plan is complete and adopted.

Respectfully,

Laura Sandidge
92508

Flores, Kate

From: Acquia Mail
Sent: Monday, July 28, 2025 1:31 PM
To: Clerk of the Board
Subject: Public Comments Web Submission

The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select https://rivcocob.org/request-to-speak and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on July 28, 2025

Submitted values are:

First Name
Gabriel

Last Name
Berlonghi

Address (Street, City and Zip)
14965 Shoreham Street

Phone
9495841773

Agenda Date
07/29/2025

Agenda Item # or Public Comment
22.4

State your position below
Oppose

Comments

We already have some of the worst air quality in the country and continuously adding more warehouses only makes the problem worse. Childhood asthma rates are alarming. Adults with heart and lung issues continue to rise. We strongly oppose adding more warehouses that only serve to harm our communities while lining the pockets of a few.

Flores, Kate

From:	Acquia Mail
Sent:	Monday, July 28, 2025 4:18 PM
To:	JcPorras@aol.com
Cc:	Clerk of the Board
Subject:	Request to Speak Web Submission



Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 20250729.** You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on July 28, 2025

Submitted values are:

First Name
James

Last Name
Porras

Address (Street, City and Zip)
20180 Oleander Ave, Perris 92570

Phone
9513470878

Email
JcPorras@aol.com

Agenda **Date**
07/29/2025

Agenda **Item # or Public Comment**
Item 22.4

State your **position below**

22.4

Support

Do you need a Spanish translator?
No

Comments
I am a life time resident of Mead Valley and I support these developments for our area.

Flores, Kate

From: Acquia Mail
Sent: Sunday, July 27, 2025 2:15 PM
To: galvan.arturo@yahoo.com
Cc: Clerk of the Board
Subject: Request to Speak Web Submission



Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 20250729.** You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on July 27, 2025

Submitted values are:

First Name
Arturo

Last Name
galvan

Address (Street, City and Zip)
4285 Saint Paul Pl

Phone
9512079204

Email
galvan.arturo@yahoo.com

Agenda Date
07/29/2025

Agenda Item # or Public Comment
Warehouse development

State your position below

22.4
~~24~~

Oppose

Do you need a Spanish translator?
No

Comments
Saying no to land use changes for warehouse . Our air quality is already bad,care about the people you serve not profit

Flores, Kate

From: Acquia Mail
Sent: Sunday, July 27, 2025 1:50 PM
Cc: Clerk of the Board
Subject: Request to Speak Web Submission



Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 20250729.** You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on July 27, 2025

Submitted values are:

First Name
Lorenzo

Last Name
Cabrera

Phone
9512613888

Agenda Date
07/29/2025

Agenda Item # or Public Comment
Warehouse development

State your position below
Oppose

Do you need a Spanish translator?
No

Comments

24

Saying no to land use changes for warehouse . Our air quality is already bad,care about the people you serve not profit

Flores, Kate

From: Acquia Mail
Sent: Sunday, July 27, 2025 1:47 PM
Cc: Clerk of the Board
Subject: Request to Speak Web Submission



Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 20250729.** You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on July 27, 2025

Submitted values are:

First Name
Guadalupe

Last Name
Galvan

Phone
9512613888

Agenda Date
07/29/2025

Agenda Item # or Public Comment
Warehouse development

State your position below
Oppose

Do you need a Spanish translator?
No

Comments

24

Saying no to land use changes for warehouse . Our air quality is already bad,care about the people you serve not profit

Flores, Kate

From: K Doty <dkdoty2@gmail.com>
Sent: Tuesday, July 29, 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 Item 22.4 - Foundation General Plan Amendment for Cajalco Commerce Center

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Dear Supervisors, Clerk of the Board,

The Cajalco Commerce Center Foundation General Plan Amendment seeks to rezone residential and commercial properties in Mead Valley to Light Industrial to construct yet another one million square foot warehouse. Mead Valley already has the highest warehouse burden per capita in the Inland Empire of any community. The I-215 corridor is already full of mega-warehouses from Riverside to Menifee, and the freeways are full of heavy-duty trucks.

This Board recently approved a community plan process for Mead Valley to decide where to draw the industrial corridor lines and should pause any rezone requests until that community plan is completed.

I urge you to vote no on the Cajalco Commerce Center or at least pause any initiation of Foundation General Plan Amendments in Mead Valley until the Community Plan is complete and adopted.

Sincerely,

Kristy Doty
92508

Sent from my iPhone

22.4

Flores, Kate

From: Acquia Mail
Sent: Tuesday, July 29, 2025 11:50 AM
Cc: Clerk of the Board
Subject: Request to Speak Web Submission

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 20250729.** You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on July 29, 2025

Submitted values are:

First Name
Bryan

Last Name
Sanchez

Phone
909-227-7116

Agenda Date
07/29/2025

Agenda Item # or Public Comment
Agenda Item 22.4

State your position below
Oppose

22.4

Flores, Kate

From: John <residentjustice2014@gmail.com>
Sent: Tuesday, July 29, 2025 12:15 PM
To: Clerk of the Board
Subject: Public comment

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.

Riverside County Board of Supervisors
County of Riverside
4080 Lemon Street, 5th Floor
Riverside, CA 92501

Dear Members of the Board of Supervisors,
I am writing to formally express my opposition to Item 22.4 on the agenda for the upcoming Board of Supervisors meeting regarding the approval of a proposed large light industrial warehouse project. I am deeply concerned that granting approval for this development would have severe consequences for our community, and I urge the Board to denythis project based on a failure to meet the required standards under the California Environmental Quality Act (CEQA).

CEQA Considerations and Violations
Under CEQA, it is essential that all projects undergo a comprehensive review to evaluate their environmental impactson the community. The proposed warehouse project has not sufficiently addressed the cumulative effects of its construction, nor does it consider the saturation of similar developments already present in the region.
Oversaturation of Warehouses
The proposed project would add to the growing concentration of industrial warehouses in our area. This oversaturation has already led to substantial negative impacts, including increased traffic congestion, air pollution, and a degradation of the local community's quality of life. Our region is already overburdened with large-scale warehouses, and the approval of additional industrial facilities would only exacerbate these existing problems.
Inadequate Traffic and Air Quality Analysis
The environmental review associated with the proposed warehouse does not adequately assess the significant traffic impacts that additional trucks and vehicles would have on our local infrastructure. Our roads are already clogged with traffic from neighboring warehouses, creating bottlenecks and safety concerns. In addition, the

impact on air quality has not been sufficiently studied, and any increase in industrial activity will only worsen existing pollution levels.

Negative Impact on Community Health

The proposed warehouse is situated in a residential and semi-rural area where families and children live. The increase in industrial activity, noise, and truck traffic will result in a negative impact on public health. CEQA requires that these potential impacts, particularly to vulnerable populations, be carefully considered, and they have not been.

Failure to Consider Cumulative Impacts

As the Board is aware, the approval of multiple warehouse developments in our area has already led to significant environmental and quality-of-life issues. Item 22.4 fails to adequately address the cumulative impacts of additional warehouse developments in the region, as required under CEQA. The Board has a responsibility to consider not just the direct impacts of this specific project, but the cumulative effect of its approval in conjunction with the increasing number of industrial developments.

Request for Immediate Denial

Given the multiple concerns raised regarding the adverse impacts of this project, I respectfully request that the Riverside County Board of Supervisors deny the approval of the proposed warehouse development under Item 22.4. The environmental review is insufficient, and the project fails to meet the criteria set forth by CEQA for sustainable and responsible development. Furthermore, granting approval would ignore the public health and safety concerns of our community and contribute to the further degradation of our local environment.

It is my hope that the Board will carefully consider the long-term consequences of this project on Riverside County residents and deny its approval. Our community deserves a future that is not defined by industrial warehouses but by a healthy, sustainable environment that promotes the well-being of all residents.

Thank you for your time and consideration. I trust that you will make a decision that is in the best interests of our community.

Flores, Kate

From:	Jeannine Sabel <j9sabel@gmail.com>
Sent:	Tuesday, July 29, 2025 2:33 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 Item 22.4 - Foundation General Plan Amendment for Cajalco Commerce Center

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Dear Supervisors, Clerk of the Board,

The Cajalco Commerce Center Foundation General Plan Amendment seeks to rezone residential and commercial properties in Mead Valley to Light Industrial to construct yet another one million square foot warehouse. Mead Valley already has the highest warehouse burden per capita in the Inland Empire of any community. The I-215 corridor is already full of mega-warehouses from Riverside to Menifee, and the freeways are full of heavy-duty trucks.

This Board recently approved a community plan process for Mead Valley to decide where to draw the industrial corridor lines and should pause any rezone requests until that community plan is completed.

I urge you to vote no on the Cajalco Commerce Center or at least pause any initiation of Foundation General Plan Amendments in Mead Valley until the Community Plan is complete and adopted.

No more warehouses and the problems they bring.

Sincerely,

Jeannine Sabel
92506

22.4

Flores, Kate

From: Acquia Mail
Sent: Tuesday, July 29, 2025 4:52 PM
To: Clerk of the Board
Subject: Public Comments Web Submission

The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select https://rivcocob.org/request-to-speak and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on July 29, 2025

Submitted values are:

First Name
Estrella

Last Name
Verduzco

Address (Street, City and Zip)
17747 Clark Street, Perris, 92570

Phone
9513798514

Email
estrellaverduzco@gmail.com

Agenda Date
07/29/2025

Agenda Item # or Public Comment
22.4

State your position below

Oppose

Comments

The expansion of warehouses in our community have caused major traffic and large trucks going through our neighborhoods at all hours of the night causing our paved roads to continuously needing patch work done and causing traffic throughout the residential areas as well as cajalco rd. Another warehouse will not create more jobs as all the other warehouses in the area have also promised yet they are not hiring as they promised they would. Perris and mead valley already have large amounts of warehouses that continue to be vacant.

TIM RICK HSL
951-329-2089
PNWNSLLC@GMA

NOTICE OF PUBLIC MEETING

A PUBLIC MEETING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY** GENERAL PLAN ADVISORY COMMITTEE to consider the project shown below:

INITIATION OF GENERAL PLAN AMENDMENT NO. 240005 (Foundation Component) – Applicant: Groundswell Pacific Land, c/o Rett Coluccio – Engineer/Representative: ADH & Associates, c/o Steve Sommers – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Existing: General Plan Foundation Component: Rural Community (RC) and Community Development (CD); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Rider Street, south of Cajalco Road, west of Seaton Avenue, and east of Anderson Road – 58.59+/- Gross Acres – Existing Zoning: Light Agriculture 1-Acre Minimum (A-1-1) & Rural Residential ½ Acre Minimum (R-R-½) – **REQUEST:** The applicant of General Plan Amendment No. 240005 (GPA240005) is making a request to the County of Riverside to change the General Plan Foundation Component of 23 parcels from Rural Community: Very Low Density Residential (RC: VLDR) and Community Development: Commercial Retail (CD: CR) to Community Development: Light Industrial (CD: LI). Additional development applications and review by the county to confirm that the overall project complies with applicable policies, findings, and other factors will be required if the proposed GPA240005 is initiated by the Board of Supervisors – APN: 317-080-003 thru 008, 013, 014, 019 thru 023, 027 thru 029, and 317-090-002 thru 008.

TIME OF MEETING: ~~1:30pm (or as soon as possible thereafter)~~
DATE OF MEETING: **Monday July 29, 2024**
PLACE OF MEETING: ~~RIVERSIDE COUNTY ADMINISTRATIVE~~ CENTER
1st FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Tim Wheeler at (951) 955-6060 or e-mail twheeler@rctlma.org or go to the County Planning Department's GENERAL PLAN ADVISORY COMMITTEE agenda web page at:
https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office located at 4080 Lemon St. 12th Floor, Riverside CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public meeting; or may appear and be heard at the time and place noted above. All comments received prior to the public meeting will be submitted to the GENERAL PLAN ADVISORY COMMITTEE, who will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

Be advised that as a result of public meetings and comment, the GENERAL PLAN ADVISORY COMMITTEE may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: TIM WHEELER
P.O. Box 1409, Riverside, CA 92502-1409

RECEIVED
2024 JUL 29 PM 12:27

22.4

July 29, 2024

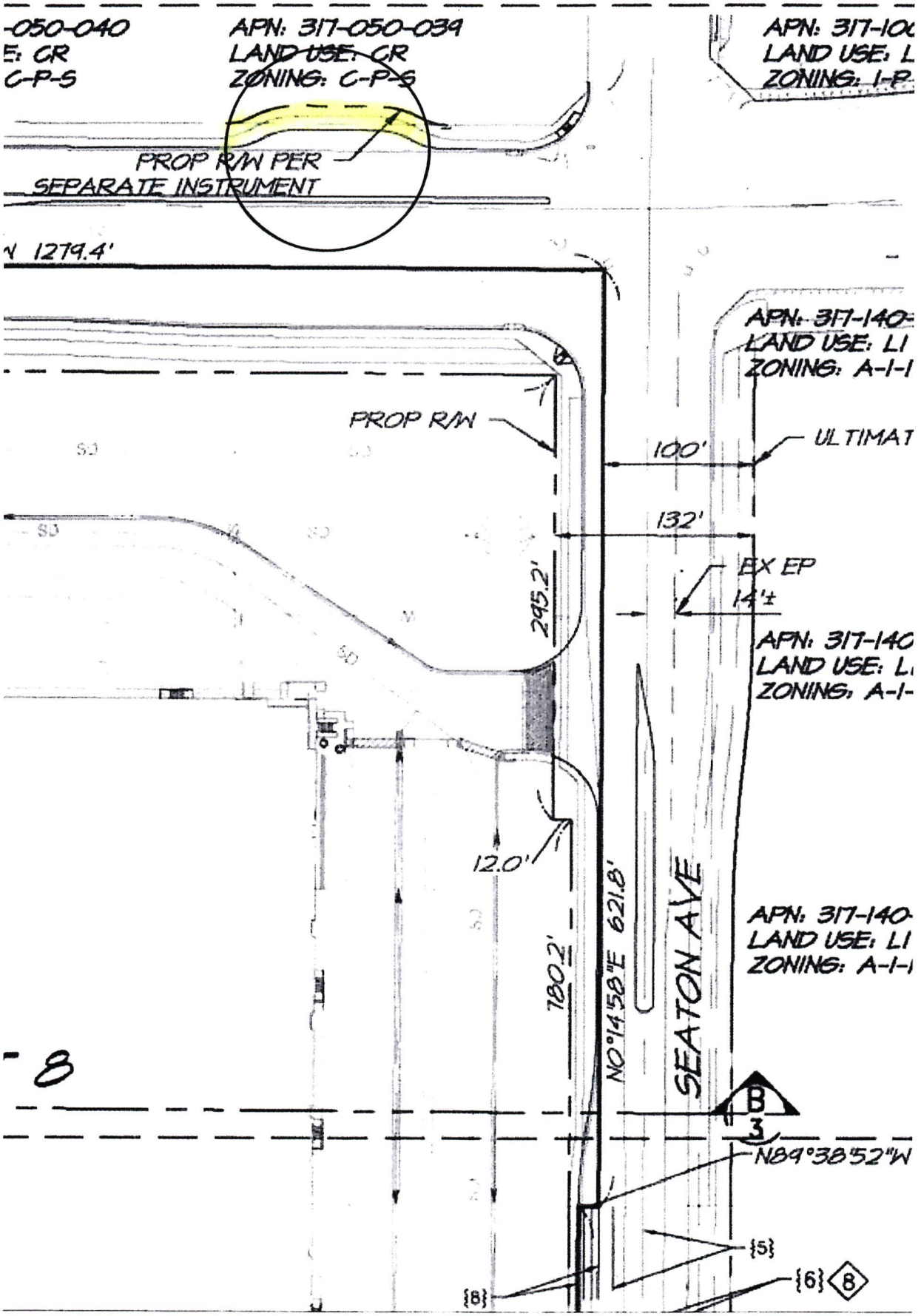
PROJECT Scope has been developed & VERIFIED. THIS is my finding.

1. CENTER of CAJALCO Rd. @ 26' off.
2. Developer's responsibilities (9-4-24.
   3 lanes each direction
3. BUS BAY / TURNOUT. standard
4. Bike route - county's vision
   A. CAJALCO EXPRESSWAY. (COUNTY PORTION TO THE EAST of CITY of PERRIS is under design.
   B. CITY Bike route
   C. W of FWY 215, CAJALCO commence &.
   D. TRANSIT DEPO @ CAJALCO Rd. FWY 215 WEST. Behind (R) Food TRUCK PARK

July 29, 2024

E OF CALIFORNIA

D



PRESENTED BY VP JOHN GRAC
OWNER – SCOTT MORSE

HILLWOOD
A PEROT COMPANY

HILLWOOD INVITES YOU TO A

COMMUNITY OUTREACH MEETING

AND A MEAL ON US

WEDNESDAY, AUGUST 21, 2024

MEAD VALLEY COMMUNITY CENTER
21091 Rider Street
Perris, CA 92570

6:00 PM
IN-N-OUT BURGER
Truck to Follow

TOPIC OF DISCUSSION

CAJALCO COMMERCE CENTER PROJECT UPDATE

* FULL Width of CAJALCO Rd

FOR MORE INFORMATION
www.cajalcocommercecenter.com

11.

IMPROVEMENT at 66th DIRECTION

From: Junaid, Azan ajunaid@rivco.org
Subject: RE: In need to meet with your design chief
Date: Sep 4, 2024 at 2:59:19 PM
To: Patrick Chinglung Hsu pnwnsllc@gmail.com

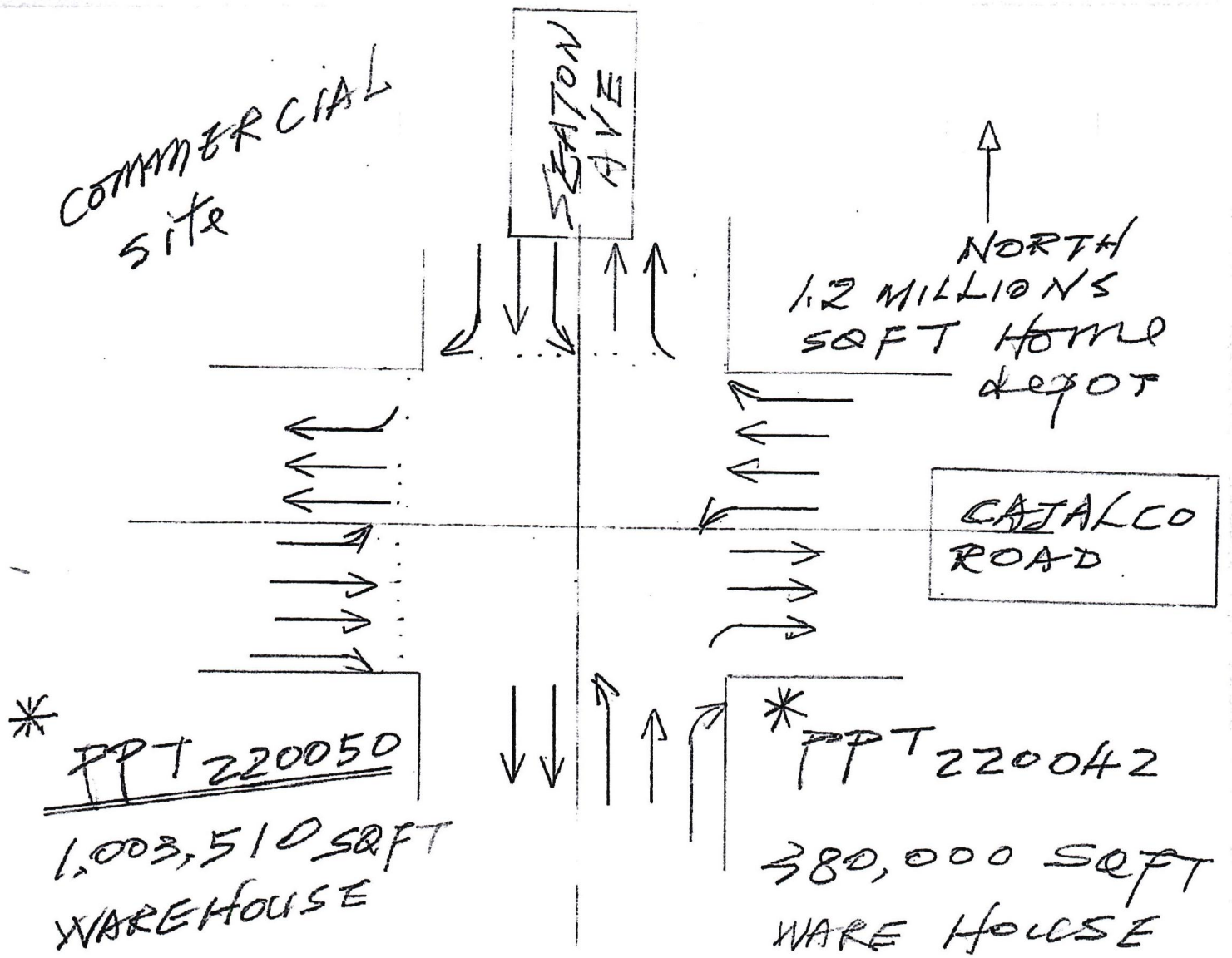
Hi Patrick,

Due to ROW constraints the Wood to Seaton segment will be widening from 2 lanes to 4 lanes with c/g sidewalk and a center median. We will still be following the expressway standards with the exception of widening to 6 lanes. However, all developments along Cajalco Rd will still be required to dedicate and build out to 6 lanes or 3 lanes per direction per ultimate width. Hope this information helps.

Thanks

Azan Junaid, PE
Senior Civil Engineer
County of Riverside – Transportation Department
(951) 955-6781
ajunaid@rivco.org
www.IECounts.org
How are we doing? Click the link to tell us
Public Service Hours are 8:00 a.m. to 5:00 p.m. - Monday through Friday

-----Original Message-----
From: Patrick Chinglung Hsu <pnwnsllc@gmail.com>



CAJALCO ROAD WIDENING EIR, NOV 2021

NOTICE of PREPARATION of EIR received SEP 2021.

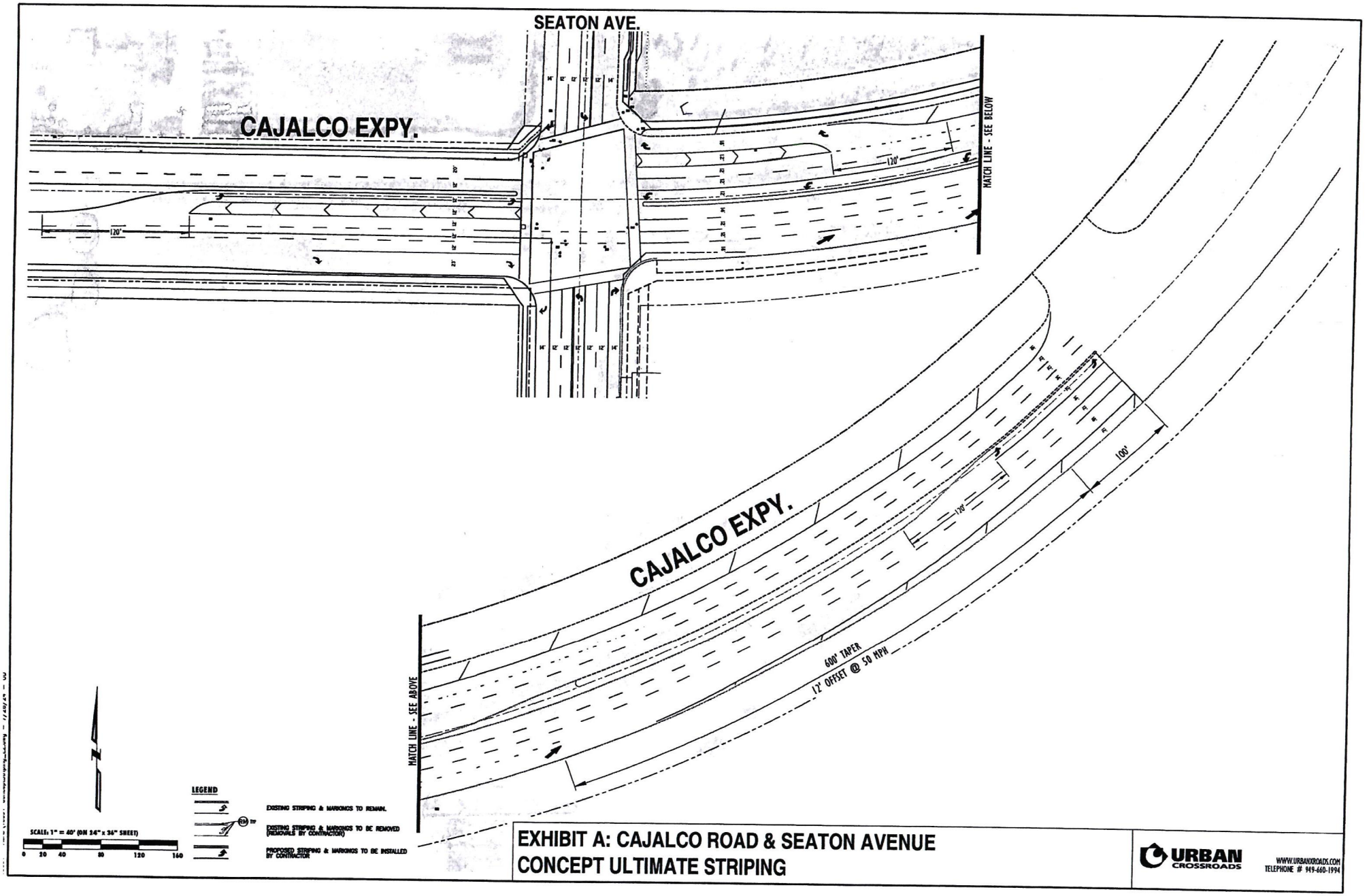
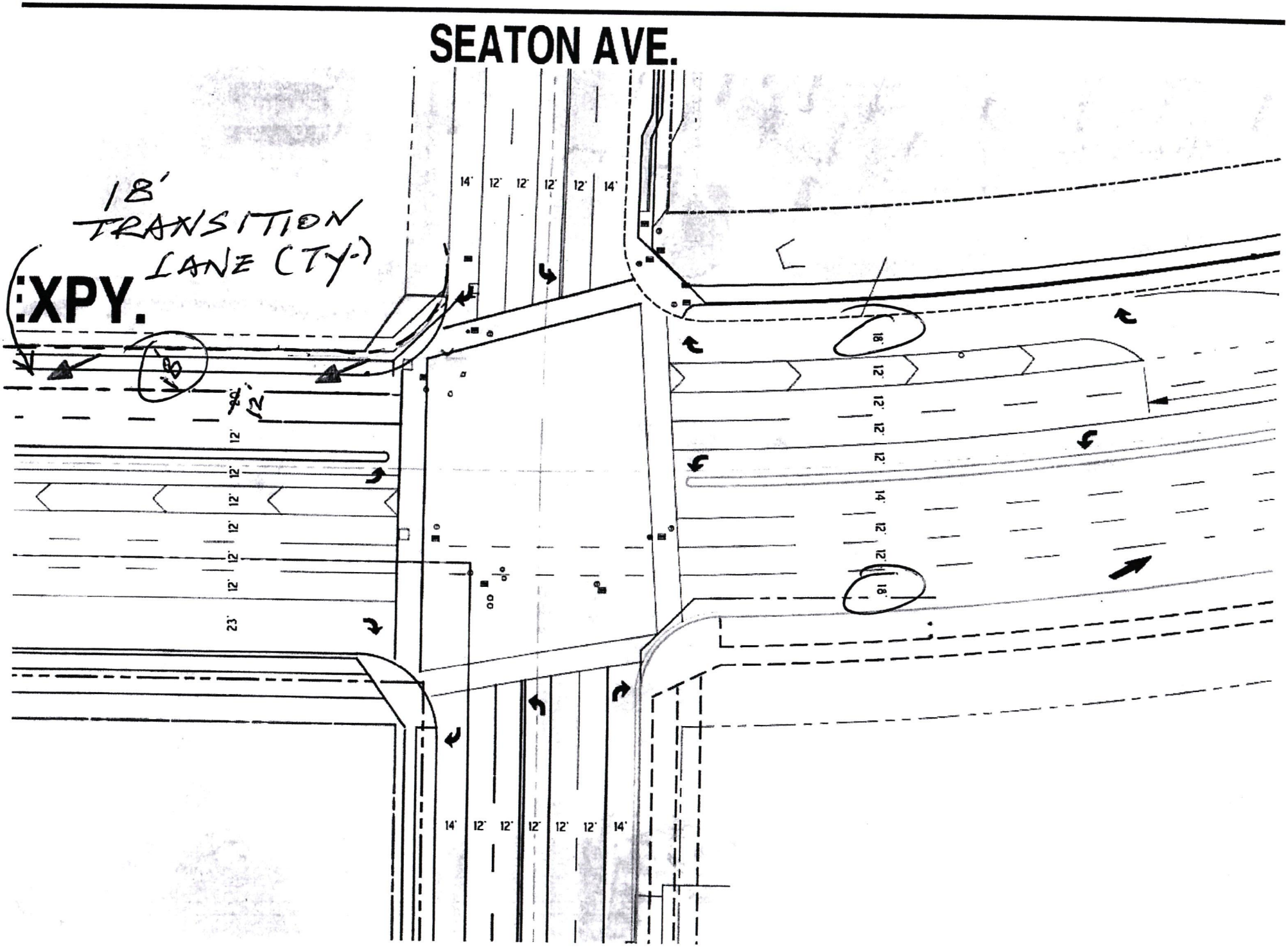


EXHIBIT A: CAJALCO ROAD & SEATON AVENUE
CONCEPT ULTIMATE STRIPING

URBAN CROSSROADS

WWW.URBANXROADS.COM
TELEPHONE # 949-660-1994


SEATON AVE.
18' TRANSITION LANE (TY-)
XPY.
14' 12' 12' 12' 12' 14'
18'
12'
12'
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12'
14'
12'
12'
18'
12'
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12'
12'
12'
23'
14' 12' 12' 12' 12' 12' 14'

From: Junaid, Azan ajunaid@rivco.org
Subject: RE: Meeting with you re Cajalco Road
Date: Nov 26, 2024 at 11:29:27 AM
To: Patrick Chinglung Hsu pnwnsllc@gmail.com

That is correct.

Thanks

Azan Junaid, PE
Senior Civil Engineer
County of Riverside – Transportation Department
(951) 955-6781
ajunaid@rivco.org



www.IECounts.org

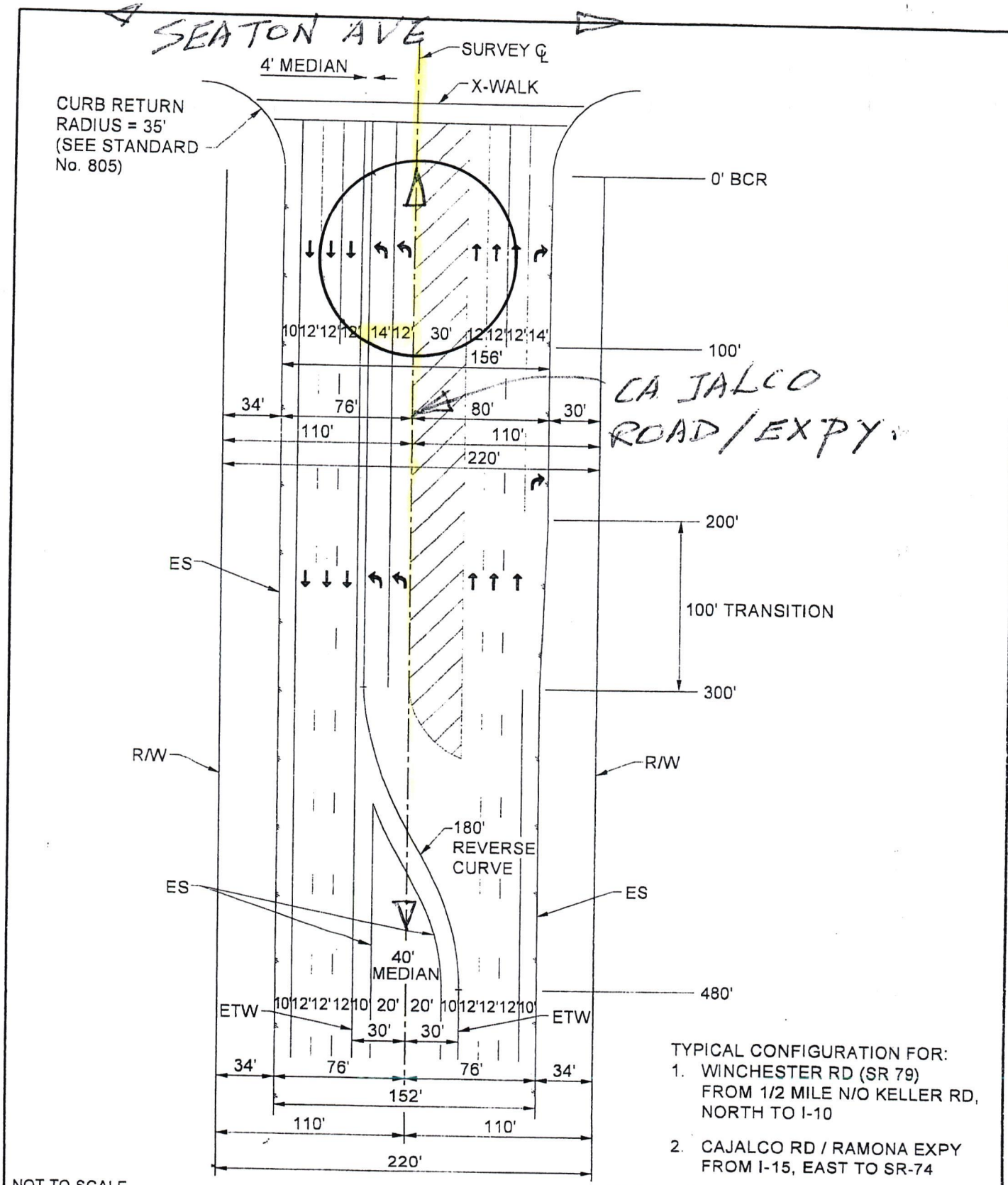
How are we doing? Click the link to tell us
Public Service Hours are 8:00 a.m. to 5:00 p.m. - Monday through Friday

From: Patrick Chinglung Hsu <pnwnsllc@gmail.com>
Sent: Friday, November 22, 2024 10:21 AM
To: Junaid, Azan <ajunaid@RIVCO.ORG>
Cc: Patrick Hsu <pnwnsllc@gmail.com>
Subject: Re: Meeting with you re Cajalco Road

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.

Azan,
Thanks for the opportunity to meet Wednesday to confirm County Standard No. 84 is the concept for developer to adhere to.

Patrick Hsu



TYPICAL CONFIGURATION FOR:

1. WINCHESTER RD (SR 79) FROM 1/2 MILE N/O KELLER RD, NORTH TO I-10
2. CAJALCO RD / RAMONA EXPY FROM I-15, EAST TO SR-74

NOT TO SCALE

NOTE: THIS WAS NUMBERED STANDARD No. 82 PRIOR TO 2023

PREPARED UNDER THE SUPERVISION OF:

Mark Lancaster 11/30/22

DIRECTOR OF TRANSPORTATION
MARK LANCASTER, P.E.

DATE

REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
MARK ALAN LANCASTER
C48048
CIVIL
STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

6-LANE EXPRESSWAY 152' IMPROVEMENT (220' R/W)

STANDARD No. 84 (2 of 2)

From: Grace, John john.grace@hillwood.com
Subject: RE: Our meeting this morning
Date: Jul 21, 2025 at 3:22:10 PM
To: Patrick Chinglung Hsu pnwnsllc@gmail.com

Hi Patrick:

I appreciated the opportunity to sit down with you last week to discuss the Cajalco Commerce Center project. We much appreciate your continued support.

Please see the attached striping plan for your use.

Please be aware that this striping configuration has been developed in concert with the County in order to integrate the new construction with existing facilities and traffic patterns. Lane configuration would change as additional construction along Cajalco would come online.

JG

John Grace
Vice President, Development

901 Via Piemonte I Suite 175
Ontario, CA 91764
Direct: 909.256.5924 I Cell: 951-796-4376
www.hillwood.com

HILLWOOD
A PEROT COMPANY®

From: Patrick Chinglung Hsu <pnwnsllc@gmail.com>
Sent: Wednesday, July 16, 2025 11:10 AM
To: Grace, John <john.grace@hillwood.com>
Cc: Patrick Hsu <pnwnsllc@gmail.com>
Subject: Our meeting this morning

John,
I'll share your design with Mead Valley of your Cajalco Road widening to the ultimate to have a total of six lanes, three lanes each direction, plus turning lanes.

No question about the relief to community and through traffic due to your commitment to meet the county corridor design requirements of Cajalco Road.

I'll appreciate an email of your stripping proposal before Board of Supervisors meeting on July 29.

Patrick Hsu

Sent from my iPhone

On Jul 10, 2025, at 4:44 PM, Grace, John <john.grace@hillwood.com> wrote:

Patrick

That is a huge help. Thank you.

I will see you then.

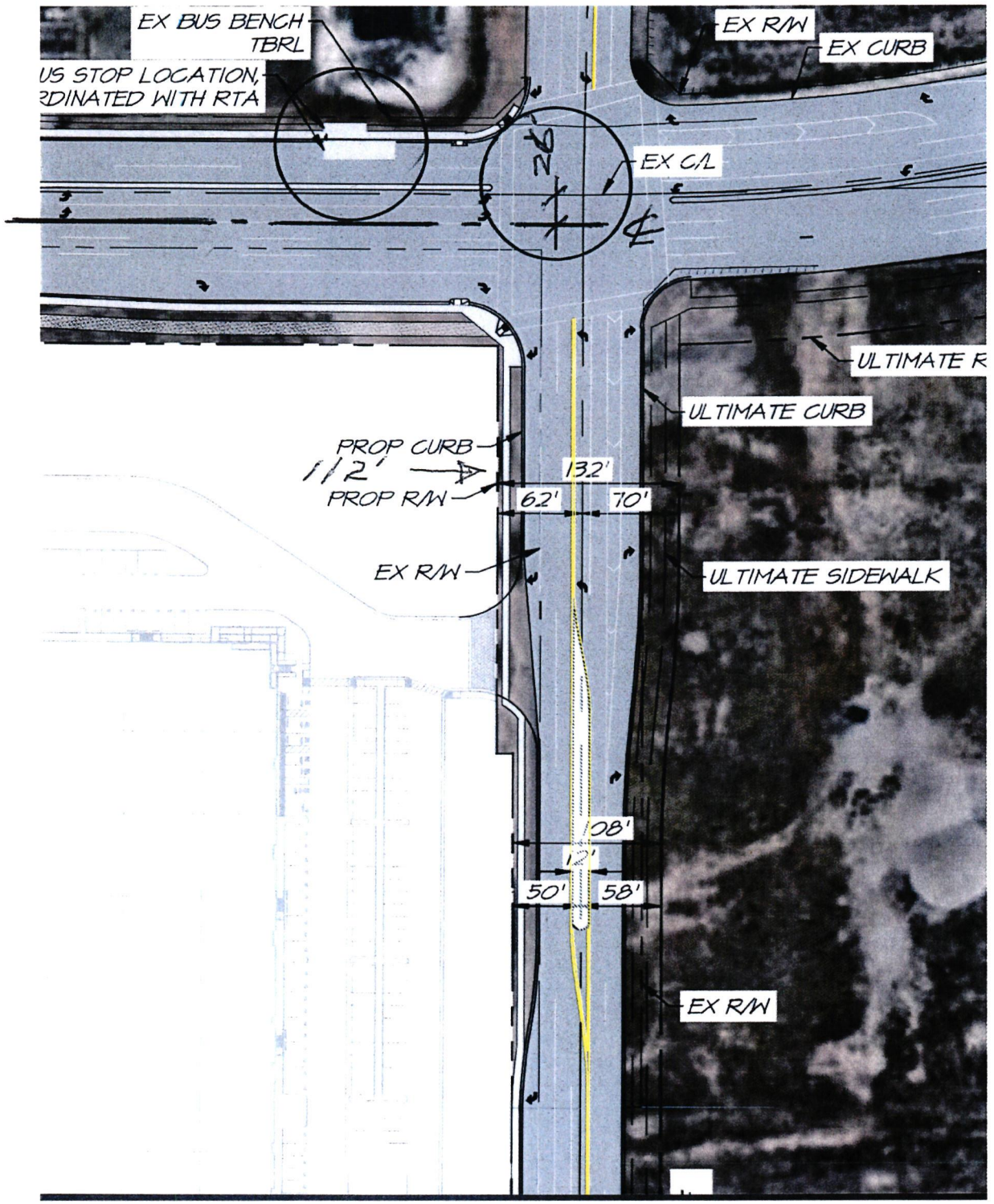
Get Outlook for iOS

From: Patrick Chinglung Hsu <pnwnsllc@gmail.com>
Sent: Thursday, July 10, 2025 4:30:32 PM
To: Grace, John <john.grace@hillwood.com>
Cc: Patrick Hsu <pnwnsllc@gmail.com>
Subject: Re: Meeting with you

John,
See you on 7/16 at 10. Hope this would fit you better.

Patrick.
Sent from my iPhone

> On Jul 10, 2025, at 3:37 PM, Grace, John <john.grace@hillwood.com> wrote:
>
> Hi Patrick:
>
> That sounds good.
>
> I am available the following days:


EX BUS BENCH
TBRL
US STOP LOCATION,
RDINATED WITH RTA
EX R/W
EX CURB
EX C/L
ULTIMATE R
ULTIMATE CURB
PROP CURB
112'
PROP R/W
132'
62'
70'
EX R/W
ULTIMATE SIDEWALK
108'
12'
50'
58'
EX R/W

Bus Stop Design Guidelines

AUGUST 2015

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Transit Fueling 1.3

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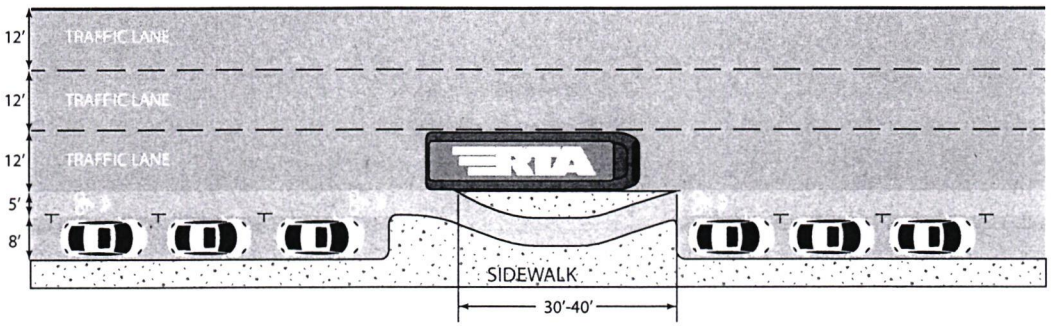
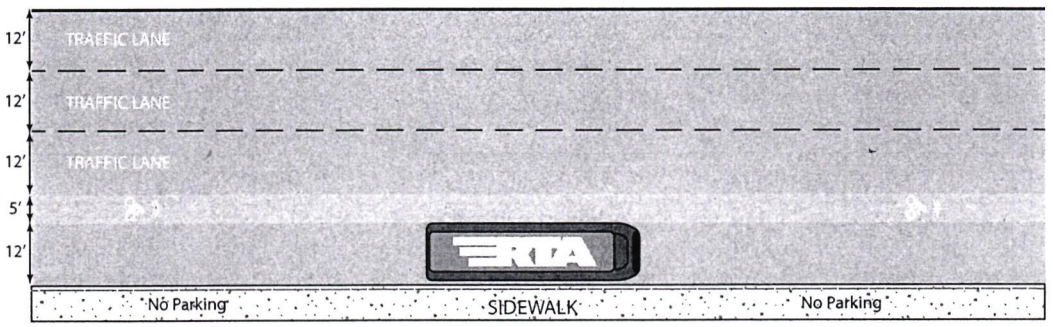
FIGURE 7 : BUS STOP CONFIGURATIONS WITH BIKE LANES

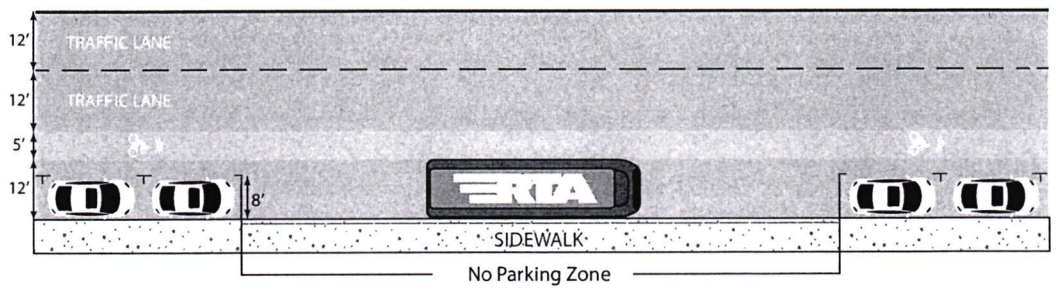
CASE 1: Stop at a Bus Bulb (w/ Bike Lane)



CASE 2: Curbside Stop, No Parking (w/ Bike Lane)



CASE 3: Bus Stop In Parking Lane (w/ Bike Lane)



CASE 4: Bus Turnout (w/ Bike Lane)

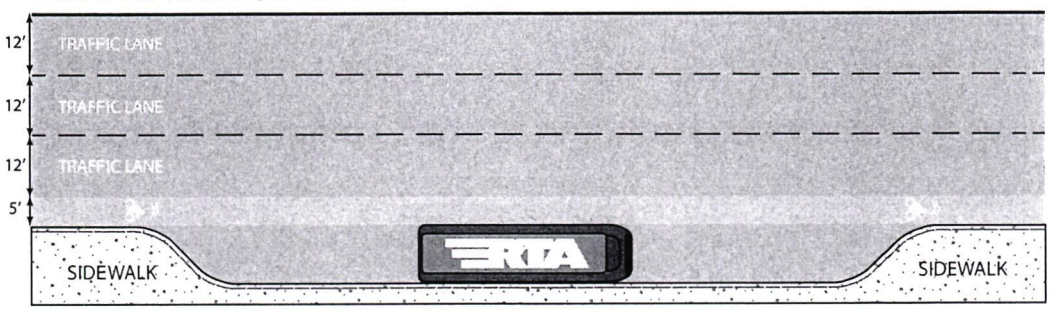
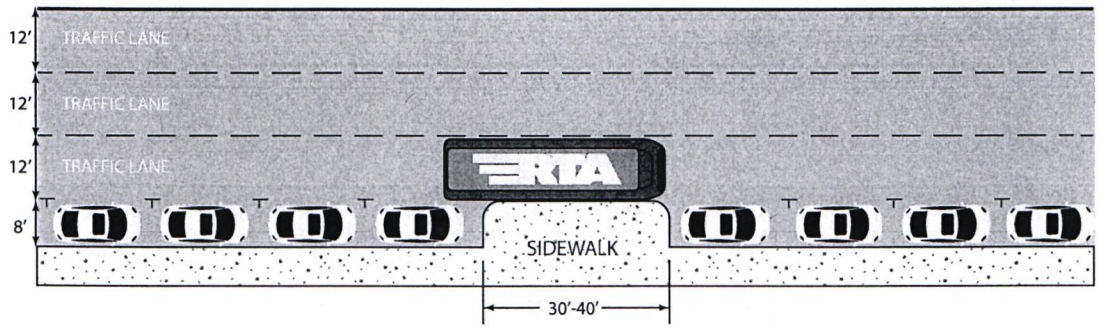
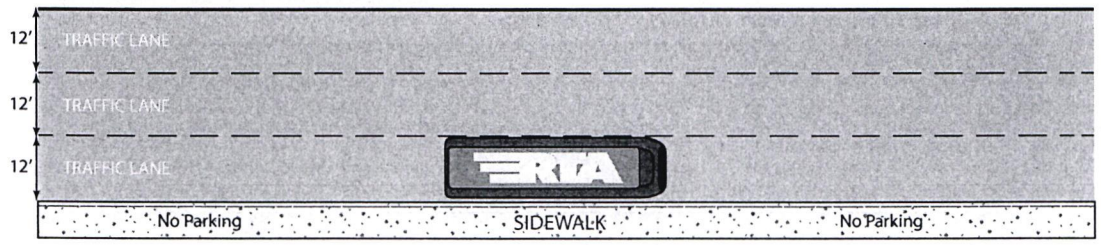


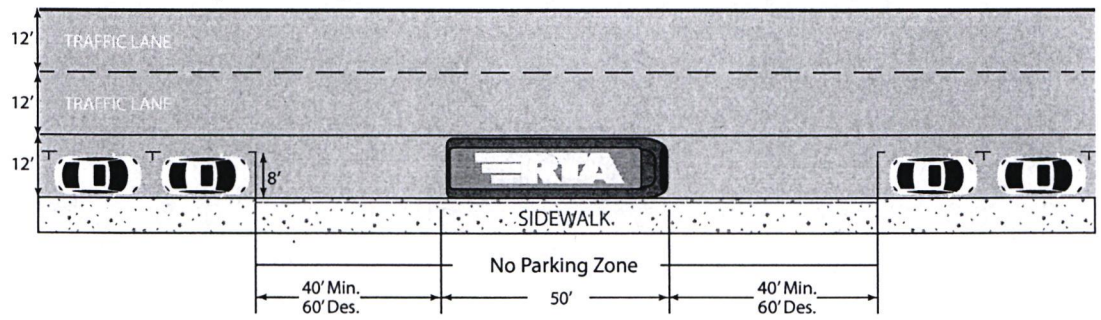
FIGURE 6: BUS STOP CONFIGURATIONS



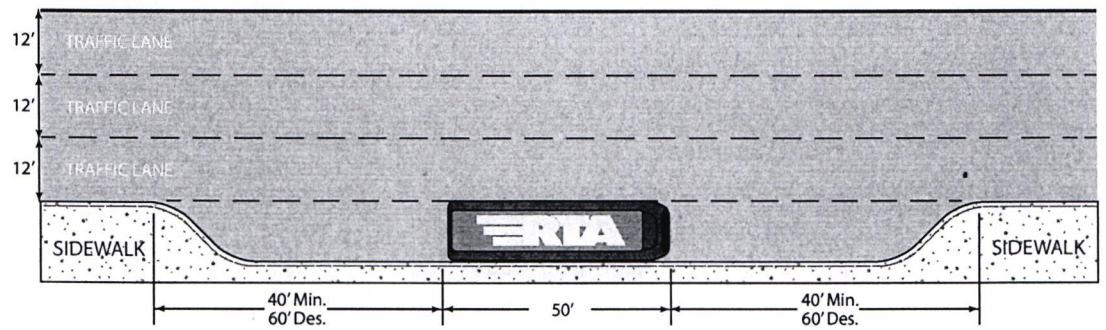
CASE 2: Curbside Stop, No Parking



CASE 3: Bus Stop In Parking Lane



CASE 4: Bus Turnout



Mauricio Alvarez 951-565-5260
malvarez@riversidetransit.com

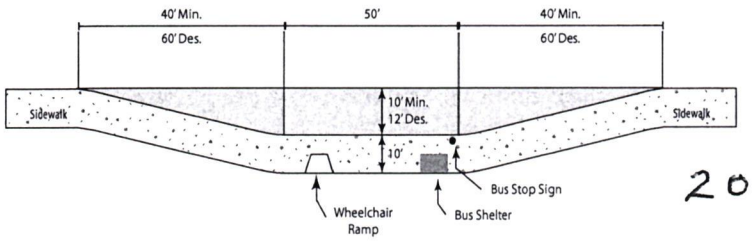
7-29-25

Bus Turnouts

Bus turnouts consist of an entrance taper, a deceleration zone, a stopping zone, an acceleration zone, and an exit taper. They require the curb to be setback from the travel lane to bring the bus out of the flow of traffic. Requiring buses to pull back into the flow of traffic significantly increases bus running time, and bus turnouts should be avoided wherever possible. The exception to this is on roads with traffic speeds at or exceeding 45 miles per hour. In these fast conditions, a bus turnout is the safest option for both passengers and surrounding vehicles. Bus turnouts do not block a travel lane during loading and unloading, and reduce the potential for rear-end collisions by allowing buses to turn out of the travel lane before decelerating. In the presence of bicycle lanes, bus turnouts pose a potential conflict between buses and bicyclists when the bus needs to cross the bicycle lanes.

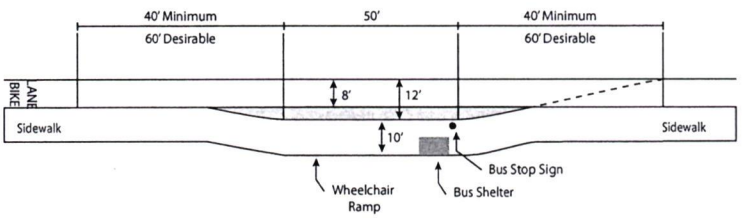
FIGURE 16: BUS TURNOUT CONFIGURATIONS

Design Parameters for Large Bus Turnout

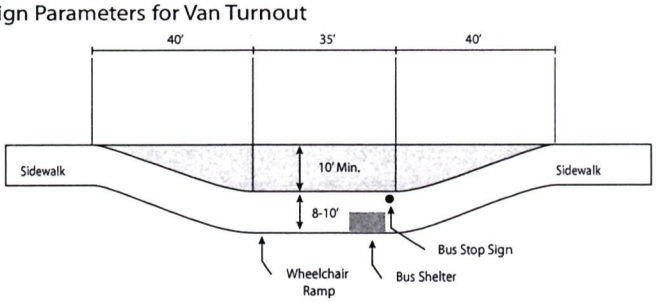


20' TO 22' OUT-SIDE of TRAFFIC LANE

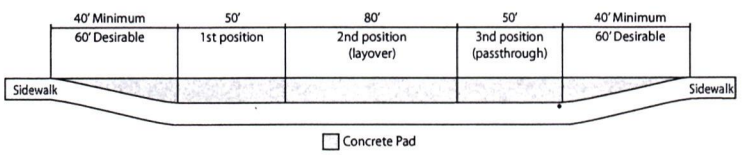
Design Parameters for Large Bus Turnout Adjacent to a Bike Lane



Design Parameters for Van Turnout



Design Parameters for Multiple Berth Bus Turnout

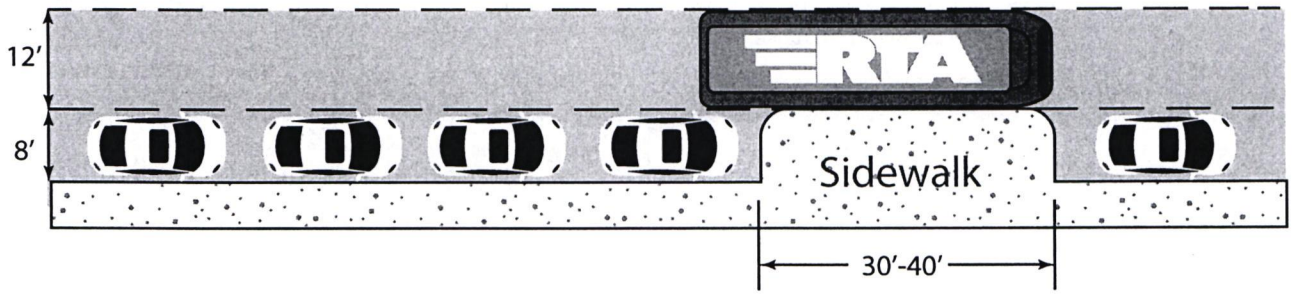


Bus Bulbs

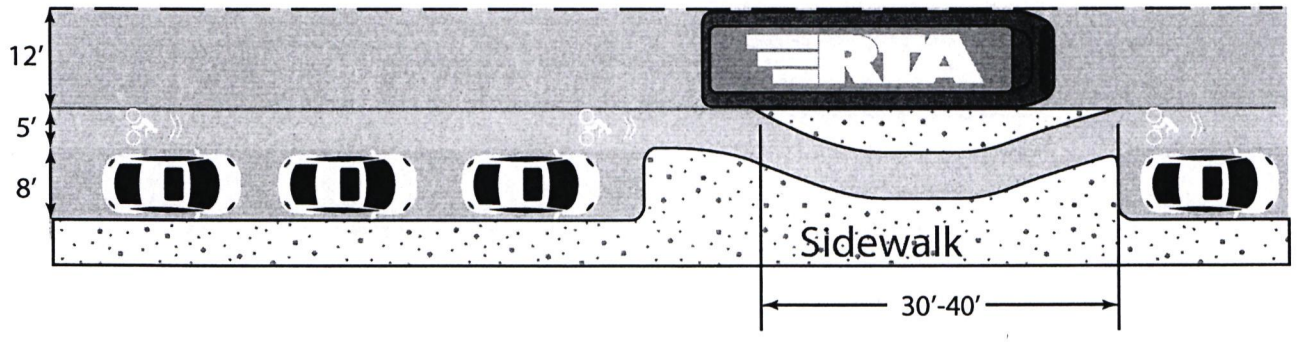
Bus bulbs have an extended sidewalk up to the travel lane, allowing the bus to remain in the rightmost travel lane when picking up and dropping off passengers. The bulb typically replaces a small section of on-street parking to allow passengers to safely reach the bus. Bus bulbs eliminate the need for an entrance and exit zone, and the need to merge back into traffic, providing additional space for parked cars and minimal travel time delay. The bus bulb area provides additional waiting space for patrons, allowing for stop amenities and wheelchair access while removing passengers from pedestrian flow on the sidewalk. Bus bulbs provide the opportunity for bikes to pass to the right of a bus without compromising bicyclist safety. However, bus bulbs do block automobile traffic in the travel lane which can result in unsafe passing maneuvers. Bus bulbs are higher cost infrastructure compared to simple curbside stops. The bus bulb option can be considered at locations or on corridors where RTA may partner with a local jurisdiction for funding in order to provide a traffic-calmed and improved parking environment. The bus will gain from not having any delay when restarting after stopping but may lose time waiting for cars reverse parking. The bus bulbs are not recommended for highly congested streets but ideally are for calming relatively moderate traffic flow streets where vehicle speeds may be a concern.

FIGURE 15: BUS BULB CONFIGURATIONS

BUS BULB



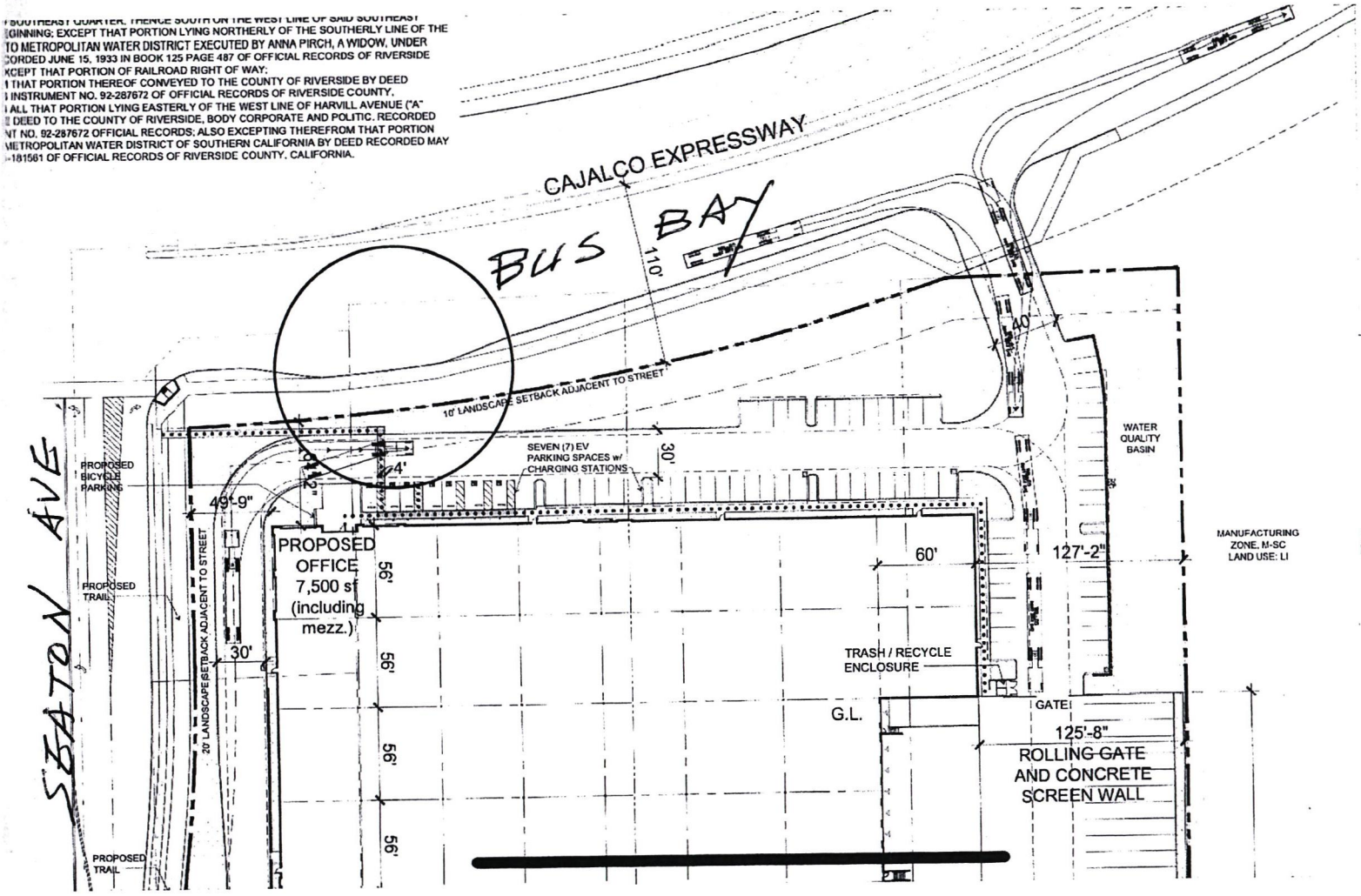
BUS BULB w/ BIKE LANE



)133.CZ21000120-Project Exhibits...

Done

SOUTHEAST QUARTER, THENCE SOUTH ON THE WEST LINE OF SAID SOUTHEAST
EGINNING; EXCEPT THAT PORTION LYING NORTHERLY OF THE SOUTHERLY LINE OF THE
TO METROPOLITAN WATER DISTRICT EXECUTED BY ANNA PIRCH, A WIDOW, UNDER
CORDED JUNE 15, 1933 IN BOOK 125 PAGE 487 OF OFFICIAL RECORDS OF RIVERSIDE
XCEPT THAT PORTION OF RAILROAD RIGHT OF WAY;
THAT PORTION THEREOF CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED
INSTRUMENT NO. 92-287672 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY,
ALL THAT PORTION LYING EASTERLY OF THE WEST LINE OF HARVILL AVENUE ("A"
DEED TO THE COUNTY OF RIVERSIDE, BODY CORPORATE AND POLITIC. RECORDED
NT NO. 92-287672 OFFICIAL RECORDS; ALSO EXCEPTING THEREFROM THAT PORTION
METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA BY DEED RECORDED MAY
-181561 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



SITE COVERAGE: (on net area)	49.60 %
F.A.R.: (on net area)	50.3 %
PARKING REQUIRED	228 spaces
PARKING PROVIDED:	235 spaces
LANDSCAPE REQUIRED: (10% of net area)	69,660 sf
LANDSCAPE PROVIDED: (15% of net area)	104,700 sf

- FIRE APPARATUS ACCESS ROAD
- LANDSCAPE AREA
- ACCESSIBLE PATH OF TRAVEL
- DRIVE-IN OVERHEAD DOOR AT GRADE LEVEL RAMP
- OVERHEAD DOOR AT LOADING DOCK

LEGEND

CONDITIONS OF APPROVAL:

1. ALL UTILITIES, EXCEPT ELECTRICAL LINES RATED 33 kV OR GREATER, SHALL BE INSTALLED UNDERGROUND. IF THE PERMITTEE PROVIDES TO THE DEPARTMENT OF BUILDING AND SAFETY AND THE PLANNING DEPARTMENT A DEFINITIVE STATEMENT FROM THE UTILITY PROVIDER REFUSING TO ALLOW UNDERGROUND INSTALLATION OF THE UTILITIES, THIS CONDITION WOULD NOT APPLY.
2. ALL LIGHTING SHALL BE IN COMPLIANCE WITH ORDINANCE NO. 655.
3. NO OUTSIDE STORAGE SHALL BE ALLOWED ON THE PROJECT SITE.
4. DOCK SEALS SHALL BE PROVIDED PRIOR TO BUILDING OCCUPANCY.
5. PRIOR TO GRADING PERMIT ISSUANCE, ANY EXISTING WELLS OR ON-SITE WASTEWATER TREATMENT SYSTEMS (OWTS)/SEPTIC SYSTEMS MUST BE PROPERLY DESTROYED UNDER PERMIT WITH THE DEPARTMENT OF ENVIRONMENTAL HEALTH.

SITE PLAN NOTES:

1. MODERATE LIQUEFACTION
2. SUSCEPTIBLE TO SUBSIDENCE
3. HIGH SENSITIVITY TO PALEONTOLOGICAL RESOURCES

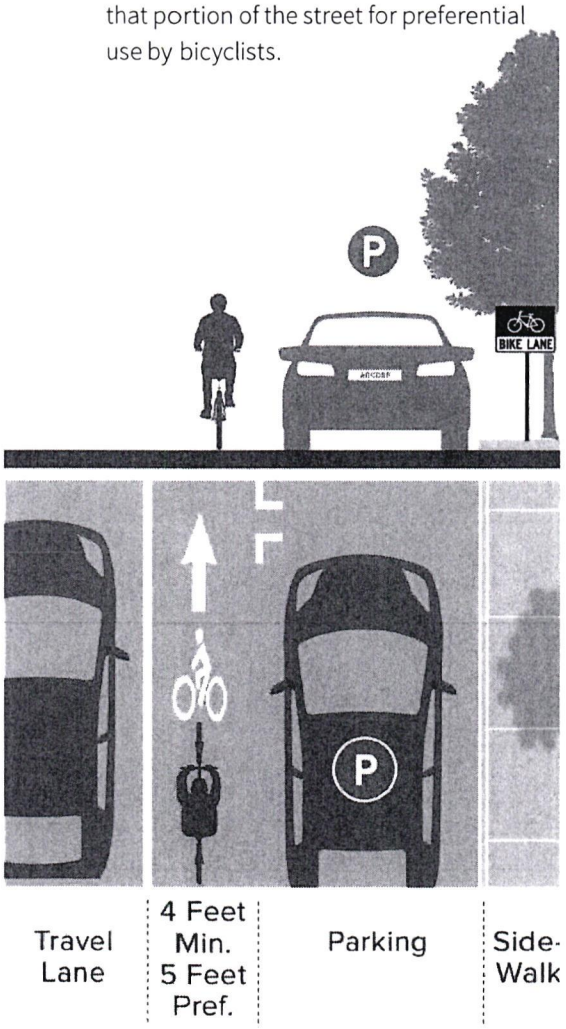
B. BIKEWAYS

See the Active Transportation Plan for specific bikeway recommendation locations. All requirements for bikeways must meet and reference the California MUTCD manual.

1. Bicycle Lane (Class II)

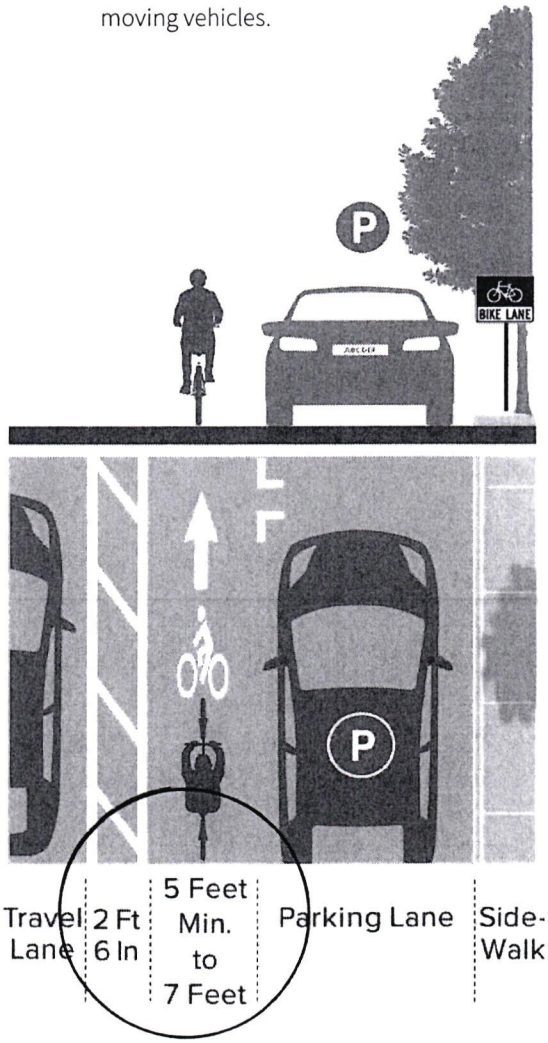
a) Bike lane shall be a minimum of 5 feet wide when located on the driver's side of a parking lane. Wherever possible, increase bike lane to 6 feet and minimize the parking lane width.

b) Bicycle lane word and/or symbol and arrow markings (MUTCD Figure 9C-3) shall be used to define the bike lane and designate that portion of the street for preferential use by bicyclists.



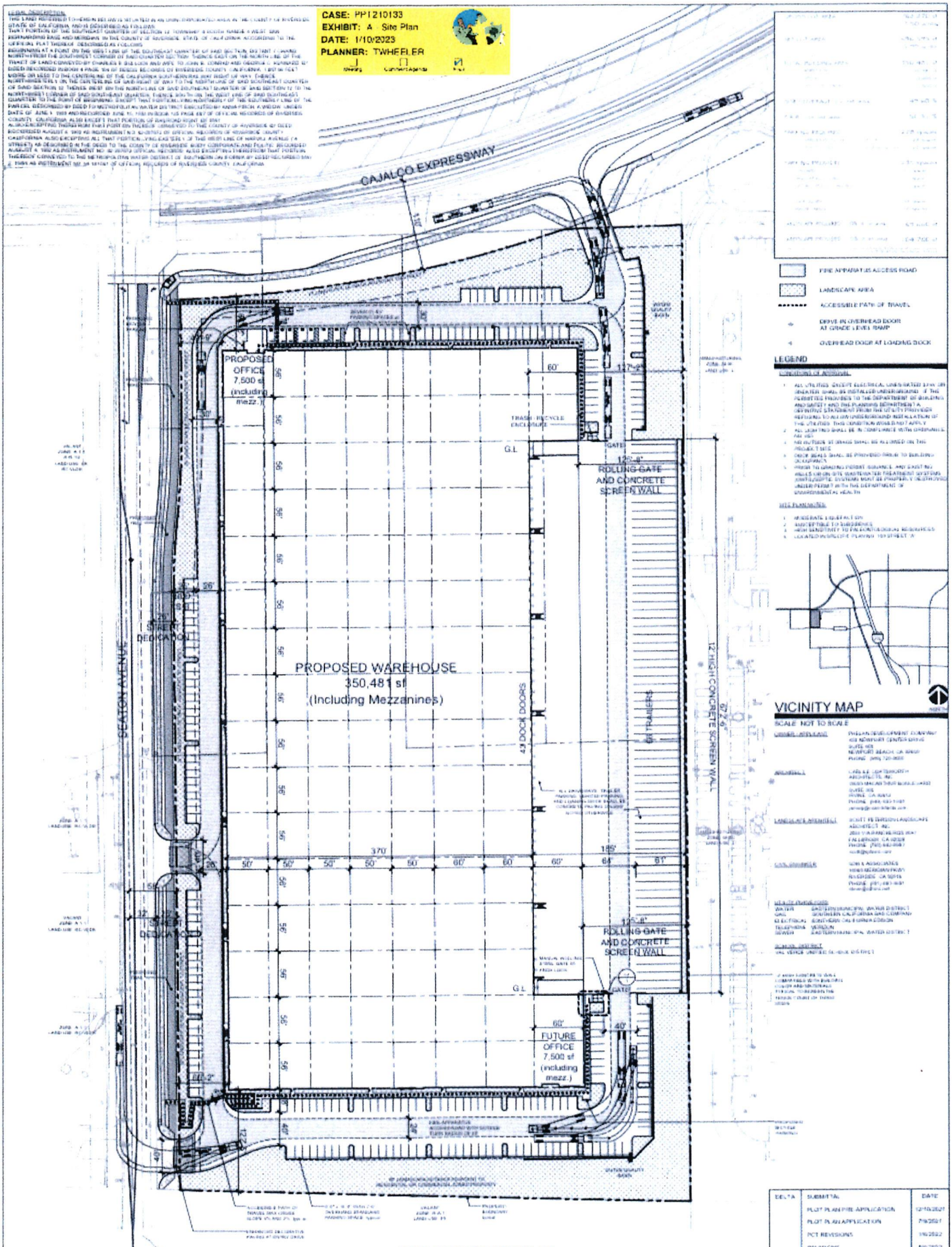
2. Buffered Bicycle Lane (Buffered Class II)

a) Bike lane shall be a minimum of 5 feet wide. Provide a minimum striped buffer of 2 feet 6 inches between the travel lane and the bicycle lane. In this situation the parked car remains alongside the curb and the bicyclist continues to ride alongside of the vehicle lane but a painted buffer has been installed to provide for a bit more physical distance between the bicyclist and the moving vehicles.



2' + 6' + SIDEWALK
PER SUSAN VOM BAUER.
P.W. CO. TRANSPORTATION

CASE: PPT210133
EXHIBIT: A - Site Plan
DATE: 1/10/2023
PLANNER: TWHEELER



LEGEND

VICINITY MAP

SCALE: NOT TO SCALE

DELTA	SUBMITTAL	DATE
	PLOT PLAN PRE-APPLICATION	12/15/2021
	PLOT PLAN APPLICATION	7/8/2022
	PCT REVISIONS	1/6/2023
	REVISIONS	5/5/2023

PRELIMINARY SITE PLAN
SCHEME 18r4
11 July 2022

Plot Plan Number: 210133
Seaton Avenue & Cajalco Road
Perris, California (Riverside County)

Carlile Coalsworth Architects, Inc

PHELAN DEVELOPMENT
450 Newport Center Drive, Suite 485
Newport Beach, CA 92660

A-2

IS SITUATED IN AN UNINCORPORATED AREA IN THE COUNTY OF RIVERSIDE
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RTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN
E COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE
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OF SAID QUARTER SECTION, THENCE EAST ON THE NORTH LINE OF THE
S. BULLOCK AND WIFE TO JOHN B. CONRAD AND GEORGE C. KENNARD, BY
DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, 1,807.96 FEET
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ST QUARTER, THENCE SOUTH ON THE WEST LINE OF SAID SOUTHEAST
EXCEPT THAT PORTION LYING NORTHERLY OF THE SOUTHERLY LINE OF THE
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THE COUNTY OF RIVERSIDE, BODY CORPORATE AND POLITIC, RECORDED
87672 OFFICIAL RECORDS. ALSO EXCEPTING THEREFROM THAT PORTION
ITAN WATER DISTRICT OF SOUTHERN CALIFORNIA BY DEED RECORDED MAY
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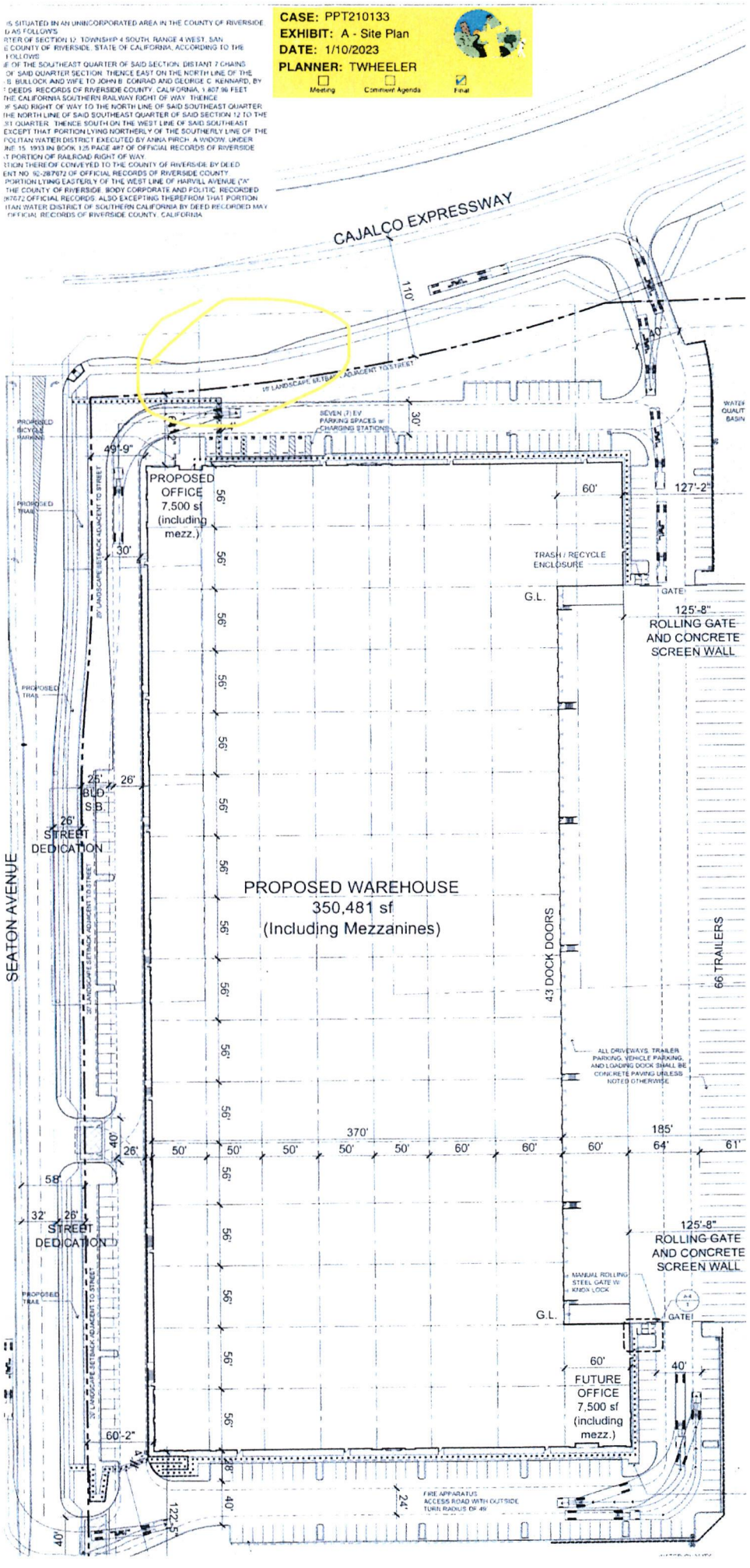
CASE: PPT210133
EXHIBIT: A - Site Plan
DATE: 1/10/2023
PLANNER: TWHEELER

☐ Meeting ☐ Comment Agenda ☑ Final



RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

Memorandum

DATE: **July 29, 2025**

TO: **Board of Supervisors**

FROM: **Russell Brady, Project Planner**

RE: **Item 22.4 – Public Comments**

Attached are public comments received that were submitted for inclusion for this item. The comments are oriented around Cajalco Road improvements relate more to the implementing project than to the consideration of the Foundation General Plan Amendment Initiation.

2025 JUL 29 AM 9:01

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

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

Brady, Russell

From: Patrick Chinglung Hsu <pnwnsllc@gmail.com>
Sent: Thursday, July 24, 2025 11:43 PM
To: Brady, Russell
Cc: Patrick Hsu
Subject: Fwd: Patrick Hsu's inputs to Hillwood's Cajalco Road design
Attachments: Cajalco Commerce Center-Cajalco Striping Plan 7.21.25.pdf

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

Russell,
This is my communication with John Grace re Hillwood's design and County Design Standard which has a huge conflict to each other.

Please forward my comments for 7/29 Board of Supervisors hearing as one of public inputs. And I'll present my case during the meeting.

Patrick Hsu
951.329.2089

Sent from my iPhone

Begin forwarded message:

> **From:** Patrick Chinglung Hsu <pnwnsllc@gmail.com>
> **Date:** July 24, 2025 at 5:04:18 PM PDT
> **To:** John Grace <john.grace@hillwood.com>
> **Cc:** Patrick Hsu <pnwnsllc@gmail.com>
> **Subject: Re: Patrick Hsu's inputs to Hillwood's Cajalco Road design**
>
> John,
> Give me a call, 951.329.2089 to go over this email and concerns of your design in comparing with County design standard for Cajalco/Seaton intersection and project to the east of your warehouse which was approved by County and RTA regarding bus bay design.
>
> Patrick Hsu
>
> Sent from my iPhone
>
> On Jul 22, 2025, at 9:22 AM, Patrick Chinglung Hsu <pnwnsllc@gmail.com> wrote:

John,

Please find enclosed information for your designer to update:

1. Three lanes each direction per our meeting minutes and you was glad my reminder during public meetings to point out to community and Hillwood. In our meeting last week, you brought up this essential design element for Hillwood to adhere to.
2. Follow Standard No. 84, especially the centerline of Cajalco Road should be located at south of turning lanes and at center of median.
3. The bus bay should locate at recovery area of 34' strip of land. To put it at #2 lane should not be the case.

Let you compare your design with 370,000 sqft cold storage warehouse at southeast corner. It has to be a real image to each other between these two bus bays.

9:00 5G 76

Back Our meeting this mor...

901 Via Piemonte I Suite 175
Ontario, CA 91764
Direct: 909.256.5924 I Cell: 951-796-4376
www.hillwood.com

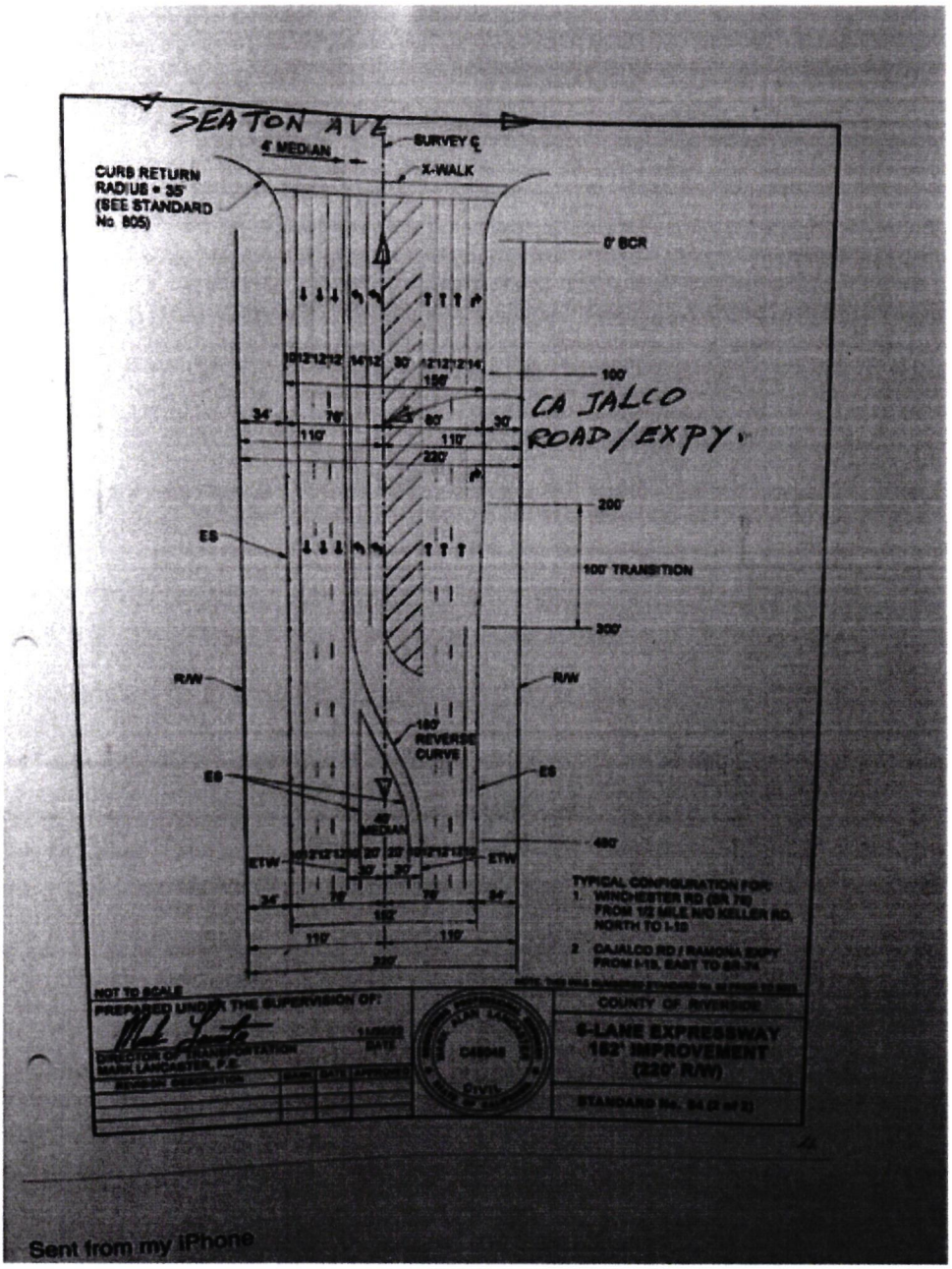
HILLWOOD
A PEROT COMPANY

From: Patrick Chinglung Hsu <pnwnsllc@gmail.com>
Sent: Wednesday, July 16, 2025 11:10 AM
To: Grace, John <john.grace@hillwood.com>
Cc: Patrick Hsu <pnwnsllc@gmail.com>
Subject: Our meeting this morning

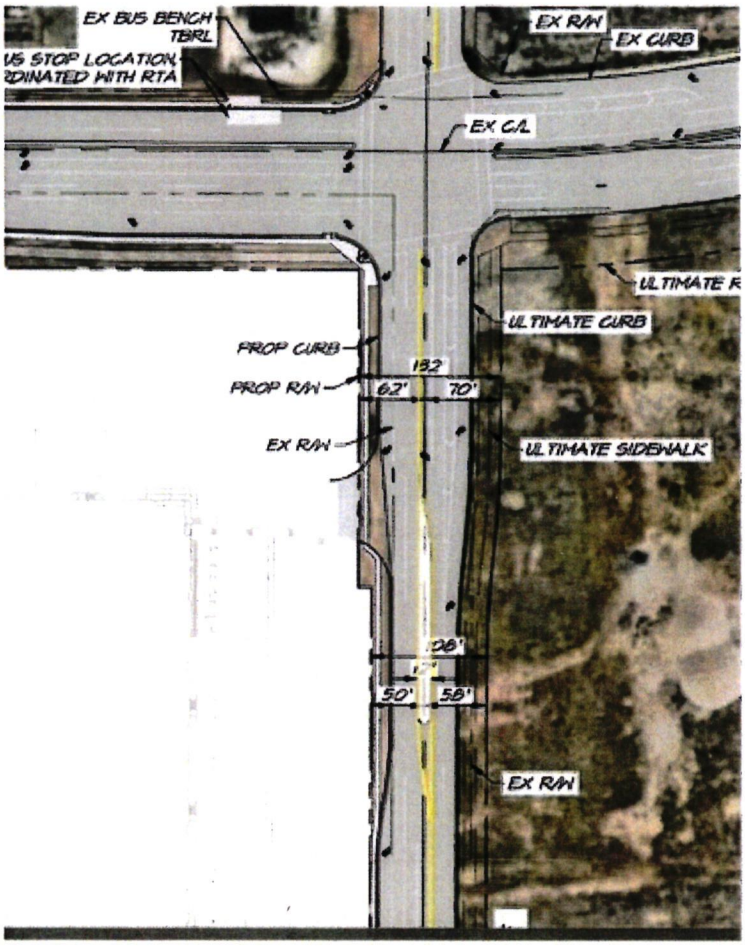
John,
I'll share your design with Mead Valley of your Cajalco Road widening to the ultimate to have a total of six lanes, three lanes each direction, plus turning lanes.

No question about the relief to community and through traffic due to your commitment to meet the county corridor design requirements of Cajalco Road.

I'll appreciate an email of your stripping proposal



Sent from my iPhone



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Direct: 909.256.5924 | Cell: 951-796-4376
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>> Wish your speedy recovery.
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COUNTY OF RIVERSIDE

CAJALCO COMMERCE CENTER
STRIPING – CAJALCO RD AND DECKER RD
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SCALE:		W.O.	22-0192
DATE:	7/17/2025	SHEET	5
DESIGNED:	RSB	OF	13 SHEETS
CHECKED:	SBK	DWG. NO.	
PLN CK REF:			
F.B.			

ALBERT A. WEBB ASSOCIATES
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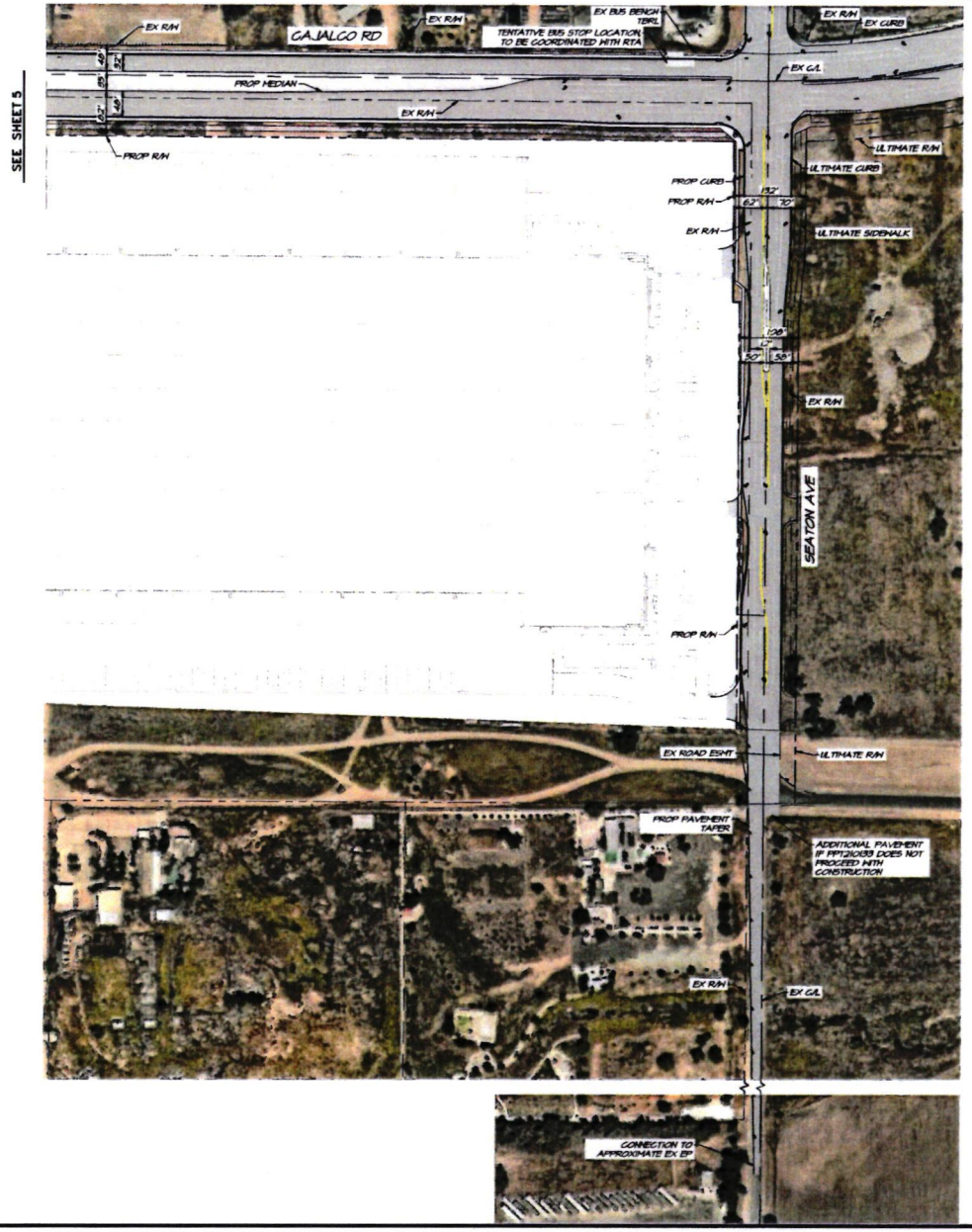

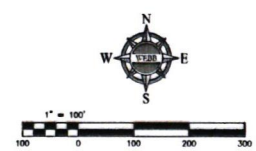

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RIVERSIDE COUNTY
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John Hildebrand
Planning Director

Memorandum

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TO: **Board of Supervisors**

FROM: **Russell Brady, Project Planner**

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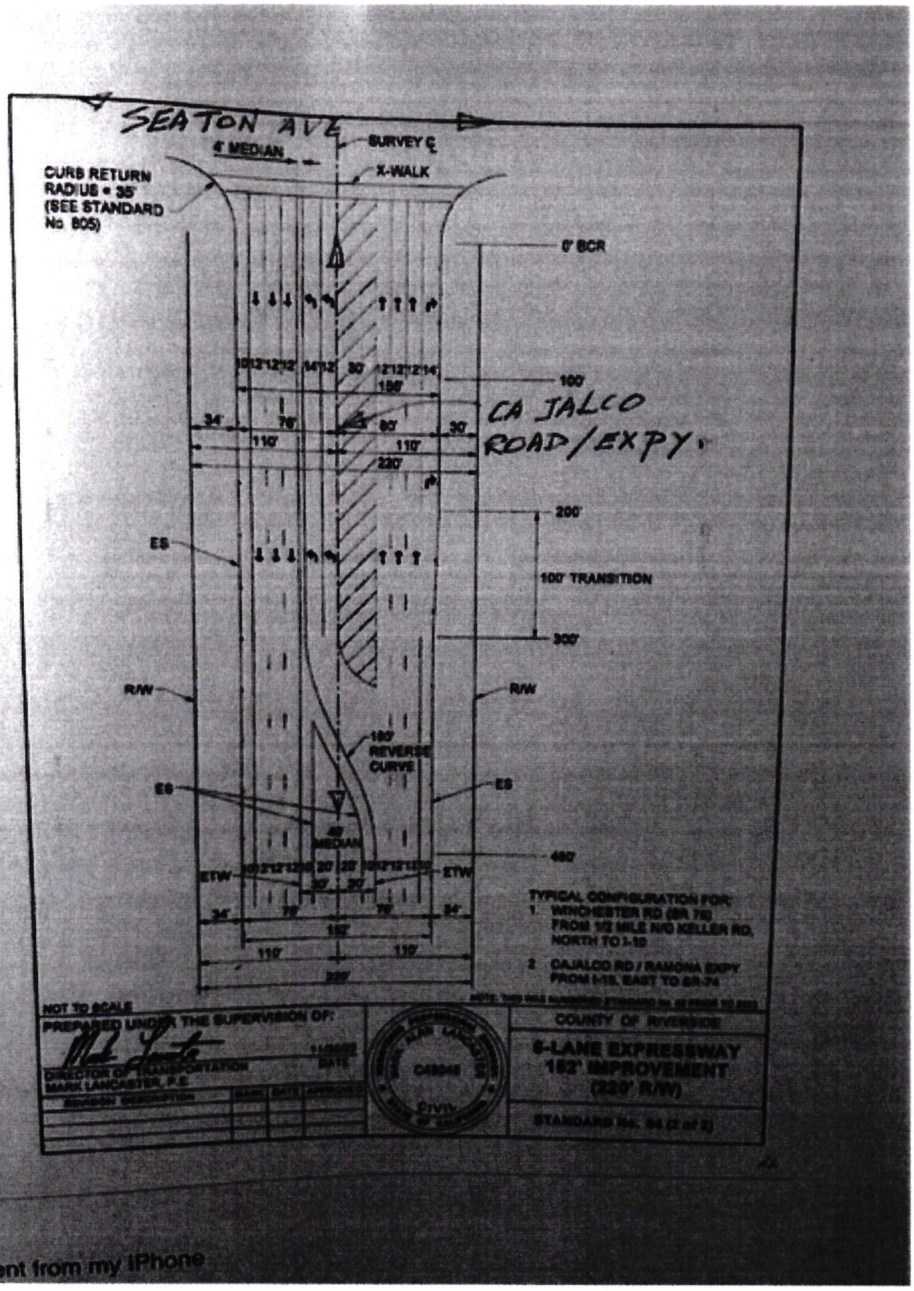

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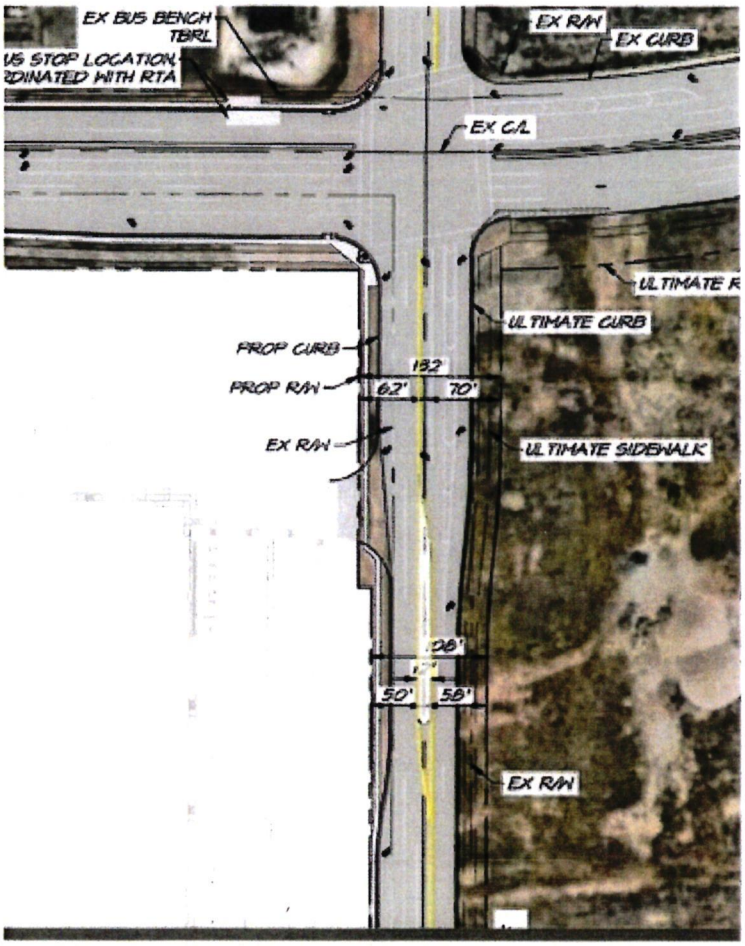

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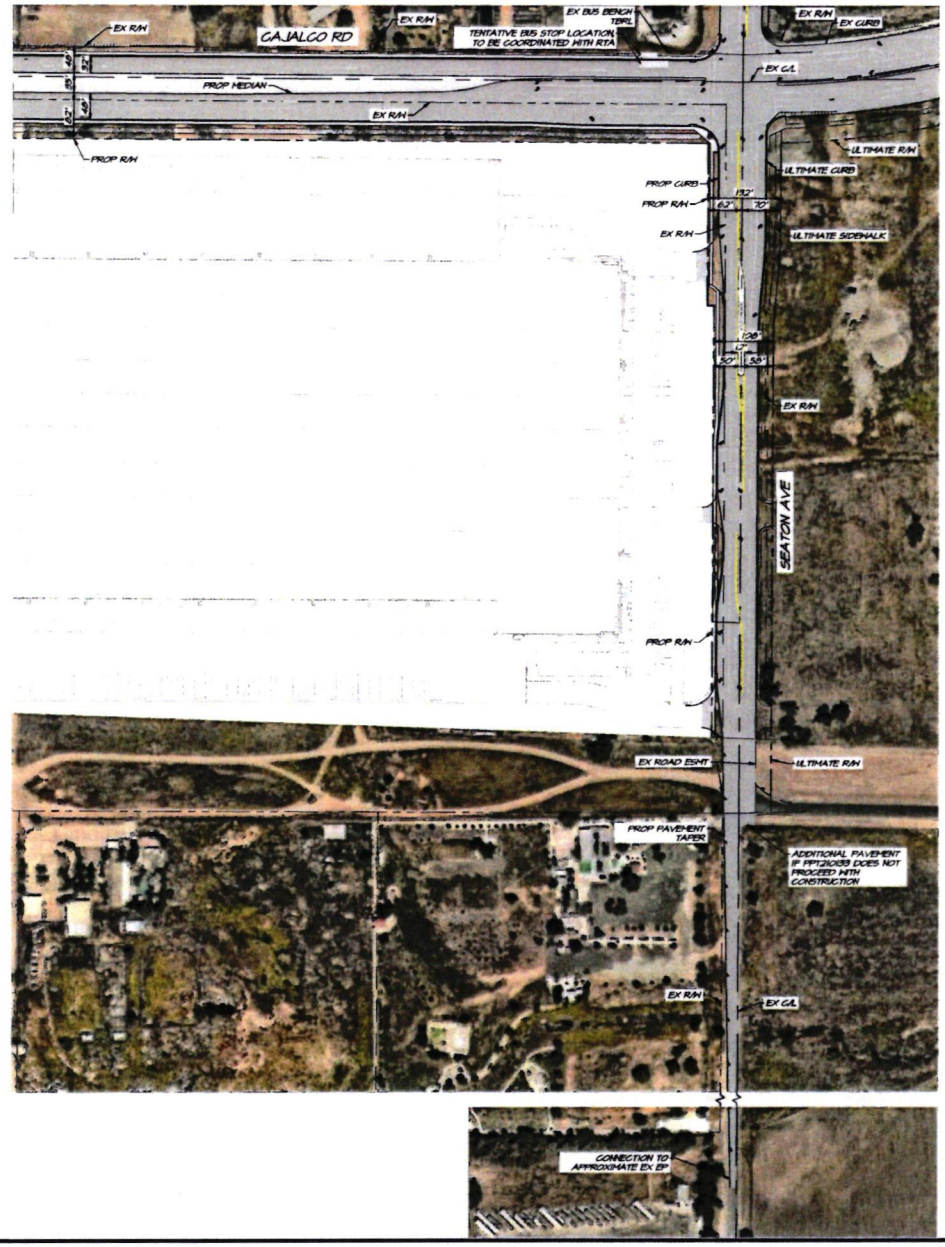

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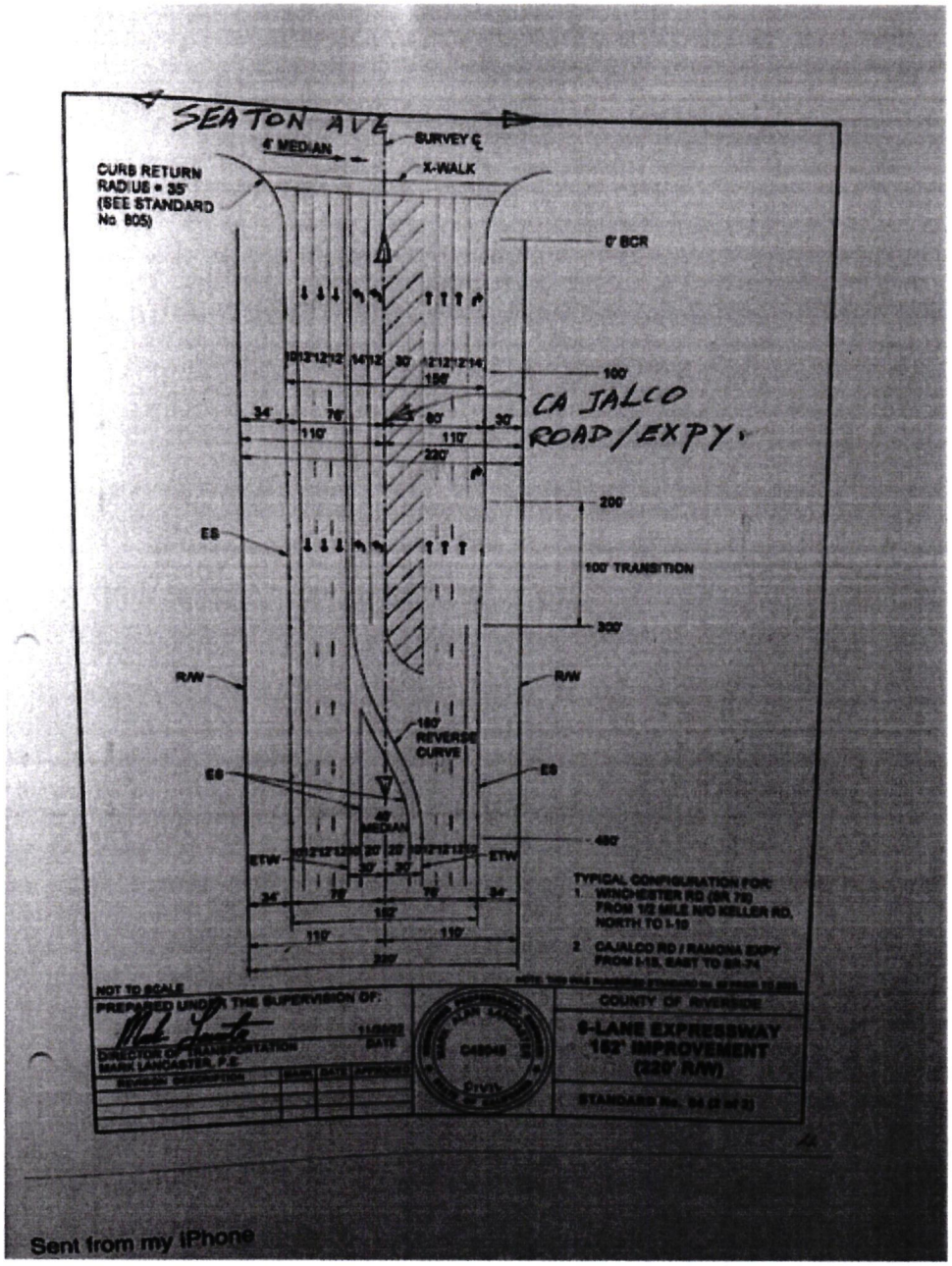

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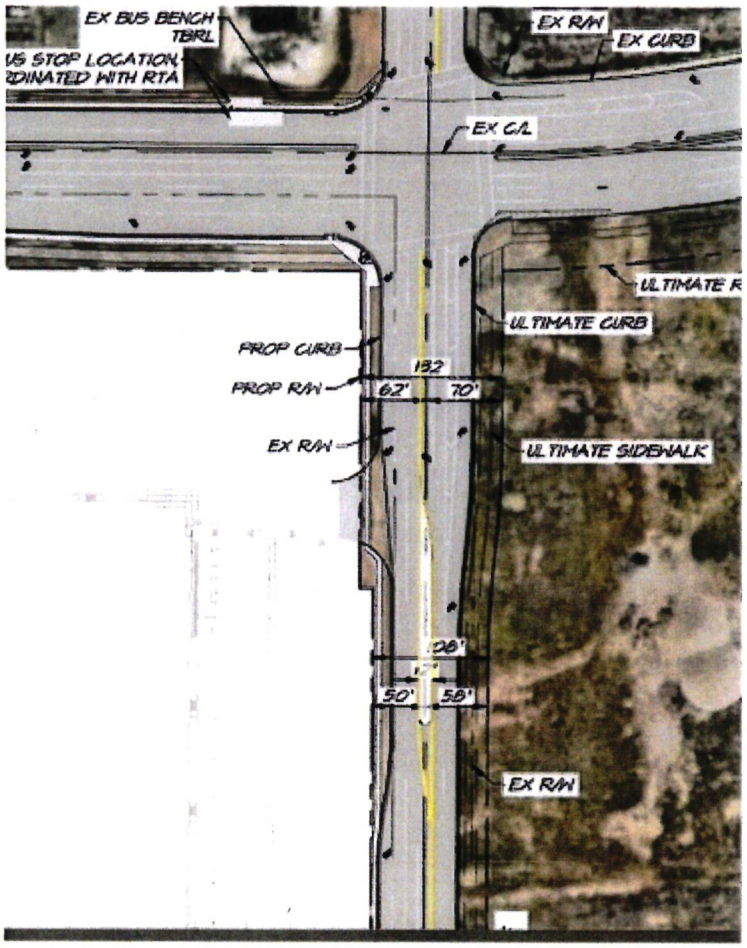

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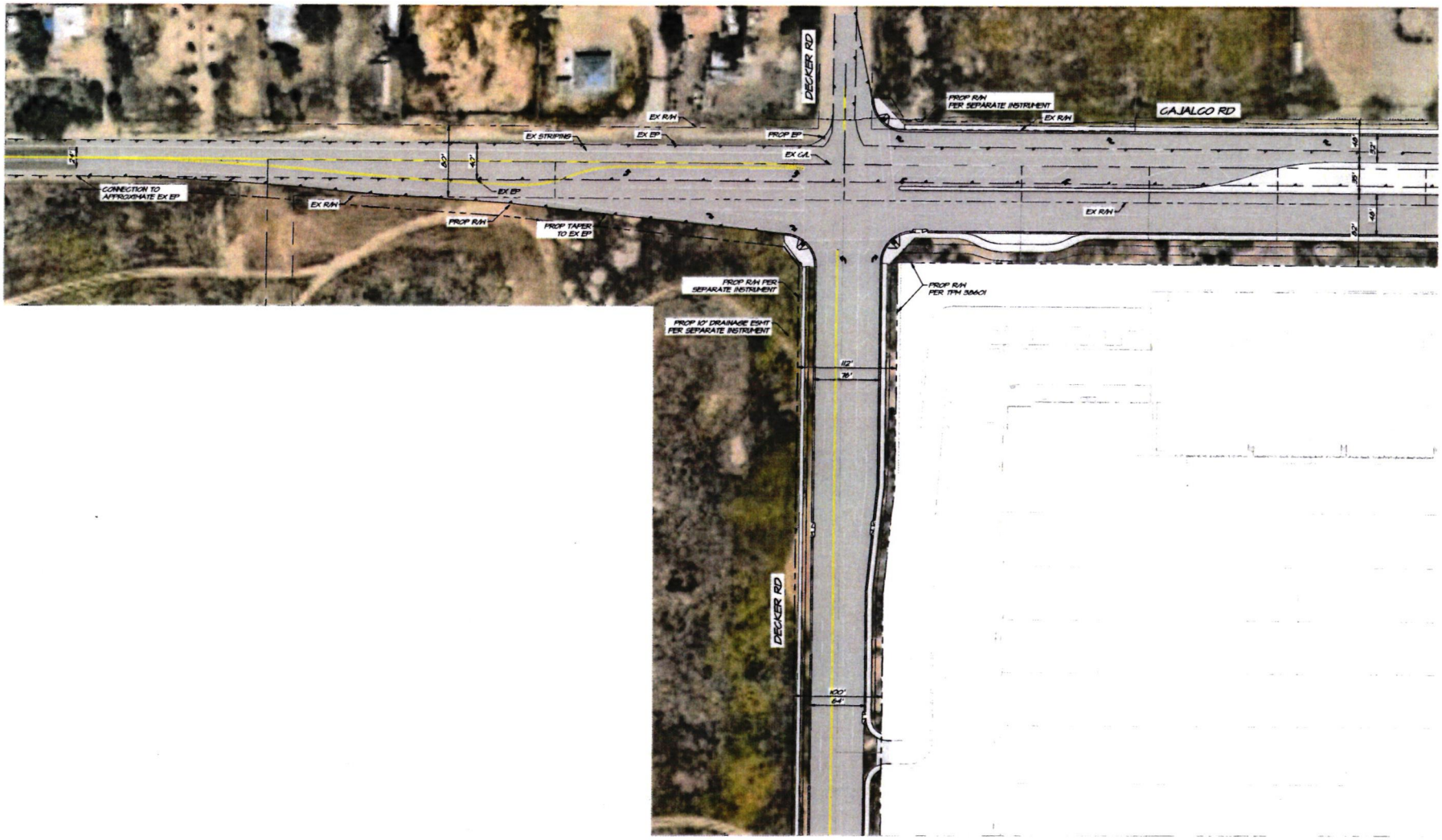

PRELIMINARY

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50 0 50 100 150

COUNTY OF RIVERSIDE

CAJALCO COMMERCE CENTER
STRIPING – CAJALCO RD AND DECKER RD
PLOT PLAN 220050

SCALE:		W.O. 22-0192
DATE: 7/17/2025	ALBERT A. WEBB ASSOCIATES ENGINEERING CONSULTANTS 3788 McCRAY STREET RIVERSIDE CA. 92506 PH. (951) 686-1070 FAX (951) 788-1256	SHEET 5 OF 13 SHEETS
DESIGNED: RSB		
CHECKED: SBK		DWG. NO.
PLN CK REF:		
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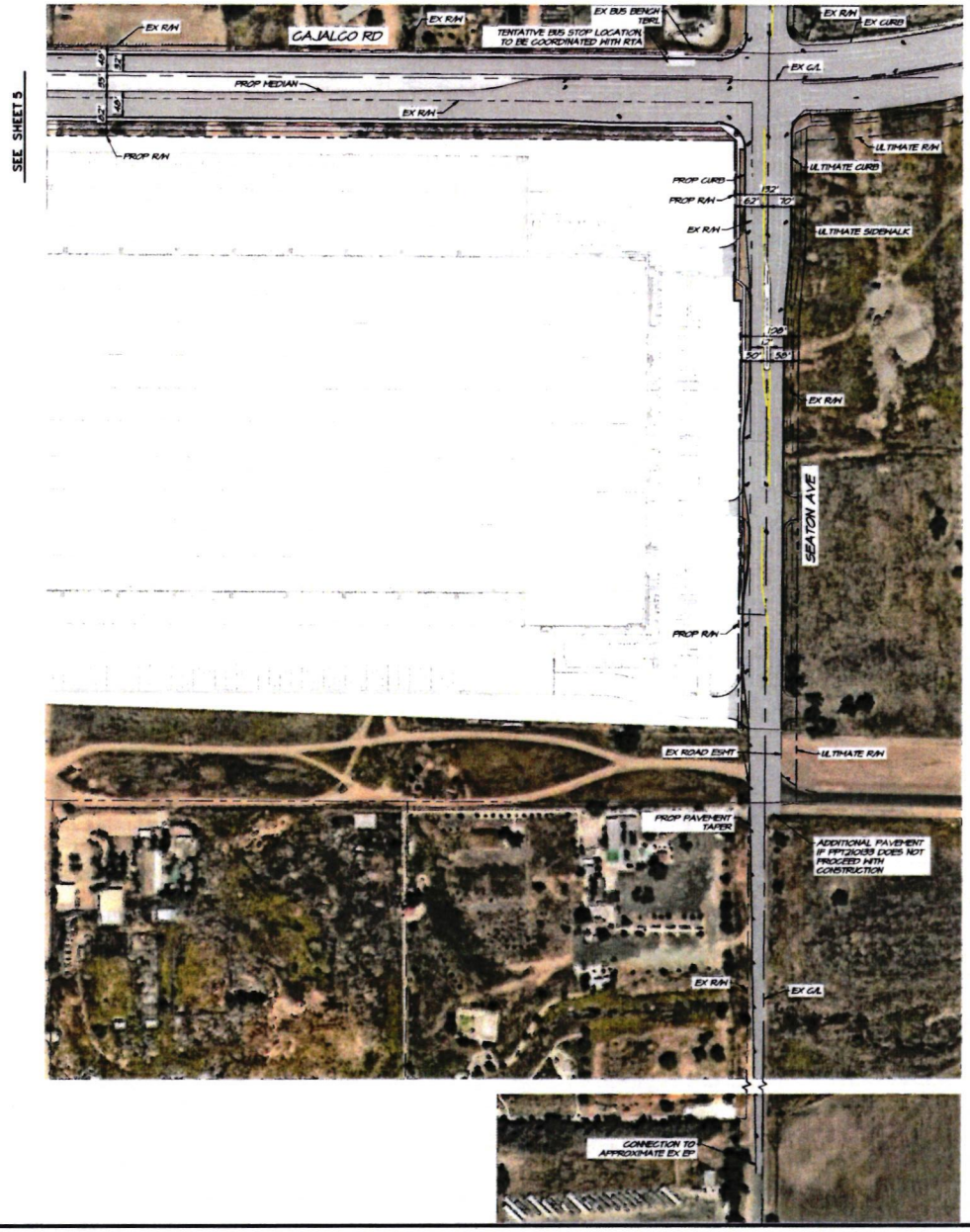

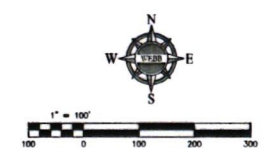

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RIVERSIDE COUNTY
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John Hildebrand
Planning Director

Memorandum

DATE: **July 29, 2025**

TO: **Board of Supervisors**

FROM: **Russell Brady, Project Planner**

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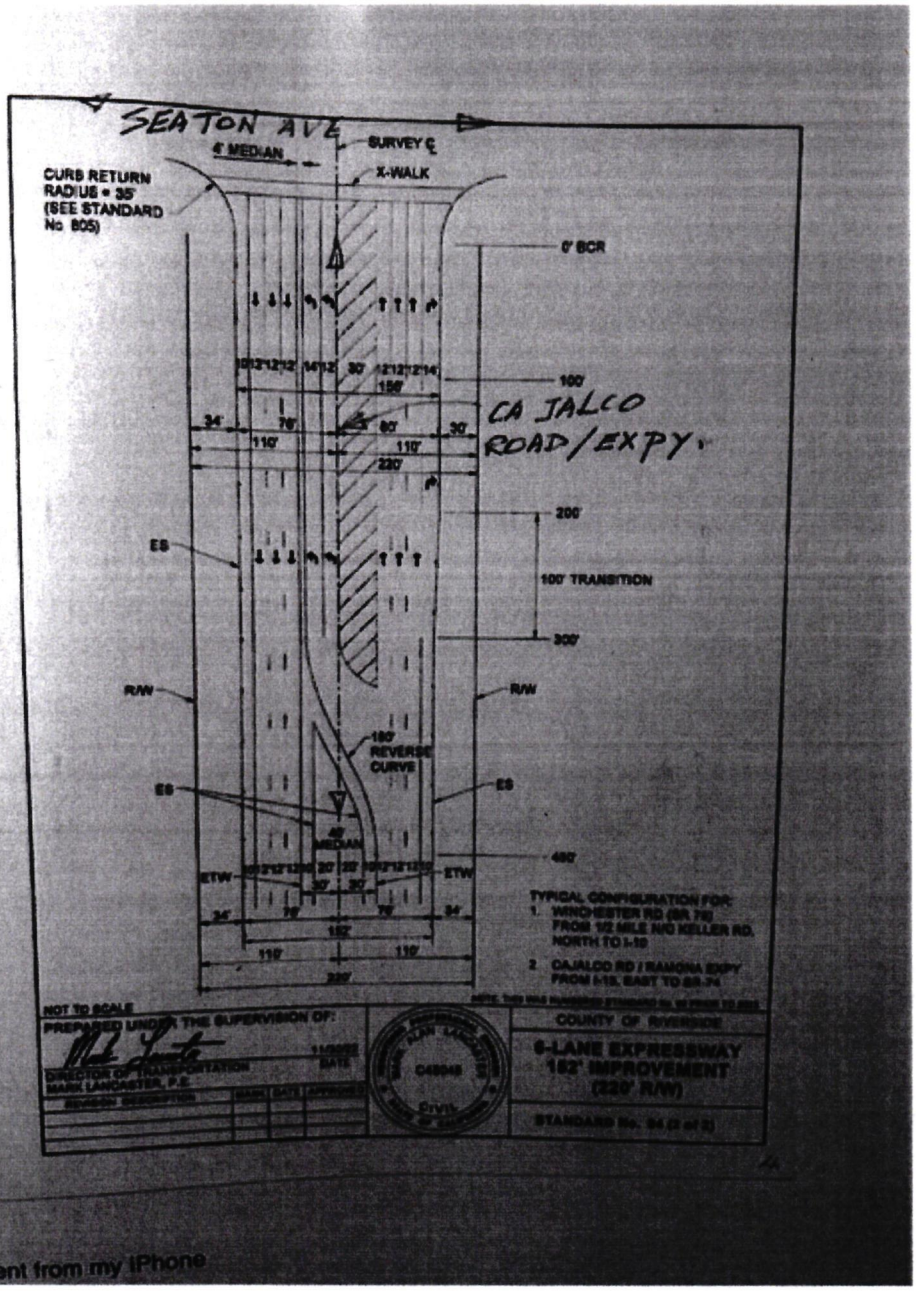

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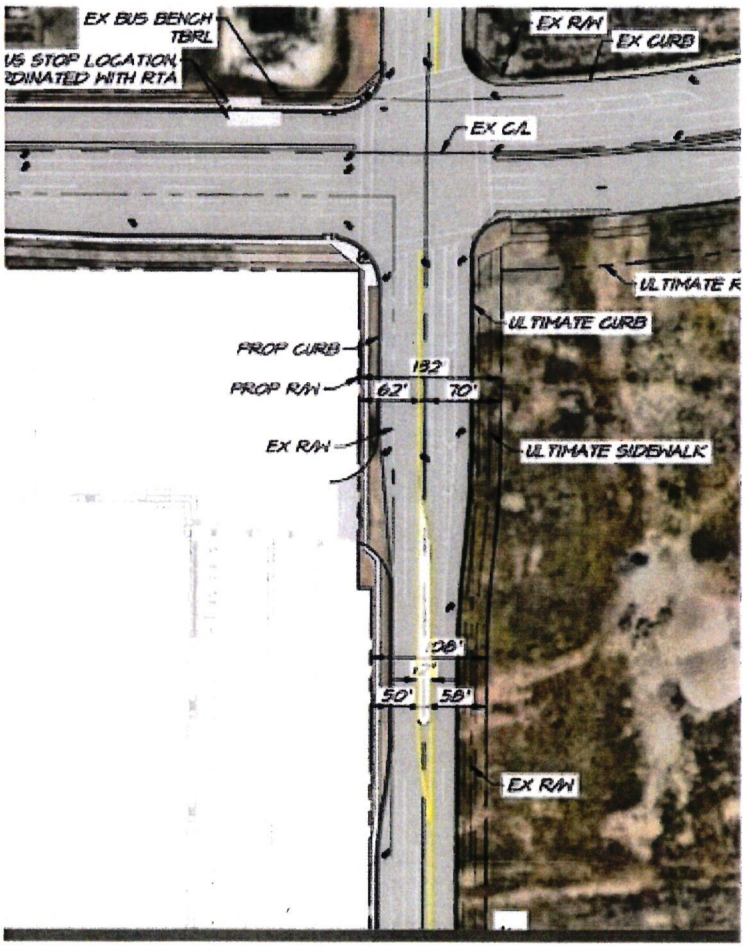

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CHECKED: BBB	
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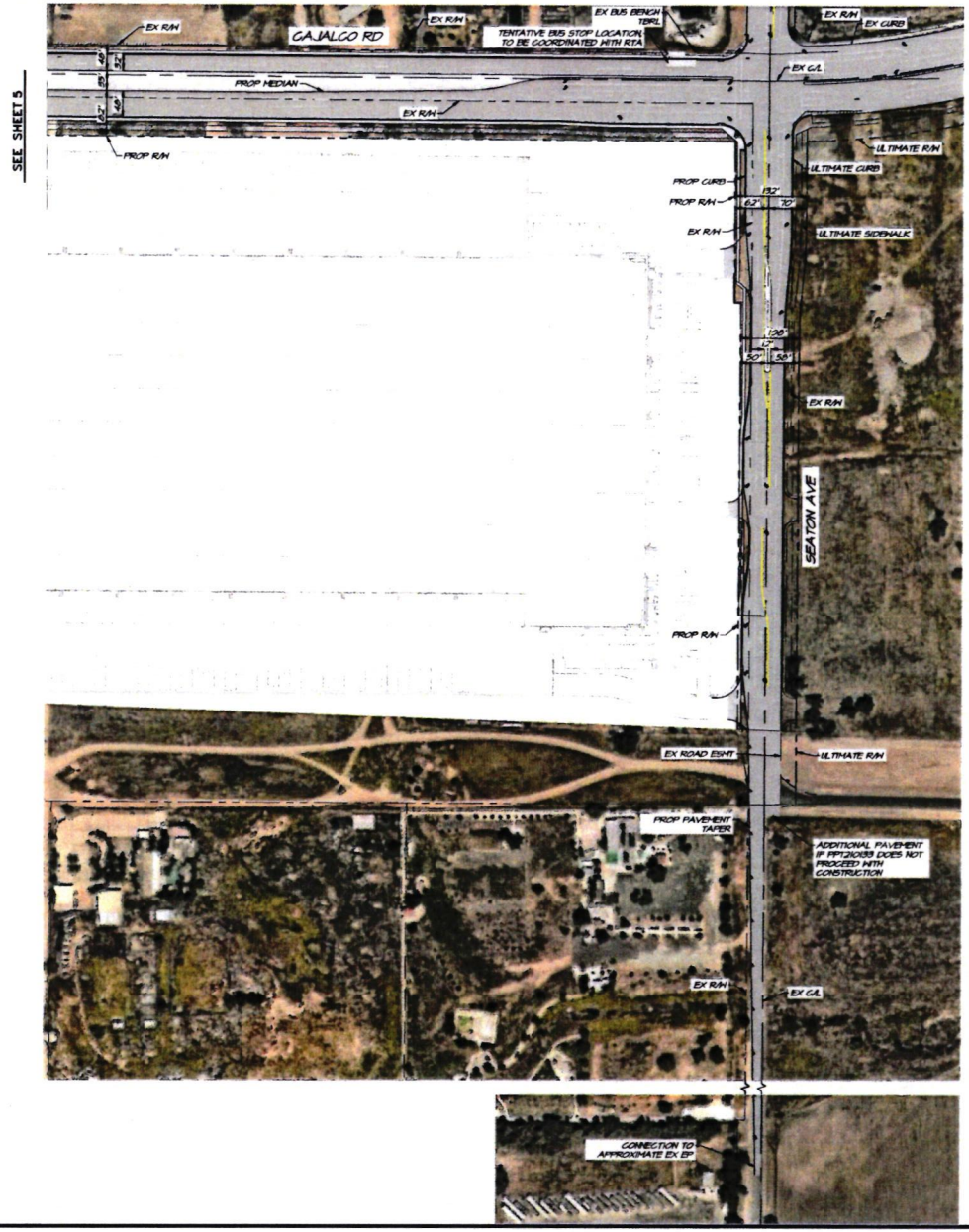

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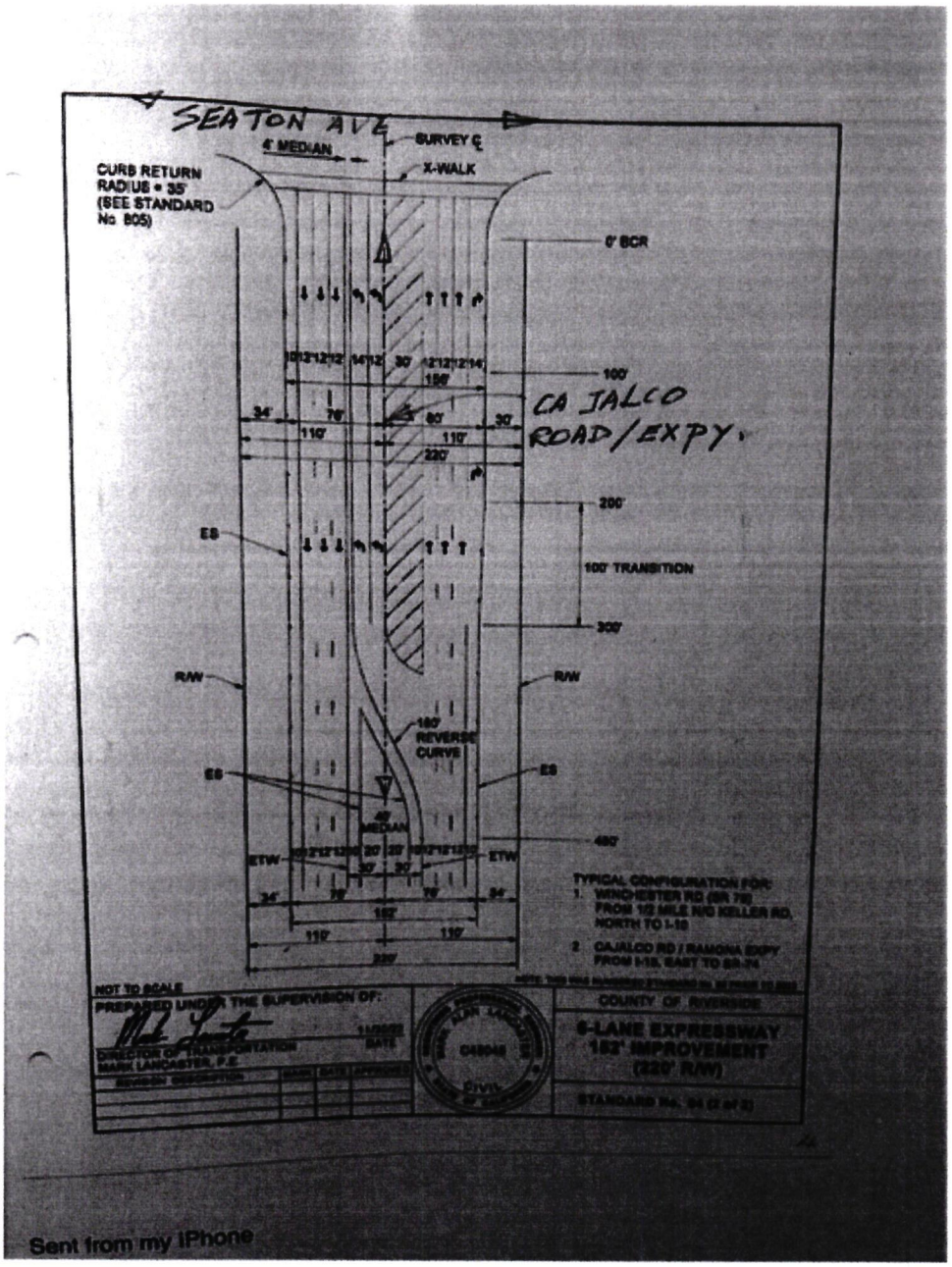

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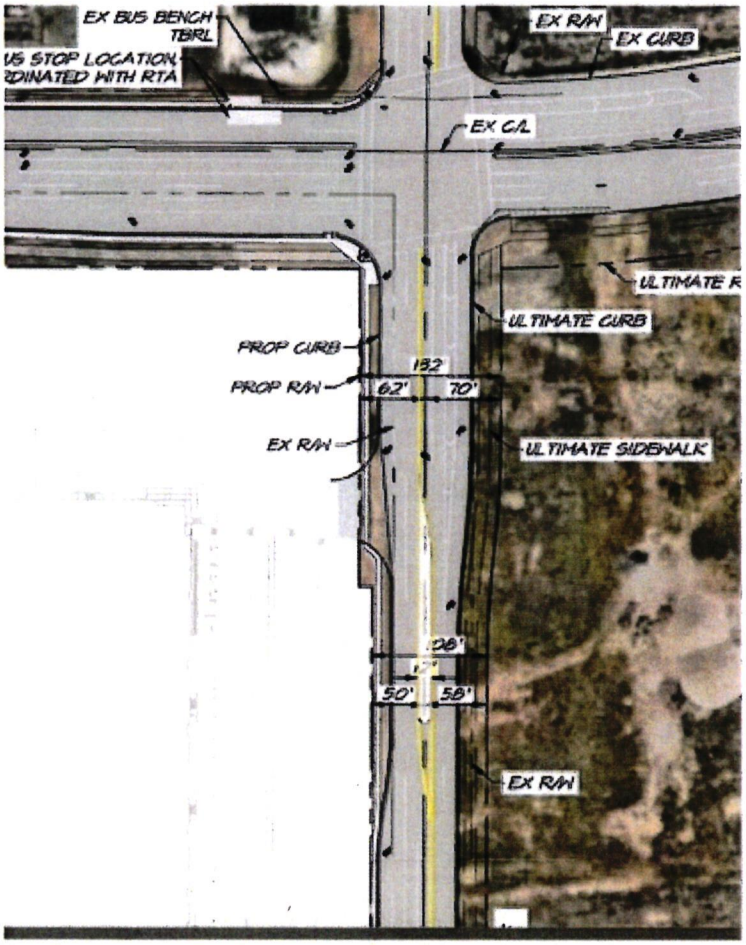

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SCALE:	
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SHEET 5
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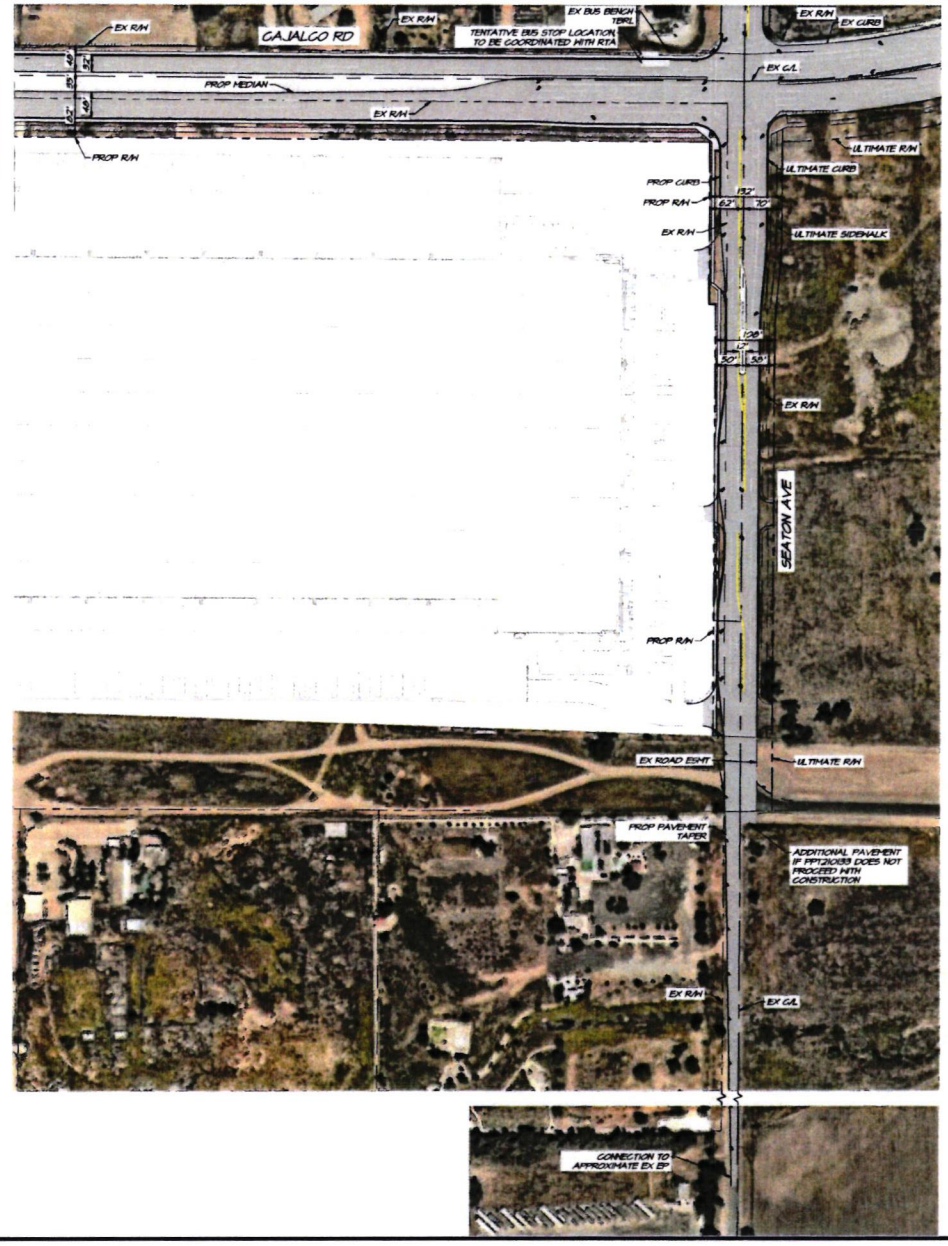
SEE SHEET 5
CAJALCO RD
EX R/W
EX BUS BENCH TBRL
TENTATIVE BUS STOP LOCATION TO BE COORDINATED WITH RTA
EX C/L
EX CURB
PROP MEDIAN
PROP R/W
ULTIMATE R/W
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SEATON AVE
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PROP PAVEMENT TAPER
ADDITIONAL PAVEMENT IF PP120033 DOES NOT PROCEED WITH CONSTRUCTION
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John Hildebrand
Planning Director

Memorandum

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TO: **Board of Supervisors**

FROM: **Russell Brady, Project Planner**

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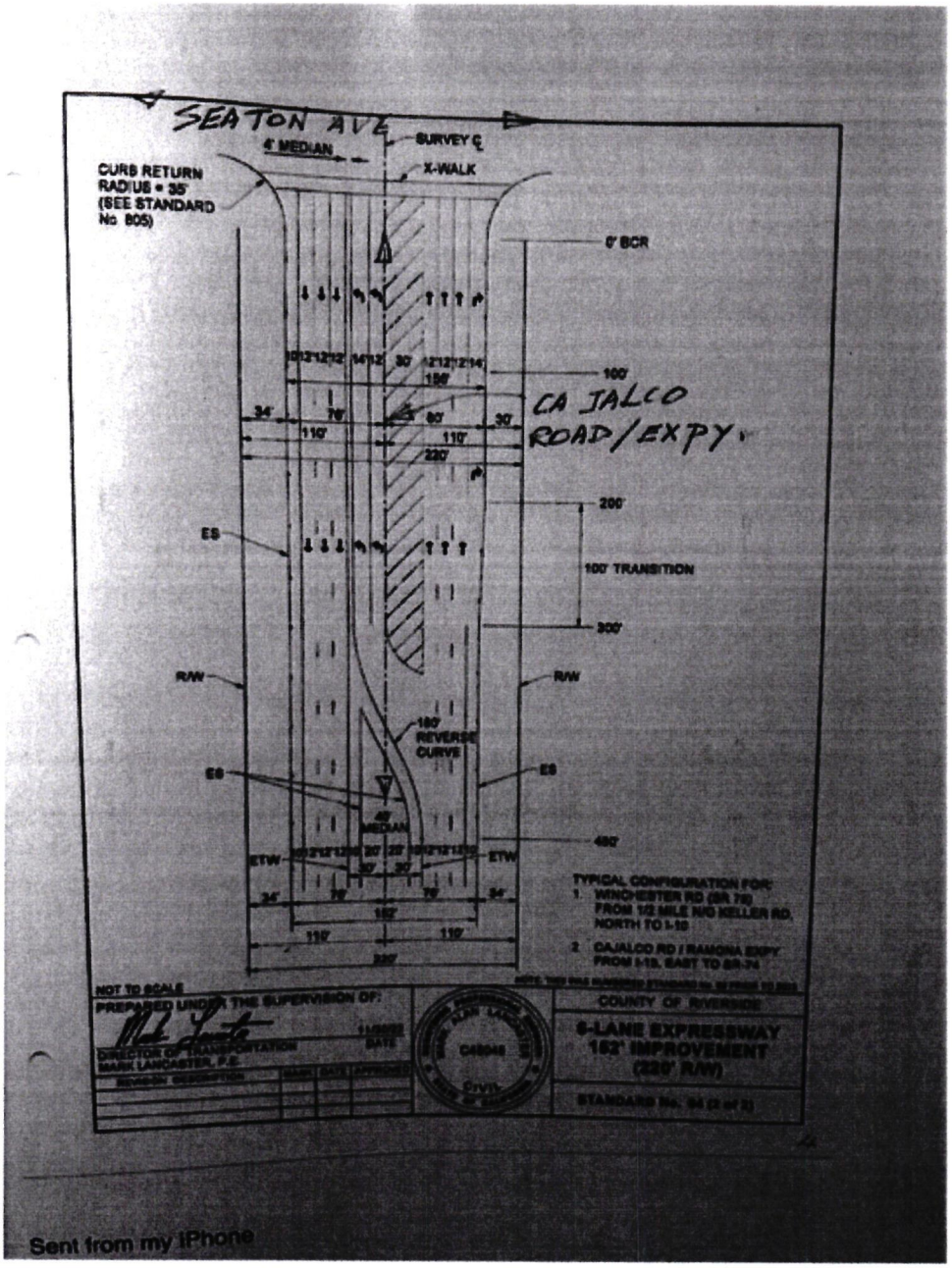

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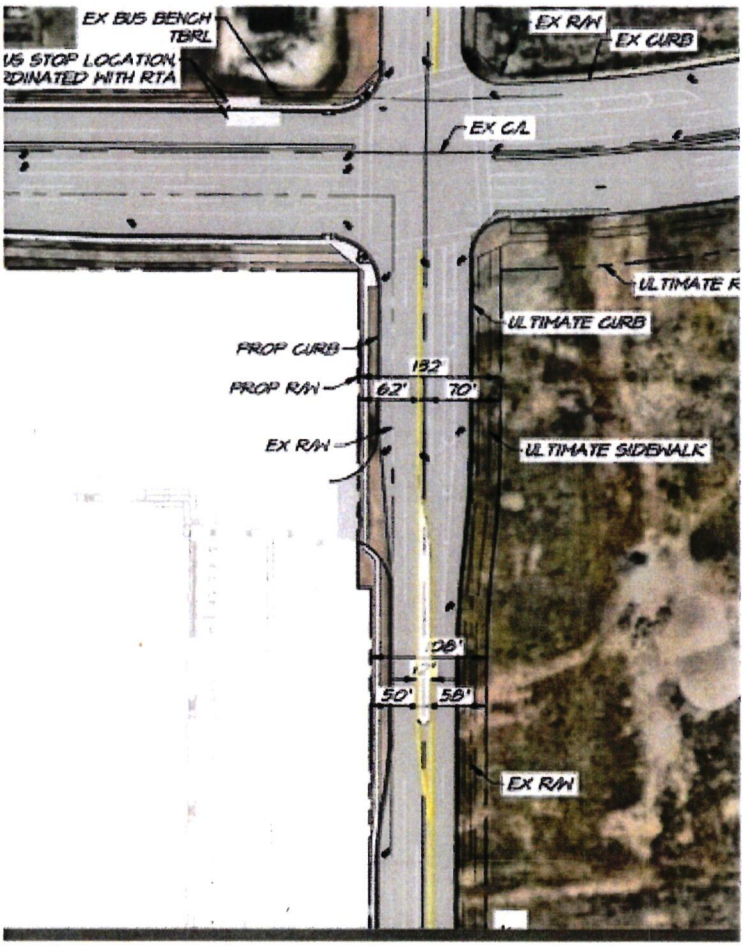

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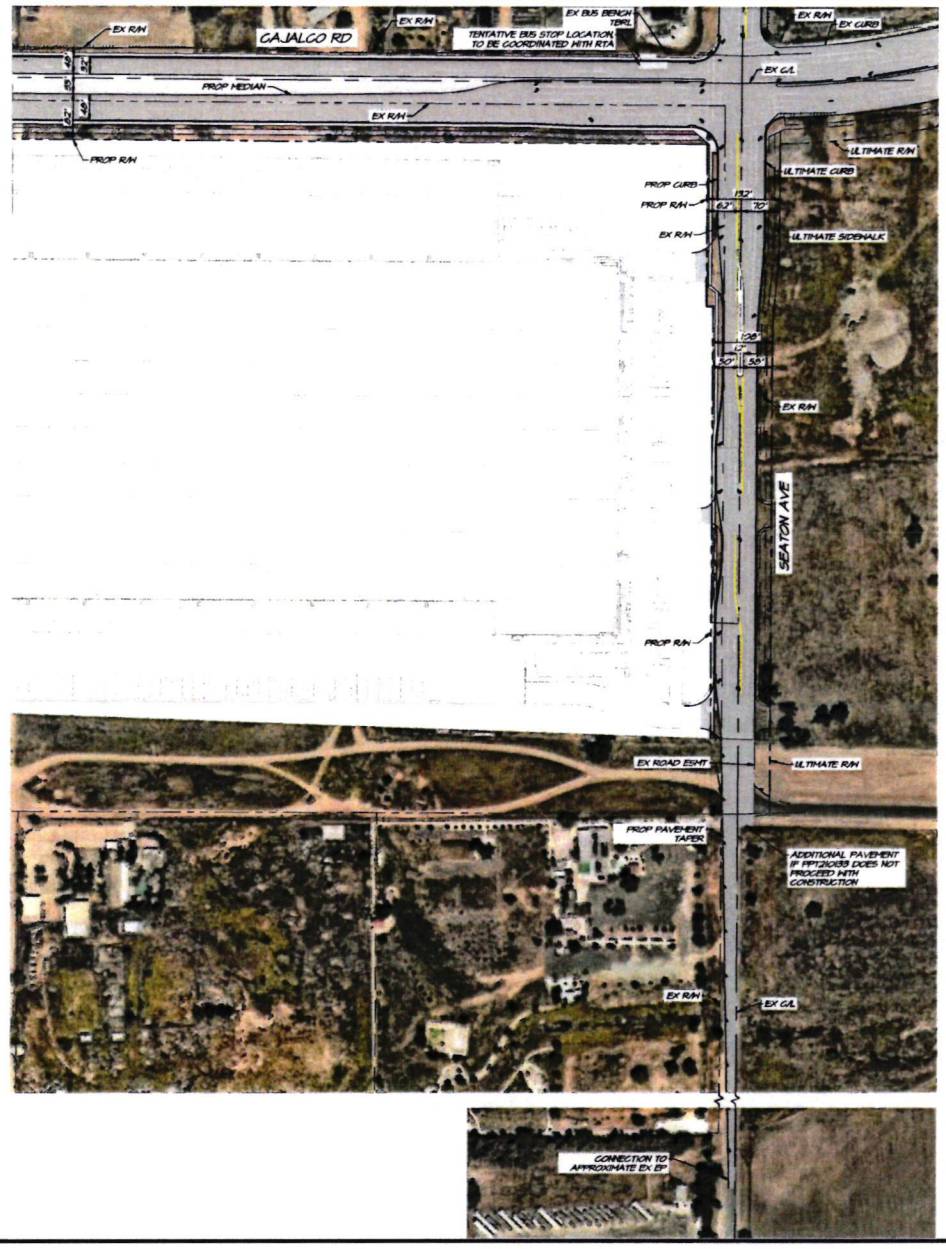

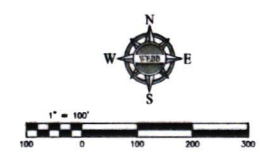

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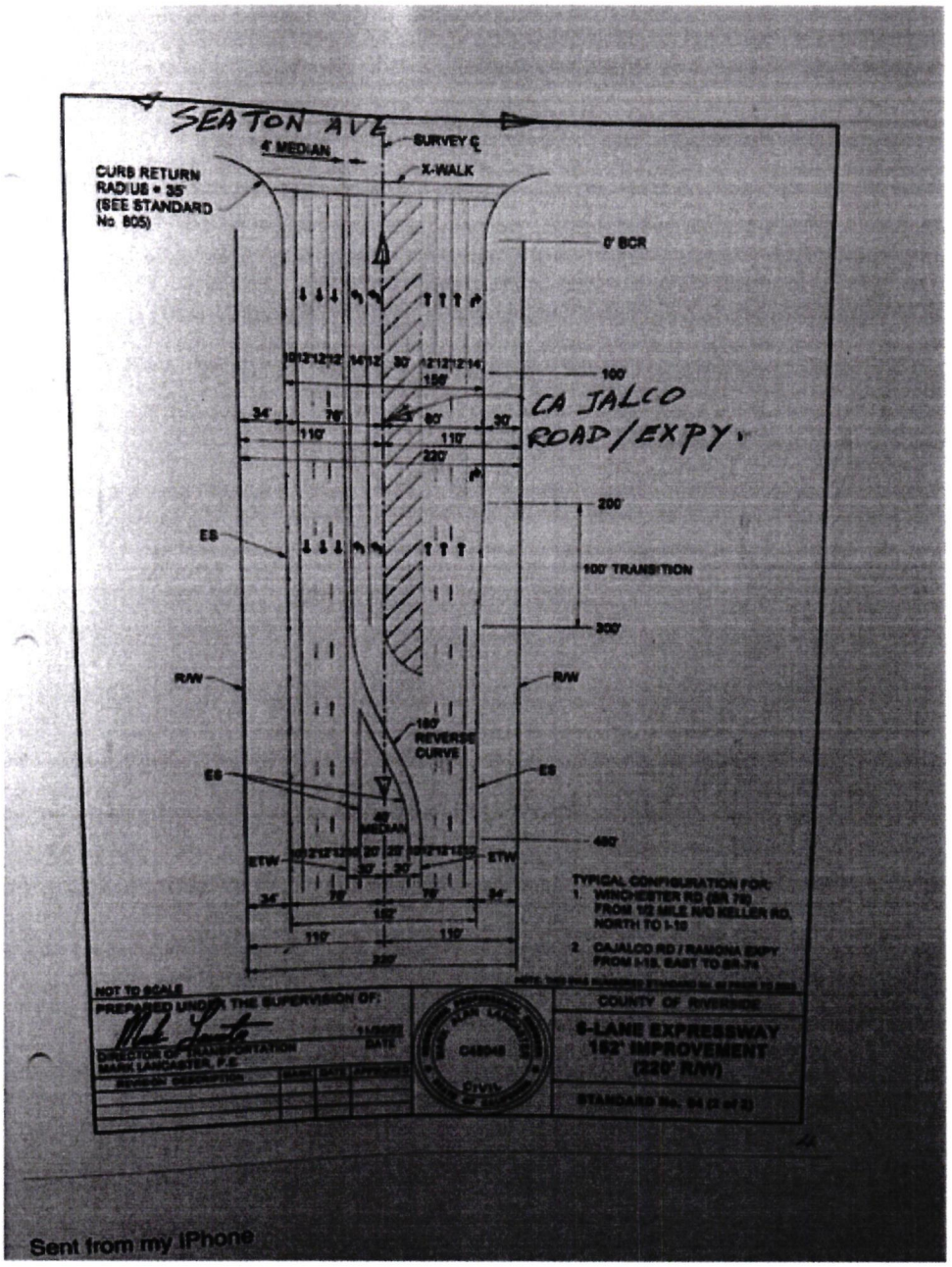

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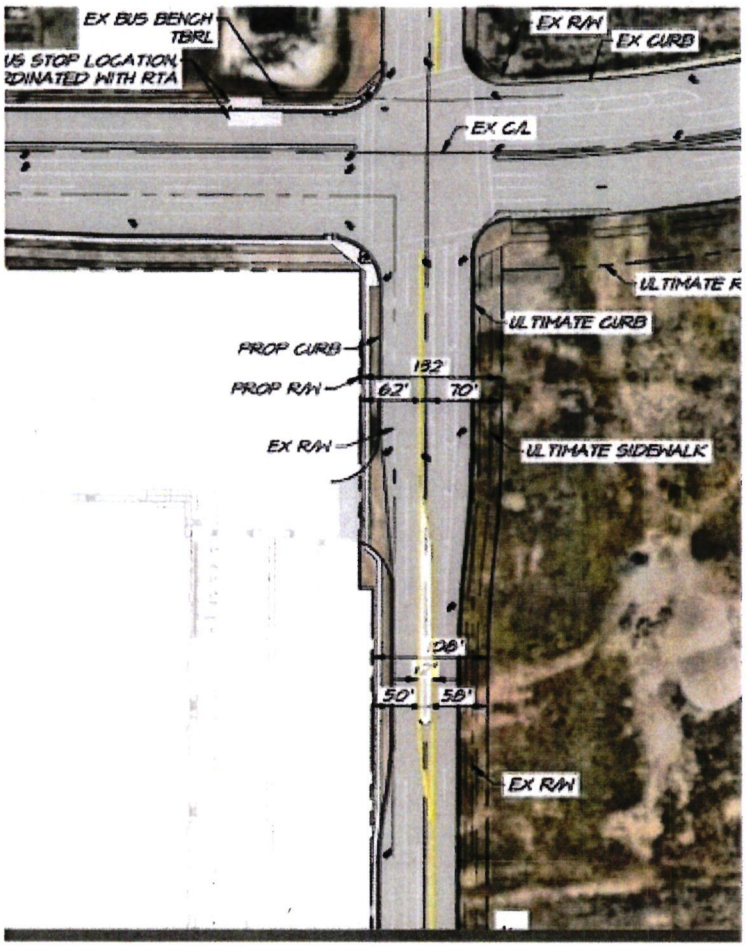

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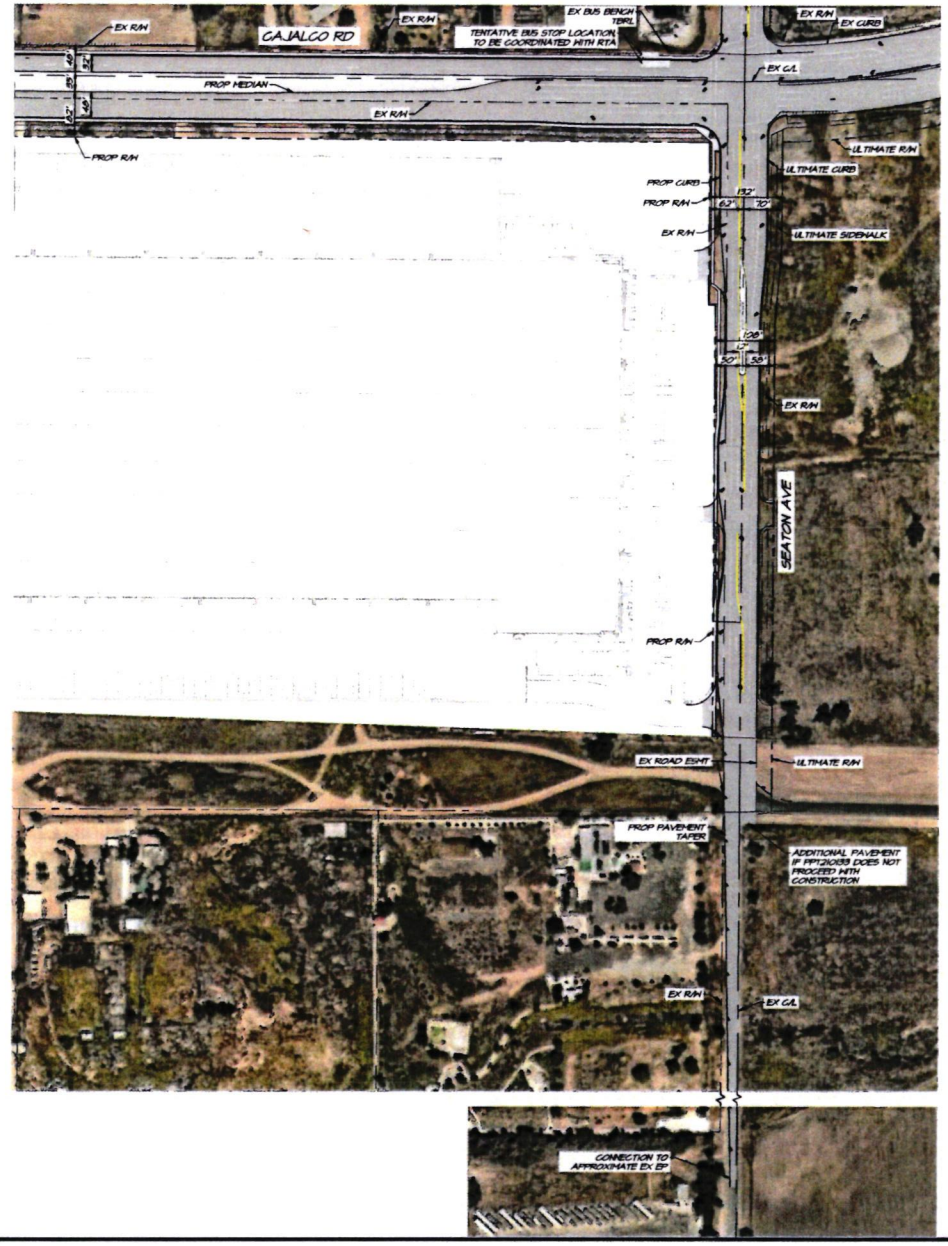
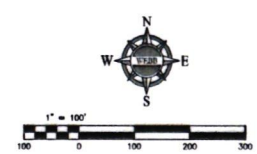
COUNTY OF RIVERSIDE

CAJALCO COMMERCE CENTER
STRIPING – CAJALCO RD AND DECKER RD
PLOT PLAN 220050

SCALE:		W.O.	22-0192
DATE: 7/17/2025	ALBERT A. WEBB ASSOCIATES	SHEET	5
DESIGNED: RSB		OF 13	SHEETS
CHECKED: SBK		DWG. NO.	
PLN CK REF:			
F.B.			

H:\2022\22-0192\DRAWINGS\ENTITLEMENT\22-0192-C-PP-STRIPING.DWG 7/17/2025 4:33:13 PM Rebecca





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RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

Memorandum

DATE: **July 29, 2025**

TO: **Board of Supervisors**

FROM: **Russell Brady, Project Planner**

RE: **Item 22.4 – Public Comments**

Attached are public comments received that were submitted for inclusion for this item. The comments are oriented around Cajalco Road improvements relate more to the implementing project than to the consideration of the Foundation General Plan Amendment Initiation.

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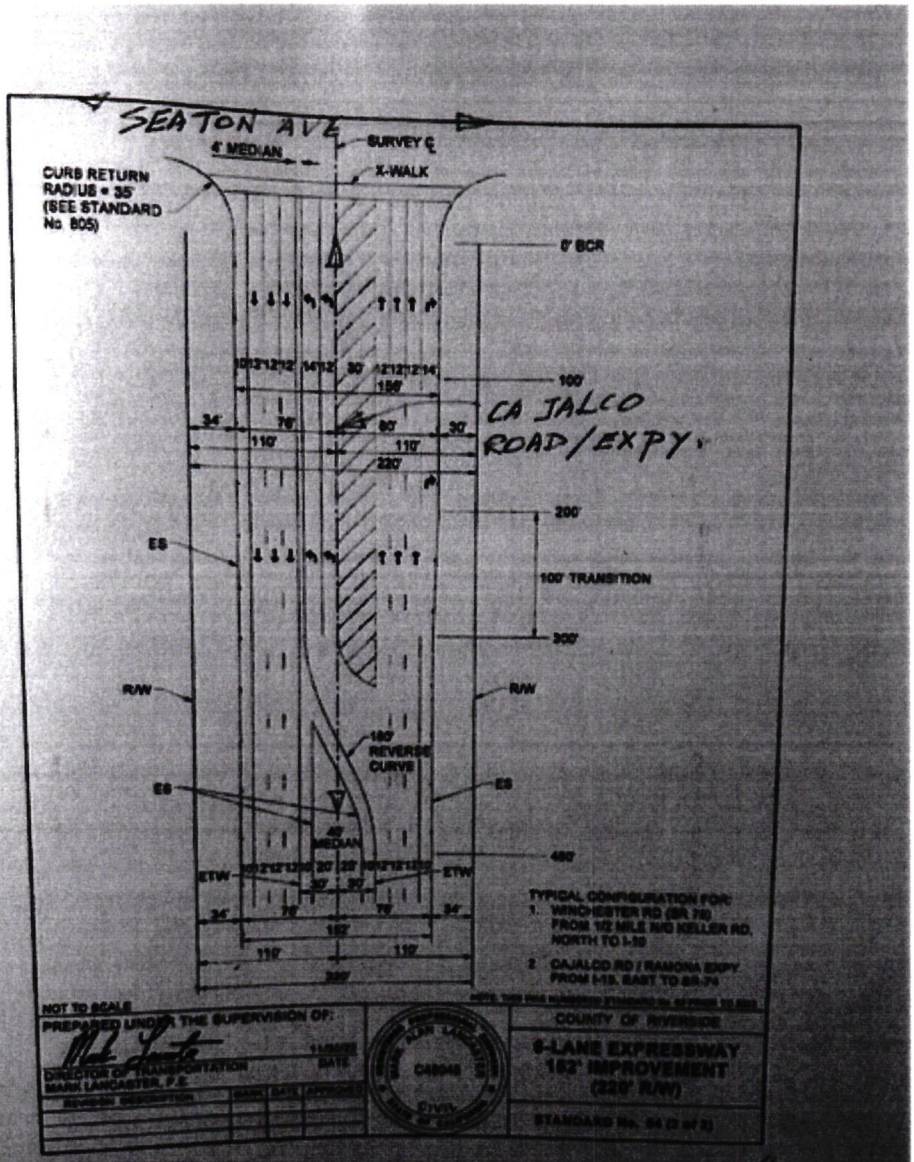

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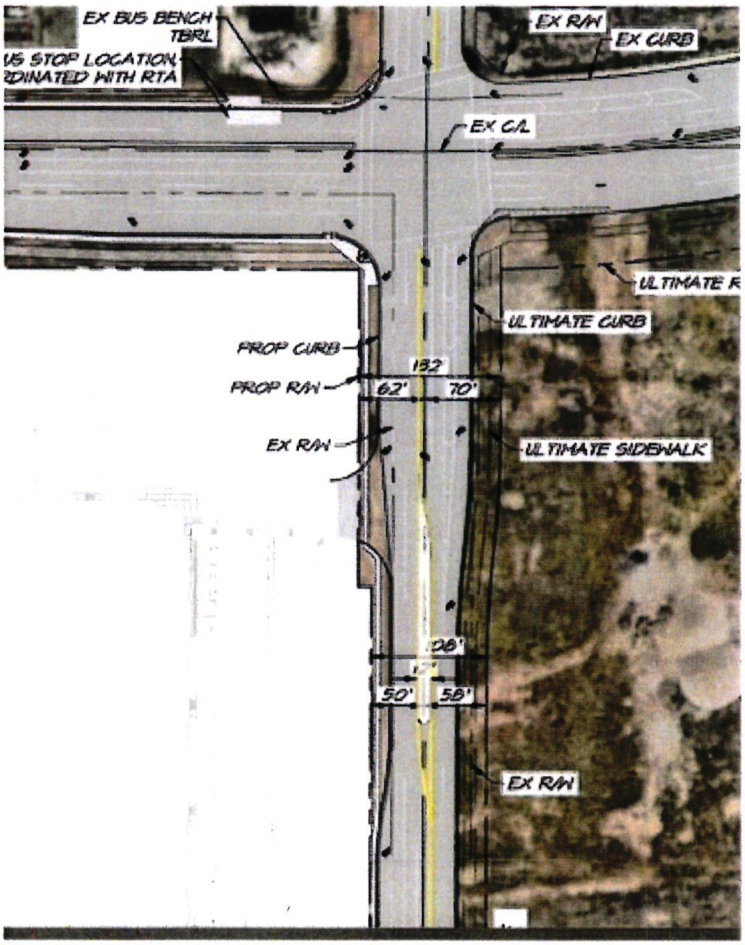

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COUNTY OF RIVERSIDE

CAJALCO COMMERCE CENTER
STRIPING - CAJALCO RD AND DECKER RD
PLOT PLAN 220050

SCALE:	
DATE: 7/17/2025	
DESIGNED: RDB	
CHECKED: SBB	
PLN CK REF:	
P.E.	

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY STREET
RIVERSIDE, CA. 92506
PH (951) 686-1070
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W.O. 23-0192
SHEET 5
OF 13 SHEETS
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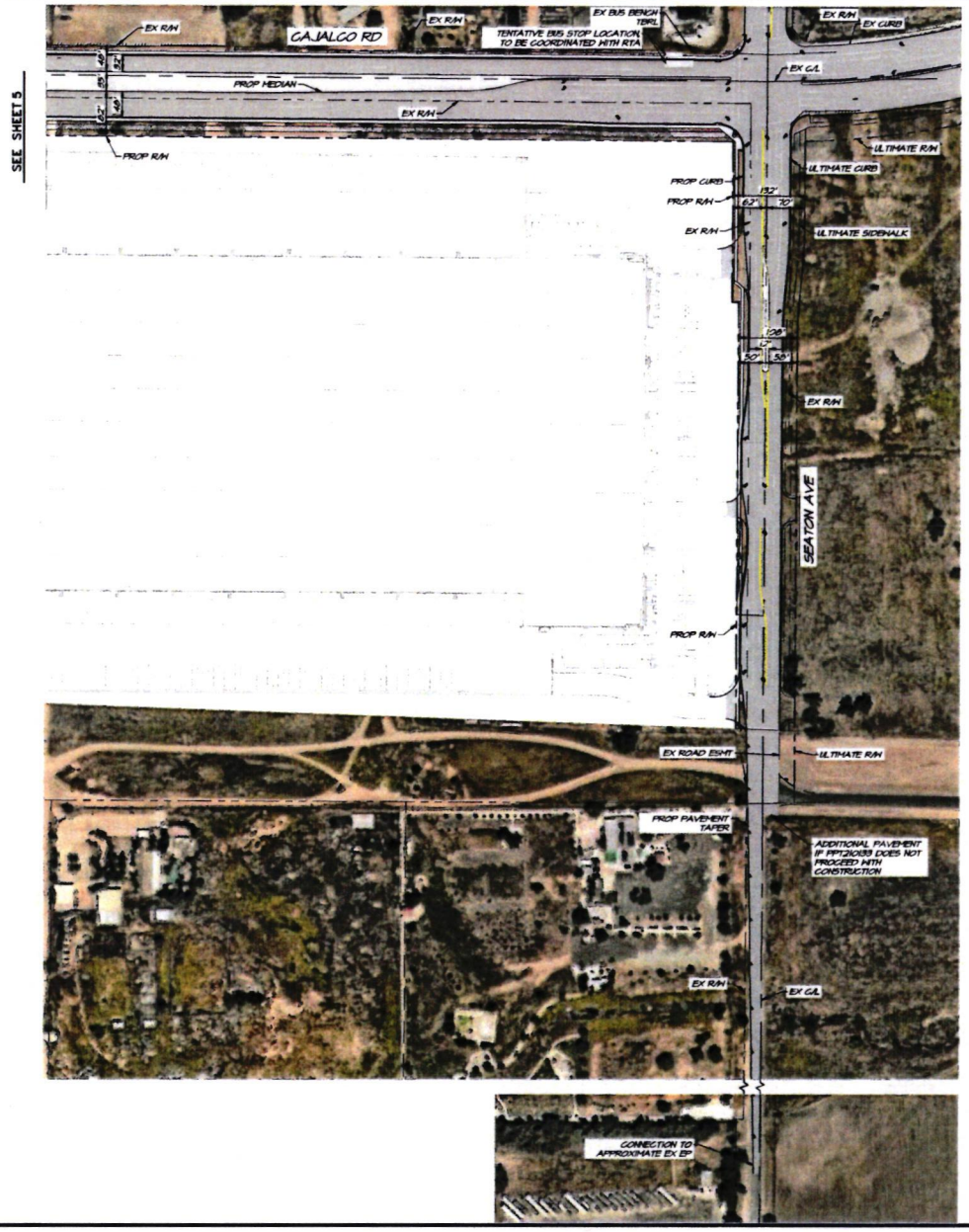

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SCALE: AS SHOWN	W.O. 22-0192
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ENGINEERING CORPORATION
3750 MACKAY STREET
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RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

Memorandum

DATE: **July 29, 2025**

TO: **Board of Supervisors**

FROM: **Russell Brady, Project Planner**

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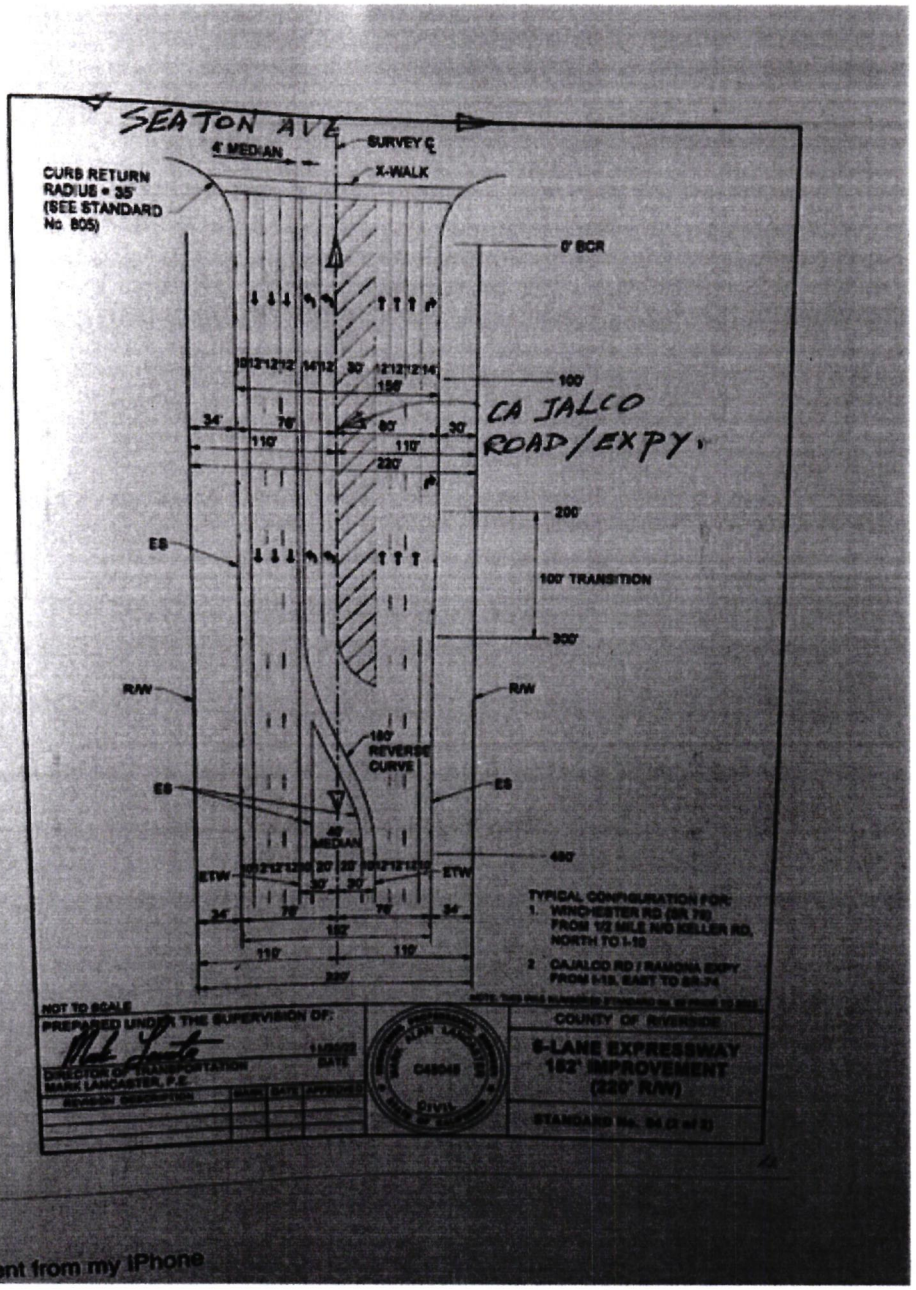

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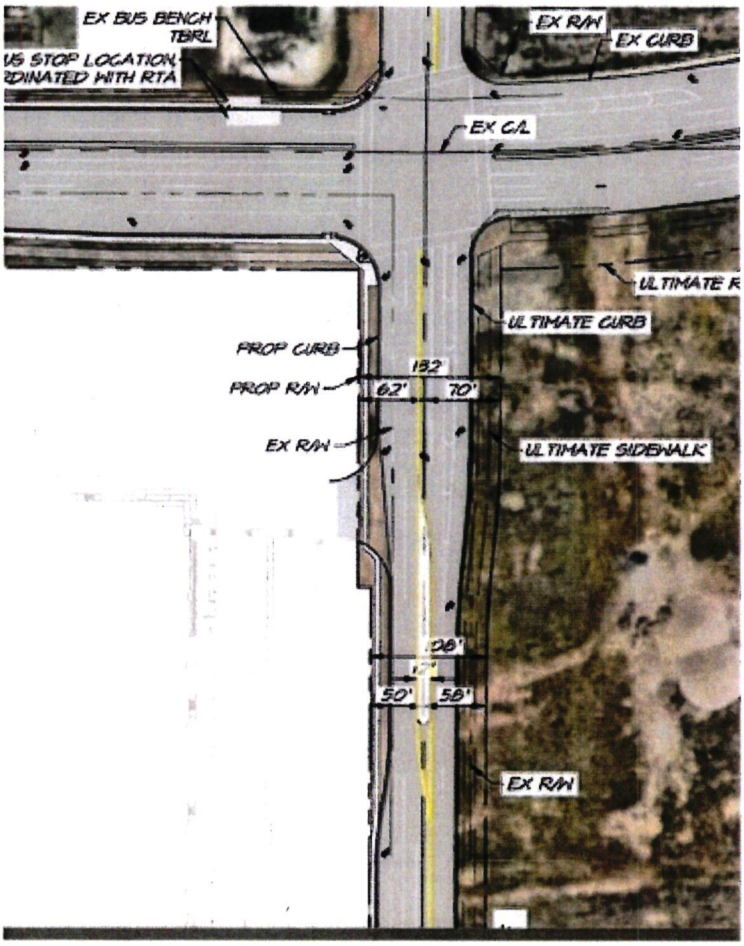

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>> development at Cajalco Road, Mead Valley
>>
>> John,
>> Unfortunately, we're in the same boat out sick myself this week too with a powerful flu to knock me down in one day from the moment I sensed it's coming.
>>
>> Let me know your availability next week to prevent further complications with my other commitments.
>>
>> Wish your speedy recovery.
>>
>> Patrick
>>
>>
>> Sent from my iPhone
>>
>>>> On Jan 17, 2025, at 10:23 AM, Grace, John <john.grace@hillwood.com> wrote:
>>> Patrick:
>>>
>>> My apologies for a late response as I have been out sick for the last few days.
>>>
>>> I can potentially meet in the next couple of weeks if it is focused on moving forward with the letter I provided during my last email (attached hereto again).
>>>
>>> Can you please let me know the latest status?
>>>
>>> You mentioned previously that you need to hear back from your attorney. Will he be meeting with us to help resolve any issues?
>>>
>>> Please advise as soon as possible.
>>>
>>> Thanks
>>>
>>> JG
>>>
>>> John Grace
>>> Vice President, Development
>>>
>>> 901 Via Piemonte | Suite 175
>>> Ontario, CA 91764
>>> Direct: 909.256.5924 | Cell: 951-796-4376
http://www.hillwood.com
>>>
>>>
>>>

>>> -----Original Message-----
>>> From: Patrick Chinglung Hsu
<pnwnsllc@gmail.com>
>>> Sent: Tuesday, January 14, 2025 3:23 PM
>>> To: Grace, John <John.Grace@hillwood.com>
>>> Cc: Patrick Hsu <pnwnsllc@gmail.com>
>>> Subject: Meeting with you at Mission Inn ,
Riverside re Hillwood
>>> development at Cajalco Road, Mead Valley
>>>
>>>
>>> EXTERNAL SENDER: Do not click links or open
attachments unless you recognize the sender /
content.
>>>
>>> John,
>>> Let me know your availability either Wednesday
or Thursday at this place where we met before.
>>>
>>> Patrick
>>>
>>>
>>> Sent from my iPhone
>>> <County ROW Letter-Hsu Property 1.8.25.docx>
<Seaton-Cajalco Bus
>>> Turnout ROW 1.10.25.pdf>



PRELIMINARY

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1" = 50'

50 0 50 100 150

COUNTY OF RIVERSIDE

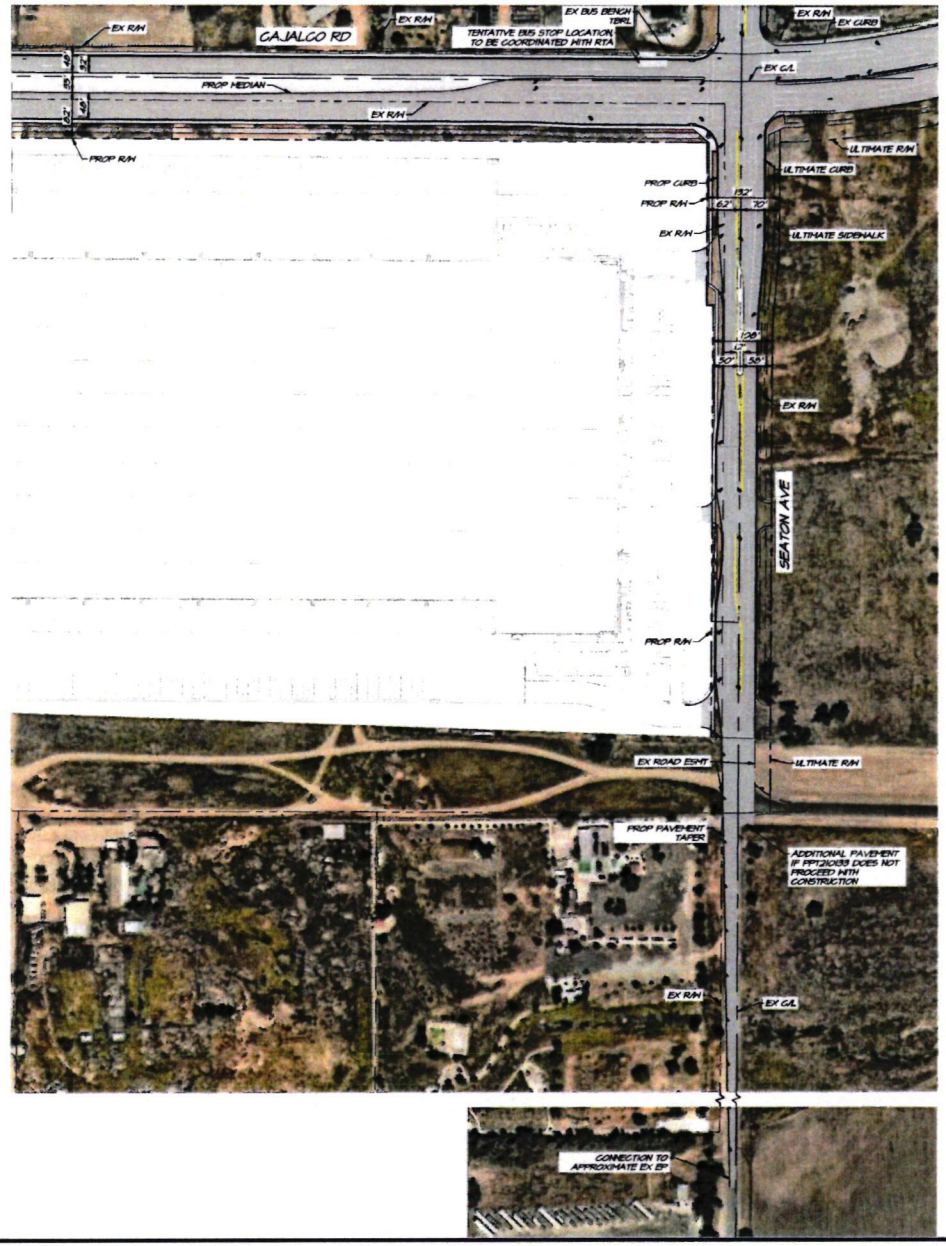
CAJALCO COMMERCE CENTER
STRIPING - CAJALCO RD AND DECKER RD
PLOT PLAN 220050

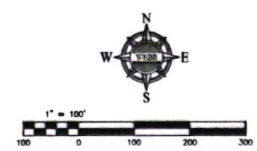
SCALE:	
DATE: 7/17/2025	
DESIGNED: RDB	
CHECKED: SBB	
PLN CK REF:	
E.A.	

ALBERT A. WEBB ASSOCIATES
Engineering Consultants
3788 McCRAY STREET
RIVERSIDE, CA. 92506
PH. (951) 686-1070
FAX (951) 788-1256

W.O. 22-0192
SHEET 5
OF 13 SHEETS
DWG. NO.

H:\2022\22-0192\DRAWINGS\ENTITLEMENT\22-0192-C-PP-STRIPING.DWG 7/17/2025 1:33:13 PM Rdacosta





PRELIMINARY

COUNTY OF RIVERSIDE

CAJALCO COMMERCE CENTER
STRIPING – CAJALCO RD AND SEATON AVE
PLOT PLAN 220050

SCALE:	ALBERT A. WEBB ASSOCIATES	W.O. 22-0192
DATE: 7/17/2025	ENGINEERING CONSULTANTS 3788 McCRAY STREET RIVERSIDE CA. 92506 PH. (951) 686-1070 FAX (951) 788-1256	SHEET 6 OF 13 SHEETS
DESIGNED: RSB		
CHECKED: SBK		
PLN CK REF:		DWG. NO.
F.B.		

H:\2022\22-0192\DRAWINGS\ENTITLEMENT\22-0192-C-PP-STRIPING.DWG 7/17/2025 4:33:13 PM Rebecca

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

Memorandum

DATE: **July 29, 2025**

TO: **Board of Supervisors**

FROM: **Russell Brady, Project Planner**

RE: **Item 22.4 – Public Comments**

Attached are public comments received that were submitted for inclusion for this item. The comments are oriented around Cajalco Road improvements relate more to the implementing project than to the consideration of the Foundation General Plan Amendment Initiation.

Brady, Russell

From: Patrick Chinglung Hsu <pnwnsllc@gmail.com>
Sent: Thursday, July 24, 2025 11:43 PM
To: Brady, Russell
Cc: Patrick Hsu
Subject: Fwd: Patrick Hsu's inputs to Hillwood's Cajalco Road design
Attachments: Cajalco Commerce Center-Cajalco Striping Plan 7.21.25.pdf

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

Russell,
This is my communication with John Grace re Hillwood's design and County Design Standard which has a huge conflict to each other.

Please forward my comments for 7/29 Board of Supervisors hearing as one of public inputs. And I'll present my case during the meeting.

Patrick Hsu
951.329.2089

Sent from my iPhone

Begin forwarded message:

> **From:** Patrick Chinglung Hsu <pnwnsllc@gmail.com>
> **Date:** July 24, 2025 at 5:04:18 PM PDT
> **To:** John Grace <john.grace@hillwood.com>
> **Cc:** Patrick Hsu <pnwnsllc@gmail.com>
> **Subject: Re: Patrick Hsu's inputs to Hillwood's Cajalco Road design**
>
> John,
> Give me a call, 951.329.2089 to go over this email and concerns of your design in comparing with County design standard for Cajalco/Seaton intersection and project to the east of your warehouse which was approved by County and RTA regarding bus bay design.
>
> Patrick Hsu
>
> Sent from my iPhone
>
> On Jul 22, 2025, at 9:22 AM, Patrick Chinglung Hsu <pnwnsllc@gmail.com> wrote:

John,

Please find enclosed information for your designer to update:

1. Three lanes each direction per our meeting minutes and you was glad my reminder during public meetings to point out to community and Hillwood. In our meeting last week, you brought up this essential design element for Hillwood to adhere to.
2. Follow Standard No. 84, especially the centerline of Cajalco Road should be located at south of turning lanes and at center of median.
3. The bus bay should locate at recovery area of 34' strip of land. To put it at #2 lane should not be the case.

Let you compare your design with 370,000 sqft cold storage warehouse at southeast corner. It has to be a real image to each other between these two bus bays.

9:00 5G 76

Back Our meeting this mor...

901 Via Piemonte I Suite 175
Ontario, CA 91764
Direct: 909.256.5924 I Cell: 951-796-4376
www.hillwood.com

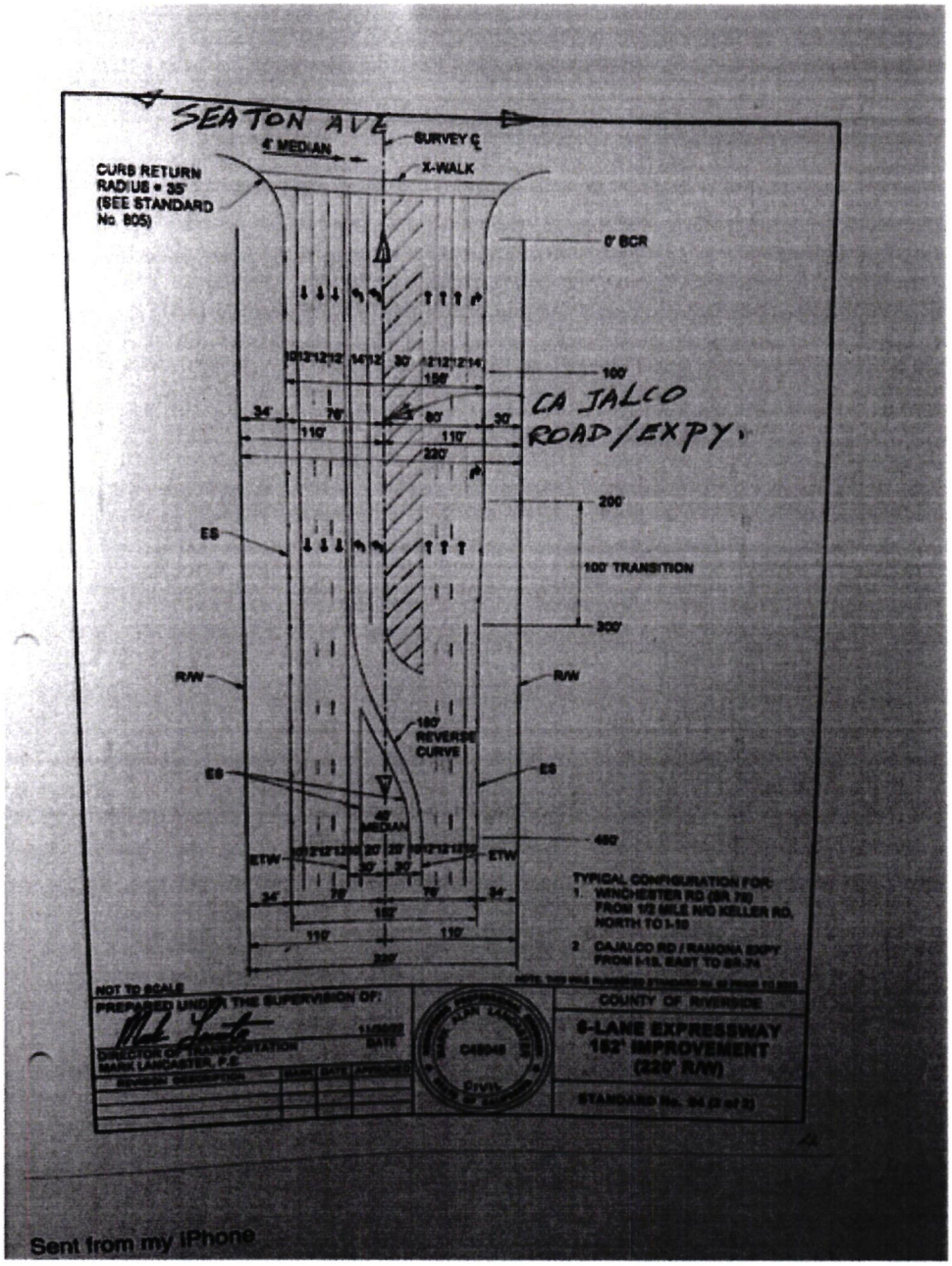
HILLWOOD
A PEROT COMPANY

From: Patrick Chinglung Hsu <pnwnsllc@gmail.com>
Sent: Wednesday, July 16, 2025 11:10 AM
To: Grace, John <john.grace@hillwood.com>
Cc: Patrick Hsu <pnwnsllc@gmail.com>
Subject: Our meeting this morning

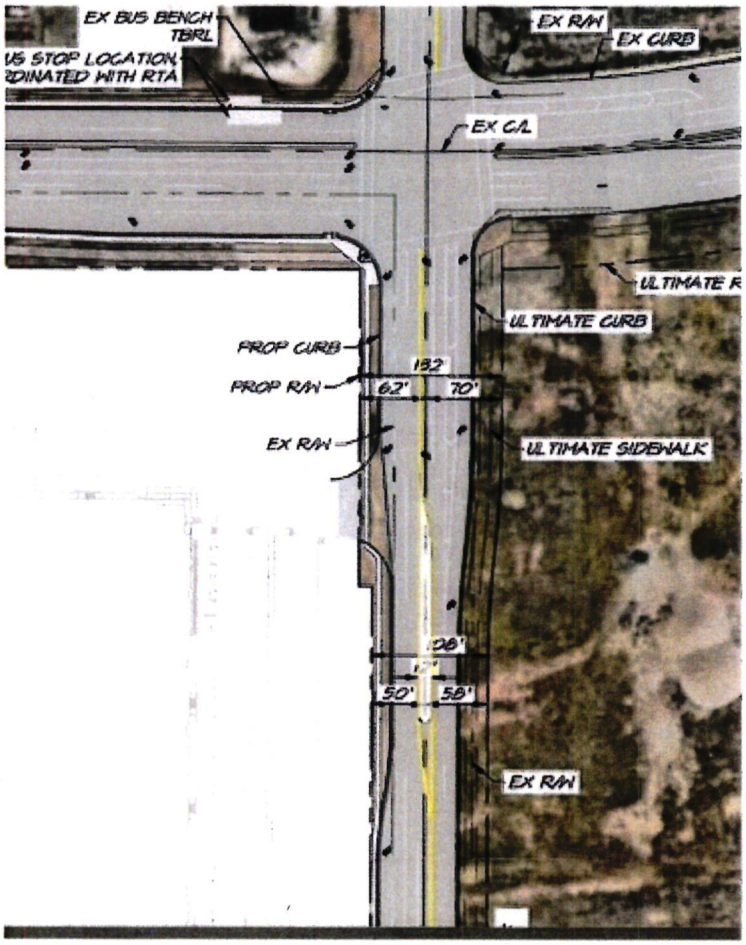
John,
I'll share your design with Mead Valley of your Cajalco Road widening to the ultimate to have a total of six lanes, three lanes each direction, plus turning lanes.

No question about the relief to community and through traffic due to your commitment to meet the county corridor design requirements of Cajalco Road.

I'll appreciate an email of your stripping proposal



Sent from my iPhone



Sent from my iPhone

On Jul 21, 2025, at 3:22 PM, Grace, John <john.grace@hillwood.com> wrote:

Hi Patrick:

I appreciated the opportunity to sit down with you last week to discuss the Cajalco Commerce Center project. We much appreciate your continued support.

Please see the attached striping plan for your use.

Please be aware that this striping configuration has been developed in concert with the County in order to integrate the new construction with existing facilities and traffic patterns. Lane configuration would change as additional construction along Cajalco would come online.

JG

John Grace
Vice President, Development

901 Via Piemonte | Suite 175
Ontario, CA 91764
Direct: 909.256.5924 | Cell: 951-796-4376
www.hillwood.com

HILLWOOD
A PEROT COMPANY

From: Patrick Chinglung Hsu <pnwnsllc@gmail.com>
Sent: Wednesday, July 16, 2025 11:10 AM
To: Grace, John <john.grace@hillwood.com>
Cc: Patrick Hsu <pnwnsllc@gmail.com>
Subject: Our meeting this morning

John,
I'll share your design with Mead Valley of your Cajalco Road widening to the ultimate to have a total of six lanes, three lanes each direction, plus turning lanes.

No question about the relief to community and through traffic due to your commitment to meet the county corridor design requirements of Cajalco Road.

I'll appreciate an email of your stripping proposal before Board of Supervisors meeting on July 29.

Patrick Hsu

Sent from my iPhone

> On Jul 10, 2025, at 4:44 PM, Grace, John <john.grace@hillwood.com> wrote:

Patrick

That is a huge help. Thank you.

I will see you then.

Get Outlook for iOS

From: Patrick Chinglung Hsu <pnwnsllc@gmail.com>
Sent: Thursday, July 10, 2025 4:30:32 PM
To: Grace, John <john.grace@hillwood.com>
Cc: Patrick Hsu <pnwnsllc@gmail.com>
Subject: Re: Meeting with you

John,
See you on 7/16 at 10. Hope this would fit you better.

Patrick.
Sent from my iPhone

> On Jul 10, 2025, at 3:37 PM, Grace, John <john.grace@hillwood.com> wrote:
>
> Hi Patrick:
>
> That sounds good.
>
> I am available the following days:
>
> Wednesday (7/16) before 12 noon. This would be the ideal time for me.
> Monday (7/21) after 1:30pm
> Tuesday (7/22) free until 3pm
> Thursday (7/24) after 10:30am
> Friday (7/25) until 12 noon.
>
> Let me know if any of those times work for you. Our office is at 901 Via Piemonte, Suite 175, Ontario, CA, 91764
>
> Thanks
>
> John Grace
> Vice President, Development
>
> 901 Via Piemonte | Suite 175
> Ontario, CA 91764
> Direct: 909.256.5924 | Cell: 951-796-4376
> http://www.hillwood.com
>

>
>
> -----Original Message-----
> From: Patrick Chinglung Hsu
<pnwnsllc@gmail.com>
> Sent: Thursday, July 10, 2025 11:42 AM
> To: Grace, John <john.grace@hillwood.com>
> Cc: Patrick Hsu <pnwnsllc@gmail.com>
> Subject: Re: Meeting with you
>
> John,
> Glad to hear from you.
>
> Let's have an appointment to meet per your availability at your office.
>
> Hope you're an agent to help out community and existing and new traffic from your Cajalco Commerce Center.
>
> Patrick Hsu
>
>
> Sent from my iPhone
>
>> On Jul 10, 2025, at 11:34 AM, Grace, John
<john.grace@hillwood.com> wrote:
>>
>> Hi Mr. Hsu:
>>
>> I just wanted to check in and see if there is anything you need from our team or if we can answer any questions regarding the project.
>>
>> John Grace
>> Vice President, Development
>>
>> 901 Via Piemonte | Suite 175
>> Ontario, CA 91764
>> Direct: 909.256.5924 | Cell: 951-796-4376
http://www.hillwood.com
>>
>>
>>
>> -----Original Message-----
>> From: Patrick Chinglung Hsu
<pnwnsllc@gmail.com>
>> Sent: Friday, January 17, 2025 11:15 AM
>> To: Grace, John <John.Grace@hillwood.com>
>> Cc: Patrick Hsu <pnwnsllc@gmail.com>
>> Subject: Re: Meeting with you at Mission Inn , Riverside re Hillwood

>> development at Cajalco Road, Mead Valley
>>
>> John,
>> Unfortunately, we're in the same boat out sick myself this week too with a powerful flu to knock me down in one day from the moment I sensed it's coming.
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>>> To: Grace, John <John.Grace@hillwood.com>
>>> Cc: Patrick Hsu <pnwnsllc@gmail.com>
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>>> Sent from my iPhone
>>> <County ROW Letter-Hsu Property 1.8.25.docx>
<Seaton-Cajalco Bus
>>> Turnout ROW 1.10.25.pdf>



PRELIMINARY

COUNTY OF RIVERSIDE

CAJALCO COMMERCE CENTER
STRIPING – CAJALCO RD AND DECKER RD
PLOT PLAN 220050

SCALE:	
DATE: 7/17/2025	
DESIGNED: RDB	
CHECKED: TPR	
PLN OF REF:	
T.B.	

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY STREET
RIVERSIDE, CA. 92506
PH (951) 686-1070
FAX (951) 788-1256

W.O. 22-0192
SHEET 5
OF 13 SHEETS
DWG. NO.

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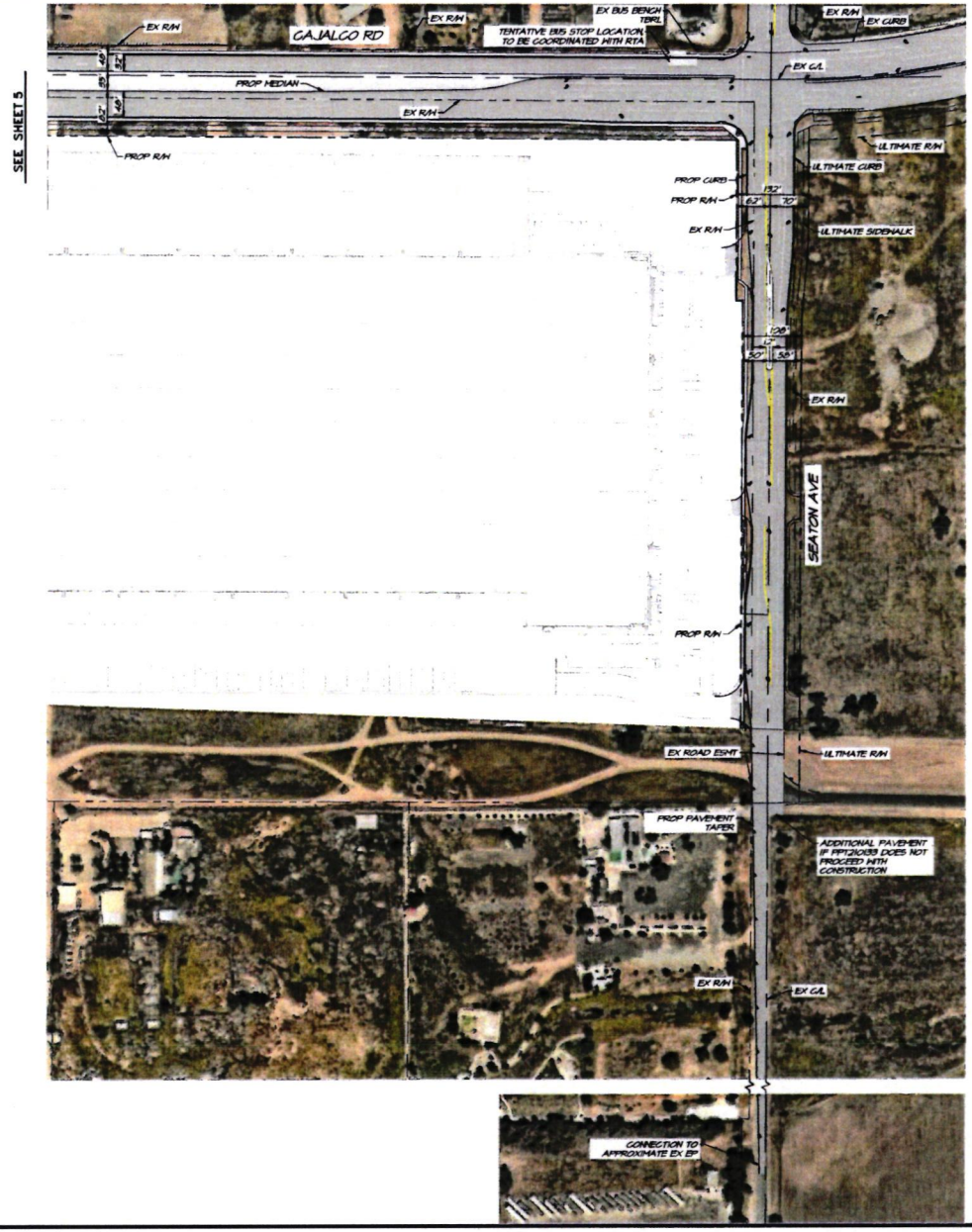

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PRELIMINARY

COUNTY OF RIVERSIDE

CAJALCO COMMERCE CENTER
STRIPING – CAJALCO RD AND SEATON AVE
PLOT PLAN 220050

SCALE:	
DATE: 7/17/2025	
DESIGNED: RSD	
CHECKED: TBD	
PLN CK REF:	
F.B.	

ALBERT A. WEBB ASSOCIATES
3788 McCRAY STREET
RIVERSIDE, CA. 92506
PH: (951) 686-1070
FAX (951) 788-1256

W.O. 22-0192
SHEET 6
OF 13 SHEETS
DWG. NO.

H:\2022\22-0192\DRAWINGS\ENTITLEMENT\22-0192-C-PP-STRIPING.DWG 7/17/2025 4:33:13 PM Rebecca

Flores, Kate

From: Acquia Mail
Sent: Tuesday, July 29, 2025 5:43 PM
To: Clerk of the Board
Subject: Public Comments Web Submission

The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select https://rivcocob.org/request-to-speak and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on July 29, 2025

Submitted values are:

First Name
Amanda

Last Name
Tapia Lopez

Address (Street, City and Zip)
1450 s perris blvd

Phone
9515504491

Agenda Date
07/29/2025

Agenda Item # or Public Comment
Less warehouses and more community activities

State your position below
Oppose

22.4
24

22.4

SHUTE, MIHALY & WEINBERGER LLP

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

MINDY K. JIAN
Attorney
mjian@smwlaw.com

July 29, 2025

Via Electronic Mail Only

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

Re: Initiation of Foundation Component General Plan Amendment No. 240005 (Item 22.4)

Dear Chair Perez and Members of the Board of Supervisors:

This firm represents the Sierra Club and Rural Association of Mead Valley regarding proposed General Plan Amendment ("GPA") 240005. We write to highlight serious concerns about this GPA, which asks the County to change the zoning for over 65 acres of rural land, and demolish 26 single-family homes in the process, to allow for an expansive and disruptive industrial warehouse complex.

GPA 240005 violates the County's Amendment Process and Board Policy.

The County previously published a draft environmental impact report that covered both GPA 240005 and the associated commerce center project. *See* Draft Environmental Impact Report for Cajalco Commerce Center, SCH No. 2023060799 ("Draft EIR"). However, the application materials make no reference to this previously published draft EIR and provide minimal information about the project even though additional details are available. In fact, the public review period for this Draft EIR expired on September 3, 2024, months before the Planning Commission considered initiation of GPA 240005 on November 6, 2024, yet the applicant materials only vaguely describe the project as a "future industrial use" and "fully improved community park," without any mention of the Draft EIR. *See* Staff Report, Ex. H at PDF p. 12. Thus, affected and interested residents likely have had no effective notice of the full development scope under GPA 240005, even though this information could have been included. The scarce information available

in the staff report and agenda packet suggests that further project details will be developed in the future when, in fact, the planning for this project is already much further along. *See* Staff Report at 4 ("The project *will* require final approval . . . and environmental review") (emphasis added). This undermines the County's two-phase process for Foundation Component amendments, which contemplates environmental review as part of the second phase, only after the Board has decided to initiate the amendment process. *See* Ordinance 348, Section 2.5.

Additionally, a member of a County advisory group may have violated the Board's Policy by recommending initiation of GPA 240005 and withholding information about his personal interest in the amendment. The Board's Policy requires that when an "advisory group member who has a financial, economic or direct personal interest in a governmental decision before [the board]," that member must "(1) [p]ublicly identify the financial, economic or direct personal interest that gives rise to the conflict . . . ; and, (2) [r]ecuse themselves from discussing, voting and officiating on the matter; and, (3) [l]eave the room until after the discussion, vote, and any other disposition of the matter is concluded." This applies to decisions by advisory groups to the Board. County of Riverside California, Board of Supervisors Policy, p. 9.

A member of the Mead Valley Municipal Advisory Council ("MAC") may have violated the Board Policy by failing to disclose a significant financial interest in the initiation of GPA 240005 and the approval of the associated commerce center while speaking in favor of both projects in his role as a MAC member.[1] If true, this conflict of interest has improperly interfered with the County's decisionmaking process. The personal interest of that member should have been disclosed to the public at every stage of the GPA process.

In light of these procedural flaws, which have impeded public participation and been plagued by blatant conflicts of interest, the County should decline to initiate proceedings on GPA 240005.

<u>The County cannot make the required findings to justify approval of the GPAs.</u>

Under Section 2.5 of Ordinance 348, the Board of Supervisors cannot approve an amendment unless it finds that (1) new conditions or circumstances disclosed during the

[1] Rebecca Pelvin, '*Where does it stop?' Warehouse advance in Riverside County threatens rural lifestyle*, L.A. Times, Oct. 16, 2024 at https://www.latimes.com/california/story/2024-10-16/warehouse-advance-in-riverside-county-threatens-rural-lifestyle (last accessed Jul. 28, 2025).

review process justify the modification, (2) the modification does not conflict with the Riverside County Vision, and (3) the modification would not create an internal inconsistency among General Plan elements. *See* Ordinance 348, section 2.5. Here, the County cannot make such findings for GPA 240005.

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

In fact, there is no need to expand industrial land uses any further into agricultural communities beyond the current I-215 and Highway 74 corridors. Harvill Avenue, located within this industrial corridor, currently contains at least six empty warehouses, indicating that the existing zoning sufficiently accommodates the County's needs for warehousing and shipping sites. Furthermore, significantly fewer goods have been passing through California, with some reports measuring a 44% drop in docked ships at the Ports of Los Angeles and Long Beach.[2] Therefore, fewer goods are the coming into Mead Valley, which will only continue to increase the number of vacant warehouses within the industrial corridor. In short, the existing warehouse capacity can more than

[2] Mekahlo Medina and Helen Jong, *Ports of LA, Long Beach already seeing 44% drop in docked vessels*, NBC L.A., May 7, 2025 at https://www.nbclosangeles.com/news/local/ports-of-los-angeles-long-beach-44-percent-drop-in-docked-vessels/3694112/ (last accessed Jun. 9, 2025); Caroline Petrow-Cohen, *Jobs at the Port of Los Angeles are down by half, executive director says*, L.A. Times, Jun. 7, 2025 at https://www.latimes.com/business/story/2025-06-07/port-of-los-angeles-job-orders-down-by-half?_gl=1*18jzd9w*_gcl_au*MTU5MjQzMjIzNC4xNzQ5MjUxODMy (last accessed Jun. 9, 2025).

accommodate industrial activity in the area. And, if ultimately constructed, the proposed warehouse project may very well also sit vacant.

Second, GPA 240005 conflicts with the Riverside County Vision. The Vision establishes equity, balance, and a diversified job base as important County values. *See* General Plan for the County of Riverside, Ch. 2, pp. V-4-V-6. However, the proposed project would require demolition of 26 single-family homes and an existing commercial structure to construct yet another industrial warehouse. *See* Draft EIR at 3-10. And the project site is surrounded by single-family residential homes, local businesses, and a Buddhist temple. *Id.* at 2-1, 3-2. Contrary to what the application says, these parcels are not "vacant" or "underutilized." *See* Staff Report, Ex. F at 5. GPA 240005 would conflict with the Vision's core values of balance and diversity by converting these 65+ acres of rural land to industrial development.[3] It would destroy these residences and businesses to pave way for an industrial warehouse with a 1,003,510 sq. ft. (44.74 acre) footprint, 76 loading dock doors, and the capacity to park 366 vehicles. Draft EIR at S-3, 3-7. The addition of yet another warehouse complex, particularly one of this size, would not diversify financial or employment opportunities in this area.

Finally, GPA 240005 is inconsistent with other General Plan policies. Policy LU 2.1 requires that growth is concentrated "near or within existing urban and suburban areas to maintain the rural and open space character of Riverside County to the greatest extent possible." *Id.*, Ch. 3, p. LU-18. And policy HC 4.1 reiterates the importance of "preserving rural open space areas, and scenic resources" and "preserving the economic value of agricultural and open space lands." *Id.*, Ch. 10, p. HC-5. But the proposed changes would encourage industrial and urban development away from existing transportation corridors and convert significant rural and agricultural spaces into industrial uses.

Policy HC 4.1 also requires "preventing inappropriate development in" environmentally sensitive areas or areas subject to severe natural hazards. *Id.* However, should GPA 240005 move forward, the changes will almost certainly cause significant environmental impacts. The Draft EIR concludes that the project will have significant and unavoidable air quality impacts and cause significant greenhouse gas emissions and noise pollution (e.g. noise and pollution from diesel trucks, traffic congestion, public health impacts). *Id.* at 4.3-68, 4.3-69, 4.8-35, 4.13-58, 4.13-59. Thus, the extensive development permitted by GPA 240005 would undoubtedly intensify these environmental impacts for the surrounding communities as well as in and around

[3] The footprint of GPA 240005 has increased by over six acres since the Planning Commission considered it in November of last year.

environmental justice communities which already bear disproportionate pollution burdens.

Furthermore, the Draft EIR concludes that the proposed development will have significant impacts on biological, cultural, and historical resources. Draft EIR at 4.4-39, 4.4-41, 4.5-27, 4.19-8. Additionally, burrowing owls have been sighted in and around the project area.[4] Last fall, the California Fish and Game Commission voted unanimously to designate burrowing owls as a candidate for listing under the California Endangered Species Act.[5] The Fish and Game Commission took this step due to dramatic declines in burrowing owl populations caused by sprawl development. Thus, development in this area should be restricted to preserve habitat for this imperiled species. Allowing industrial development over and near substantial stretches of burrowing owl habitat would be contrary to clear state and local policies meant to avoid such environmental impacts and protect the owls.

The County has not notified all affected residents or interested parties.

The County has not provided effective notice to the affected communities. Although the staff report indicates that the County has mailed notices to *owners* of property within 300 ft. of the project site, it is not clear whether all *residents* living within and around the project site have been notified. Additionally, interested community members who previously submitted comments in opposition to GPA 240005, such as Rural Association of Mead Valley and Sierra Club, have not received notice of the Board's consideration of this project even though they specifically requested that the County provide such notice.

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[4] Rebecca Pelvin, '*Where does it stop?' Warehouse advance in Riverside County threatens rural lifestyle*, L.A. Times, Oct. 16, 2024 at https://www.latimes.com/california/story/2024-10-16/warehouse-advance-in-riverside-county-threatens-rural-lifestyle (last accessed Jul. 28, 2025).

[5] *See California Burrowing Owls One Step Closer to Permanent State Protections*, Center for Biological Diversity, Oct. 10, 2024 athttps://biologicaldiversity.org/w/news/press-releases/california-burrowing-owls-one-step-closer-to-state-protections-2024-10-10/ (last accessed Oct. 22, 2024); Lila Seidman, *'Goofy' owls that nest underground become candidate for endangered status*, L.A. Times, Oct. 14, 2024 at https://www.latimes.com/environment/story/2024-10-14/burrowing-owls-get-protections-considered-for-endangered-status (last accessed Oct. 22, 2024); Steve Scauzillo, *Rare burrowing owl named as candidate for California's endangered species list*, East Bay Times, Oct. 16, 2024 at https://www.eastbaytimes.com/2024/10/15/rare-burrowing-owl-named-as-candidate-for-state-endangered-species-list/ (last accessed Oct. 22, 2024).

* * * * *

For the foregoing reasons and as explained in prior comments from the Rural Association of Mead Valley, Sierra Club, and other community members, the County should not advance this harmful proposal. The Board of Supervisors should not approve initiation of amendment proceedings.

We also again request that notice of any future hearings or public information on GPA 240005, Change of Zone No. 2200062, Tentative Parcel Map No. 38601, and/or Plot Plan No. 220050, and any associated environmental review, be mailed to mjian@smwlaw.com.

Very truly yours,

SHUTE, MIHALY & WEINBERGER LLP

Mindy K. Jian, Attorney

1945801.3

Riverside County Board of Supervisors
Request to Speak

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SPEAKER'S NAME: Rod Mendoza

Address: 1640 Ruby Dr

City: Perris **Zip:** 91571

Phone #: 951-445-6779

Date: 7-29-25 **Agenda #** 22.4

PLEASE STATE YOUR POSITION BELOW:

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

X **Support** _____ **Oppose** _____ **Neutral**

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I give my 3 minutes to: _____

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(Revised: 04/23/2025)

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SPEAKER'S NAME: Noland Turnage

Address: 1112 Vallejo St

City: Perris **Zip:** 92571

Phone #: 951-750-2372

Date: 7-29-25 **Agenda #** 22.4

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X **Support** _____ **Oppose** _____ **Neutral**

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SPEAKER'S NAME: Lily Maxiola

Address: 1407 7th St Apt #B

City: Perris CA **Zip:** 92570

Phone #: 951-730-9821

Date: 7-29-25 **Agenda #** 22.4

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SPEAKER'S NAME: PATRICK HSU

Address: 12660 VALLEY VIEW LN.

City: REDLANDS, CA **Zip:** 92373

Phone #: 951-329-2089

Date: 7-29-25 **Agenda #** 22.4

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SPEAKER'S NAME: Michael McCarthy

Address: 19547 Denver Ct

City: Riverside **Zip:** 92508

Phone #: 510-928-8256

Date: 7/29/25 **Agenda #** 22.4

PLEASE STATE YOUR POSITION BELOW:

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

_____ **Support** X **Oppose** _____ **Neutral**

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Junta de Supervisores del Condado de Riverside
Solicitud de uso de la palabra

Presentar la solicitud al Secretario de la Junta (a la derecho del podio), Los oradores tienen derecho a tres (3) minutos, sujeto a de las Reglas de la Junta enumeradas en el reverso de este formulario. La Junta Directiva puede limitar la opinión del público sobre cualquier tema, según el número de personas que soliciten halar y los asuntos de la junta.

NOMBRE DEL ORADOR: Alfonso Sanchez

Dirección: _____
(solo si se solicita respuesta por correo electrónico de seguimiento)

Cuidad y Código postal: _____

Teléfono #: _____

Fecha: 7-29-25 **Agenda #** 22.4

POR FAVOR, INDIQUE SU POSTURA A CONTINUACIÓN:

Postura sobre el tema del orden del día "ordinario" (no apelado):

✓ **Apoyo** _____ **Oposición** _____ **Neutral**

Nota: Si está aquí para un tema de la agenda que se presentó para "Apelación", indique por separado su postura sobre la apelación a continuación:

_____ **Apoyo** _____ **Oposición** _____ **Neutral**

Le doy mis 3 minutos a: _____

¿Necesitas traductor de español? Sí_____ No_____

Si desea escuchar la reunión en español, los auriculares están disponibles en el área del Secretario de la Junta.

Las validaciones de estacionamiento están disponibles solo para oradores: consulte al Secretario de la Junta.

(Revisado: 06/13/2024)

REGLAS DE LA JUNTA

Solicitudes para dirigirse a la Junta sobre temas de la "Agenda":
Puede solicitar ser escuchado sobre un tema publicado en la agenda. Las solicitudes de audiencia deben presentarse al Secretario de la Junta antes de la hora programada para la reunión.

Solicitudes para dirigirse a la Junta sobre temas que "NO" están en la Agenda:
Sin perjuicio de cualquier otra disposición de estas reglas, el miembro del público tendrá derecho a dirigirse a la Junta durante el segmento de media mañana "Comunicación verbal" de la agenda publicada. Dicho propósito de dirección deberá corresponder a temas que estén bajo la jurisdicción directa de la Junta de Supervisores. SU TIEMPO SERÁ LIMITADO A TRES (3) MINUTOS. La Junta Directiva puede limitar el tiempo del público sobre cualquier tema, según el número de personas que soliciten hablar y los asuntos de la junta.

Presentaciones de Power Point/Material Impreso:
Los oradores que tengan la intención de realizar una presentación formal de PowerPoint o proporcionar material impreso deben notificar a la Oficina del Secretario de la Junta antes de las 12 del mediodía del lunes previo a la reunión de la Junta del martes, asegurándose de que la Oficina del Secretario tenga suficientes copias de todos los materiales impresos y al menos una (1) copia del CD de PowerPoint. Se proporcionará a cada supervisor copias del material impreso entregado al secretario (antes de la fecha límite del lunes al mediodía). Si necesita utilizar el proyector "Elmo" en la reunión de la Junta, asegúrese de que su material sea claro y tenga el contraste adecuado, notificando al Secretario con suficiente antelación a la reunión su intención de utilizarlo. Se prohíbe a los oradores traer carteles a la sala de audiencias.

Límites de oradores individuales:
Los oradores individuales están limitados a un máximo de tres (3) minutos. La Junta Directiva puede limitar el tiempo del público sobre cualquier tema, según el número de personas que soliciten halar y los asuntos de la junta. Suba al podio cuando el Presidente diga su nombre y comience a hablar de inmediato. Lleve el micrófono a su boca para que la junta directiva, la audiencia y el sistema de grabación de audio lo escuchen claramente. Una vez que comiences a hablar, se encenderá la luz "verde" del podio. La luz "amarilla" se encenderá cuando le quede un (1) minuto. Cuando le queden 30 segundos, la luz "amarilla" comenzará a parpadear, lo que indica que debe terminar rápidamente sus comentarios. Se acaba el tiempo cuando la luz "roja" parpadea. El Presidente respeta estrictamente un límite de tres (3) minutos por orador. ***Nota: Si tiene la intención de dedicar su tiempo a una "Presentación grupal /organizada", indíquelo claramente en la parte inferior del reverso de este formulario.***

Presentaciones Grupales/Organizadas:
Las presentaciones grupales/organizadas con más de un (1) orador se limitarán a nueve (9) minutos a discreción del Presidente. El organizador de la presentación recibirá automáticamente los primeros tres (3) minutos, y los seis (6) minutos restantes cedidos por otros oradores, según lo solicitaron en un formulario de "Solicitud para hablar" completado y claramente indicado en la parte inferior delantera de la forma.

Dirigiéndose a la Consejo y Reconocimiento por parte del Presidente:
El Presidente determinará el orden en que los oradores se dirigirán al Consejo, y convocará a todos los oradores en pares. El primer orador debe subir inmediatamente al podio y comenzar a dirigirse a la Junta. El segundo orador deberá ubicarse en uno de los pasillos de la cámara para poder subir rápidamente al podio después del orador anterior. Esto es para permitir una reunión de la Junta eficiente y oportuna, brindando a todos los asistentes la oportunidad de exponer sus argumentos. Los oradores tienen prohibido realizar ataques personales y/o utilizar lenguaje vulgar, grosero, o profano mientras hablan con los miembros de la Junta, el personal, el público en general y/o los participantes de la reunión. Tal comportamiento, a discreción del Presidente de la Junta, puede resultar en la expulsión de las Cámaras de la Junta por parte de los Agentes del Alguacil.

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SPEAKER'S NAME: YOLONDA WILLIAMS

Address: PO BOX 491

City: PERRIS **Zip:** 92572

Phone #: 951-722-0456

Date: 7/29/25 **Agenda #** 22.4

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needs interpreter

Riverside County Board of Supervisors
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SPEAKER'S NAME: MARICELA MARTINEZ

Address: 21600 BAILEY ST

City: Perris CA **Zip:** 92570

Phone #: 951 450 9309

Date: 7-29-25 **Agenda #** 22.4

PLEASE STATE YOUR POSITION BELOW:

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

X **Support** _____ **Oppose** _____ **Neutral**

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_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

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

(Revised: 04/23/2025)

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SPEAKER'S NAME: ZACH STRASTERS w/ CARE CA

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: 7/29/25 **Agenda #** 22.4

PLEASE STATE YOUR POSITION BELOW:

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

✓ **Support** _____ **Oppose** _____ **Neutral**

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I give my 3 minutes to: _____

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(Revised: 04/23/2025)

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SPEAKER'S NAME: ROBERT LUGAN W/ LOCAL 416

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: 7/29/25 **Agenda #** 22.4

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

✓ **Support** _____ **Oppose** _____ **Neutral**

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I give my 3 minutes to: _____

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SPEAKER'S NAME: Louie Lopez w/ Local 433

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: 7/29/25 **Agenda #** 22.4

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_____**Support** _____**Oppose** _____**Neutral**

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SPEAKER'S NAME: JOHN SISLEY

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: 7/29/25 **Agenda #** 22.4

PLEASE STATE YOUR POSITION BELOW:

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

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Junta de Supervisores del Condado de Riverside
Solicitud de uso de la palabra

Presentar la solicitud al Secretario de la Junta (a la derecho del podio), Los oradores tienen derecho a tres (3) minutos, sujeto a de las Reglas de la Junta enumeradas en el reverso de este formulario. La Junta Directiva puede limitar la opinión del público sobre cualquier tema, según el número de personas que soliciten halar y los asuntos de la junta.

NOMBRE DEL ORADOR: Eva Maria De Ada

Dirección: 21860 Cajalco Rd
(solo si se solicita respuesta por correo electrónico de seguimiento)

Cuidad y Código postal: Perris Ca 92570

Teléfono #: 909 7382667

Fecha: 07/29/25 **Agenda #** 22.4

POR FAVOR, INDIQUE SU POSTURA A CONTINUACIÓN:

Postura sobre el tema del orden del día "ordinario" (no apelado):

✓ **Apoyo** _____ **Oposición** _____ **Neutral**

Nota: Si está aquí para un tema de la agenda que se presentó para "Apelación", indique por separado su postura sobre la apelación a continuación:

✓ **Apoyo** _____ **Oposición** _____ **Neutral**

Le doy mis 3 minutos a: _____

¿Necesitas traductor de español? **Sí** ✓ **No** _____

Si desea escuchar la reunión en español, los auriculares están disponibles en el área del Secretario de la Junta.

Las validaciones de estacionamiento están disponibles solo para oradores: consulte al Secretario de la Junta.

(Revisado: 06/13/2024)

REGLAS DE LA JUNTA

Solicitudes para dirigirse a la Junta sobre temas de la "Agenda":
Puede solicitar ser escuchado sobre un tema publicado en la agenda. Las solicitudes de audiencia deben presentarse al Secretario de la Junta antes de la hora programada para la reunión.

Solicitudes para dirigirse a la Junta sobre temas que "NO" están en la Agenda:
Sin perjuicio de cualquier otra disposición de estas reglas, el miembro del público tendrá derecho a dirigirse a la Junta durante el segmento de media mañana "Comunicación verbal" de la agenda publicada. Dicho propósito de dirección deberá corresponder a temas que estén bajo la jurisdicción directa de la Junta de Supervisores. SU TIEMPO SERÁ LIMITADO A TRES (3) MINUTOS. La Junta Directiva puede limitar el tiempo del público sobre cualquier tema, según el número de personas que soliciten hablar y los asuntos de la junta.

Presentaciones de Power Point/Material Impreso:
Los oradores que tengan la intención de realizar una presentación formal de PowerPoint o proporcionar material impreso deben notificar a la Oficina del Secretario de la Junta antes de las 12 del mediodía del lunes previo a la reunión de la Junta del martes, asegurándose de que la Oficina del Secretario tenga suficientes copias de todos los materiales impresos y al menos una (1) copia del CD de PowerPoint. Se proporcionará a cada supervisor copias del material impreso entregado al secretario (antes de la fecha límite del lunes al mediodía). Si necesita utilizar el proyector "Elmo" en la reunión de la Junta, asegúrese de que su material sea claro y tenga el contraste adecuado, notificando al Secretario con suficiente antelación a la reunión su intención de utilizarlo. Se prohíbe a los oradores traer carteles a la sala de audiencias.

Límites de oradores individuales:
Los oradores individuales están limitados a un máximo de tres (3) minutos. La Junta Directiva puede limitar el tiempo del público sobre cualquier tema, según el número de personas que soliciten halar y los asuntos de la junta. Suba al podio cuando el Presidente diga su nombre y comience a hablar de inmediato. Lleve el micrófono a su boca para que la junta directiva, la audiencia y el sistema de grabación de audio lo escuchen claramente. Una vez que comiences a hablar, se encenderá la luz "verde" del podio. La luz "amarilla" se encenderá cuando le quede un (1) minuto. Cuando le queden 30 segundos, la luz "amarilla" comenzará a parpadear, lo que indica que debe terminar rápidamente sus comentarios. Se acaba el tiempo cuando la luz "roja" parpadea. El Presidente respeta estrictamente un límite de tres (3) minutos por orador. ***Nota: Si tiene la intención de dedicar su tiempo a una "Presentación grupal /organizada", indíquelo claramente en la parte inferior del reverso de este formulario.***

Presentaciones Grupales/Organizadas:
Las presentaciones grupales/organizadas con más de un (1) orador se limitarán a nueve (9) minutos a discreción del Presidente. El organizador de la presentación recibirá automáticamente los primeros tres (3) minutos, y los seis (6) minutos restantes cedidos por otros oradores, según lo solicitaron en un formulario de "Solicitud para hablar" completado y claramente indicado en la parte inferior delantera de la forma.

Dirigiéndose a la Consejo y Reconocimiento por parte del Presidente:
El Presidente determinará el orden en que los oradores se dirigirán al Consejo, y convocará a todos los oradores en pares. El primer orador debe subir inmediatamente al podio y comenzar a dirigirse a la Junta. El segundo orador deberá ubicarse en uno de los pasillos de la cámara para poder subir rápidamente al podio después del orador anterior. Esto es para permitir una reunión de la Junta eficiente y oportuna, brindando a todos los asistentes la oportunidad de exponer sus argumentos. Los oradores tienen prohibido realizar ataques personales y/o utilizar lenguaje vulgar, grosero, o profano mientras hablan con los miembros de la Junta, el personal, el público en general y/o los participantes de la reunión. Tal comportamiento, a discreción del Presidente de la Junta, puede resultar en la expulsión de las Cámaras de la Junta por parte de los Agentes del Alguacil.

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NOMBRE DEL ORADOR: freddie CHAVEZ

Dirección: 1131 S. A ST
(solo si se solicita respuesta por correo electrónico de seguimiento)

Cuidad y Código postal: PERRIS, CA. 92570

Teléfono #: 951-418-6669

Fecha: 7-29-25 **Agenda #** 22x4

POR FAVOR, INDIQUE SU POSTURA A CONTINUACIÓN:

Postura sobre el tema del orden del día "ordinario" (no apelado):

✓ **Apoyo** _____ **Oposición** _____ **Neutral**

Nota: Si está aquí para un tema de la agenda que se presentó para "Apelación", indique por separado su postura sobre la apelación a continuación:

✓ **Apoyo** _____ **Oposición** _____ **Neutral**

Le doy mis 3 minutos a: _____

¿Necesitas traductor de español? **Sí** _____ **No** ✓

Si desea escuchar la reunión en español, los auriculares están disponibles en el área del Secretario de la Junta.

Las validaciones de estacionamiento están disponibles solo para oradores: consulte al Secretario de la Junta.

(Revisado: 06/13/2024)

REGLAS DE LA JUNTA

Solicitudes para dirigirse a la Junta sobre temas de la "Agenda":
Puede solicitar ser escuchado sobre un tema publicado en la agenda. Las solicitudes de audiencia deben presentarse al Secretario de la Junta antes de la hora programada para la reunión.

Solicitudes para dirigirse a la Junta sobre temas que "NO" están en la Agenda:
Sin perjuicio de cualquier otra disposición de estas reglas, el miembro del público tendrá derecho a dirigirse a la Junta durante el segmento de media mañana "Comunicación verbal" de la agenda publicada. Dicho propósito de dirección deberá corresponder a temas que estén bajo la jurisdicción directa de la Junta de Supervisores. SU TIEMPO SERÁ LIMITADO A TRES (3) MINUTOS. La Junta Directiva puede limitar el tiempo del público sobre cualquier tema, según el número de personas que soliciten hablar y los asuntos de la junta.

Presentaciones de Power Point/Material Impreso:
Los oradores que tengan la intención de realizar una presentación formal de PowerPoint o proporcionar material impreso deben notificar a la Oficina del Secretario de la Junta antes de las 12 del mediodía del lunes previo a la reunión de la Junta del martes, asegurándose de que la Oficina del Secretario tenga suficientes copias de todos los materiales impresos y al menos una (1) copia del CD de PowerPoint. Se proporcionará a cada supervisor copias del material impreso entregado al secretario (antes de la fecha límite del lunes al mediodía). Si necesita utilizar el proyector "Elmo" en la reunión de la Junta, asegúrese de que su material sea claro y tenga el contraste adecuado, notificando al Secretario con suficiente antelación a la reunión su intención de utilizarlo. Se prohíbe a los oradores traer carteles a la sala de audiencias.

Límites de oradores individuales:
Los oradores individuales están limitados a un máximo de tres (3) minutos. La Junta Directiva puede limitar el tiempo del público sobre cualquier tema, según el número de personas que soliciten halar y los asuntos de la junta. Suba al podio cuando el Presidente diga su nombre y comience a hablar de inmediato. Lleve el micrófono a su boca para que la junta directiva, la audiencia y el sistema de grabación de audio lo escuchen claramente. Una vez que comiences a hablar, se encenderá la luz "verde" del podio. La luz "amarilla" se encenderá cuando le quede un (1) minuto. Cuando le queden 30 segundos, la luz "amarilla" comenzará a parpadear, lo que indica que debe terminar rápidamente sus comentarios. Se acaba el tiempo cuando la luz "roja" parpadea. El Presidente respeta estrictamente un límite de tres (3) minutos por orador. ***Nota: Si tiene la intención de dedicar su tiempo a una "Presentación grupal /organizada", indíquelo claramente en la parte inferior del reverso de este formulario.***

Presentaciones Grupales/Organizadas:
Las presentaciones grupales/organizadas con más de un (1) orador se limitarán a nueve (9) minutos a discreción del Presidente. El organizador de la presentación recibirá automáticamente los primeros tres (3) minutos, y los seis (6) minutos restantes cedidos por otros oradores, según lo solicitaron en un formulario de "Solicitud para hablar" completado y claramente indicado en la parte inferior delantera de la forma.

Dirigiéndose a la Consejo y Reconocimiento por parte del Presidente:
El Presidente determinará el orden en que los oradores se dirigirán al Consejo, y convocará a todos los oradores en pares. El primer orador debe subir inmediatamente al podio y comenzar a dirigirse a la Junta. El segundo orador deberá ubicarse en uno de los pasillos de la cámara para poder subir rápidamente al podio después del orador anterior. Esto es para permitir una reunión de la Junta eficiente y oportuna, brindando a todos los asistentes la oportunidad de exponer sus argumentos. Los oradores tienen prohibido realizar ataques personales y/o utilizar lenguaje vulgar, grosero, o profano mientras hablan con los miembros de la Junta, el personal, el público en general y/o los participantes de la reunión. Tal comportamiento, a discreción del Presidente de la Junta, puede resultar en la expulsión de las Cámaras de la Junta por parte de los Agentes del Alguacil.

Riverside County Board of Supervisors
Request to Speak

Submit request to the Clerk of the Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

SPEAKER'S NAME: Clayton A. Moore

Address: 432 Altura Dr.

City: Perris **Zip:** 92570

Phone #: 951-503-6602

Date: July 29, 2025 **Agenda #** 22.4

PLEASE STATE YOUR POSITION BELOW:

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

Yes **Support** _____ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

Yes **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: Clayton A. Moore

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

(Revised: 04/23/2025)

BOARD RULES

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2 minutes

+4
2

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SPEAKER'S NAME: Debbie Walsh

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: 7/29/25 **Agenda #** 22.4

PLEASE STATE YOUR POSITION BELOW:

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

_____ **Support** X **Oppose** _____ **Neutral**

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_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

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(Revised: 04/23/2025)

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SPEAKER'S NAME: Vicki Sanchez

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: 7-29-25 **Agenda #** 22.4

PLEASE STATE YOUR POSITION BELOW:

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

_____ **Support** X **Oppose** _____ **Neutral**

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_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: Debbie Walsh

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

(Revised: 04/23/2025)

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SPEAKER'S NAME: David Hernandez

Address: 20295 Vertu St.

City: Perris **Zip:** 92570

Phone #: 951-317-8563

Date: 7/29/25 **Agenda #** 22.4

PLEASE STATE YOUR POSITION BELOW:

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

_____ **Support** _____ **Oppose** _____ **Neutral**

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(Revised: 04/23/2025)

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SPEAKER'S NAME: Karen Storsteen

Address: 366 Edgewater Drive

City: San Marcos **Zip:** 92078

Phone #: 303-506-6745

Date: 7-29-2025 **Agenda #** 22.4

PLEASE STATE YOUR POSITION BELOW:

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

X **Support** _____ **Oppose** _____ **Neutral**

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I give my 3 minutes to: _____

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OMAR COBIAN

SPEAKER'S NAME: Omar Cobian

Address: _____

City: _____ **Zip:** _____

Phone #: (909) 501-1453

Date: 7/29/25 **Agenda #** 22.4

PLEASE STATE YOUR POSITION BELOW:

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

X **Support** _____ **Oppose** _____ **Neutral**

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_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

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* DID NOT SPEAK

~~Online~~

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SPEAKER'S NAME: Arturo Galvan

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 22.4

PLEASE STATE YOUR POSITION BELOW:

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

_____**Support** _____**Oppose** _____**Neutral**

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

_____**Support** _____**Oppose** _____**Neutral**

I give my 3 minutes to: _____

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

(Revised: 04/23/2025)

BOARD RULES

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~~Online~~ * DID NOT SPEAK

Riverside County Board of Supervisors
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SPEAKER'S NAME: Lorenzo Cabrera

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 22.4

PLEASE STATE YOUR POSITION BELOW:

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

_____**Support** _____**Oppose** _____**Neutral**

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(Revised: 04/23/2025)

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SPEAKER'S NAME: Guadalupe Galvan

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 22.4

PLEASE STATE YOUR POSITION BELOW:

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

_____**Support** _____**Oppose** _____**Neutral**

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_____**Support** _____**Oppose** _____**Neutral**

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(Revised: 04/23/2025)

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*DID not speak

Junta de Supervisores del Condado de Riverside
Solicitud de uso de la palabra

Presentar la solicitud al Secretario de la Junta (a la derecho del podio), Los oradores tienen derecho a tres (3) minutos, sujeto a de las Reglas de la Junta enumeradas en el reverso de este formulario. La Junta Directiva puede limitar la opinión del público sobre cualquier tema, según el número de personas que soliciten halar y los asuntos de la junta.

pre-submitted

NOMBRE DEL ORADOR: Eduardo Prieto

Dirección: _____
(solo si se solicita respuesta por correo electrónico de seguimiento)

Cuidad y Código postal: 92553

Teléfono #: (951) 418-7758

Fecha: 7/29/25 **Agenda #** 22.4

POR FAVOR, INDIQUE SU POSTURA A CONTINUACIÓN:

Postura sobre el tema del orden del día "ordinario" (no apelado):

X **Apoyo** _____ **Oposición** _____ **Neutral**

Nota: Si está aquí para un tema de la agenda que se presentó para "Apelación", indique por separado su postura sobre la apelación a continuación:

_____ **Apoyo** _____ **Oposición** _____ **Neutral**

Le doy mis 3 minutos a: _____

¿Necesitas traductor de español? Sí_____ No_____

Si desea escuchar la reunión en español, los auriculares están disponibles en el área del Secretario de la Junta.

Las validaciones de estacionamiento están disponibles solo para oradores: consulte al Secretario de la Junta.

(Revisado: 06/13/2024)

REGLAS DE LA JUNTA

Solicitudes para dirigirse a la Junta sobre temas de la "Agenda":
Puede solicitar ser escuchado sobre un tema publicado en la agenda. Las solicitudes de audiencia deben presentarse al Secretario de la Junta antes de la hora programada para la reunión.

Solicitudes para dirigirse a la Junta sobre temas que "NO" están en la Agenda:
Sin perjuicio de cualquier otra disposición de estas reglas, el miembro del público tendrá derecho a dirigirse a la Junta durante el segmento de media mañana "Comunicación verbal" de la agenda publicada. Dicho propósito de dirección deberá corresponder a temas que estén bajo la jurisdicción directa de la Junta de Supervisores. SU TIEMPO SERÁ LIMITADO A TRES (3) MINUTOS. La Junta Directiva puede limitar el tiempo del público sobre cualquier tema, según el número de personas que soliciten hablar y los asuntos de la junta.

Presentaciones de Power Point/Material Impreso:
Los oradores que tengan la intención de realizar una presentación formal de PowerPoint o proporcionar material impreso deben notificar a la Oficina del Secretario de la Junta antes de las 12 del mediodía del lunes previo a la reunión de la Junta del martes, asegurándose de que la Oficina del Secretario tenga suficientes copias de todos los materiales impresos y al menos una (1) copia del CD de PowerPoint. Se proporcionará a cada supervisor copias del material impreso entregado al secretario (antes de la fecha límite del lunes al mediodía). Si necesita utilizar el proyector "Elmo" en la reunión de la Junta, asegúrese de que su material sea claro y tenga el contraste adecuado, notificando al Secretario con suficiente antelación a la reunión su intención de utilizarlo. Se prohíbe a los oradores traer carteles a la sala de audiencias.

Límites de oradores individuales:
Los oradores individuales están limitados a un máximo de tres (3) minutos. La Junta Directiva puede limitar el tiempo del público sobre cualquier tema, según el número de personas que soliciten halar y los asuntos de la junta. Suba al podio cuando el Presidente diga su nombre y comience a hablar de inmediato. Lleve el micrófono a su boca para que la junta directiva, la audiencia y el sistema de grabación de audio lo escuchen claramente. Una vez que comiences a hablar, se encenderá la luz "verde" del podio. La luz "amarilla" se encenderá cuando le quede un (1) minuto. Cuando le queden 30 segundos, la luz "amarilla" comenzará a parpadear, lo que indica que debe terminar rápidamente sus comentarios. Se acaba el tiempo cuando la luz "roja" parpadea. El Presidente respeta estrictamente un límite de tres (3) minutos por orador. ***Nota: Si tiene la intención de dedicar su tiempo a una "Presentación grupal /organizada", indíquelo claramente en la parte inferior del reverso de este formulario.***

Presentaciones Grupales/Organizadas:
Las presentaciones grupales/organizadas con más de un (1) orador se limitarán a nueve (9) minutos a discreción del Presidente. El organizador de la presentación recibirá automáticamente los primeros tres (3) minutos, y los seis (6) minutos restantes cedidos por otros oradores, según lo solicitaron en un formulario de "Solicitud para hablar" completado y claramente indicado en la parte inferior delantera de la forma.

Dirigiéndose a la Consejo y Reconocimiento por parte del Presidente:
El Presidente determinará el orden en que los oradores se dirigirán al Consejo, y convocará a todos los oradores en pares. El primer orador debe subir inmediatamente al podio y comenzar a dirigirse a la Junta. El segundo orador deberá ubicarse en uno de los pasillos de la cámara para poder subir rápidamente al podio después del orador anterior. Esto es para permitir una reunión de la Junta eficiente y oportuna, brindando a todos los asistentes la oportunidad de exponer sus argumentos. Los oradores tienen prohibido realizar ataques personales y/o utilizar lenguaje vulgar, grosero, o profano mientras hablan con los miembros de la Junta, el personal, el público en general y/o los participantes de la reunión. Tal comportamiento, a discreción del Presidente de la Junta, puede resultar en la expulsión de las Cámaras de la Junta por parte de los Agentes del Alguacil.

Online

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SPEAKER'S NAME: Franco Pacheco

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 22.4

PLEASE STATE YOUR POSITION BELOW:

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_____**Support** _____**Oppose** _____**Neutral**

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(Revised: 04/23/2025)

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SPEAKER'S NAME: Greg Morris

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 22.4

PLEASE STATE YOUR POSITION BELOW:

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

_____**Support** _____**Oppose** _____**Neutral**

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SPEAKER'S NAME: Bryan Sanchez

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 22.4

PLEASE STATE YOUR POSITION BELOW:

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

_____**Support** _____**Oppose** _____**Neutral**

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SPEAKER'S NAME: James Porras

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 22.4

PLEASE STATE YOUR POSITION BELOW:

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

_____**Support** _____**Oppose** _____**Neutral**

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

_____**Support** _____**Oppose** _____**Neutral**

I give my 3 minutes to: _____

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

(Revised: 04/23/2025)

BOARD RULES

Requests to Address Board on "Agenda" Items:
You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:
Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

Power Point Presentations/Printed Material:
Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, ensuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please ensure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo. Speakers are prohibited from bringing signs, placards, or posters into the hearing room.

Individual Speaker Limits:
Individual speakers are limited to a maximum of three (3) minutes. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board. Please step up to the podium when the Chair calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chair adheres to a strict three (3) minutes per speaker. ***Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.***

Group/Organized Presentations:
Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chair's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chair:
The Chair will determine what order the speakers will address the Board and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using course, crude, profane or vulgar language while speaking to the Board members, staff, the public and/or meeting participants. Such behavior, at the discretion of the Board Chair may result in removal from the Board Chambers by Sheriff Deputies.

Online

Riverside County Board of Supervisors
Request to Speak

Submit request to the Clerk of the Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

SPEAKER'S NAME: Victoria Camarena

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 22.4

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