

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



ITEM: 22.2
(ID # 29036)

MEETING DATE:
Tuesday, October 28, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF GENERAL PLAN AMENDMENT NO. 240026 (GPA240026) Foundation Component – REQUEST: The applicant of General Plan Amendment No. 240026 (GPA240026) is making a request to the County of Riverside to change the General Plan Foundation Component and Land Use Designation of four (4) parcels from Rural: Rural Residential (R-RR) 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 GPA (GPA240026) is initiated by the Board of Supervisors. – First Supervisorial District – Applicant: Trammell Crow Company c/o David Nazaryk – Engineer/Representative: EPD Solutions c/o Selena Kelaher– North Perris Zoning Area – Mead Valley Area Plan – Rural: Rural Residential (R-RR) – Location: north of Orange Ave, south of Placentia St, west of Patterson Ave, and east of Decker Rd – +/-162 Gross Acres – Zoning: Rural Residential (R-R); Rural Residential 1-Acre Minimum (R-R-1), and Rural Residential 5-Acre Minimum (R-R-5) – APNs: 317-250-006 thru -009 – 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. 240026 (GPA240026)**; and,
2. If recommended, **ADOPT** an order initiating **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240026 (GPA240026)** and requiring the applicant submit to the County the project within six (6) months.

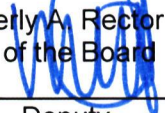
ACTION:Policy

 John Hildebrand, Planning Director 10/24/2025  Rania Odenbaugh, TLMA Director 10/21/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Medina, seconded by Supervisor Perez and duly carried, IT WAS ORDERED that the above matter is approved as recommended to adopt an order initiating Foundation Component General Plan Amendment No. 240026 and requiring the applicant to submit the implementing project within six (6) months.

Ayes: Medina, Spiegel, Perez, and Gutierrez
Nays: None
Absent: None
Abstain: Washington
Date: October 28, 2025
xc: Planning

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The proposed General Plan Amendment No. 240026 (GPA240026) is a request to amend the project site's Foundation Component from Rural (R) to Community Development (CD), and to change the Land Use Designation from Rural Residential (RR) to Light Industrial (LI), to allow for submittal of an application for an implementing project consisting of an industrial development.

The project site consists of four (4) parcels that is approximately 162 gross acres located in the Mead Valley Area north of Orange Avenue, south of Placentia Street, west of Patterson Avenue, and east of Decker Road.

As part of the procedures outlined in the General Plan and Ordinance No. 348, a Foundation Component General Plan Amendment (GPA) requires initiation by the Board of Supervisors on an eight-year cycle, with the current cycle occurring in 2024. Property owners or applicants seeking changes to a property's General Plan Foundation Component must submit proposals to the County of Riverside for consideration and possible initiation. Initiation of a Foundation Component GPA does not constitute approval of the amendment; rather, it authorizes the proposed project to proceed to the next step of the development review process. Any initiated Foundation Component GPA will require the submittal of an implementing project within six (6) months from initiation.

Applicant Proposal

GPA240026 is a proposal to change the Foundation Component Land Use Designation from Rural: Rural Residential (R- RR) to Community Development: Light Industrial (LI). The parcels are not located in a policy or overlay. In addition to the GPA, the proposal will require a zone change to a zoning classification that is consistent with LI, along with a Plot Plan to permit the industrial use.

If the proposed GPA240026 is initiated, the GPA and associated planning applications will proceed through the development review process. This process includes additional community outreach, public hearings and consideration by both the Planning Commission and the Board of Supervisors. As part of this review process, further evaluations will address compliance the proposed zoning classification development standard, neighborhood compatibility, consistency

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with Board Policy F-3 (“Good Neighbor” Policy for Logistics and Warehouse/Distribution Uses and Assembly Bill 98), and other applicable development criteria.

The proposed project will require final approval of the General Plan Amendment, Change of Zone, Plot Plan, 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 Component encompasses many underlying land use designations. 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.

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 No. 348, were mailed to property owners within 900 feet of the project site for the General Plan Advisory Committee, Planning Commission, and Board of Supervisors public hearing.

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

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss Foundation Component GPA240026 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. Six (6) members of the public provided public testimony.

Of the public comments received, six (6) were against initiation of a General Plan Amendment. Comments against the initiation of the GPA cited community opposition to warehouses in the area, concerns about proximity of warehouse to residential uses, diesel trucks, sensitive receptors, health issues, community character, and traffic. Other concerns by the public were focused on the proliferation of warehouses that might occur if this project was approved.

The Committee discussed the project. Issues that were discussed included the project location, addressing traffic or conservation concerns as project progresses, concerns about impacts from increased traffic, and support for location near freeway.

After discussion, the committee closed the public hearing. The final result of the Committee’s discussion of the initiation is provided below:

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

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Planning Commission Proceedings

A duly noticed public hearing to discuss Foundation Component GPA240026 was held before the Planning Commission on September 18, 2024. At that public hearing, the applicant presented their request for the proposal, and the Commission opened the hearing for public comments.

Nine (9) members of the public provided testimony on the proposal. Of these, seven (7) opposed initiation of the General Plan Amendment (GPA), one (1) spoke in support, and one (1) was neutral. Opponents cited concerns including loss of housing opportunities, inconsistency with the Mead Valley Area Plan vision, poor air quality, traffic and infrastructure constraints, flooding risks, environmental and cultural resource impacts, and cumulative effects of additional industrial uses in a predominantly low-income, Hispanic community. Additional issues raised included environmental justice, health impacts, vacant warehouses, low-wage job creation, insufficient community outreach, and the need for Spanish translation and recognition of the area's ranching heritage. The speaker in support requested that the project move forward in the review process to evaluate potential economic benefits and coordination with other proposals. The neutral commenter opposed large industrial buildings, expressed support for more affordable housing, and requested clearer information and collaboration on future development.

The Commission expressed general support for initiation, noting the importance of evaluating the proposal in the context of other industrial applications in the area. Commissioners emphasized the need for appropriate infrastructure, acknowledged the site's proximity to existing industrial corridors, and encouraged inclusion of an open space component. They supported allowing the project to proceed through the development review process with further analysis of its potential impacts and benefits to the community.

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

Support: 2nd, 4th, and 5th Districts

Against: N/A

Neutral: N/A

Not Present: 1st and 3rd District

Abstain: N/A

Impact on Residents and Businesses

The initiation of the proposed Foundation Component GPA is under consideration by the Board of Supervisors; it is not the adoption of a General Plan Amendment itself. Initiation does not constitute project approval under the California Environmental Quality Act (CEQA), and therefore no direct impacts on residents or businesses will occur at this stage.

If the request for initiation is approved, the GPA and associated planning applications will proceed to the next steps of the development review process. At that stage, the proposed project will undergo comprehensive review, including environmental analysis pursuant to CEQA. During this process, potential impacts on residents and businesses—including land use compatibility, traffic, air quality, and other environmental considerations—will be fully evaluated prior to any final action by the Board of Supervisors.

Additional Fiscal Information

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

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STATE OF CALIFORNIA

ATTACHMENTS.

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



Jason Farin, Principal Policy Analyst 10/22/2025



Braden Holly, Deputy County Counsel 10/21/2025

RIVERSIDE COUNTY PLANNING DEPARTMENT

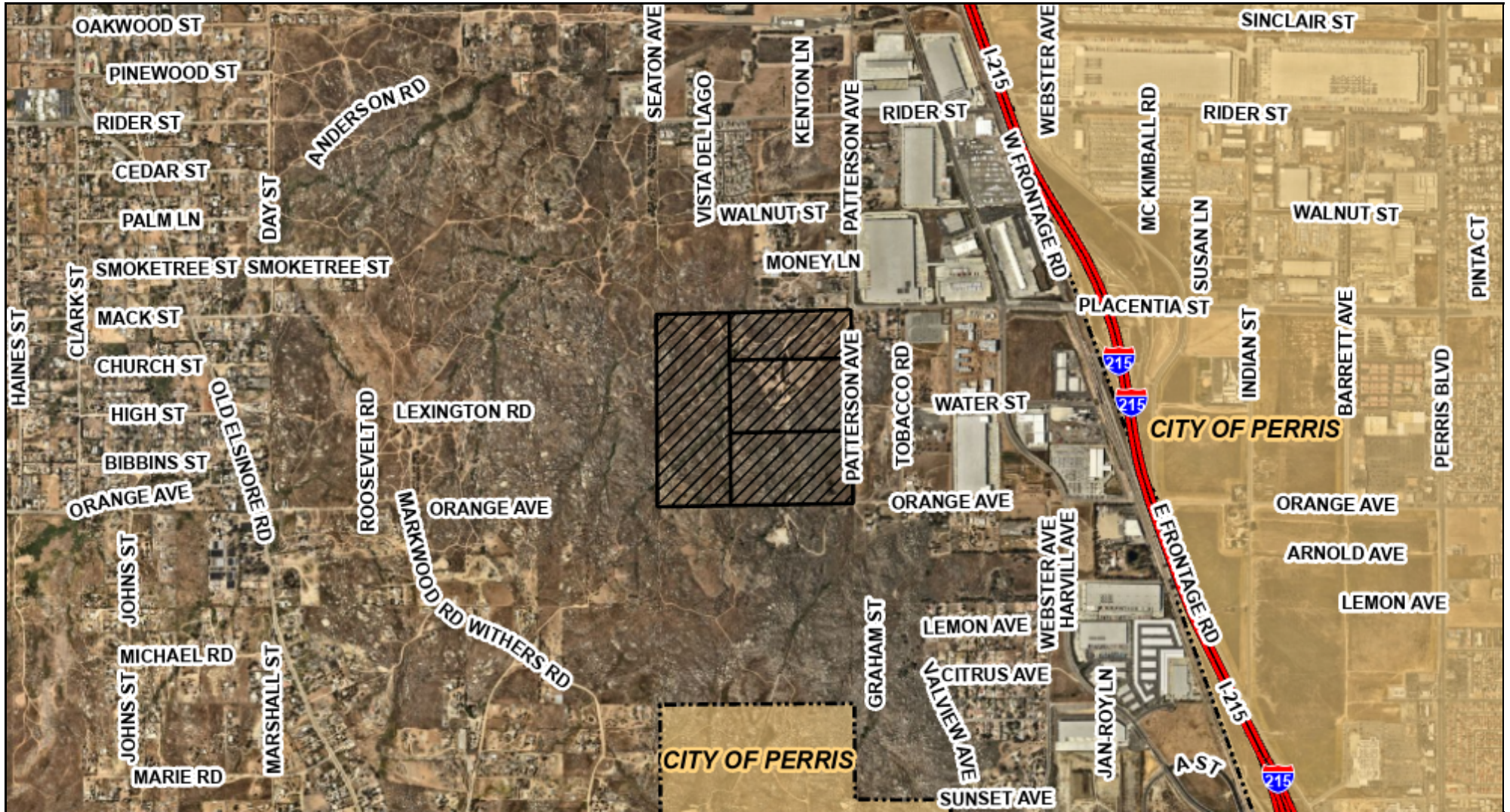
GPA240026

VICINITY/POLICY AREAS

Supervisor: JOSE MEDINA

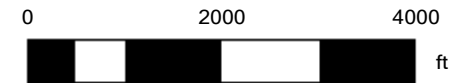
Date: 10-9-2025

District: 1



Zoning Area/District: NORTH PERRIS

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240026

LAND USE

Supervisor: JOSE MEDINA

Date: 10-21-2025

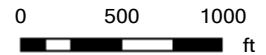
District: 1

Exhibit: 1



Zoning District: NORTH PERRIS

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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240026

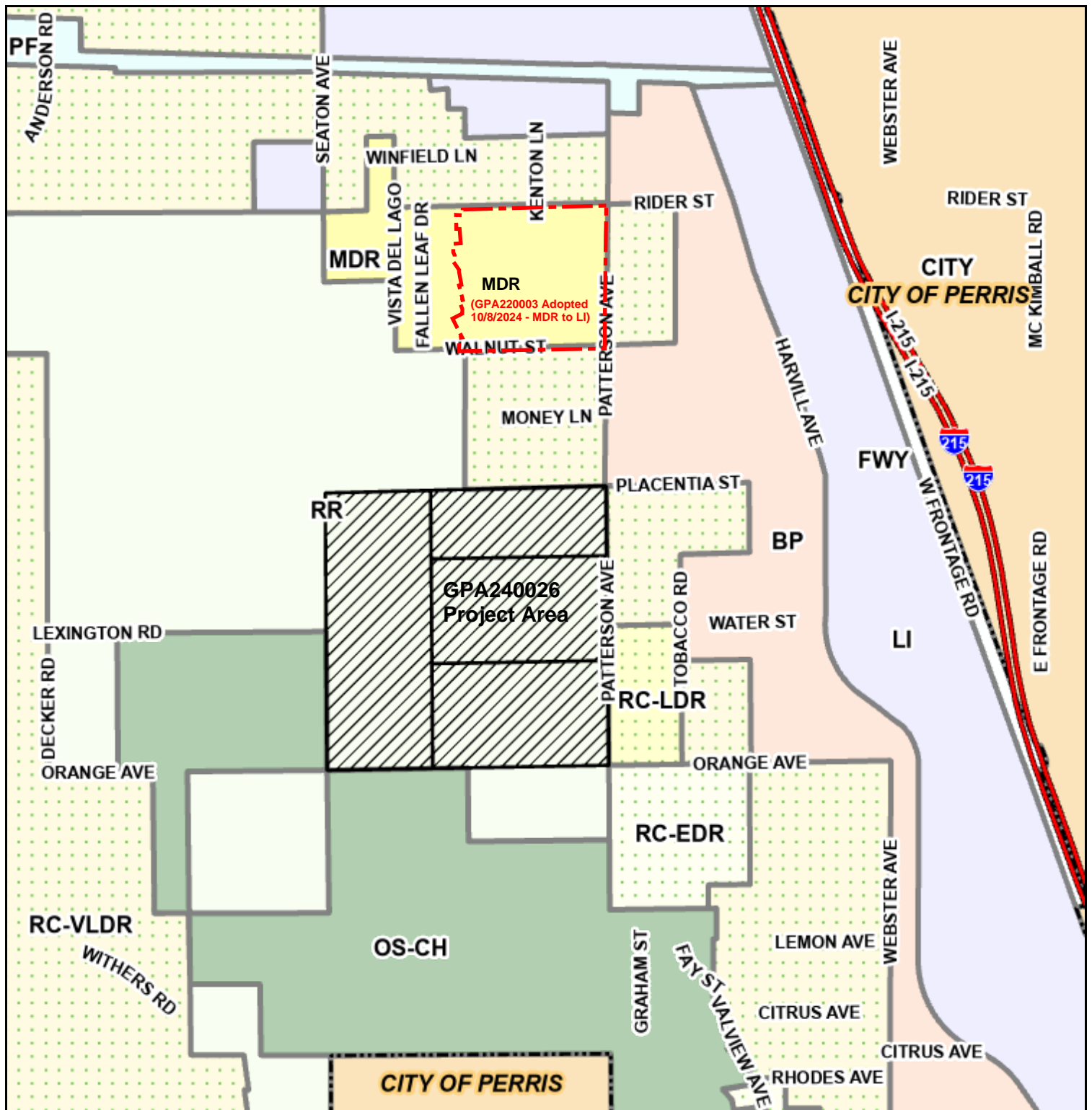
EXISTING GENERAL PLAN

Supervisor: JOSE MEDINA

Date: 10-9-2025

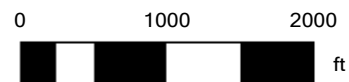
District: 1

Exhibit: 5



Zoning Area/District: NORTH PERRIS

Author:



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240026

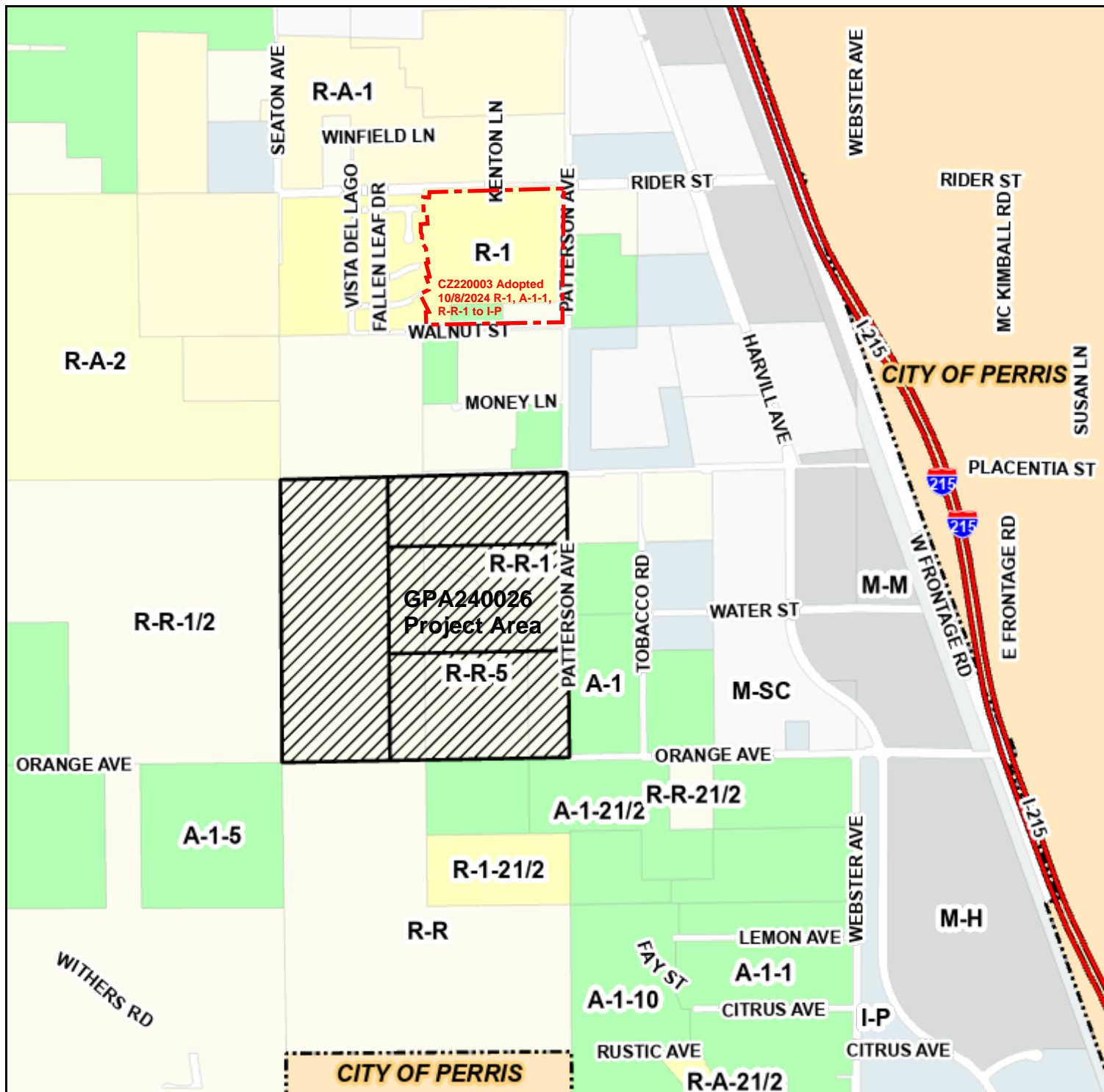
EXISTING ZONING

Supervisor: JOSE MEDINA

Date: 10-9-2025

District: 1

Exhibit: 2



Zoning Area/District: NORTH PERRIS

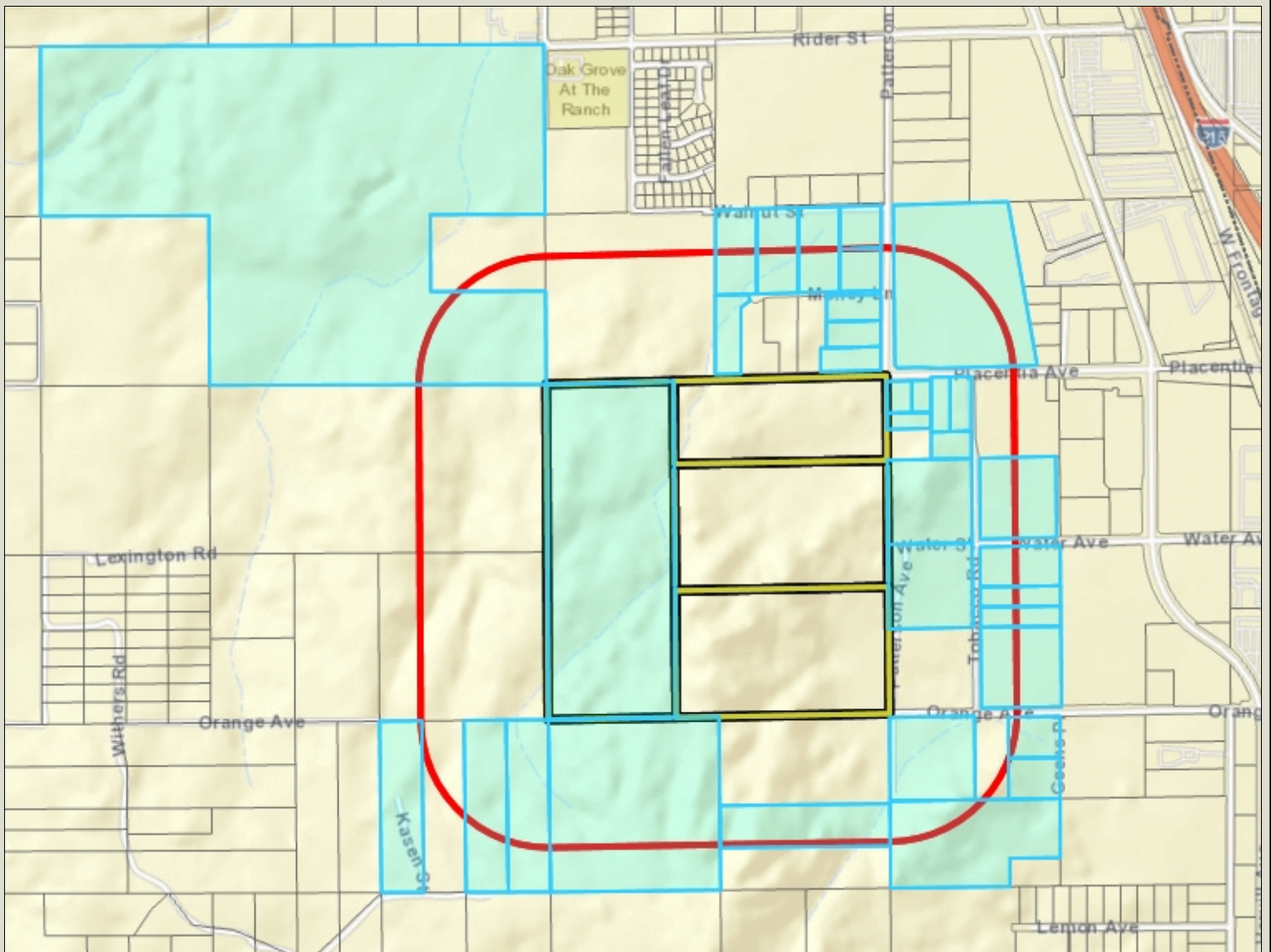
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GPA240026

Riverside County GIS Mailing Labels



Legend

- County Boundary
- Cities
- Parcels
- World_Street_Map

Notes

1000 FT Radius



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... 10/2/2025 7:58:07 AM

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317180008
RIVERSIDE LEGACY IV-MEAD VALLEY
PO BOX 130339
CARLSBAD CA 92013

317220008
JUAN F. CALDERA
23265 WALNUT ST
PERRIS CA 92570

317220009
HERNAN JACOBO
23333 WALNUT AVE
PERRIS CA 92570

317220010
RETT COLUCCIO
1857 IRVINE AVE
NEWPORT BEACH CA 92660

317220013
RETT COLUCCIO
20335 PATTERSON AVE
PERRIS CA 92570

317220016
JUAN HERRERA
20401 PATTERSON AVE
PERRIS CA 92571

317220017
RAZO FAMILY REVOCABLE TRUST DTD
09/09/23
20441 PATTERSON AVE
PERRIS CA 92570

317220018
BUENROSTRO FAMILY REV TRUST DATED
11/10/23
23430 PLACENTIA ST
PERRIS CA 92570

317220020
AGUSTIN TORRES
18835 NANDINA AVE
RIVERSIDE CA 92508

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

317250006
JOHN PAUL STCLAIR
3651 GLEN OAKS MANOR DR
SARASOTA FL 34232

317260003
ANITA PEREZ RAMIREZ
23561 PLACENTIA AVE
PERRIS CA 92571

317260004
ANITA A. BRAMLETT SIMS
23551 PLACENTIA ST
PERRIS CA 92570

317260005
SILVANO SERRANO
3142 EL ROSARIO DR
PERRIS CA 92571

317260014
JEAN PIERRE ESQUIRE
43800 CORONADO DR
TEMECULA CA 92592

317260016
THRIFTY OIL CO
13116 IMPERIAL HWY
SANTA FE SPGS CA 90670

317260019
FLORINE M. ROMERO
PO BOX 1136
PERRIS CA 92572

317260020
CHARLES DUANE ROMERO
PO BOX 1668
PERRIS CA 92572

317260024
JUAN G. BARRIENTOS
23511 PLACENTIA ST
PERRIS CA 92570

317270001
EQUIPMENT VALLEY & INV
13930 OAKS AVE
CHINO CA 91710

317270002
KAVIANNA INC
10759 SAFFRON ST
FONTANA CA 92337

317270003
JO YOUNG PARK
20800 TOBACCO RD
PERRIS CA 92570

317270004
MALCOLM W. SETON
20860 TOBACCO RD
PERRIS CA 92570

317270011
DAN C. CEDERBURG
23672 ORANGE AVE
PERRIS CA 92570

322170001
GARZA ROGER R LIVING TRUST
1126 W CRUCES ST
WILMINGTON CA 90744

322170002
GARZA ROGER R LIVING TRUST
1126 W. CRUCES ST
WILMINGTON CA 90744

322240006
JOSE F. MACIEL
23525 ORANGE AVE
PERRIS CA 92570

322240009
CLINT A. RANDOLPH
3457 ARLINGTON AVE STE 104-253
RIVERSIDE CA 92506

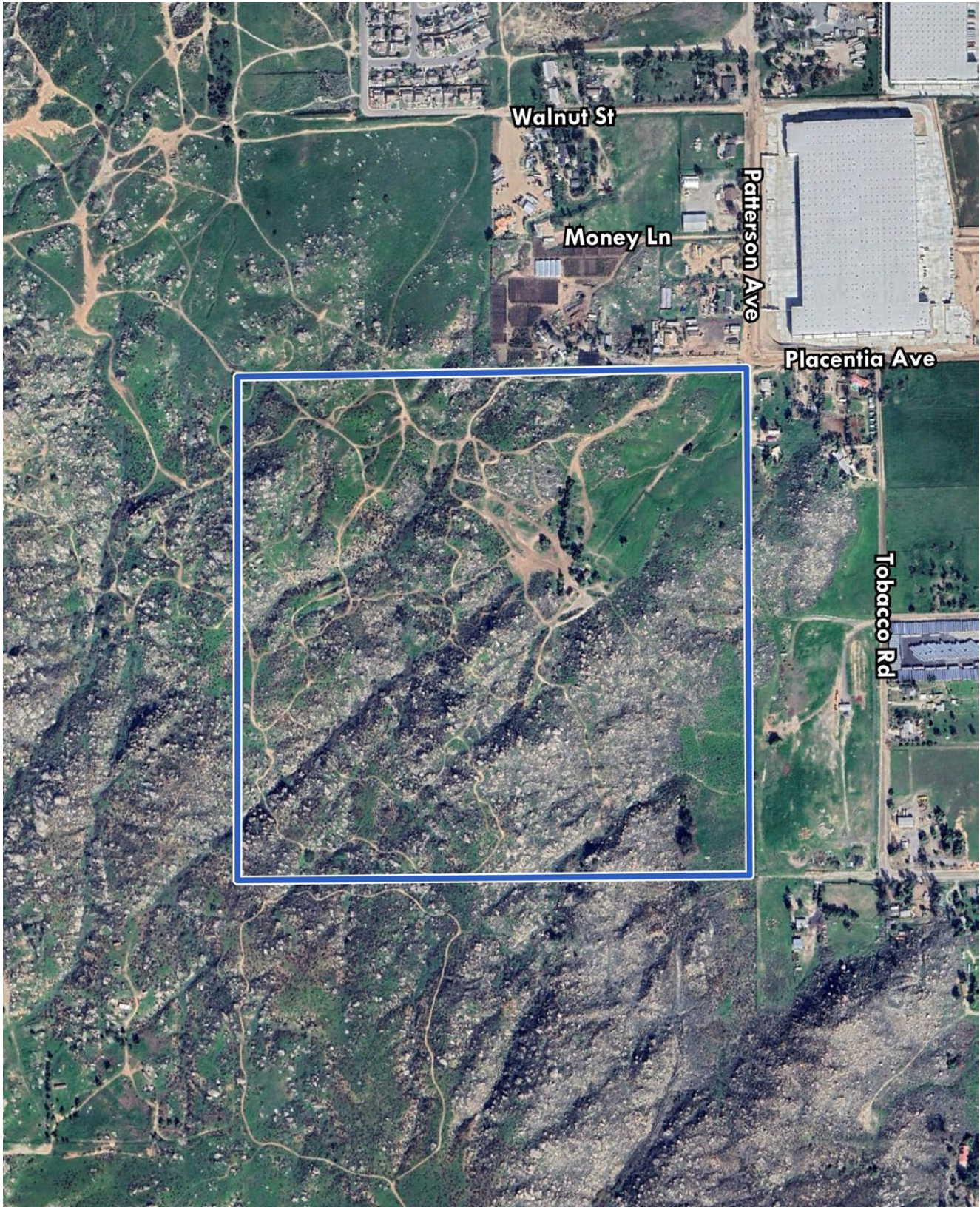
322240024
REGENTS OF UNIVERSITY OF CALIF
1111 FRANKLIN ST 6TH FLOOR
OAKLAND CA 94607

322240030
REGENTS OF THE UNIVERSITY OF CALIF
1111 FRANKLIN ST 6TH FL
OAKLAND CA 94607

BARBARA BOOKER
19971 PATTERSON AVE
PERRIS CA 92570

STEVE SOMMERS
2363 VIA INDUSTRA
TEMECULA CA 92590

Aerial View



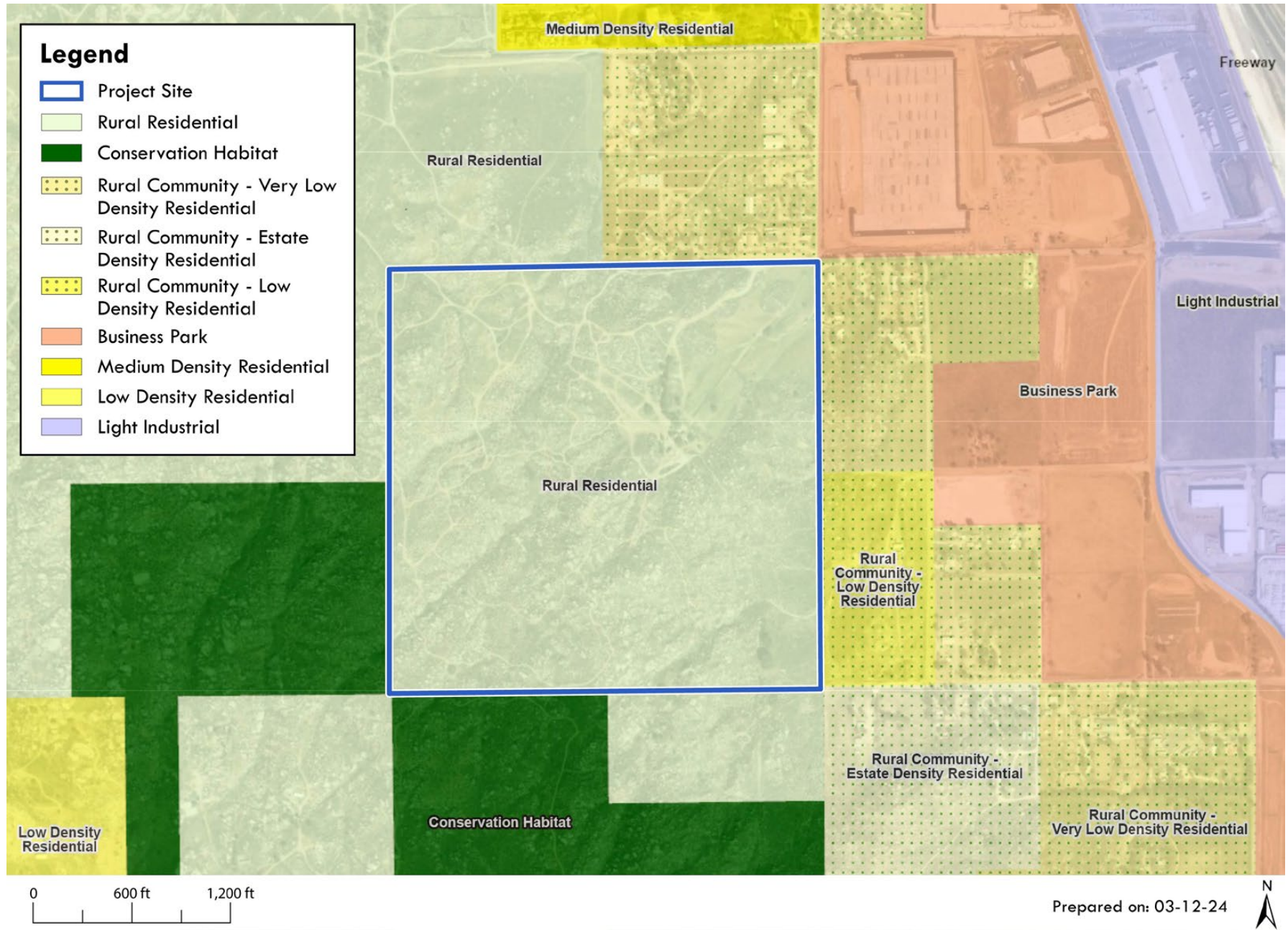
 Project Site



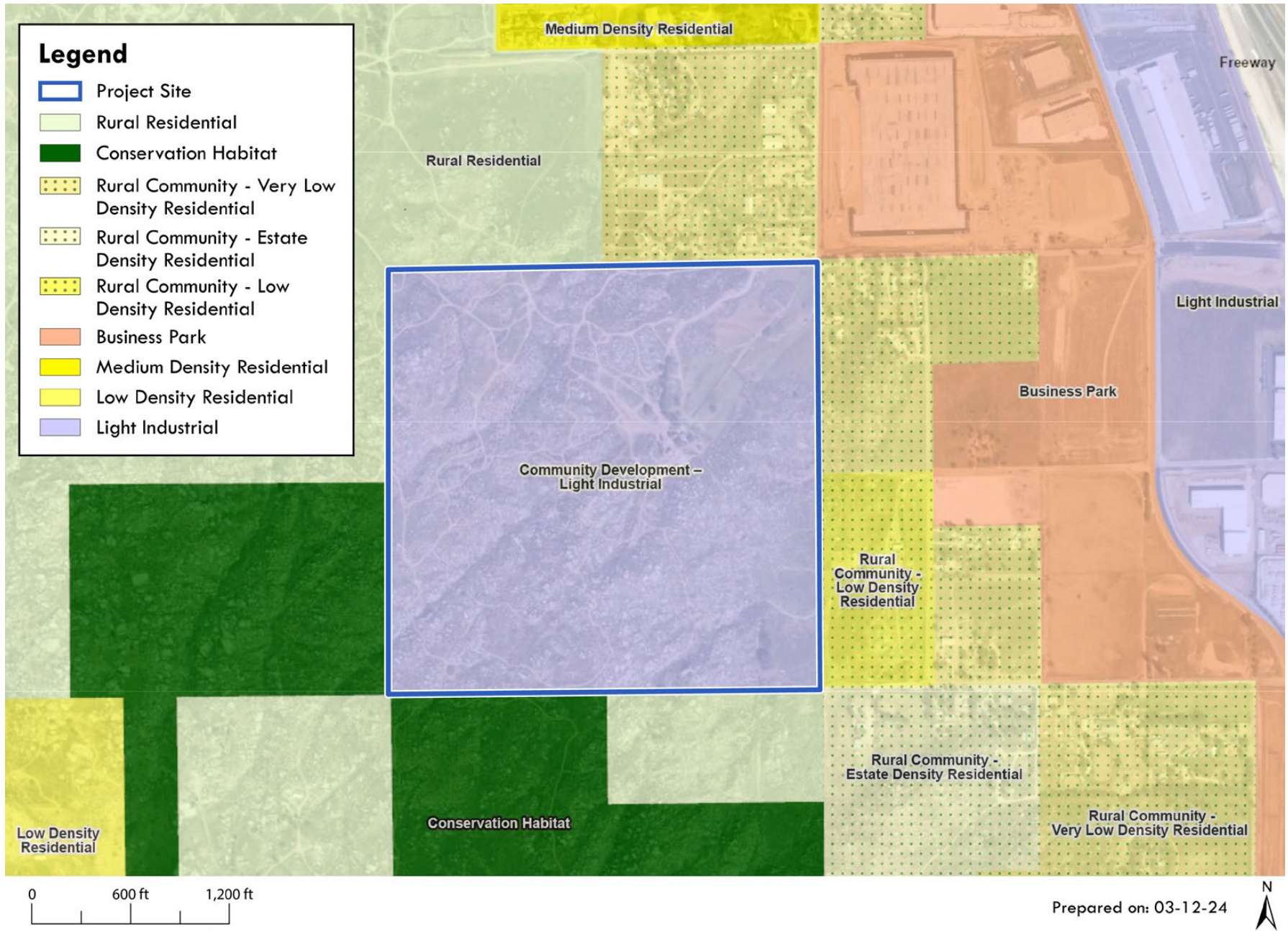
Prepared on: 03-12-24



Existing General Plan



Proposed General Plan



Project Description – Foundation Application – Placentia

1.0 Introduction

The Project Applicant, Trammell Crow So. Cal. Development, Inc., is seeking a Foundation General Plan Amendment within the western portion of Riverside County in the Mead Valley community.

2.0 Project Location

The 162-gross-acre “Project site” for the Foundation General Plan Amendment (Foundation GPA) encompasses Assessor’s Parcel Numbers (APNs) 317-250-006 through 009. The site is located west of Patterson Avenue and south of Placentia Avenue and regional access to the site is provided by Interstate 215 (I-215).

Figure 1 – Aerial View



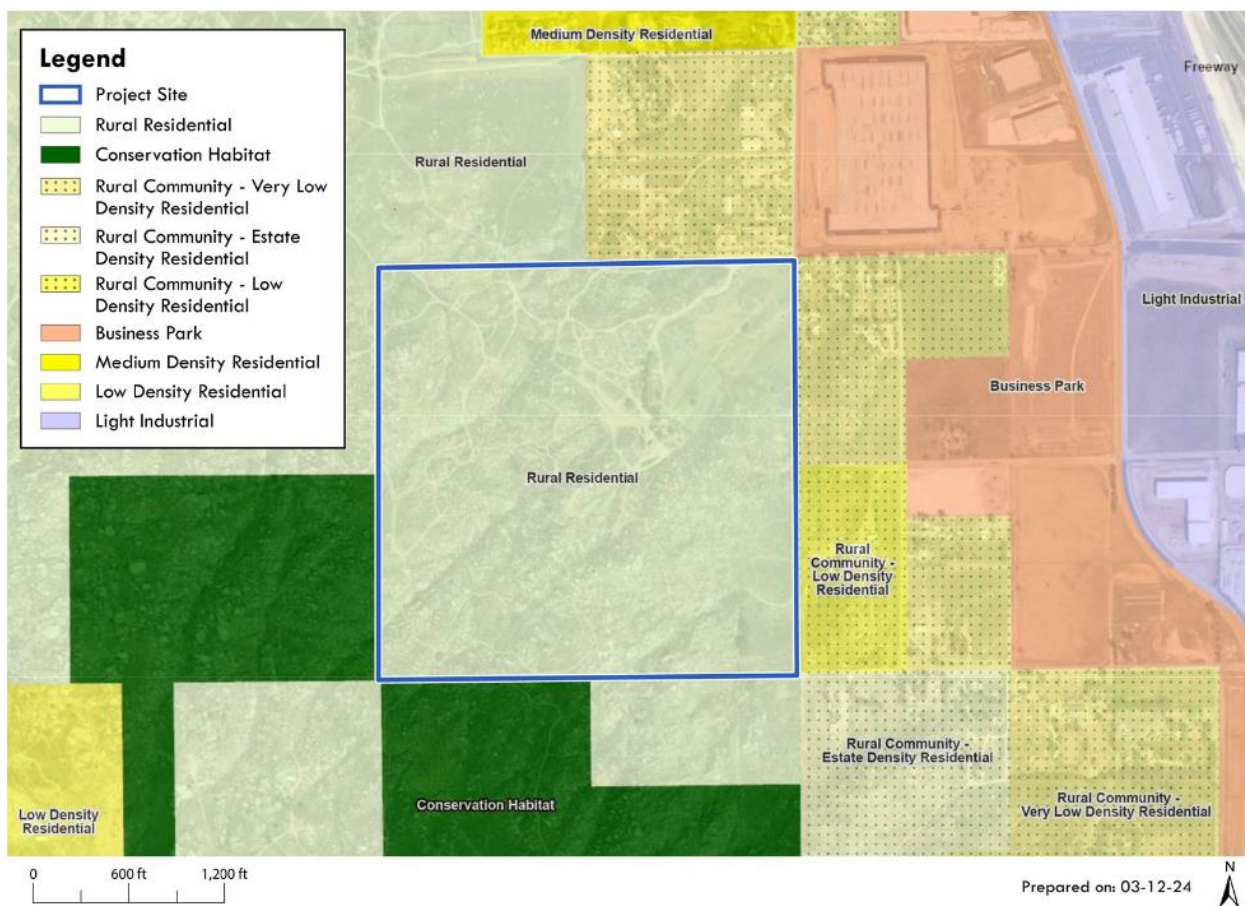
3.0 Existing Conditions

The existing condition of the site includes vacant, undeveloped land, and a single-family residential home within the Mead Valley Area Plan of the County of Riverside. The central eastern portion of the site is occupied by one single-family residential home.

4.0 Existing General Plan Land Use

As shown on Figure 2 the Mead Valley Area Plan designates the Project site as Rural Residential (RR). Rural Residential allows for single family residences with a minim lot size of 5 acres as well as the following uses: limited animal keeping and agricultural uses, recreational uses, compatible resource development and associated uses, and governmental uses.

Figure 2 – Existing General Plan Land Use Map



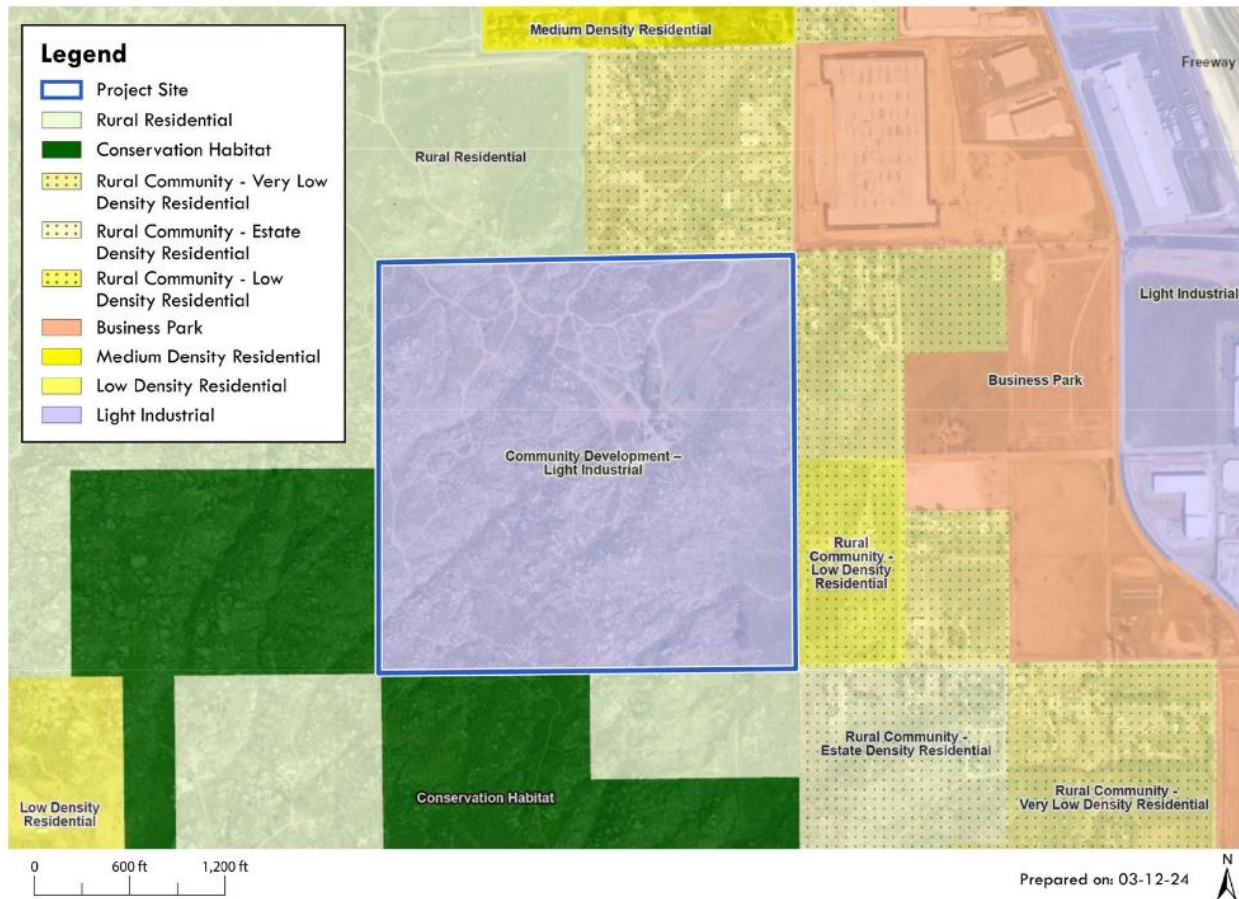
5.0 Proposed General Plan Land Use

As shown on Figure 3 the Project Applicant is seeking to re-designate via a Foundation GPA approximately 162 acres to “Community Development – Light Industrial (CD-LI)” land use. As part of the implementing project and Habitat Assessment & Negotiation Strategy (HANS) process, approximately 60 acres of the site will become Open Space – Conservation Habitat and remain undeveloped.

The Community Development – Light Industrial land use designation 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 Project site, 162 acres, 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 site is located within the Multiple Species Habitat Conservation Plan (MSHCP) identified criteria cell 2533, the southwest quarter section of cell group 1B. A Habitat Assessment and Negotiation Strategy (HANS) application identifying and delineating the conservation area apart of the project site will be processed through the County of Riverside. A re-designation of land to the OS-CH 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 3 – Proposed General Plan Land Use Map



6.0 Surrounding Land Uses

North – Rural Residential (RR) and Rural Community – Very Low Density Residential (RC-VLDR)

South – Rural Residential (RR) and Open Space – Conservation Habitat (OS-CH)

East – Rural Community – Very Low Density Residential (RC-VLDR) and Rural Community – Low Density Residential (RC-LDR)

West – Rural Residential (RR) and Open Space – Conservation Habitat (OS-CH)

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.

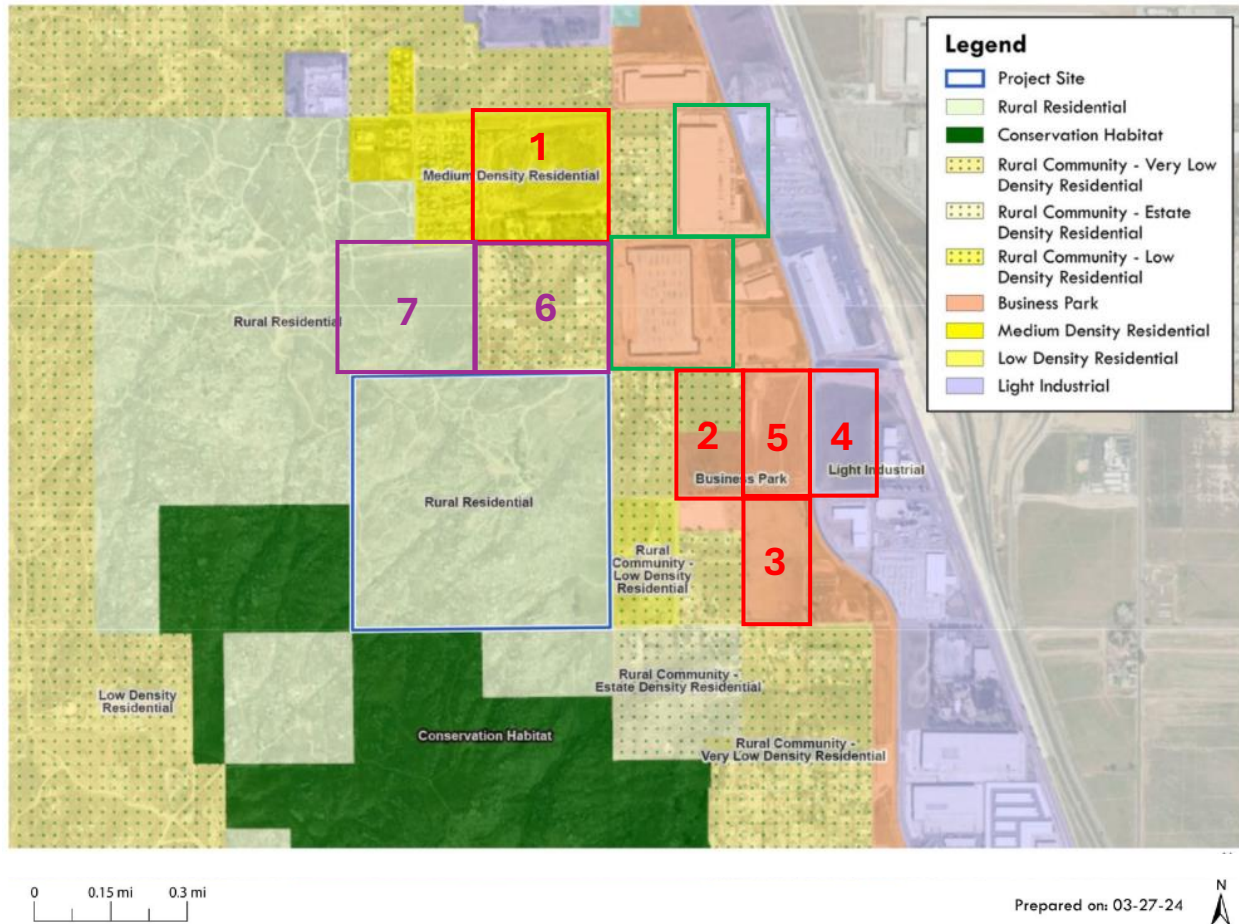
The proposed Foundation GPA from RR to CD-LI will allow for a productive use of land that has been vacant through multiple market growth cycles, bring jobs to the region, is compatible with existing and proposed business park and industrial land uses in the vicinity, and capitalizes on the site's proximity to the I-215. 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 development along the I-215 corridor, 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 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 4, this is evidenced around the Project site where industrial buildings have been built or are planned to the north, east, and west of the property. Allowing industrial uses on the Project site would result in land use compatibility with the existing uses to the northeast of the site which are industrial buildings with a Business Park land use designation and land uses to the north, west, and east proposed to be changed and developed with industrial uses.

Figure 4 – Land Uses to the Northeast



- Project Site**
- Existing Industrial Development within the Business Park Land Use**
- Planned Industrial Development (Applications in Progress) (APNs Listed below)**
 1. APN 317-210-018
 2. APNs 317-260-016, -017
 3. APN 317-270-010
 4. APN 317-260-036
 5. APN 317-260-034
- Potential Industrial Development (Application Submittals Pending) (APNs Listed below)**
 6. APNs 317-220-008, -009, -010, -012, -013, -016, -017, -018, -020, -021, -022, -023
 7. APN 317-220-025 and APNs 317-180-004, -008, -009 (not shown on Figure 4)

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 future 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. Industrial commerce generates employment across various skill levels, from production line workers to engineers and managers. It provides opportunities for skills development, vocational training, and career advancement, contributing to human capital development.

Land Use Compatibility

In addition, the proposed Community Development – Light Industrial land use is compatible with the Business Park and Light Industrial land use designations and uses to the north and east of the project site as shown in Figure 4 above. Recently proposed development in the surrounding vicinity that is compatible to the proposed use includes the following surrounding sites: 1) APN 317-210-018 proposed for a General Plan Amendment, Zone Change, Tentative Parcel Map, and Plot Plan for an approximately 576,603 square foot warehouse on approximately 37 acres proposed for the Industrial Park (I-P) zone; 2) APNs 317-260-016, -017 proposed for a General Plan Amendment, Zone Change, Tentative Parcel Map and Plot Plan for an approximately 176,200 square foot industrial building; and 3) APN 317-270-010 proposed Plot Plan for an approximately 434,823 square foot industrial building within the existing business park land use designation; 4) 317-260-036 proposed for a transportation facility with maintenance building and fuel islands; and 5) 317-260-034 proposed for eight buildings for a mental health facility. In addition, planned industrial projects are in the works to the north and west. Creating clusters of related industries can foster regional development by attracting investments to underdeveloped areas. This decentralization of economic activity helps reduce regional disparities and promotes balanced growth.

Furthermore, the Project site is about 0.6 miles from the newly constructed Placentia Interchange which allows for greater access on and off the I-215 at Placentia Avenue and improved traffic flow on Placentia Avenue. Placentia Avenue is proposed to be a 100-foot wide Secondary Arterial per the Mead Valley Area Circulation Plan and the project would provide for street improvements that meet County Standards. Locating industrial uses in close proximity to major circulation routes especially freeways, reduces potential excessive wear and tear impacts to local roads that are not designed for industrial uses, and ensures truck traffic is focused on major circulation roads (I-215).

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 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 (LU-55).” Further support for the amendment includes:

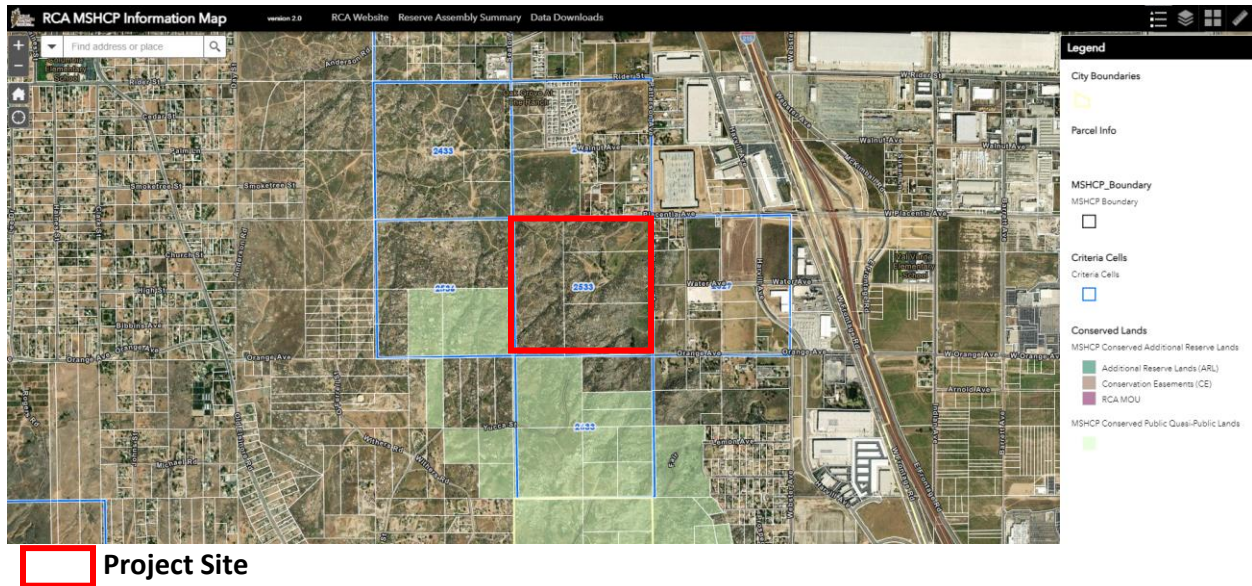
- To expand employment opportunities in the Mead Valley community of Riverside County to supply jobs and support the growing goods movement supply chain.
- To expand economic development, facilitate job creation, and increase the tax base for Riverside County by accommodating and diversifying facilities 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.

Multiple Species Habitat Conservation Plan (MSHCP)

The implementing project will set aside a portion of the site for preservation of land and habitat conservation. A HANs application will be submitted to the County to determine the precise size and location of habitat conservation. It is anticipated that conserved land would provide for connectivity to adjacent criteria cells 2536 and 2633 as shown in Figure 5. The County’s General Plan recognizes that “large interconnected natural areas are preferred in order to assure that Riverside County’s entire ecosystem has the potential to remain healthy (OS-43).”

Figure 5 – MSHCP Conserved Public Lands



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.
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The Foundation General Plan Amendment would cluster industrial/business development west of the I-215 freeway which would continue to provide an attractive and well landscaped business environment with associated roadway, streetscape, drainage, and infrastructure improvements to the area.

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 change in the land use would provide an opportunity for future development that could bring approximately 630 full-time jobs for the community providing an opportunity for local residents to live and work in the community and improving the ratio between jobs and housing.

Circulation Element

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

The Foundation General Plan Amendment would allow for the future development of industrial, office, and business park uses which would increase employment opportunities and support goods movement and support the supply chain.

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 analyze noise, traffic, and greenhouse gas emissions and implement mitigation measures as required.

Mead Valley Area Plan

MVAP 6.2 A minimum 50-foot setback shall be required for any new industrial project on properties zoned I-P, if that property abuts a property that is zoned for residential, agricultural, or commercial uses. A minimum of 20 feet of the setback shall be landscaped, unless a tree screen is approved, in which case the setback area may be used for automobile parking, driveways or landscaping. Block walls or other fencing may be required.

Future development site planning would comply with the existing policies in Mead Valley Area Plan for setbacks, landscaping, screening, and fencing and the County's "Good Neighbor" Policy for Logistics and Warehouse/Distribution Uses.

Sources:

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

MINUTE ORDER
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING – July 29, 2024
COUNTY ADMINISTRATIVE CENTER
1st Floor Conference Room 2-A
4080 LEMON STREET, RIVERSIDE, CA 92501

I. AGENDA ITEM 3.2

INITIATION OF GENERAL PLAN AMENDMENT NO. 240026 (Foundation Component) – Applicant: Trammell Crow Company, c/o David Nazaryk – 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 Residential (RR); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Orange Avenue, south of Placentia Street, west of Patterson Avenue, and east of Decker Road – 162 +/- Gross Acres – Existing Zoning: Rural Residential (R-R); Rural Residential 1-Acre Minimum (R-R-1), and Rural Residential 5-Acre Minimum (R-R-5).

II. PROJECT DESCRIPTION:

The applicant of General Plan Amendment No. 240026 (GPA240026) is making a request to the County of Riverside to change the General Plan Foundation Component of four (4) parcels from Rural: Rural Residential (R: RR) 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 GPA240026 is initiated by the Board of Supervisors – APN: 317-250-006 thru 009.

III. MEETING SUMMARY:

EPD Solutions presented the subject proposal:

IV. PUBLIC COMMENTS:

Warehouses in back yards, need environmental reviews, jobs, oppose rezoning, ozone pollution, exploiting homeowners, decreased property value, health of residents, accidents, neighbors want to keep area rural, traffic congestion, freeway access is bad, congestion of warehouses in area, AI will take warehouse jobs then leave empty buildings.

V. GENERAL PLAN ADVISORY COMMITTEE ACTIONS:

General Plan Advisory Committee voted as follows:

District 1 – Oppose
District 2 – Neutral
District 3 – Absent
District 4 – Support
District 5 – Oppose



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.
3.2
(ID # 25634)
MEETING DATE:
Monday, July 29, 2024

SUBJECT: INITIATION OF GENERAL PLAN AMENDMENT NO. 240026 (Foundation Component) – Applicant: Trammell Crow Company, c/o David Nazaryk – 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 Residential (RR); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Orange Avenue, south of Placentia Street, west of Patterson Avenue, and east of Decker Road – 162 +/- Gross Acres – Existing Zoning: Rural Residential (R-R); Rural Residential 1-Acre Minimum (R-R-1), and Rural Residential 5-Acre Minimum (R-R-5) – REQUEST: The applicant of General Plan Amendment No. 240026 (GPA240026) is making a request to the County of Riverside to change the General Plan Foundation Component of four (4) parcels from Rural: Rural Residential (R: RR) 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 GPA240026 is initiated by the Board of Supervisors – APN: 317-250-006 thru 009. Planning Contact: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

PROPOSED PROJECT

Case Number(s):	GPA240026
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):	317-250-006 thru 009
Continued From:	

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 (R) to Community Development (CD) and amend its Land Use Designation from Rural Residential (RR) to Light Industrial (LI) on four (4) parcels, totaling 162 gross acres.

The four (4) parcels are located north of Orange Ave, south of Placentia St, west of Patterson Ave, and east of Decker Rd.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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. 240026 (GPA240026) 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 (R)
Proposed General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Rural Residential (RR)
Proposed General Plan Land Use Designation:	Light Industrial (LI)
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Rural Community: Very Low Density Residential (RC-VLDR), Rural: Rural Residential (R: RR)
East:	Rural Community: Very Low Density Residential (RC-VLDR), Rural Community: Low Density Residential (RC-LDR), Community Development: Business Park (CD: BP)
South:	Rural: Rural Residential (R: RR), Open Space: Conservation Habitat (OS: CH)
West:	Rural: Rural Residential (R: RR), Open Space: Conservation Habitat (OS: CH)
Existing Zoning Classification:	Rural Residential (R-R); Rural Residential 1-Acre Minimum (R-R-1), and Rural Residential 5-Acre Minimum (R-R-5)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Proposed Zoning Classification:	N/A (at this time for GPIIP)
Surrounding Zoning Classifications	
North:	Rural Residential (R-R); Rural Residential 1-Acre Minimum (R-R-1), Light Agricultural 1-Acre Minimum (A-1-1)
East:	Rural Residential 1-Acre Minimum (R-R-1), Light Agricultural 1-Acre Minimum (A-1-1), Light Agricultural (A-1)
South:	Rural Residential (R-R); Light Agricultural 5-Acre Minimum (A-1-5), Light Agricultural 2½-Acre Minimum (A-1-2½)
West:	Rural Residential ½-Acre Minimum (R-R-½)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Vacant Land and Residential Dwellings
South:	Vacant Land
East:	Vacant Land and Residential Dwellings
West:	Vacant Land

Located Within:

City's Sphere of Influence:	Yes – City of Perris
Community Service Area (“CSA”):	Yes – CSA 152
Special Flood Hazard Zone:	Yes – Zone 4
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – Cell : 2533, 2536, 2633
CVMSHCP Conservation Boundary:	No

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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.

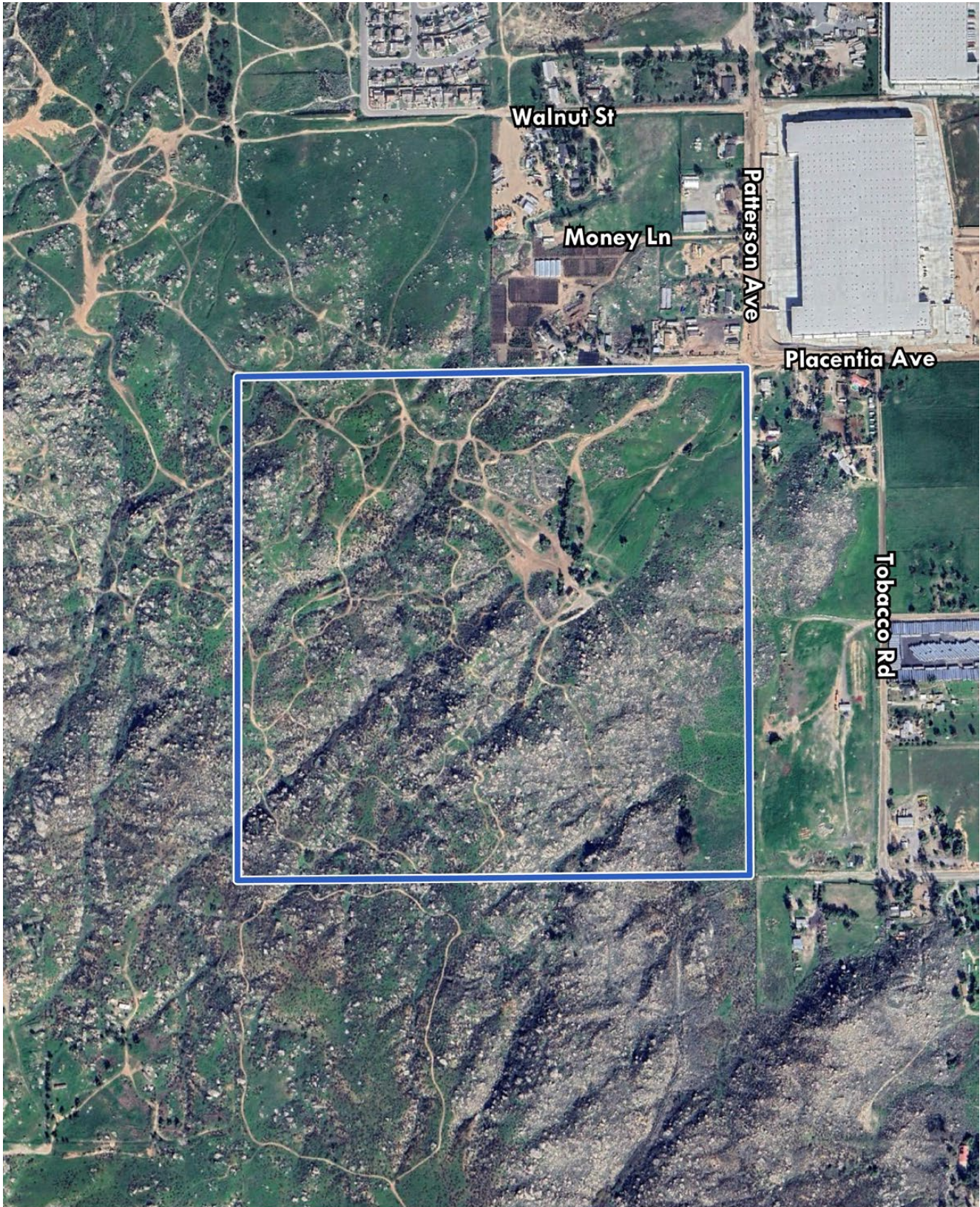
**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

GPA240026 is a proposal to change the Foundation Component Land Use Designation from Rural: Rural Residential (R: RR) to Community Development: Light Industrial (CD: LI). 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 (GPA240026) 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 900 feet of the project site.

Aerial View



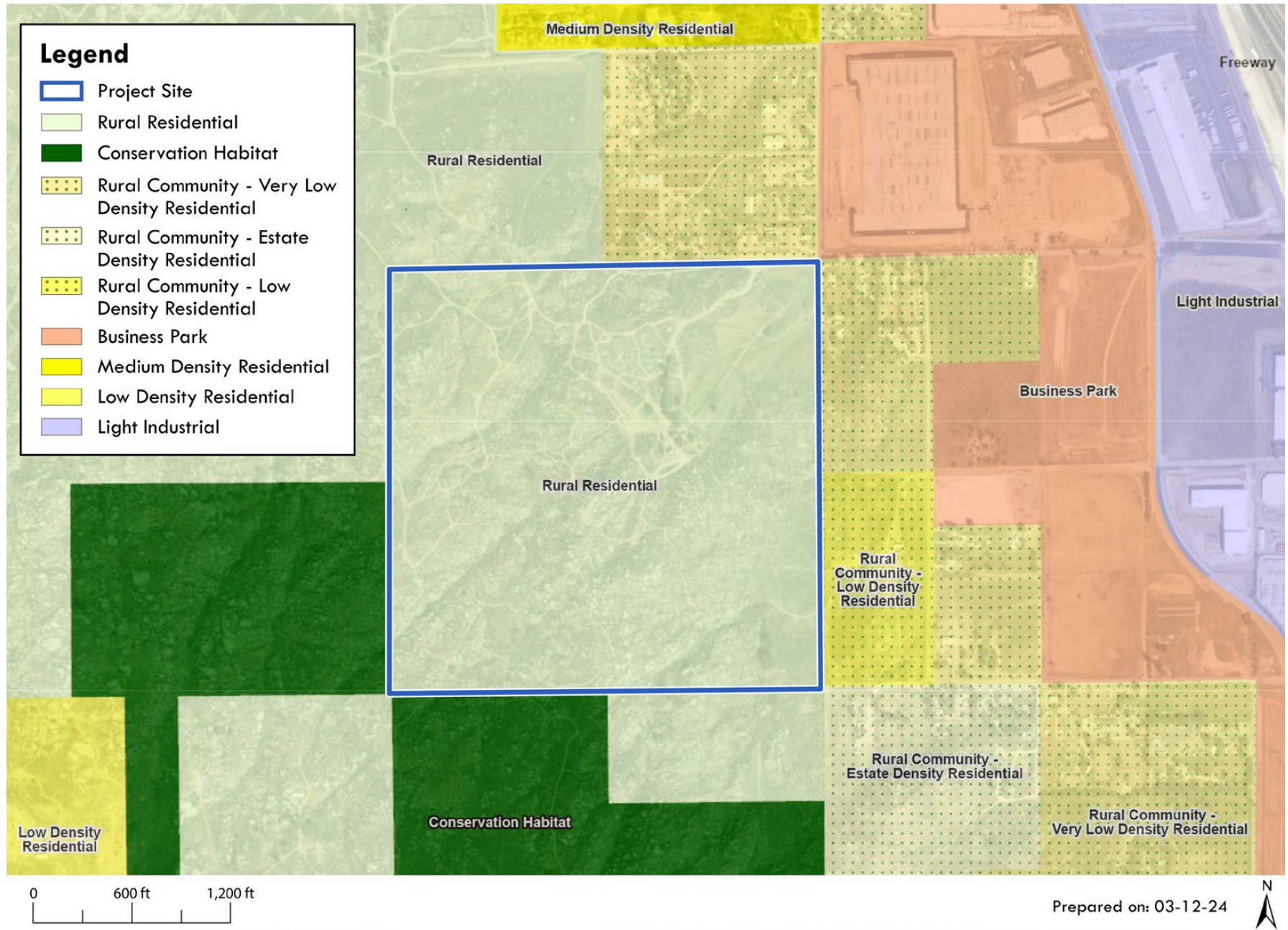
 Project Site



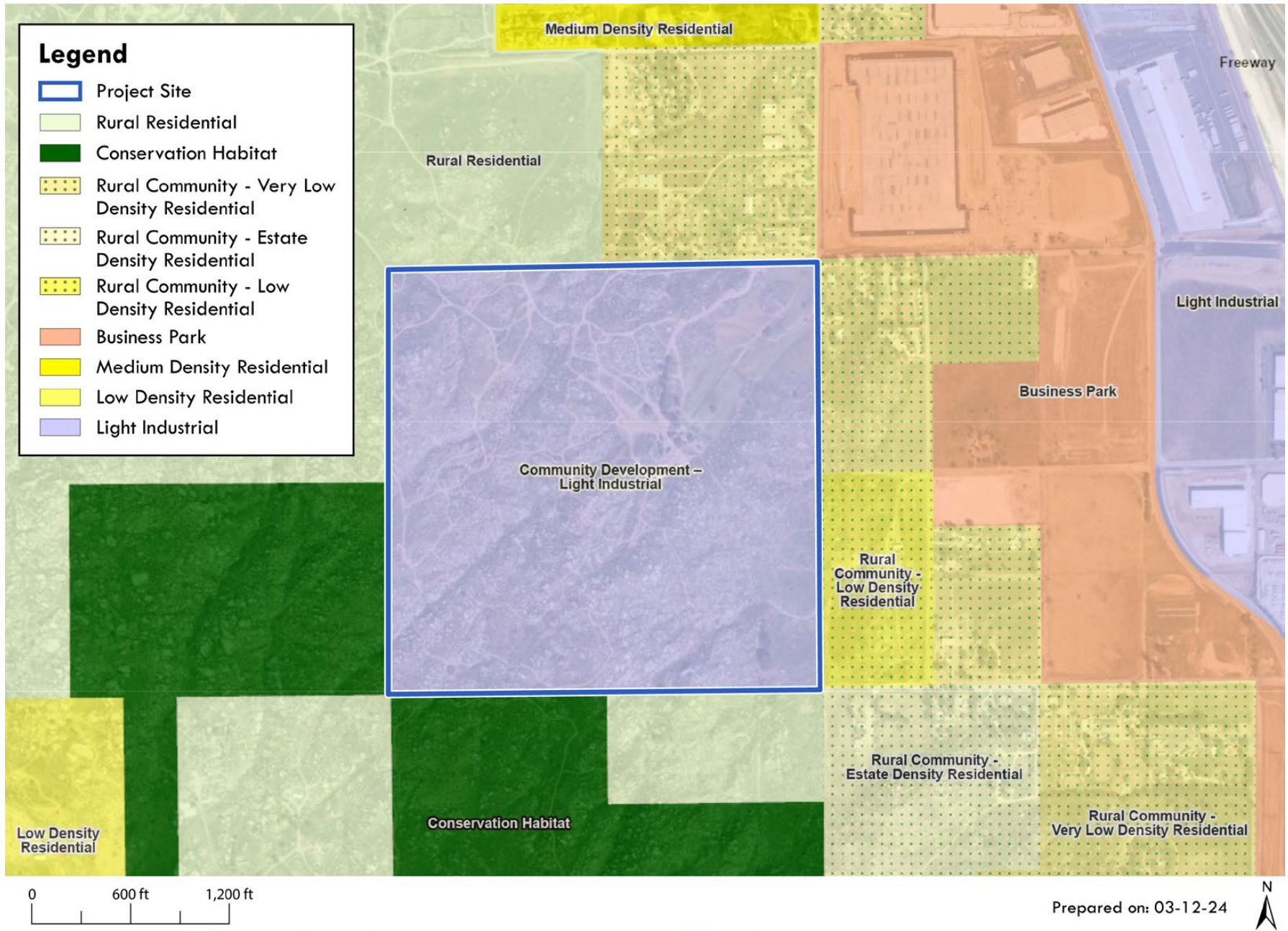
Prepared on: 03-12-24



Existing General Plan



Proposed General Plan



Project Description – Foundation Application – Placentia

1.0 Introduction

The Project Applicant, Trammell Crow So. Cal. Development, Inc., is seeking a Foundation General Plan Amendment within the western portion of Riverside County in the Mead Valley community.

2.0 Project Location

The 162-gross-acre “Project site” for the Foundation General Plan Amendment (Foundation GPA) encompasses Assessor’s Parcel Numbers (APNs) 317-250-006 through 009. The site is located west of Patterson Avenue and south of Placentia Avenue and regional access to the site is provided by Interstate 215 (I-215).

Figure 1 – Aerial View



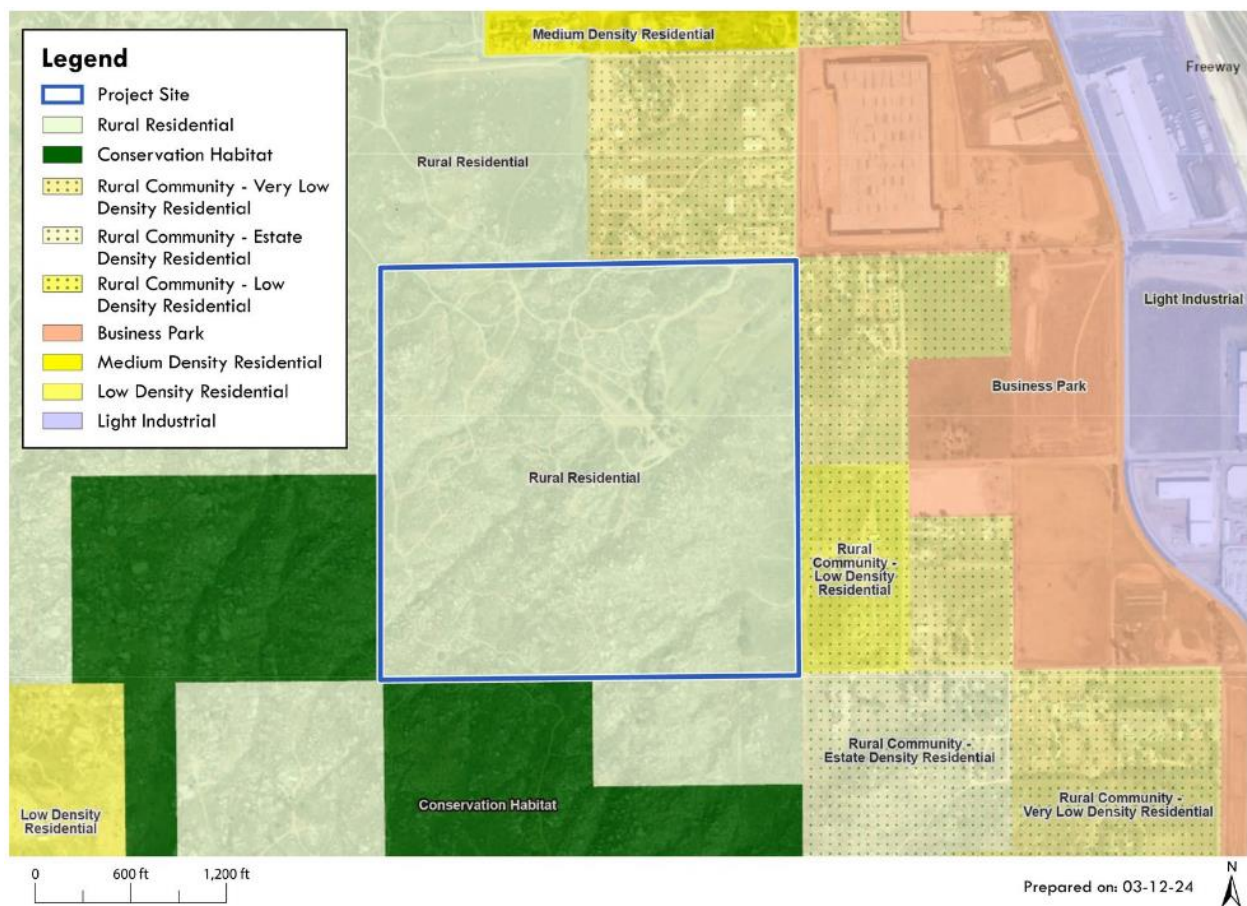
3.0 Existing Conditions

The existing condition of the site includes vacant, undeveloped land, and a single-family residential home within the Mead Valley Area Plan of the County of Riverside. The central eastern portion of the site is occupied by one single-family residential home.

4.0 Existing General Plan Land Use

As shown on Figure 2 the Mead Valley Area Plan designates the Project site as Rural Residential (RR). Rural Residential allows for single family residences with a minim lot size of 5 acres as well as the following uses: limited animal keeping and agricultural uses, recreational uses, compatible resource development and associated uses, and governmental uses.

Figure 2 – Existing General Plan Land Use Map



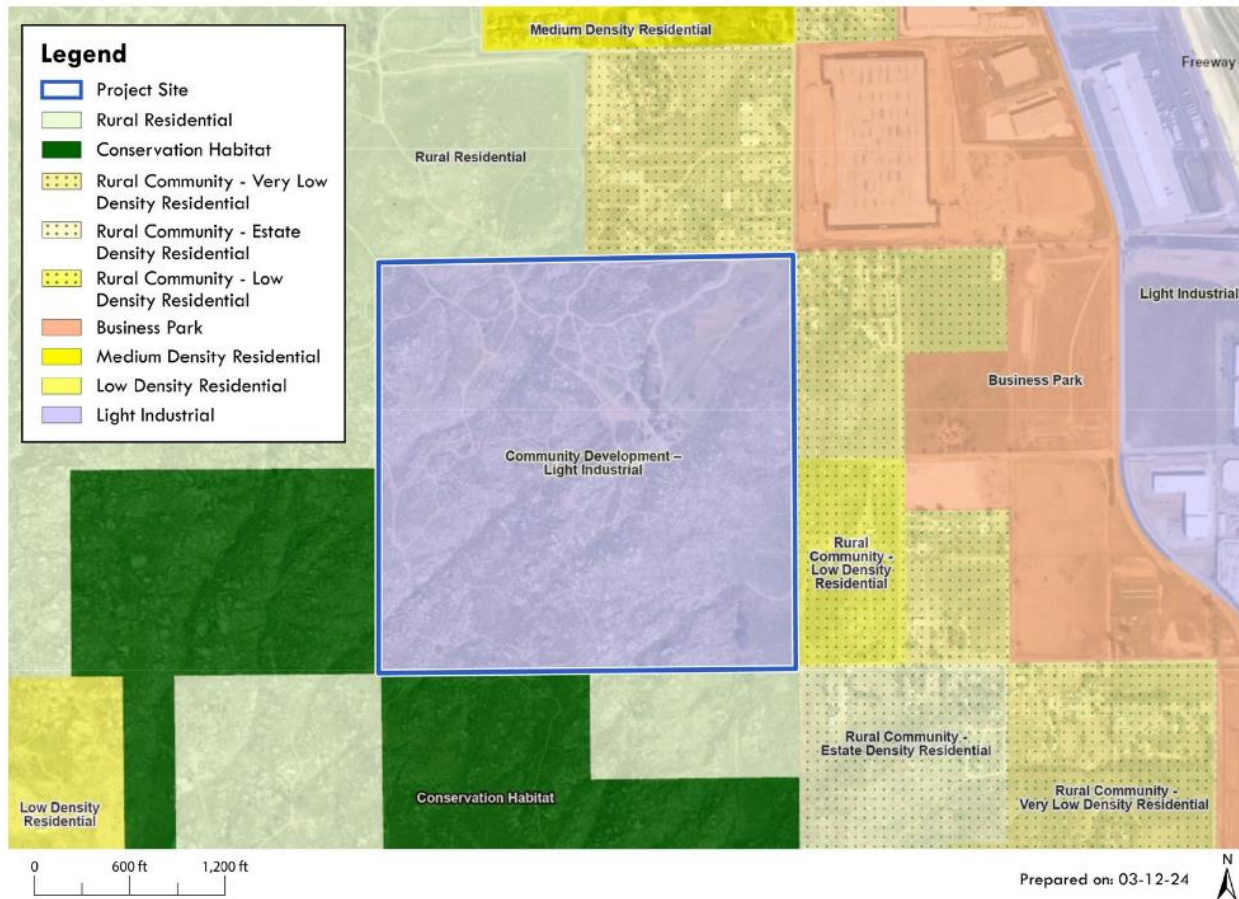
5.0 Proposed General Plan Land Use

As shown on Figure 3 the Project Applicant is seeking to re-designate via a Foundation GPA approximately 162 acres to “Community Development – Light Industrial (CD-LI)” land use. As part of the implementing project and Habitat Assessment & Negotiation Strategy (HANS) process, approximately 60 acres of the site will become Open Space – Conservation Habitat and remain undeveloped.

The Community Development – Light Industrial land use designation 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 Project site, 162 acres, 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 site is located within the Multiple Species Habitat Conservation Plan (MSHCP) identified criteria cell 2533, the southwest quarter section of cell group 1B. A Habitat Assessment and Negotiation Strategy (HANS) application identifying and delineating the conservation area apart of the project site will be processed through the County of Riverside. A re-designation of land to the OS-CH 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 3 – Proposed General Plan Land Use Map



6.0 Surrounding Land Uses

North – Rural Residential (RR) and Rural Community – Very Low Density Residential (RC-VLDR)

South – Rural Residential (RR) and Open Space – Conservation Habitat (OS-CH)

East – Rural Community – Very Low Density Residential (RC-VLDR) and Rural Community – Low Density Residential (RC-LDR)

West – Rural Residential (RR) and Open Space – Conservation Habitat (OS-CH)

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.

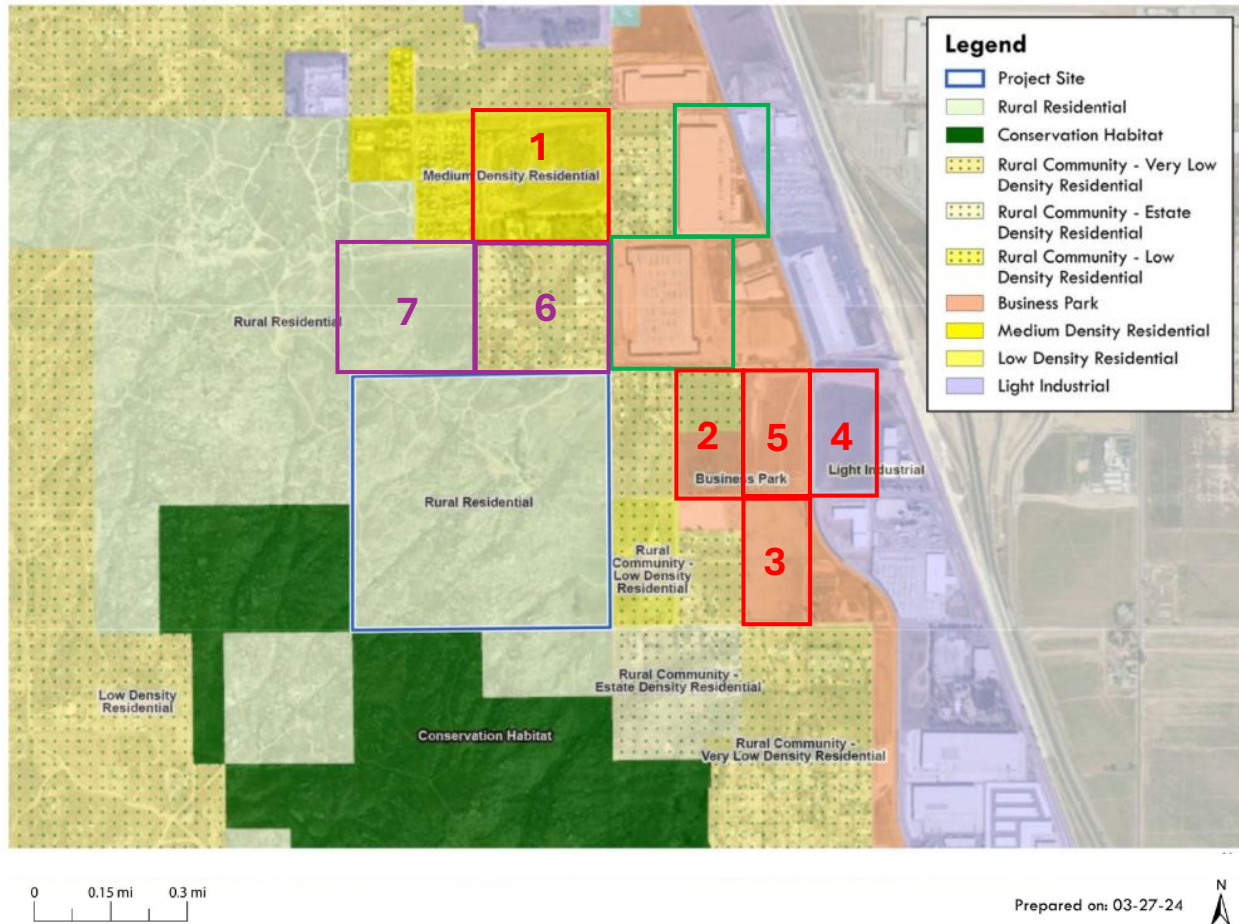
The proposed Foundation GPA from RR to CD-LI will allow for a productive use of land that has been vacant through multiple market growth cycles, bring jobs to the region, is compatible with existing and proposed business park and industrial land uses in the vicinity, and capitalizes on the site's proximity to the I-215. 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 development along the I-215 corridor, 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 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 4, this is evidenced around the Project site where industrial buildings have been built or are planned to the north, east, and west of the property. Allowing industrial uses on the Project site would result in land use compatibility with the existing uses to the northeast of the site which are industrial buildings with a Business Park land use designation and land uses to the north, west, and east proposed to be changed and developed with industrial uses.

Figure 4 – Land Uses to the Northeast



- Project Site**
- Existing Industrial Development within the Business Park Land Use**
- Planned Industrial Development (Applications in Progress) (APNs Listed below)**
 1. APN 317-210-018
 2. APNs 317-260-016, -017
 3. APN 317-270-010
 4. APN 317-260-036
 5. APN 317-260-034
- Potential Industrial Development (Application Submittals Pending) (APNs Listed below)**
 6. APNs 317-220-008, -009, -010, -012, -013, -016, -017, -018, -020, -021, -022, -023
 7. APN 317-220-025 and APNs 317-180-004, -008, -009 (not shown on Figure 4)

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 future 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. Industrial commerce generates employment across various skill levels, from production line workers to engineers and managers. It provides opportunities for skills development, vocational training, and career advancement, contributing to human capital development.

Land Use Compatibility

In addition, the proposed Community Development – Light Industrial land use is compatible with the Business Park and Light Industrial land use designations and uses to the north and east of the project site as shown in Figure 4 above. Recently proposed development in the surrounding vicinity that is compatible to the proposed use includes the following surrounding sites: 1) APN 317-210-018 proposed for a General Plan Amendment, Zone Change, Tentative Parcel Map, and Plot Plan for an approximately 576,603 square foot warehouse on approximately 37 acres proposed for the Industrial Park (I-P) zone; 2) APNs 317-260-016, -017 proposed for a General Plan Amendment, Zone Change, Tentative Parcel Map and Plot Plan for an approximately 176,200 square foot industrial building; and 3) APN 317-270-010 proposed Plot Plan for an approximately 434,823 square foot industrial building within the existing business park land use designation; 4) 317-260-036 proposed for a transportation facility with maintenance building and fuel islands; and 5) 317-260-034 proposed for eight buildings for a mental health facility. In addition, planned industrial projects are in the works to the north and west. Creating clusters of related industries can foster regional development by attracting investments to underdeveloped areas. This decentralization of economic activity helps reduce regional disparities and promotes balanced growth.

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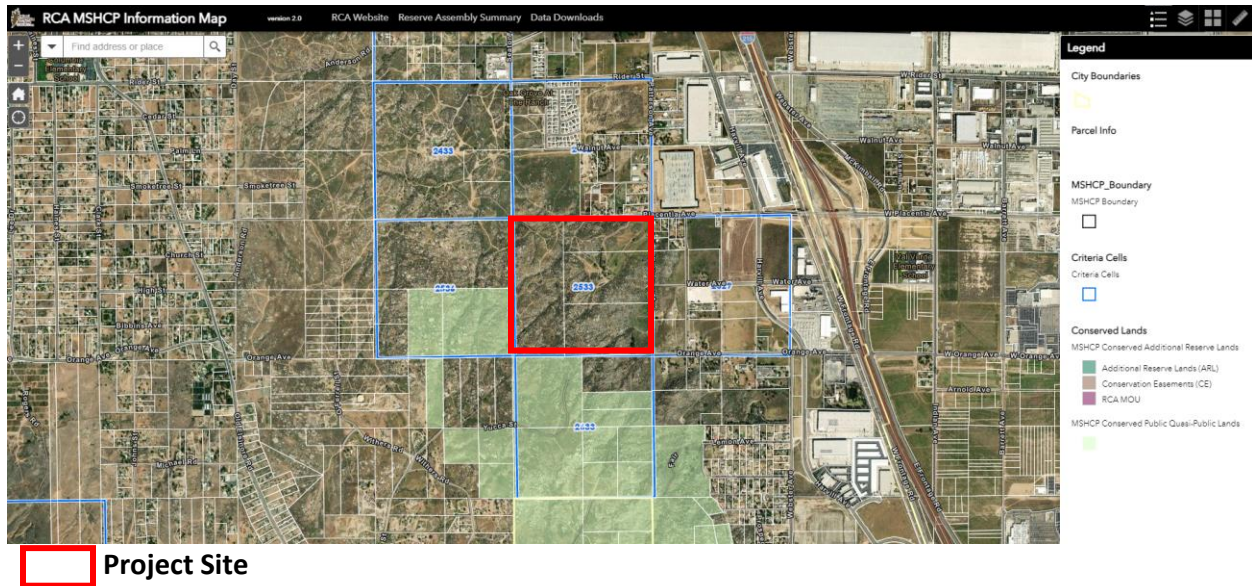
- To expand employment opportunities in the Mead Valley community of Riverside County to supply jobs and support the growing goods movement supply chain.
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- To attract a new employment-generating business in unincorporated Riverside County, thereby 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.
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- To support local infrastructure, including roads and utilities by ensuring future developments comply with the County’s standards and requirements.

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The implementing project will set aside a portion of the site for preservation of land and habitat conservation. A HANs application will be submitted to the County to determine the precise size and location of habitat conservation. It is anticipated that conserved land would provide for connectivity to adjacent criteria cells 2536 and 2633 as shown in Figure 5. The County’s General Plan recognizes that “large interconnected natural areas are preferred in order to assure that Riverside County’s entire ecosystem has the potential to remain healthy (OS-43).”

Figure 5 – MSHCP Conserved Public Lands



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

LU 8.8 Stimulate industrial/business-type clusters that facilitate competitive advantage in the marketplace, provide attractive and well landscaped work environments, and fit with the character of our varied communities.

The Foundation General Plan Amendment would cluster industrial/business development west of the I-215 freeway which would continue to provide an attractive and well landscaped business environment with associated roadway, streetscape, drainage, and infrastructure improvements to the area.

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 change in the land use would provide an opportunity for future development that could bring approximately 630 full-time jobs for the community providing an opportunity for local residents to live and work in the community and improving the ratio between jobs and housing.

Circulation Element

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

The Foundation General Plan Amendment would allow for the future development of industrial, office, and business park uses which would increase employment opportunities and support goods movement and support the supply chain.

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 analyze noise, traffic, and greenhouse gas emissions and implement mitigation measures as required.

Mead Valley Area Plan

MVAP 6.2 A minimum 50-foot setback shall be required for any new industrial project on properties zoned I-P, if that property abuts a property that is zoned for residential, agricultural, or commercial uses. A minimum of 20 feet of the setback shall be landscaped, unless a tree screen is approved, in which case the setback area may be used for automobile parking, driveways or landscaping. Block walls or other fencing may be required.

Future development site planning would comply with the existing policies in Mead Valley Area Plan for setbacks, landscaping, screening, and fencing and the County's "Good Neighbor" Policy for Logistics and Warehouse/Distribution Uses.

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

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,
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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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,

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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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 properly 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 (CCA EJ) 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 trucks 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 Cajalco 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 updated 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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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

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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

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 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 not 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

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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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'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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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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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,

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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 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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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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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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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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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,

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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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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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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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'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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'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

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 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,

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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 Dicarantonio <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

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

*ALSO Admitted in Texas

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 Requests¹ 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,

A handwritten signature in black ink, appearing to read "Jamie T. Hall", written in a cursive style.

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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Dear Mr. Wheeler and Supervisor Jeffries,

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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,

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)

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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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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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.

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 <raeturner@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 obligation to 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 bring 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.

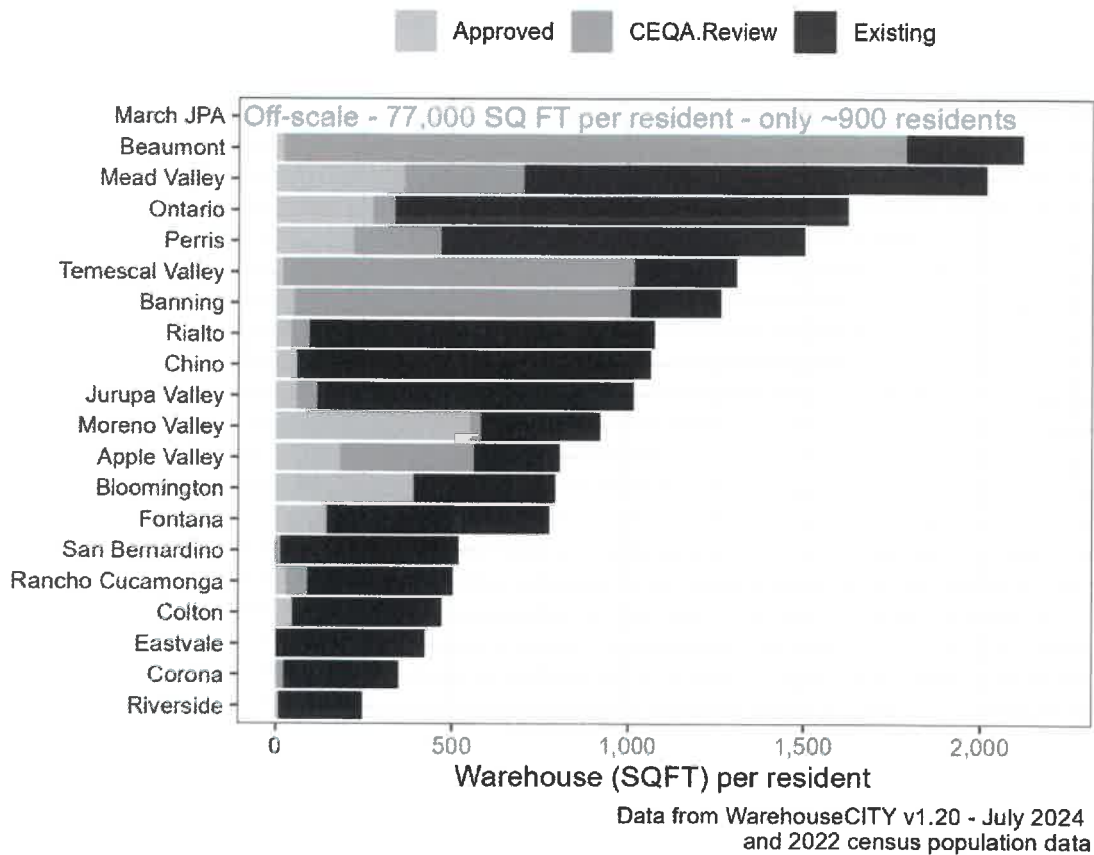


Figure 1 – Rank ordered warehouse land-use per capita for communities in the Inland Empire.

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 of 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.

A handwritten signature in black ink, appearing to read 'Paz Trevino', with a long horizontal flourish extending to the right.

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 it 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 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

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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.

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.

****CONFIDENTIAL & PRIVILEGED TRANSMISSION****

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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

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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.

Mead Valley is a unique area. I do not feel the City of Perris would have our best interest or make the best 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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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,
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

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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 <mrsmsrblstr@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.

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.

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@theeiyc.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

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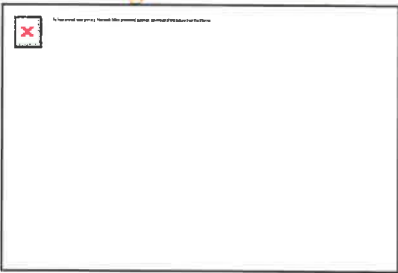
Dear Riverside Planning Department,

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

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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

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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.

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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 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

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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.

The industrialization of Mead Valley has made the roads become traffic heavy. There's a noticeable 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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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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\

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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

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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.

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

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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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 <twelbournwhite@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

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
Im a concerned citizen that votes so please reconsider your stance on this subject

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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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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

MINUTE ORDER

RIVERSIDE COUNTY PLANNING COMMISSION – September 18, 2024

4080 LEMON STREET, RIVERSIDE, CALIFORNIA 92501

1st Floor Board Chambers

I. AGENDA ITEM 2.5

INITIATION OF GENERAL PLAN AMENDMENT NO. 240026 (Foundation Component) – Applicant: Trammell Crow Company, c/o David Nazaryk – 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 Residential (RR); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Orange Avenue, south of Placentia Street, west of Patterson Avenue, and east of Decker Road – 162 +/- Gross Acres – Existing Zoning: Rural Residential (R-R); Rural Residential 1-Acre Minimum (R-R-1), and Rural Residential 5-Acre Minimum (R-R-5).

II. PROJECT DESCRIPTION:

The applicant of General Plan Amendment No. 240026 (GPA240026) is making a request to the County of Riverside to change the General Plan Foundation Component of four (4) parcels from Rural: Rural Residential (R: RR) 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 GPA240026 is initiated by the Board of Supervisors – APN: 317-250-006 thru 009.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Tim Wheeler (951) 955-6060

Spoke in favor: Jeremy Krout – App/Rep, Jared Reimer – App/Rep

Opposition: Alfonso Gonzales, Christopher Salas, Franco Pacheco, Mike McCarthy, Joann McAnlis, Karla Cervantes, Victoria Camarena.

Neutral: Travis Duncan, Mario Salas

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Hearing: Closed

The Planning Commission recommendations were as follows:

District 1 – Absent

District 2 – Support

District 3 – Absent

District 4 – Support

District 5 – Support

The Planning Commission took the following action:

RECOMMEND That General Plan Amendment No. 240026 move forward to the Board of Supervisors.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

2.5

(ID # 26044)


MEETING DATE:

Wednesday, September 18, 2024

SUBJECT: INITIATION OF GENERAL PLAN AMENDMENT NO. 240026 (Foundation Component) – Applicant: Trammell Crow Company, c/o David Nazaryk – 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 Residential (RR); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Orange Avenue, south of Placentia Street, west of Patterson Avenue, and east of Decker Road – 162 +/- Gross Acres – Existing Zoning: Rural Residential (R-R); Rural Residential 1-Acre Minimum (R-R-1), and Rural Residential 5-Acre Minimum (R-R-5) – REQUEST: The applicant of General Plan Amendment No. 240026 (GPA240026) is making a request to the County of Riverside to change the General Plan Foundation Component of four (4) parcels from Rural: Rural Residential (R: RR) 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 GPA240026 is initiated by the Board of Supervisors – APN: 317-250-006 thru 009. Planning Contact: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

PROPOSED PROJECT

Case Number(s):	GPA240026
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):	317-250-006 thru 009
Continued From:	



John Hildebrand, Planning Director 9/14/2024

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment (GPA) is a proposal to amend the project site’s Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Residential (RR) to Light Industrial (LI) on four (4) parcels, totaling 162 gross acres.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

The four (4) parcels are located north of Orange Ave, south of Placentia St, west of Patterson Ave, and east of Decker Rd

PROJECT RECOMMENDATION

RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTION:

CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240026 (GPA240026).

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural (R)
Proposed General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Rural Residential (RR)
Proposed General Plan Land Use Designation:	Light Industrial (LI)
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Rural Community: Very Low Density Residential (RC-VLDR), Rural: Rural Residential (R: RR)
East:	Rural Community: Very Low Density Residential (RC-VLDR), Rural Community: Low Density Residential (RC-LDR), Community Development: Business Park (CD: BP)
South:	Rural: Rural Residential (R: RR), Open Space: Conservation Habitat (OS: CH)
West:	Rural: Rural Residential (R: RR), Open Space: Conservation Habitat (OS: CH)
Existing Zoning Classification:	Rural Residential (R-R); Rural Residential 1-Acre Minimum (R-R-1), and Rural Residential 5-Acre Minimum (R-R-5)
Proposed Zoning Classification:	N/A (at this time for GPIP)
Surrounding Zoning Classifications	
North:	Rural Residential (R-R); Rural Residential 1-Acre Minimum (R-R-1), Light Agricultural 1-Acre Minimum

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

	(A-1-1)
East:	Rural Residential 1-Acre Minimum (R-R-1), Light Agricultural 1-Acre Minimum (A-1-1), Light Agricultural (A-1)
South:	Rural Residential (R-R); Light Agricultural 5-Acre Minimum (A-1-5), Light Agricultural 2½-Acre Minimum (A-1-2½)
West:	Rural Residential ½-Acre Minimum (R-R-½)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Vacant Land and Residential Dwellings
East:	Vacant Land and Residential Dwellings
South:	Vacant Land
West:	Vacant Land

Located Within:

City's Sphere of Influence:	Yes – City of Perris
Community Service Area (“CSA”):	Yes – CSA 152
Special Flood Hazard Zone:	Yes – Zone 4
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – Cell : 2533, 2536, 2633
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

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**



Figure 1: 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 (GPA240026) 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

GPA240026 is a proposal to change the Foundation Component Land Use Designation from Rural: Rural Residential (R: RR) to Community Development: Light Industrial (CD: LI). The parcels are not located in a policy or overlay.

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.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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.

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 900 feet of the project site for both the General Plan Advisory Committee and Planning Commission public hearings.

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA 240026 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. 6 members of the public provided public testimony.

Of the public comments received, 6 were against initiation of a General Plan Amendment. Comments against the initiation of the GPA cited community opposition to warehouses in the area, concerns about proximity of warehouse to residential uses, diesel trucks, sensitive receptors, health issues, community character, and traffic. Other concerns by the public were focused on the proliferation of warehouses that might occur if this project was approved.

The Committee discussed the project. Issues that were discussed included the project location, addressing traffic or conservation concerns as project progresses, concerns about impacts from increased traffic, and support for location near freeway.

After discussion, the committee closed the public hearing. The final result of the Committee's discussion of the initiation is provided below:

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

Attachments:

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

Exhibit A – GPAC Hearing Package
Exhibit B – Applicant’s Exhibits



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.
3.2
(ID # 25634)
MEETING DATE:
Monday, July 29, 2024

SUBJECT: INITIATION OF GENERAL PLAN AMENDMENT NO. 240026 (Foundation Component) – Applicant: Trammell Crow Company, c/o David Nazaryk – 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 Residential (RR); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Orange Avenue, south of Placentia Street, west of Patterson Avenue, and east of Decker Road – 162 +/- Gross Acres – Existing Zoning: Rural Residential (R-R); Rural Residential 1-Acre Minimum (R-R-1), and Rural Residential 5-Acre Minimum (R-R-5) – REQUEST: The applicant of General Plan Amendment No. 240026 (GPA240026) is making a request to the County of Riverside to change the General Plan Foundation Component of four (4) parcels from Rural: Rural Residential (R: RR) 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 GPA240026 is initiated by the Board of Supervisors – APN: 317-250-006 thru 009. Planning Contact: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

PROPOSED PROJECT

Case Number(s):	GPA240026
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):	317-250-006 thru 009
Continued From:	

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 (R) to Community Development (CD) and amend its Land Use Designation from Rural Residential (RR) to Light Industrial (LI) on four (4) parcels, totaling 162 gross acres.

The four (4) parcels are located north of Orange Ave, south of Placentia St, west of Patterson Ave, and east of Decker Rd.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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. 240026 (GPA240026) 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 (R)
Proposed General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Rural Residential (RR)
Proposed General Plan Land Use Designation:	Light Industrial (LI)
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Rural Community: Very Low Density Residential (RC-VLDR), Rural: Rural Residential (R: RR)
East:	Rural Community: Very Low Density Residential (RC-VLDR), Rural Community: Low Density Residential (RC-LDR), Community Development: Business Park (CD: BP)
South:	Rural: Rural Residential (R: RR), Open Space: Conservation Habitat (OS: CH)
West:	Rural: Rural Residential (R: RR), Open Space: Conservation Habitat (OS: CH)
Existing Zoning Classification:	Rural Residential (R-R); Rural Residential 1-Acre Minimum (R-R-1), and Rural Residential 5-Acre Minimum (R-R-5)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Proposed Zoning Classification:	N/A (at this time for GPIIP)
Surrounding Zoning Classifications	
North:	Rural Residential (R-R); Rural Residential 1-Acre Minimum (R-R-1), Light Agricultural 1-Acre Minimum (A-1-1)
East:	Rural Residential 1-Acre Minimum (R-R-1), Light Agricultural 1-Acre Minimum (A-1-1), Light Agricultural (A-1)
South:	Rural Residential (R-R); Light Agricultural 5-Acre Minimum (A-1-5), Light Agricultural 2½-Acre Minimum (A-1-2½)
West:	Rural Residential ½-Acre Minimum (R-R-½)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Vacant Land and Residential Dwellings
South:	Vacant Land
East:	Vacant Land and Residential Dwellings
West:	Vacant Land

Located Within:

City's Sphere of Influence:	Yes – City of Perris
Community Service Area (“CSA”):	Yes – CSA 152
Special Flood Hazard Zone:	Yes – Zone 4
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – Cell : 2533, 2536, 2633
CVMSHCP Conservation Boundary:	No

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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.

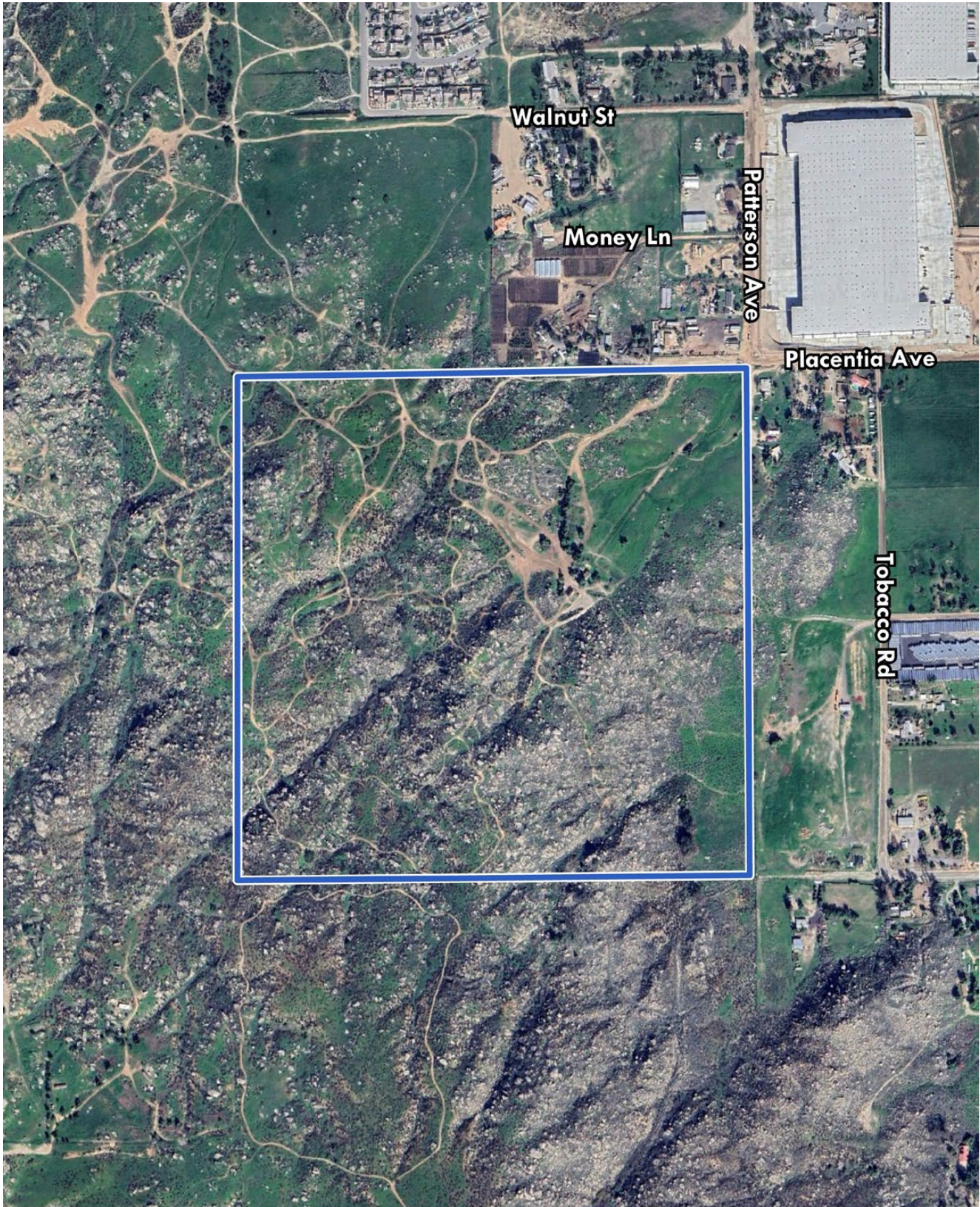
**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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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 900 feet of the project site.

Aerial View



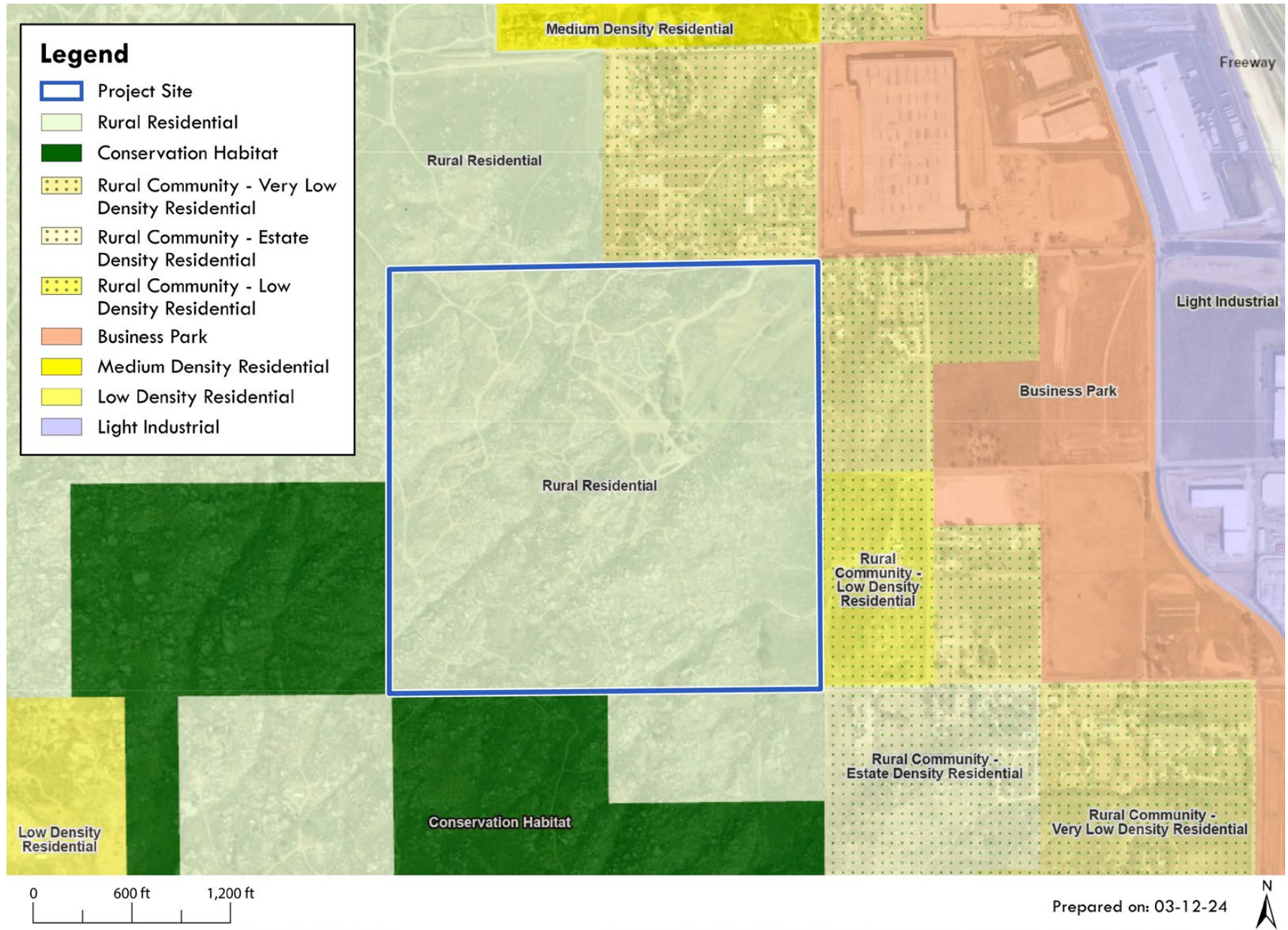
 Project Site



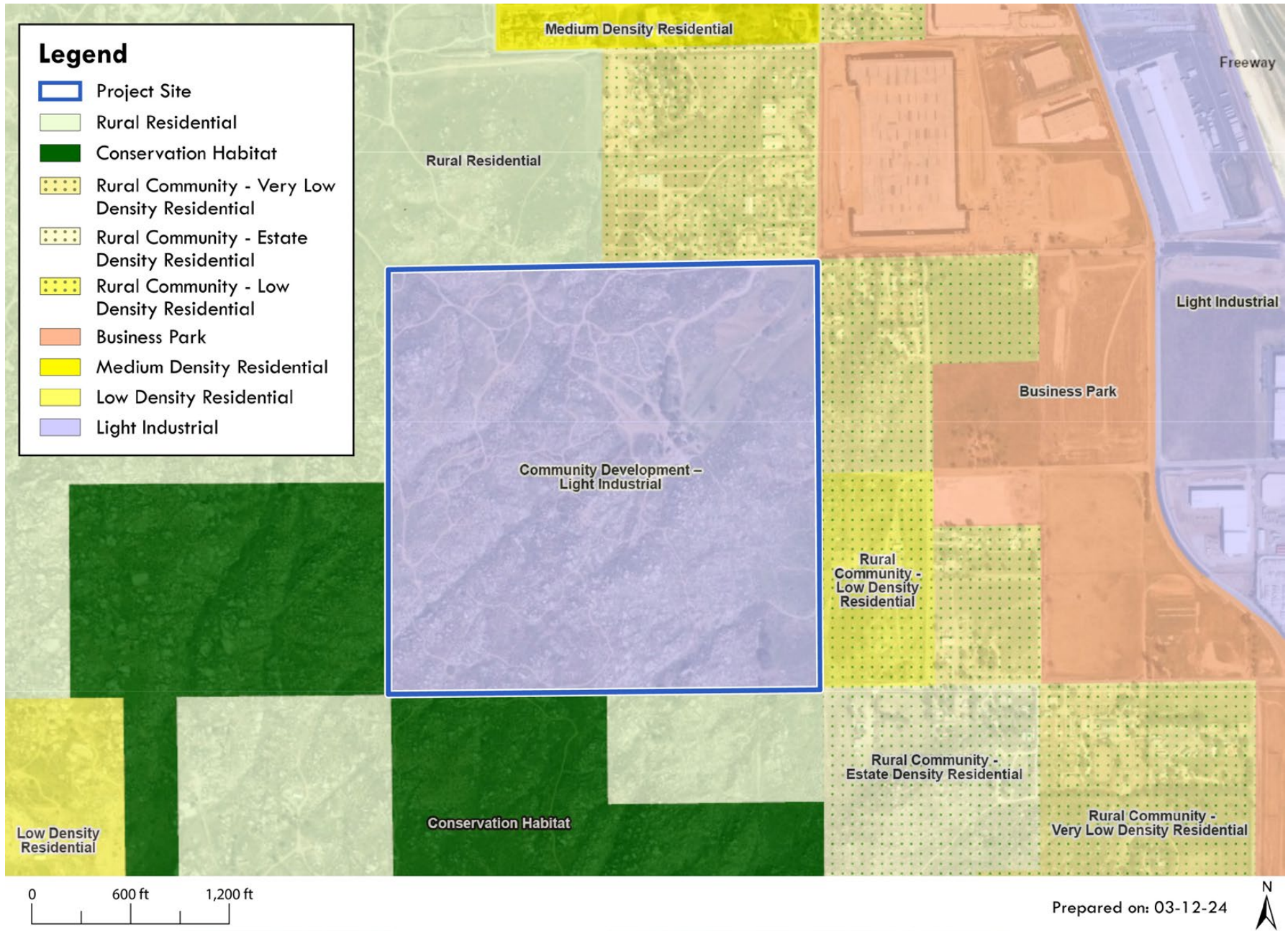
Prepared on: 03-12-24



Existing General Plan



Proposed General Plan



Project Description – Foundation Application – Placentia

1.0 Introduction

The Project Applicant, Trammell Crow So. Cal. Development, Inc., is seeking a Foundation General Plan Amendment within the western portion of Riverside County in the Mead Valley community.

2.0 Project Location

The 162-gross-acre “Project site” for the Foundation General Plan Amendment (Foundation GPA) encompasses Assessor’s Parcel Numbers (APNs) 317-250-006 through 009. The site is located west of Patterson Avenue and south of Placentia Avenue and regional access to the site is provided by Interstate 215 (I-215).

Figure 1 – Aerial View



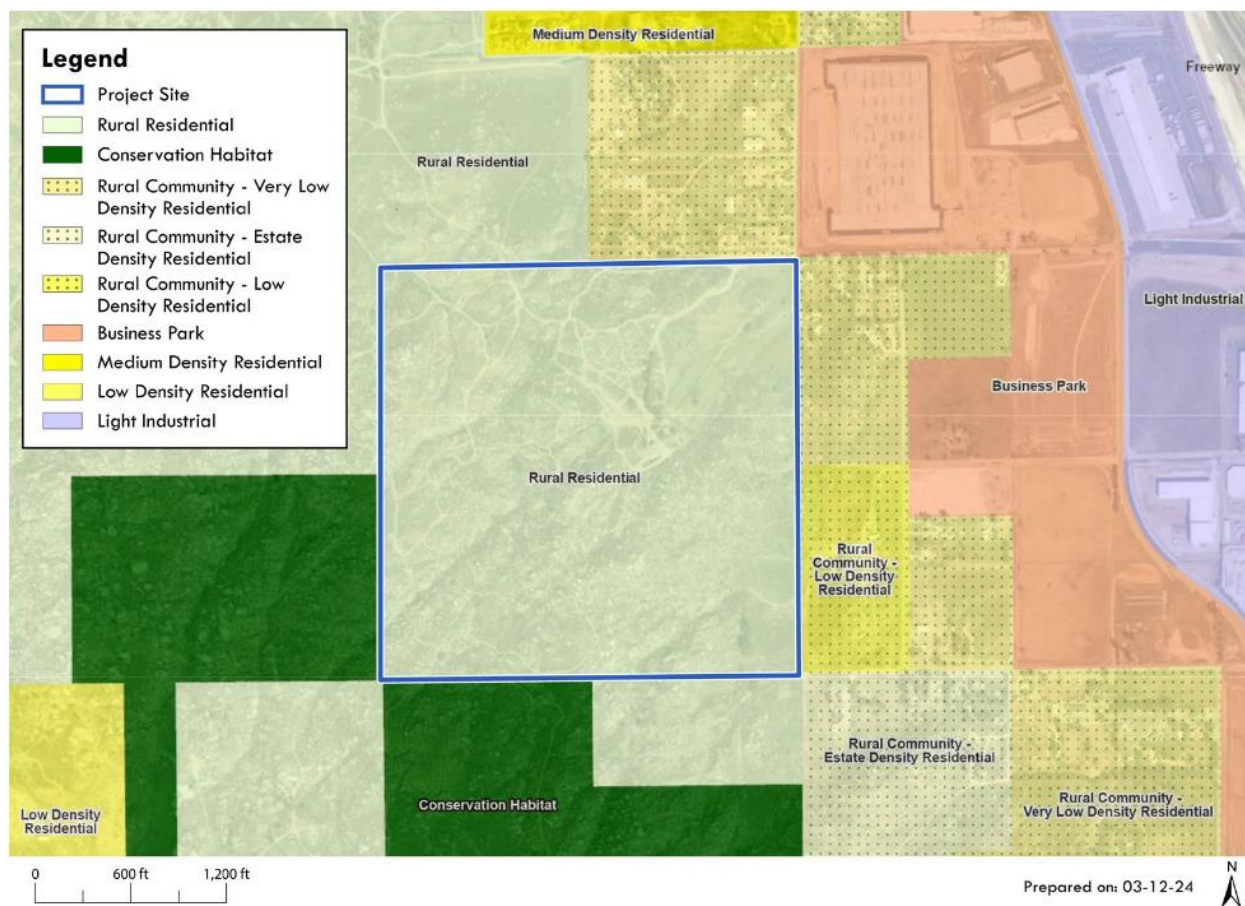
3.0 Existing Conditions

The existing condition of the site includes vacant, undeveloped land, and a single-family residential home within the Mead Valley Area Plan of the County of Riverside. The central eastern portion of the site is occupied by one single-family residential home.

4.0 Existing General Plan Land Use

As shown on Figure 2 the Mead Valley Area Plan designates the Project site as Rural Residential (RR). Rural Residential allows for single family residences with a minim lot size of 5 acres as well as the following uses: limited animal keeping and agricultural uses, recreational uses, compatible resource development and associated uses, and governmental uses.

Figure 2 – Existing General Plan Land Use Map



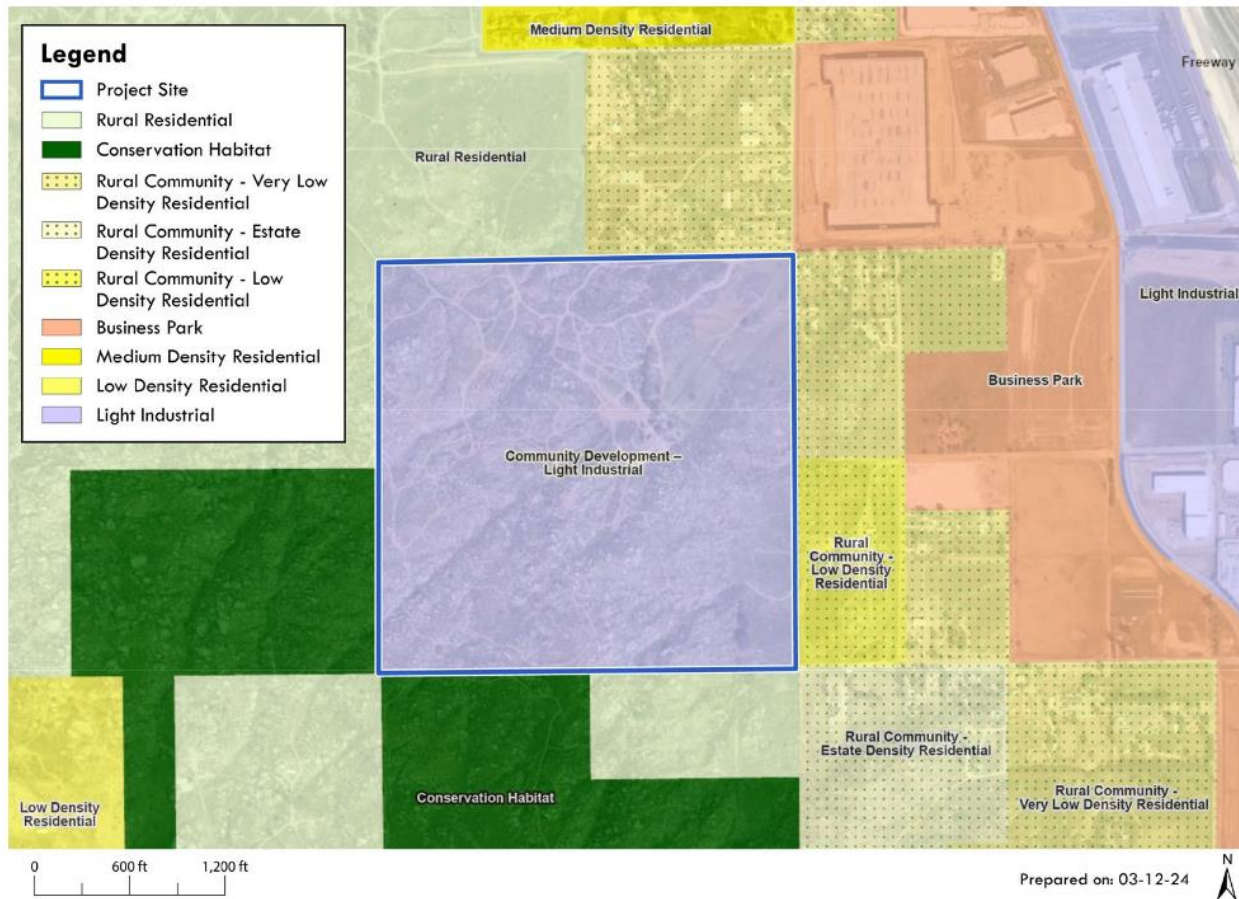
5.0 Proposed General Plan Land Use

As shown on Figure 3 the Project Applicant is seeking to re-designate via a Foundation GPA approximately 162 acres to “Community Development – Light Industrial (CD-LI)” land use. As part of the implementing project and Habitat Assessment & Negotiation Strategy (HANS) process, approximately 60 acres of the site will become Open Space – Conservation Habitat and remain undeveloped.

The Community Development – Light Industrial land use designation 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 Project site, 162 acres, 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 site is located within the Multiple Species Habitat Conservation Plan (MSHCP) identified criteria cell 2533, the southwest quarter section of cell group 1B. A Habitat Assessment and Negotiation Strategy (HANS) application identifying and delineating the conservation area apart of the project site will be processed through the County of Riverside. A re-designation of land to the OS-CH 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 3 – Proposed General Plan Land Use Map



6.0 Surrounding Land Uses

North – Rural Residential (RR) and Rural Community – Very Low Density Residential (RC-VLDR)

South – Rural Residential (RR) and Open Space – Conservation Habitat (OS-CH)

East – Rural Community – Very Low Density Residential (RC-VLDR) and Rural Community – Low Density Residential (RC-LDR)

West – Rural Residential (RR) and Open Space – Conservation Habitat (OS-CH)

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.

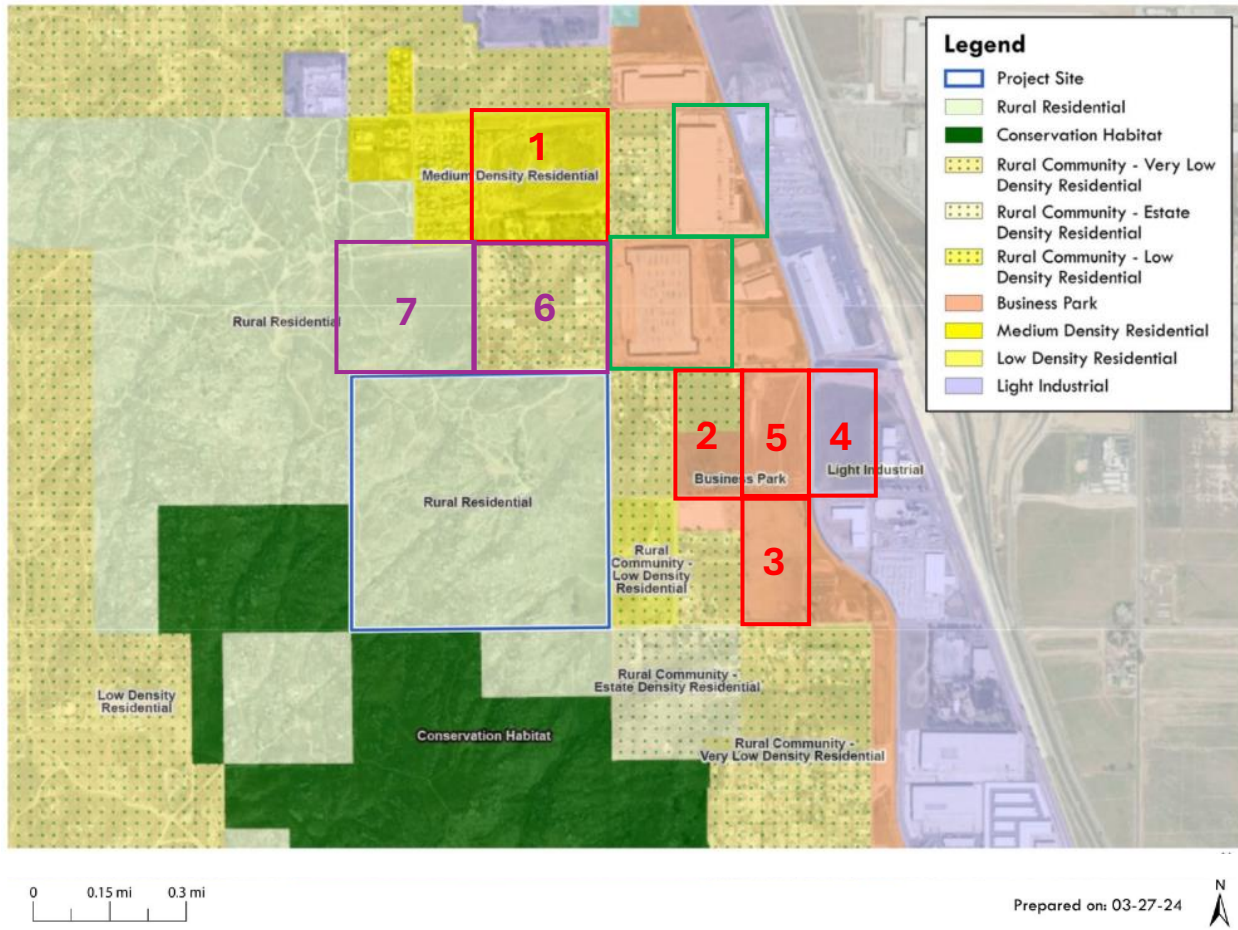
The proposed Foundation GPA from RR to CD-LI will allow for a productive use of land that has been vacant through multiple market growth cycles, bring jobs to the region, is compatible with existing and proposed business park and industrial land uses in the vicinity, and capitalizes on the site's proximity to the I-215. 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 development along the I-215 corridor, 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 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 4, this is evidenced around the Project site where industrial buildings have been built or are planned to the north, east, and west of the property. Allowing industrial uses on the Project site would result in land use compatibility with the existing uses to the northeast of the site which are industrial buildings with a Business Park land use designation and land uses to the north, west, and east proposed to be changed and developed with industrial uses.

Figure 4 – Land Uses to the Northeast



- Project Site**
- Existing Industrial Development within the Business Park Land Use**
- Planned Industrial Development (Applications in Progress) (APNs Listed below)**
 1. APN 317-210-018
 2. APNs 317-260-016, -017
 3. APN 317-270-010
 4. APN 317-260-036
 5. APN 317-260-034
- Potential Industrial Development (Application Submittals Pending) (APNs Listed below)**
 6. APNs 317-220-008, -009, -010, -012, -013, -016, -017, -018, -020, -021, -022, -023
 7. APN 317-220-025 and APNs 317-180-004, -008, -009 (not shown on Figure 4)

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 future 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. Industrial commerce generates employment across various skill levels, from production line workers to engineers and managers. It provides opportunities for skills development, vocational training, and career advancement, contributing to human capital development.

Land Use Compatibility

In addition, the proposed Community Development – Light Industrial land use is compatible with the Business Park and Light Industrial land use designations and uses to the north and east of the project site as shown in Figure 4 above. Recently proposed development in the surrounding vicinity that is compatible to the proposed use includes the following surrounding sites: 1) APN 317-210-018 proposed for a General Plan Amendment, Zone Change, Tentative Parcel Map, and Plot Plan for an approximately 576,603 square foot warehouse on approximately 37 acres proposed for the Industrial Park (I-P) zone; 2) APNs 317-260-016, -017 proposed for a General Plan Amendment, Zone Change, Tentative Parcel Map and Plot Plan for an approximately 176,200 square foot industrial building; and 3) APN 317-270-010 proposed Plot Plan for an approximately 434,823 square foot industrial building within the existing business park land use designation; 4) 317-260-036 proposed for a transportation facility with maintenance building and fuel islands; and 5) 317-260-034 proposed for eight buildings for a mental health facility. In addition, planned industrial projects are in the works to the north and west. Creating clusters of related industries can foster regional development by attracting investments to underdeveloped areas. This decentralization of economic activity helps reduce regional disparities and promotes balanced growth.

Furthermore, the Project site is about 0.6 miles from the newly constructed Placentia Interchange which allows for greater access on and off the I-215 at Placentia Avenue and improved traffic flow on Placentia Avenue. Placentia Avenue is proposed to be a 100-foot wide Secondary Arterial per the Mead Valley Area Circulation Plan and the project would provide for street improvements that meet County Standards. Locating industrial uses in close proximity to major circulation routes especially freeways, reduces potential excessive wear and tear impacts to local roads that are not designed for industrial uses, and ensures truck traffic is focused on major circulation roads (I-215).

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 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 (LU-55).” Further support for the amendment includes:

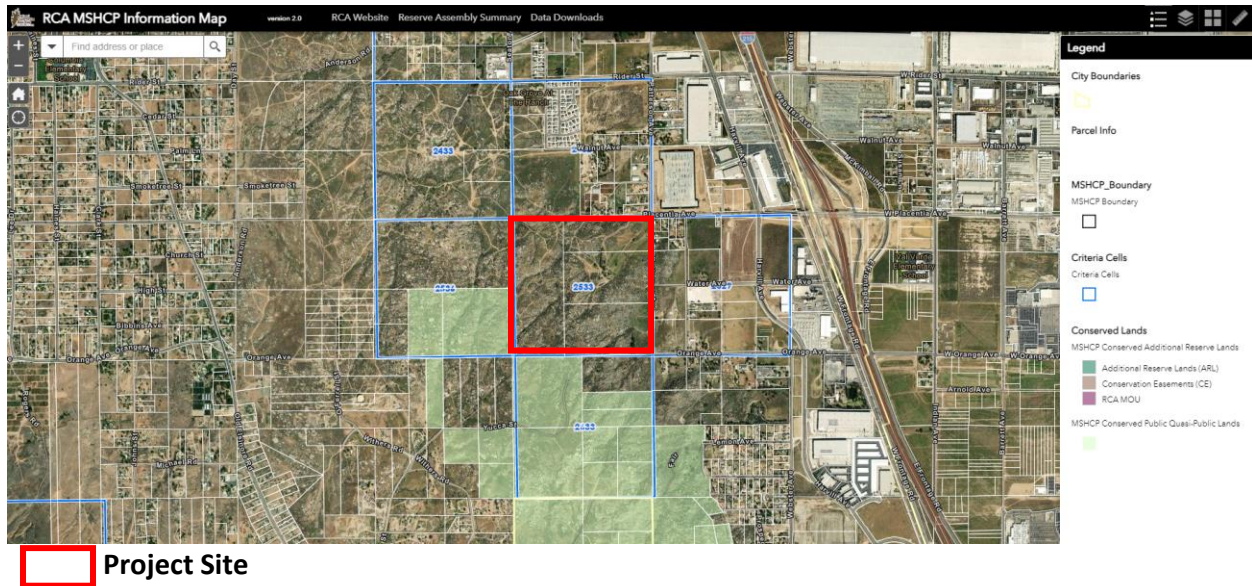
- To expand employment opportunities in the Mead Valley community of Riverside County to supply jobs and support the growing goods movement supply chain.
- To expand economic development, facilitate job creation, and increase the tax base for Riverside County by accommodating and diversifying facilities 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.

Multiple Species Habitat Conservation Plan (MSHCP)

The implementing project will set aside a portion of the site for preservation of land and habitat conservation. A HANs application will be submitted to the County to determine the precise size and location of habitat conservation. It is anticipated that conserved land would provide for connectivity to adjacent criteria cells 2536 and 2633 as shown in Figure 5. The County’s General Plan recognizes that “large interconnected natural areas are preferred in order to assure that Riverside County’s entire ecosystem has the potential to remain healthy (OS-43).”

Figure 5 – MSHCP Conserved Public Lands



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 8.8 Stimulate industrial/business-type clusters that facilitate competitive advantage in the marketplace, provide attractive and well landscaped work environments, and fit with the character of our varied communities.

The Foundation General Plan Amendment would cluster industrial/business development west of the I-215 freeway which would continue to provide an attractive and well landscaped business environment with associated roadway, streetscape, drainage, and infrastructure improvements to the area.

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 change in the land use would provide an opportunity for future development that could bring approximately 630 full-time jobs for the community providing an opportunity for local residents to live and work in the community and improving the ratio between jobs and housing.

Circulation Element

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

The Foundation General Plan Amendment would allow for the future development of industrial, office, and business park uses which would increase employment opportunities and support goods movement and support the supply chain.

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 analyze noise, traffic, and greenhouse gas emissions and implement mitigation measures as required.

Mead Valley Area Plan

MVAP 6.2 A minimum 50-foot setback shall be required for any new industrial project on properties zoned I-P, if that property abuts a property that is zoned for residential, agricultural, or commercial uses. A minimum of 20 feet of the setback shall be landscaped, unless a tree screen is approved, in which case the setback area may be used for automobile parking, driveways or landscaping. Block walls or other fencing may be required.

Future development site planning would comply with the existing policies in Mead Valley Area Plan for setbacks, landscaping, screening, and fencing and the County's "Good Neighbor" Policy for Logistics and Warehouse/Distribution Uses.

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

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,
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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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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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 properly 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 (CCA/EJ) 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 trucks 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 Cajalco 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 updated 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

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 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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Dear Riverside Planning Department,

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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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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.

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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,

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.

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,
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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,
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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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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

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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

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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,
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,

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,
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

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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.

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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

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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. 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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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,

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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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,
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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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,
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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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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'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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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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'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,
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

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.

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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,

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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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 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

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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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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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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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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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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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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

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,
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:

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, I 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,
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,

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.

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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.

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.

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

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 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

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,
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

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.

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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,
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.

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,

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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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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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,
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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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,

<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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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,
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 Dicarantonio <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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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
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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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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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. 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

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.

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

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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'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
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.

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Please consider the environment before printing this email

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

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

*ALSO Admitted in Texas

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

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This firm represents the Rural Association of Mead Valley ("RAMV") with regard to the County of Riverside's ("County") processing of Foundation Amendment Initiation Requests¹ 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,

A handwritten signature in black ink, appearing to read "Jamie T. Hall", written in a cursive style.

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.

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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,
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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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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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.

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

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. There is already a glut of warehouses along this transportation corridor. No more!!!

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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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,
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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'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,
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

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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 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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'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

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.

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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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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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'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

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.

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.

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
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

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: 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 <raeturner@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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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,

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 obligation to 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 bring 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.

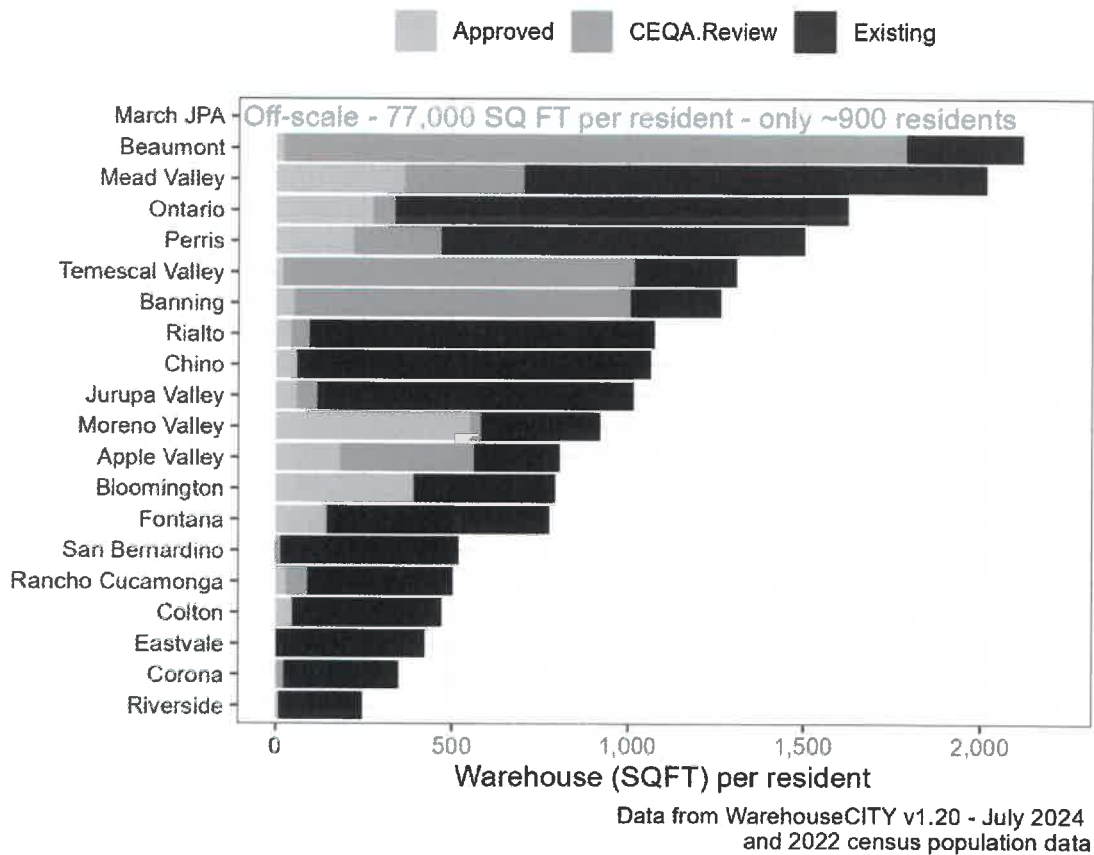


Figure 1 – Rank ordered warehouse land-use per capita for communities in the Inland Empire.

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 of 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.

A handwritten signature in black ink, appearing to read 'Paz Trevino', with a long horizontal flourish extending to the right.

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 it 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 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

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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

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Dear Riverside Planning Department,

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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

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.

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.

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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

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.

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,

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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,
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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'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

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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,
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

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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.

Mead Valley is a unique area. I do not feel the City of Perris would have our best interest or make the best 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

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Dear Riverside Planning Department,

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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 <mrsmsrblstr@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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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.

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

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,

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@theeiyc.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

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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,
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 noticeable 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

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,
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

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.

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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,

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

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.

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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,
<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 <mikeliem@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

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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,
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

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.

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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 <twelbournwhite@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

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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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

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.

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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,
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

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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'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,
Ronald Peters
92508

Sent from my Galaxy

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, September 16, 2024 8:24 AM
To: Camacho, Maria
Cc: Hildebrand, John; Moore, Sarah; Marshalian, Richard
Subject: FW: Good Morning (FCGPA for DH & PC)

FYI...

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 Ruan <mkruan03@icloud.com>
Sent: Saturday, September 14, 2024 7:56 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Good Morning

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.

I'm writing you in regards to to rezoning mead valley I think it's a huge mistake and should be shot down with all the traffic, air pollution and crazy drivers just makes the area unsafe/ unhealthy for our children .

Thank you
Michael Ruan

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, September 16, 2024 8:25 AM
To: Camacho, Maria
Cc: Hildebrand, John; Moore, Sarah; Marshalian, Richard
Subject: FW: Rezoning (for FCGPA on DH & PC)

FYI...

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: Maricela Lopez <maricela.lopez20@outlook.com>
Sent: Saturday, September 14, 2024 1:58 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Re: 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.

Maricela Lopez
20901 Old Elsinore Rd
Perris, Ca 92570
Maricela.lopez20@outlook.com
951-435-9410
9/14/24

Tim Wheeler
Project Planner Riverside County Planning Department
4080 Lemon St, 12 floor
Riverside, Ca 92501

Dear Tim Wheeler,

I am writing to express my strong opposition to the proposed rezoning of rural land in Mead Valley for the development of warehouses. As a resident of this community, I am deeply concerned about the potential negative impacts this project could have on our area.

Firstly, the increase in traffic and noise pollution from the constant flow of trucks would significantly disrupt the peaceful environment that we currently enjoy. This would not only affect our daily lives but also pose safety risks, particularly for children and elderly residents.

Secondly, the environmental impact of such a development cannot be overlooked. The construction and operation of warehouses would likely lead to increased air and water pollution, as well as the loss of valuable green spaces that are essential for the well-being of our community and local wildlife.

Additionally, the presence of large industrial buildings would likely decrease property values in the surrounding residential areas. This would be detrimental to homeowners who have invested in this community, expecting it to remain a rural and serene place to live.

Lastly, rezoning this land would fundamentally alter the character of Mead Valley. Our community is known for its rural charm and close-knit atmosphere, which would be irrevocably changed by the introduction of large-scale industrial facilities.

I urge you to consider the long-term consequences of this rezoning proposal and to prioritize the needs and well-being of the current residents of Mead Valley. I respectfully request that you reject this rezoning application and seek alternative locations for warehouse development that do not compromise the integrity of our community.

Thank you for your attention to this matter.

Sincerely,

Maricela Lopez

Sent from my iPhone

Camacho, Maria

From: Patrick Rutten <pjrutten707@gmail.com>
Sent: Tuesday, September 17, 2024 3:58 PM
To: Wheeler, Timothy
Cc: Clerk of the Board; Camacho, Maria
Subject: GPA Meade 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.

I am writing this email on behalf of the 800 members of Save Temescal Valley.

We are aware that the County is hearing a request to rezone approximately 1,000 acres to light industrial. That means warehouses.

It is wrong to have this unchecked light industrial growth with a FULL evaluation of the air and traffic impacts. It is also wrong to continue warehouse growth in the face of the State AG's position on Environmental Justice. This is an air quality impacted area.

We request that the County stop and let residents be fully heard on this GPA proposal, and that the County stop all warehouse approvals until the a GENERAL PLAN EIR is completed.

The County is one step away from a Grand Jury complaint on warehouse land use and approvals.

Patrick Rutten
11547 Explorer Ct
Temescal valley, CA. 92883
707 396-4271

Sent from my iPad

Camacho, Maria

From: George Hague <gbhague@gmail.com>
Sent: Tuesday, September 17, 2024 4:49 PM
To: Wheeler, Timothy
Cc: Camacho, Maria; Clerk of the Board
Subject: Comments for Planning Commission 9.18.2024 meeting items 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, and 2.7 on General Plan Amendments (GPA)
Attachments: SC PC letter Riverside Co. seven GPA .pdf; Untitled attachment 00053.txt

Good afternoon Mr Wheeler,

Please provide the comments found below to the Planning Commission prior to their hearing on items 2.1, 2.2, 2.3, 2.4, 2.5, 2.6. and 2.7 on General Plan Amendments (GPA).

Please confirm you have received these and could open the attachment.

Thank you,

George Hague



SAN GORGONIO CHAPTER

Moreno Valley Group

Good morning Planning Commissioner,

September 17, 2024

RE: Item 2 General Plan Amendment Initiation Proceedings: #1 through #7

Prior to voting Please Read the Sierra Club letter in the "GPAC Public Comments 7.29.24" for each project and NOT approve these going forward as was done with at the GPAC meeting. You will find it among the 100 emails opposing moving any of these GPA's to the next level.

The GPAC never approved any of these to go forward. If you eliminate District 4 GPAC rep who always just said "I support the staff" – even when the other three reps in attendance voted no like on GPA 240023 – then none of the votes would even been close.

Mead Valley is still a rural area as the county acknowledged less than a year ago in the Mead Valley Area Plan (MVAP). Just because developers now want it otherwise doesn't mean the families do nor should you allow these GPA which will cover almost 750 acres.

Cumulative impacts from all these GPA's are not even part of the discussion or analysis. This effort with these seven GPA's is piecemealing a much larger project.

Sincerely,

George Hague
Sierra Club
Moreno Valley Group
Conservation Chair

Printed on Recycled Paper.To explore, enjoy and preserve the nation's forests, waters, wildlife, and wilderness.

Camacho, Maria

From: Catherine Barrett-Fischer <cbfcentury@aol.com>
Sent: Tuesday, September 17, 2024 4:38 PM
To: TLMA Planning Hearings
Subject: Riverside County Planning Commission September 18, 2024, Comments

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TLMA Commission Secretary
Riverside County Administrative Center
4080 Lemon Street 12th Floor
P.O. Box 1409
Riverside, CA 92502
E-mail: planninghearings@rivco.org

Dear Planning Commissioners,

Over 1,300 acres in Mead Valley are on the agenda on September 24, 2024, to be considered to be rezoned from Rural Residential to Light Industrial by the Planning Commission. Mead Valley is an Environmental Justice Community and there is a critical housing shortage statewide in California. Please advise the Planning Commissioners that our members are opposed to replacing Rural Residential zoning that will allow the construction of much needed housing to Light Industrial zoning which will allow the construction of more warehouses in an area already overburdened by the noise, air pollution, truck traffic and low paying jobs generated by warehouses. Thank you.

Best regards,

Catherine Barrett-Fischer
Executive Committee Chairwoman
Community Alliance for Riverside's Economy & Environment (CAREE)
(951) 461-9443

Camacho, Maria

From: Wheeler, Timothy
Sent: Tuesday, September 17, 2024 5:07 PM
To: Camacho, Maria
Cc: Hildebrand, John; Moore, Sarah; Cushman, Melissa; Gettis, Aaron
Subject: FW: Riverside County Planning Commission September 18, 2024, Comments

FYI...

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: Catherine Barrett-Fischer <cbfcentury@aol.com>
Sent: Tuesday, September 17, 2024 4:32 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Riverside County Planning Commission September 18, 2024, Comments

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,

Over 1,300 acres in Mead Valley are on the agenda on September 24, 2024, to be considered to be rezoned from Rural Residential to Light Industrial by the Planning Commission. Mead Valley is an Environmental Justice Community and there is a critical housing shortage statewide in California. Please advise the Planning Commissioners that our members are opposed to replacing Rural Residential zoning that will allow the construction of much needed housing to Light Industrial zoning which will allow the construction of more warehouses in an area already overburdened by the noise, air pollution, truck traffic and low paying jobs generated by warehouses. Thank you.

Best regards,

Catherine Barrett-Fischer
Executive Committee Chairwoman
Community Alliance for Riverside's Economy & Environment (CAREE)
(951) 461-9443

Camacho, Maria

From: Wheeler, Timothy
Sent: Tuesday, September 17, 2024 10:48 PM
To: Camacho, Maria
Cc: Hildebrand, John; Moore, Sarah; Cushman, Melissa; Gettis, Aaron
Subject: Fwd: Opposition to Proposed Rezones for Mead Valley General Plan Amendment Agenda Items 2.1-2.7

FYI...

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From: Yesenia Contreras <yesenia.contreras26@yahoo.com>
Sent: Tuesday, September 17, 2024 6:17:54 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Opposition to Proposed Rezones for Mead Valley General Plan Amendment Agenda Items 2.1-2.7

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,

My name is Yesenia Contreras and I am writing to you as a resident of Perris to inform you of my opposition to the planned rezoning of Mead Valley. The proposed rezones would allow for more industrial warehouses in the region and we have an excessive amount already. These warehouses have lead to horrible air quality, crumbling roads, jobs that do not pay livable wages, and a decreased quality of life. We do not need any more.

Thank you,
Yesenia Contreras

Camacho, Maria

From: Wheeler, Timothy
Sent: Tuesday, September 17, 2024 10:49 PM
To: Camacho, Maria
Cc: Hildebrand, John; Moore, Sarah; Cushman, Melissa; Gettis, Aaron
Subject: Fwd: Mead Valley Warehouse -OPPOSED

FYI...

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From: Vanessa Garcia <nessavg20@gmail.com>
Sent: Tuesday, September 17, 2024 8:11:26 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Mead Valley Warehouse -OPPOSED

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,

My name is Vanessa Garcia and I am resident of Perris and have family in Mead valley. I am opposed to the rezoning to allow for more warehouses in the area. I have lived in this area for 15 years and recently bought a house so I plan to stay and raise a family here. My years in Perris/Mead valley have been a constant battle against warehouses, time after time we have to beg our counsel to think of our kids and the air quality. Friends and family located in Menifee, Murrieta and Temecula don't face these constant battles, I wonder why?

Industrial zoning is bad for the environment , bad for the roads and bad for our quality of life. We already have some of the worse air quality in the Inland Empire.

If you would like some suggestions for items to build instead - grocery stores, schools, urgent care, homes, apartments , county buildings, shelters , restaurants. So much is needed in this community, the list goes on and on but WAREHOUSES is not one of them.

This meeting was scheduled during work hours if not I would be there in person , along with my family, to oppose this.

Thank you

Vanessa Garcia
951-413-4019

Camacho, Maria

From: Wheeler, Timothy
Sent: Tuesday, September 17, 2024 10:50 PM
To: Camacho, Maria
Cc: Hildebrand, John; Moore, Sarah; Cushman, Melissa; Gettis, Aaron
Subject: Fwd: Proposed rezones for Mead Valley General Plan Amendment agenda items 2.1-2.7

FYI...

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From: Pascual Pablo <pascualpablo316@gmail.com>
Sent: Tuesday, September 17, 2024 8:30:19 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Proposed rezones for Mead Valley General Plan Amendment agenda items 2.1-2.7

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,

My name is Pascual Pablo Mateo, and I am a resident of Perris. I am writing to let you know that I oppose the planned rezoning to allow for industrial warehouses.

Our region has enough warehouses poisoning our air and ruining our roads. We do not need anymore.

Thank you,

Pascual Pablo

Camacho, Maria

From: Wheeler, Timothy
Sent: Tuesday, September 17, 2024 10:51 PM
To: Camacho, Maria
Cc: Hildebrand, John; Moore, Sarah; Cushman, Melissa; Gettis, Aaron
Subject: Fwd: Proposed Rezones for Mead Valley General Plan Amendment Agenda Items 2.1 - 2.7

FYI...

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From: Jackie Camarena <jackiecamarena101@gmail.com>
Sent: Tuesday, September 17, 2024 8:46:33 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Proposed Rezones for Mead Valley General Plan Amendment Agenda Items 2.1 - 2.7

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Dear Mr. Wheeler, My name is Jacquelynne Camaren and I am a resident of Mead Valley/Perris for the past 23 years. I am writing to let you know that I oppose the planned rezoning to allow for industrial warehouses. Our region has enough warehouses poisoning our air and ruining our roads. We do not need any more.

Thank you,
Jacquelynne Camarena

Camacho, Maria

From: Wheeler, Timothy
Sent: Tuesday, September 17, 2024 10:53 PM
To: Camacho, Maria
Cc: Hildebrand, John; Moore, Sarah; Cushman, Melissa; Gettis, Aaron
Subject: Fwd: Proposed Rezones for Mead Valley General Plan Amendment Agenda Items 2.1 - 2.7

FYI...

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From: beeswax_boatmen0s@icloud.com <beeswax_boatmen0s@icloud.com>
Sent: Tuesday, September 17, 2024 9:47:24 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Proposed Rezones for Mead Valley General Plan Amendment Agenda Items 2.1 - 2.7

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,

My name is Abby and I am a resident of Mead Valley/Perris. I am writing to let you know that I oppose the planned rezoning to allow for industrial warehouses. Our region has enough warehouses poisoning our air and ruining our roads. There have also been studies that link warehouse-dense areas with higher rates of cancer and respiratory illnesses. We do not need any more warehouses.

Thank you,
Abby Rivera

Dear [Recipient/Community Members/Decision-Makers],

I am writing to express my strong support for the proposed warehouse industrial development project in our area, which is situated in the rural residential zone of Mead Valley. As a property owner with deep roots in this community, I have witnessed firsthand the significant transformation of our region over the years—from a serene, rural environment to a more industrial landscape.

This transition, which began long before the current project was proposed, reflects a natural progression towards a more diversified and economically robust community. The development of a warehouse facility on this property is not only a logical step given the surrounding industrial activity but also a strategic use of land that aligns with the evolving character of our neighborhood.

Here are several key reasons why I believe this development is beneficial for our community: **Enhanced Property Value and Community Benefits:** By supporting this development, we are contributing to a more vibrant and economically diverse neighborhood. A well-executed industrial project can enhance property values, attract further investments, and create job opportunities that benefit all residents. It also ensures that the area's transformation is handled in a way that respects its past while preparing it for a prosperous future.

In conclusion, the new warehouse industrial development project represents a necessary and advantageous evolution for our community. It aligns with the ongoing changes in our area, supports local economic growth, and provides a practical solution for the use of this property. I wholeheartedly support this initiative and urge others to consider the long-term benefits it will bring to our neighborhood.

Thank you for your attention and consideration.

Sincerely,

Laura Vazquez
(951) 552-4496
3482 Churchill Ln.
Perris, CA 92571

Camacho, Maria

From: Franco <inlandvalleyalliance@gmail.com>
Sent: Wednesday, September 18, 2024 12:23 AM
To: Wheeler, Timothy; Camacho, Maria; TLMA Planning Hearings
Subject: Planning commission meeting 9-18-24 comments 2.1-2.7

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 , Planning commission,

I am sending in this message as a resident in Mead valley that is opposed to the rezoning of the proposed land to industrial. The county needs to consider the cumulative effects of this amount of industry. Mead valley is an environmental justice community, there has already been a failure from the county to protect residents from worsening air, noise , light and traffic pollution caused by the logistics industry. We should not be removing housing zoning for more industrial. These actions may put us back into non compliance with the fair housing laws in place now. Our community is already overburdened by existing warehousing in the area and adding more will significantly make our quality of life worse. Please consider all the facts, we have already seen what warehousing has done to the area, we are #2 in worst air quality in the country. We have just heard from families on monday that they are being forced out because they have a giant warehouse in front of their residences so the only thing they can do is sell out to a developer. This is even more evidence that we are losing housing because of these types of projects. Please vote no to all the rezones Proposals to industrial.

Franco Pacheco
92570

Camacho, Maria

From: Franco <inlandvalleyalliance@gmail.com>
Sent: Wednesday, September 18, 2024 12:23 AM
To: Wheeler, Timothy; Camacho, Maria; TLMA Planning Hearings
Subject: Planning commission meeting 9-18-24 comments 2.1-2.7

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 , Planning commission,

I am sending in this message as a resident in Mead valley that is opposed to the rezoning of the proposed land to industrial. The county needs to consider the cumulative effects of this amount of industry. Mead valley is an environmental justice community, there has already been a failure from the county to protect residents from worsening air, noise , light and traffic pollution caused by the logistics industry. We should not be removing housing zoning for more industrial. These actions may put us back into non compliance with the fair housing laws in place now. Our community is already overburdened by existing warehousing in the area and adding more will significantly make our quality of life worse. Please consider all the facts, we have already seen what warehousing has done to the area, we are #2 in worst air quality in the country. We have just heard from families on monday that they are being forced out because they have a giant warehouse in front of their residences so the only thing they can do is sell out to a developer. This is even more evidence that we are losing housing because of these types of projects. Please vote no to all the rezones Proposals to industrial.

Franco Pacheco
92570

Boydd, April

From: Acquia Mail
Sent: Monday, October 27, 2025 7:33 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 20251028**. 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 October 27, 2025

Submitted values are:

First Name

Franco

Last Name

Pacheco

Phone

9517967757

Agenda Date

10/28/2025

Agenda Item # or Public Comment

22.1, 22.2 , 22.3 , public comment

Boydd, April

From: Acquia Mail
Sent: Monday, October 27, 2025 7:40 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 20251028**. 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 October 27, 2025

Submitted values are:

First Name

Karla

Last Name

Cervantes

Phone

9518929916

Agenda Date

10/28/2025

Agenda Item # or Public Comment

22.1 , 22.2 , 22.3

Boydd, April

From: Mindy Jian <mjian@smwlaw.com>
Sent: Monday, October 27, 2025 8:30 PM
To: Clerk of the Board
Cc: Edward T. Schexnayder; Debbie Walsh; George Hague; Michael McCarthy
Subject: Letter to Board of Supervisors (Oc. 28, 2025 meeting) re Agenda Items 22.1, 22.2, and 22.3
Attachments: Oct. 27, 2025 SMW Letter to BOS re GPAs 240012, 240026, 240082 (Items 22.1, 22.2, 22.3).pdf

Hello,

Please find attached a letter from this office for submission to the Board of Supervisors regarding Items 22.1, 22.2, and 22.3 (GPAs 240012, 240026, and 240082) on the October 28, 2025 meeting agenda. Please let me know if you have any difficulty accessing the document.

Best,
Mindy Jian



Mindy Jian
Attorney
Shute, Mihaly & Weinberger LLP
396 Hayes Street
San Francisco, CA 94102-4421
p: 415/552-7272 x |
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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

October 27, 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 92501
E-Mail: cob@rivco.org

Re: Initiation of Foundation Component General Plan Amendments
240012, 240026, 240082 (Items 22.1, 22.2, and 22.3 - 10:00 a.m.
County General Plan Amendment Initiation Proceedings Meeting)

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 Amendments (“GPAs”) 240012, 240026, and 240082. We previously submitted an October 22, 2024 letter to the Planning Commission in advance of their consideration of these proposals. We write again to highlight serious concerns about these GPAs, which collectively ask the County to change the zoning for over 186 acres of rural land, including a 162-acre area directly abutting the Motte-Rimrock Reserve, to allow for even more industrial warehouse developments. This additional industrial development would further harm Mead Valley’s overburdened environmental justice communities. And the limited information provided by applicants already shows that the GPAs are likely to conflict with the Riverside County Vision and create internal inconsistencies between General Plan elements. Industrial development in these areas will also threaten protected species by destroying their habitat, particularly where the proposed development area abuts existing conservation areas. The Board of Supervisors should deny any initiation of amendment proceedings for these GPAs.

GPAs 240012 and 240082 continue to violate the County’s Amendment Process.

To begin, the submittals for GPAs 240012 and 240082 do not meet the application requirements for the 2024 Property Owner Initiated General Plan Foundation Component

Amendment Process. This process, which the Board of Supervisors approved on January 30, 2024, requires that “[a]t a minimum, applicants shall provide . . . a detailed written discussion justifying the reason for the proposed change” that “should include information related to compatibility, infrastructure, habitat, site constraints / opportunities and any other information unique to the property that supports a Foundation change.”¹ However, the posted submittals for GPAs 240012 and 240082 contain only the information provided in the Planning Department application form and proposed maps of the project site. There is no discussion justifying the reason for the proposed changes. Because these applications fail to comply with the minimum standards for a GPA, the County should not consider them further.

The County cannot make the required findings to justify approval of the GPAs.

Under Section 2.5 of Ordinance 348, the Board of Supervisors cannot approve an amendment unless it finds that (1) new conditions or circumstances disclosed during the review process justify the modification, (2) the modification does not conflict with the Riverside County Vision, and (3) the modification would not create an internal inconsistency among General Plan elements. *See* Ordinance 348, section 2.5. Here, the County cannot make such findings for GPAs 240012, 240026, and 240082.

First, no new conditions or circumstances justify the proposed Foundation changes. The application for GPA 240026 claims that the area around the proposed project site has transitioned “to a more suburban/urban environment.” 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.” The MVAP 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.

¹ *See* 2024 General Plan Foundation Amendment Cycle <https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle#2741959481-3276527010> (last accessed Sept. 17 2024).

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 accommodate industrial activity in the area. And, if ultimately constructed, the proposed warehouse projects may very well also sit vacant.

Second, these GPAs conflict with the Riverside County Vision. The Vision establishes equity, balance, and a diversified job base as important County values. *See* General Plan for the County of Riverside, Ch. 2, pp. V-4-V-6. The GPAs would conflict with these core values. They would allow for over 186 acres of industrial development. And, although vague, the GPAs seem to contemplate only warehouse projects (e.g. "industrial and related uses including warehousing/distribution"). The proposed projects appear to require demolition of existing homes to construct this additional industrial development. *See also* GPA 240026 Attachment F (Applicant Exhibit) at PDF p. 5. GPAs 240012, 240026, and 240082 would conflict with the Vision's core values of balance and diversity by converting these 186+ acres of rural land to industrial development. The addition of *three* more industrial complexes with such an enormous combined footprint, in addition to the several that have already been entitled, would not diversify financial or employment opportunities in this area.

Finally, GPAs 240012, 240026, and 240082 are 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

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).

“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 these GPAs move forward, the changes will almost certainly cause significant environmental impacts. More industrial development will severely exacerbate air quality and traffic impacts and cause significant greenhouse gas emissions and noise pollution (e.g. noise and pollution from diesel trucks, traffic congestion, public health impacts). These impacts would also intensify the burdens already felt by environmental justice communities already suffering the consequences of industrial development in the surrounding area. Additionally, the areas covered by GPAs 240026 and 240082 are less than one block away from the forthcoming Mead Valley Wellness Village. This center “will provide primary health care, children and youth services, and mental health and substance use disorder services” and “will include parks, recreation areas, gardens, rest areas, and trails.”³ But the proposed GPAs would introduce more pollution and environmental impacts that are known to increase rates of chronic illness near this new healthcare center. All of the areas affected by the proposed GPAs are also designated as Very High fire severity zones.

Furthermore, should these proposed GPAs move forward, they will cause significant environmental impacts, including harm to protected species and their habitats. 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

³ Riverside University Health System, “Mead Valley Wellness Village,” at <https://ruhealth.org/mead-valley-wellness-village> (last accessed Oct. 27, 2025).

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 at <https://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

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 600-1,000 ft. of the project sites, it is not clear whether all *residents* living within and around the project sites have been notified. Additionally, interested community members who previously submitted comments in opposition to GPAs 240012, 240026, and 240082, 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.

* * * * *

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 reiterate our request that notice of any future hearings or public information on GPAs 240012, 240026, and 240082, and any associated review or approvals, be mailed to mjian@smwlaw.com.

Very truly yours,

SHUTE, MIHALY & WEINBERGER LLP



Mindy K. Jian, Attorney

<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).

Boydd, April

From: jimrich.460mag <jimrich.460mag@yahoo.com>
Sent: Monday, October 27, 2025 8:16 PM
To: Clerk of the Board; mmacedevo@rivco.org; D3email@rivo.org
Subject: 80 acre proposed development at Leon Rd & Keller Rd

Dear Supervisor Washington

I was informed that you have a hearing scheduled tomorrow morning to address the proposed new development at the NE corner at Leon Rd & Keller Rd. I am unable to attend tomorrow but I want to express my concern regarding this property.

I own 5 acres directly south of the 80 acre parcel at the corner of Keller Road at Kooden. My wife and I purchased our home in 2007 and have invested a great deal of money as well as our time improving the area. We like the open space we have in the middle of ever growing tract home development. We were informed that the smallest parcel that properties could be split to in this area would be 1 acre but most of our neighbors opted to leave the larger parcels. I am extremely concerned to know that you are considering zone change to medium density, allowing the 80 acres adjacent to our property to include multi family housing, or even apartments.

I do support capitalism and development but this is not fair business when they are trying to take away what we have worked hard for by forcing this zone change. We have purchased our properties with the zoning for open space and the expectation that the county wanted it to stay this way.

I hope you agree with us and say no to more medium density housing or apartments in this area.

Of you choose to allow any multi- family housing or apartments to be built in this area I would request that you include our property in the zone change so we can sell and move. We choose not to live next to an apartment complex!

Sincerely,
Jim Richardson
34033 Kooden Rd
Winchester, CA 92596

Sent from my Galaxy

Public Testimony – Opposition to GPA240021

Board of Supervisors Hearing – October 7, 2025

By: Phillip Means, adjoining property owner

Good morning, Chair and Members of the Board.

My name is Phillip Means, and I own the property directly adjoining the proposed General Plan Amendment GPA240021. I'm here to respectfully oppose this amendment.

This proposal would change the land use from **Rural Community** to **Medium Density Residential**, allowing potentially **200 to 300 homes** in an area that was originally planned for large rural lots. That shift is inconsistent with the County's **Rural Community Area Plan**, which calls for preserving open space, rural character, and one- to two-acre parcels that support animal keeping and agriculture.

The General Plan—specifically **Policies LU 22.2 and LU 22.3**—requires that new development have adequate water and circulation facilities, and that it not adversely impact the open space and rural character of surrounding properties. Those conditions simply are not met here.

In recent years, my own well and several of my neighbors' wells have gone dry. Adding hundreds of homes and impervious surfaces will worsen groundwater depletion and runoff, directly conflicting with **Water Resource Policy WR 2.1**, which protects existing users from reduced water availability.

The applicant has referenced earlier projects, including **Tract 29098** and **GPA00503**, as justification. But those actions involved much smaller, low-density layouts—nothing close to the level of suburban development now being proposed. This new amendment represents a major intensification, not a continuation, and it fails to meet **Policy LU 19.1**, which directs the County to *preserve rural and hillside areas by limiting the expansion of suburban densities*.

Traffic and road safety are also serious concerns. Keller Road and Leon Road are narrow rural routes already strained by existing growth. Without major infrastructure improvements, this proposal would create unsafe conditions for local residents, agricultural users, and equestrians.

Finally, from my hillside property, I can see this area clearly—it's one of the last remaining open viewsheds. A dense subdivision here would permanently alter the landscape, disrupt wildlife habitat, and violate the intent of **Scenic Resource Policy OS 21.1**, which calls for blending development with natural contours and protecting rural views.

For all these reasons—water scarcity, infrastructure limitations, traffic hazards, and incompatibility with the County's own planning framework—I respectfully urge the Board to **deny initiation of GPA240021** and preserve the existing **Rural Community designation** that protects our area's environment and rural character.

Thank you for your time and consideration.

10/28/25
22.4
Phillip
Means

Presentation to the Board of Supervisors

Good morning, and thank you for the opportunity to speak. *in opposition to this development*

My name is Cynthia Means, and I've been a proud resident of this community since 1985—back when Temecula was still Rancho California and Ynez Road was just a dirt road. My mother and I built homes on adjoining 5-acre parcels, drawn by the promise of open skies, quiet land, and a rural lifestyle rooted in nature and neighborliness.

Over the decades, I've watched our area grow—not just in population, but in character. Families have settled on 2.5-acre parcels, raising animals, planting gardens, and embracing the peaceful rhythm of rural life. This isn't just where we live—it's how we live.

In the 1990s, our community came together to protect this way of life, resulting in the Leon/Keller Agreement. That agreement wasn't just a policy—it was a promise. A promise that our voices mattered, and that our rural character would be respected.

Today, that promise is under threat.

General Plan Amendment GPA 503 proposed to remove a significant portion of the Leon/Keller Policy Area, paving the way for medium-density housing. The justification? That the area west of Leon Road is now part of the City of Menifee. But this argument ignores a critical fact: the land in question is already developed with large-lot homes. These are not empty fields—they are lived-in, loved, and part of a thriving rural community. *The county has not identified as the sphere of influence of Menifee*

The proposed change would bring streetlights, traffic congestion, and increased demand on water resources. It would alter the zoning in ways that threaten our ability to keep animals—meaning my rooster, my neighbor's horses, and the lifestyle we've built, could suddenly become unwelcome. This isn't just a zoning change—it's a cultural shift.

More importantly, GPA 503 directly contradicts several key General Plan policies:

LU 22.2 and LU 22.3: New development must not harm open space or rural character.

WR 2.1: Protects water availability—especially critical for those of us on wells.

LU 19.1: Limits suburban expansion into rural and hillside areas.

OS 21.1: Calls for development that blends with natural contours and protects scenic views.

This proposal is not a continuation of existing land use—it's a leapfrog development that would disrupt the fabric of our community. It's not just inappropriate—it's incompatible.

And yet, this change was proposed without proper notification. The removal of this strip from the Leon/Keller Agreement was done quietly. This continuation of the October 7 hearing was not communicated.

of GPA 503
(The original hearing was not communicated to residents west of Leon Road—many of whom will be directly impacted. Only those immediately adjacent to the parcel were notified, leaving the rest of us in the dark.) *The staff report was the only justification when it was tentatively approved on 10/17/2006 - 19 yrs ago. Then it was passed on July 29, 2025*

We are not opposed to growth. We are opposed to growth that disregards the character, values, and voices of the community it affects. *As the invocation said, we are a diamond that deserves to be preserved.*

We respectfully *Not to make a foundational change, and changing zoning to MDR.* urge you to reject GPA 503, uphold the Leon/Keller Agreement as well as deny initiation of GPA 240021. Preserve the rural zoning that defines our neighborhood. Protect the lifestyle that generations have built. Honor the promises made—and the people who believed in them.

Thank you.

Warm regards,

Cindy Means J

Cynthia Means

July 29, 2025

503

The staff report was the only justification

tent approved 10/17/06

County
not identified as Menifee sphere of influence



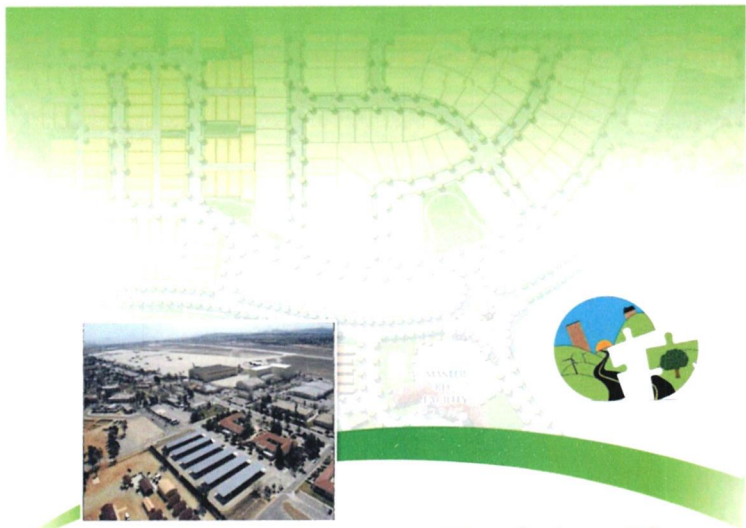
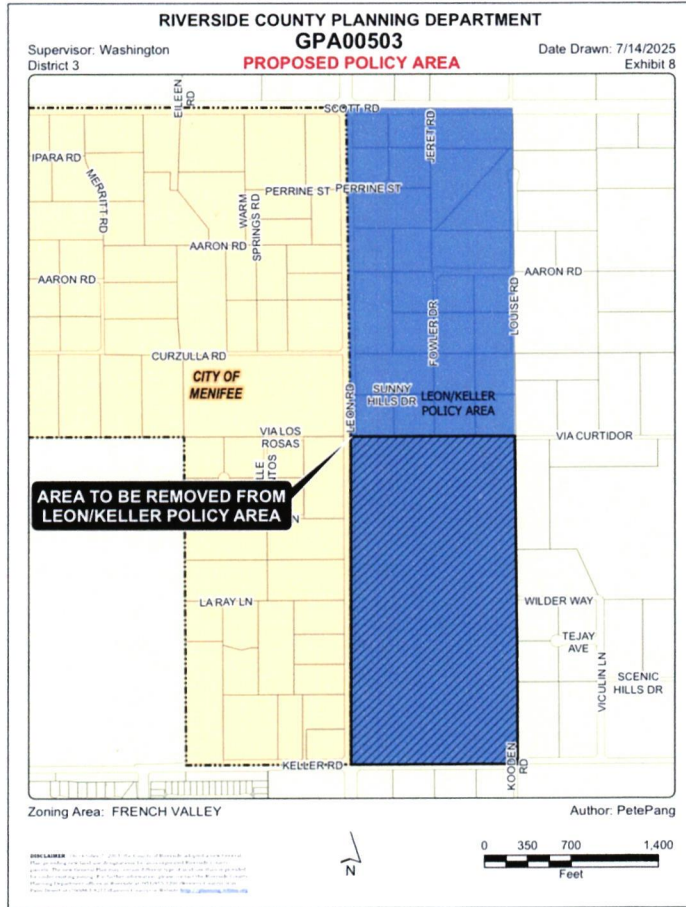
Figure 3

Friday, July 18, 2025

Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate and are not necessarily available for printing or engineering purposes. The County of Riverside makes no warranty or guarantee as to the content or accuracy of these data. The County of Riverside makes no warranty or guarantee as to the content or accuracy of these data. The County of Riverside makes no warranty or guarantee as to the content or accuracy of these data. The County of Riverside makes no warranty or guarantee as to the content or accuracy of these data.

0 0.5 1 Miles

MARCH AREA PLAN
LAND USE PLAN



March Area Plan

503
Any continuing

32x2=64



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

Hearing Date: October 28, 2025

To: Clerk of the Board of Supervisors

From: Planning Department – Riverside (Planner: Phayvanh Nanthavongdouangsy)

MinuteTraq #: **29036**

Project Description:

TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF GENERAL PLAN AMENDMENT NO. 240026 (GPA240026) Foundation Component – REQUEST: The applicant of General Plan Amendment No. 240026 (GPA240026) is making a request to the County of Riverside to change the General Plan Foundation Component and Land Use Designation of four (4) parcels from Rural: Rural Residential (R-RR) 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 GPA (GPA240026) is initiated by the Board of Supervisors. – **First Supervisorial District** – Applicant: Trammell Crow Company c/o David Nazaryk – Engineer/Representative: EPD Solutions c/o Selena Kelaher– North Perris Zoning Area – Mead Valley Area Plan – Rural: Rural Residential (R-RR) – **Location:** north of Orange Ave, south of Placentia St, west of Patterson Ave, and east of Decker Rd – +/-162 Gross Acres – Zoning: Rural Residential (R-R); Rural Residential 1-Acre Minimum (R-R-1), and Rural Residential 5-Acre Minimum (R-R-5) – APNs: 317-250-006 thru -009 – Planning Contact: Phayvanh Nanthavongdouangsy at 951-955-1964 or email at pnanthav@rivco.org.

Planning Commission Date: / Commissioner Vote: 2nd, 4th, & 5th Districts – Support; 1st & 3rd Districts - Absent

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 Newspaper:
- CEQA Exempt
 - 10 Day
 - 20 Day
 - 30 day
- Notify Property Owners** (app/agencies/property owner labels provided)

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2025 OCT -2 PM 3:34

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"

22.2

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240026 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, October 28, 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. 240026**. The applicant of General Plan Amendment No. 240026 (GPA240026) is making a request to the County of Riverside to change the General Plan Foundation Component and Land Use Designation of four (4) parcels from Rural: Rural Residential (R-RR) 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 GPA (GPA240026) is initiated by the Board of Supervisors. The General Plan Amendment is located on APN: 317-250-006 thru -009. This proposed project is located: north of Orange Ave, south of Placentia St, west of Patterson Ave, and east of Decker Rd 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.240026 and, if recommended, **ADOPT** an order initiating General Plan Amendment No.240026 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 PHAYVANH NANTHAVONGDOUANGSY, PROJECT PLANNER, AT (951) 955-1964 OR EMAIL PNANTHAV@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: October 15, 2025

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

AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA N.º 240026 AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN EN EL PRIMER DISTRITO DE SUPERVISIÓN

POR EL PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de la Junta del 1.er piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el **martes 28 de octubre de 2025 a las 10:00 a. m.** o lo antes posible después de esa fecha, para considerar la recomendación de la Comisión de Planificación de aprobar el **Inicio de la Enmienda del Plan General del Componente de Cimentación No. 240026**. El solicitante de la Enmienda del Plan General No. 240026 (GPA240026) está haciendo una solicitud al Condado de Riverside para cambiar el Componente de Cimentación del Plan General y la Designación de Uso de la Tierra de cuatro (4) parcelas de Rural: Residencial Rural (R-RR) a Desarrollo Comunitario: Industrial Ligero (CD-LI). Se requerirán solicitudes de desarrollo adicionales y la revisión por parte del Condado para confirmar que el proyecto general cumple con las políticas, hallazgos y otros factores aplicables si la Junta de Supervisores inicia el Plan General de Adquisiciones (GPA240026). La Enmienda al Plan General se encuentra en APN: 317-250-006 a -009. Este proyecto propuesto se ubica al norte de Orange Ave, al sur de Placentia St, al oeste de Patterson Ave y al este de Decker Rd en el Primer Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** la posibilidad de recomendar la iniciación de la Enmienda al Plan General n.º 240026 y, de ser recomendada, **ADOPTÉ** una orden que inicie la Enmienda al Plan General n.º 240026 y exija al solicitante que presente un proyecto al Condado en un plazo de 6 meses. **Esta acción no constituye un proyecto conforme a la CEQA (§21065) ni cumple con los requisitos de la §15061(b)(3), por lo que no se requiere ninguna revisión adicional de la CEQA.**

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

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, COMUNÍQUESE CON PHAYVANH NANTHAVONGDOUANGSY, PLANIFICADOR DEL PROYECTO, AL (951) 955-1964 O ENVÍE UN CORREO ELECTRÓNICO A PNANTHAV@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 el lugar y hora 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 antes de 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 relacionado. En consecuencia, las designaciones, las normas de desarrollo, el diseño o las mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, podrán modificarse de forma distinta a la propuesta específica.

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

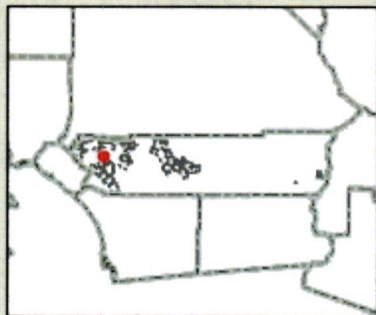
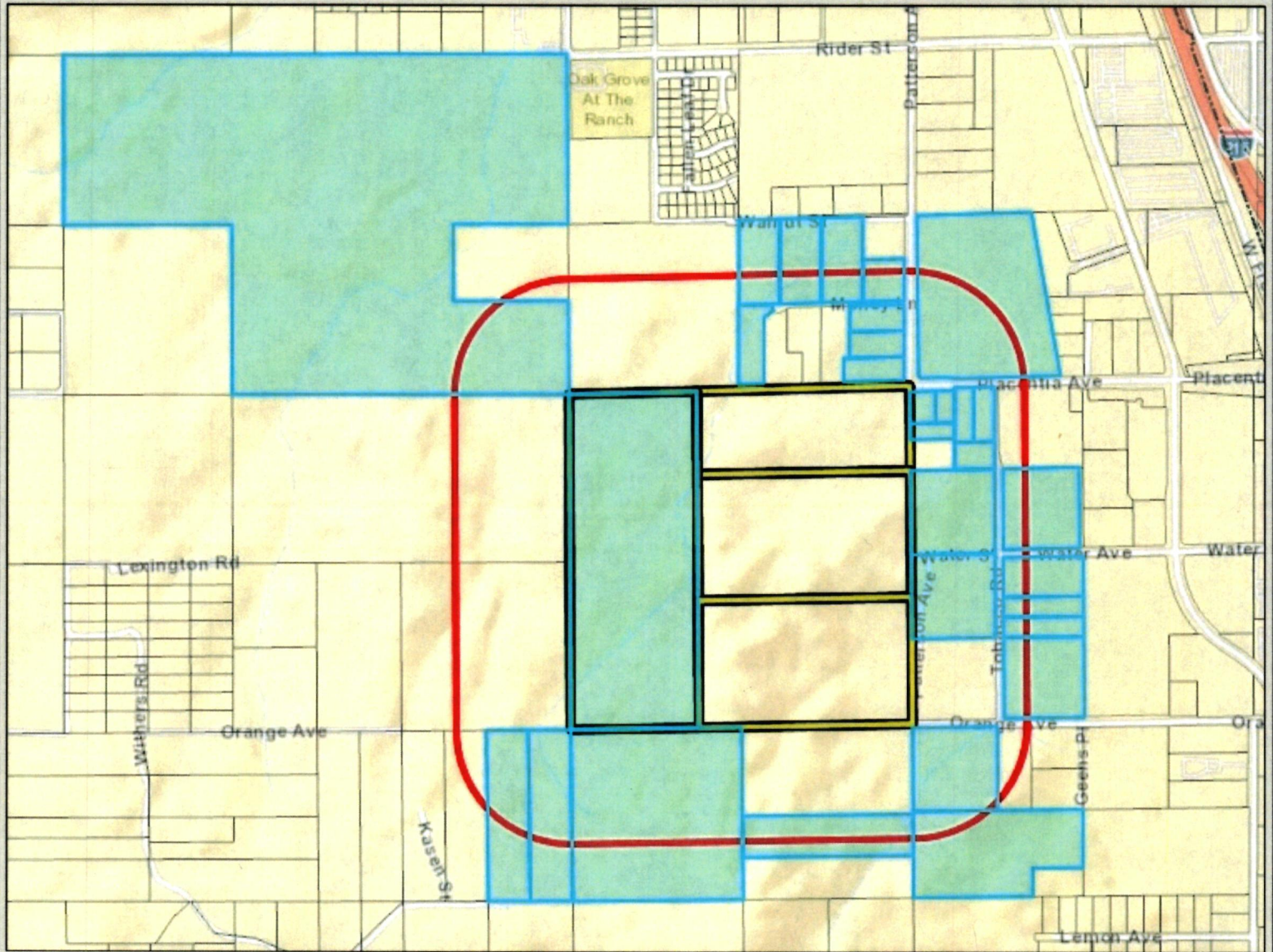
Envíe toda correspondencia escrita a: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 o envíe un correo electrónico a cob@rivco.org.

Fecha: 15 de octubre de 2025

Kimberly A. Rector, secretaria de juntas
Por: Naomi Sicra, asistente de secretaria de juntas

GPA240026

Riverside County GIS Mailing Labels



Legend

- County Boundary
- Cities
- Parcels
- World_Street_Map

Notes

900 FT Radius



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... 10/6/2025 12:41:04 PM

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317180008
RIVERSIDE LEGACY IV-MEAD VALLEY
PO BOX 130339
CARLSBAD CA 92013

317220008
JUAN F. CALDERA
23265 WALNUT ST
PERRIS CA 92570

317220009
HERNAN JACOBO
23333 WALNUT AVE
PERRIS CA 92570

317220010
RETT COLUCCIO
1857 IRVINE AVE
NEWPORT BEACH CA 92660

317220013
RETT COLUCCIO
20335 PATTERSON AVE
PERRIS CA 92570

317220016
JUAN HERRERA
20401 PATTERSON AVE
PERRIS CA 92571

317220017
RAZO FAMILY REVOCABLE TRUST DTD
09/09/23
20441 PATTERSON AVE
PERRIS CA 92570

317220018
BUENROSTRO FAMILY REV TRUST DATED
11/10/23
23430 PLACENTIA ST
PERRIS CA 92570

317220020
AGUSTIN TORRES
18835 NANDINA AVE
RIVERSIDE CA 92508

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

317250006
JOHN PAUL STCLAIR
3651 GLEN OAKS MANOR DR
SARASOTA FL 34232

317260003
ANITA PEREZ RAMIREZ
23561 PLACENTIA AVE
PERRIS CA 92571

317260004
ANITA A. BRAMLETT SIMS
23551 PLACENTIA ST
PERRIS CA 92570

317260005
SILVANO SERRANO
3142 EL ROSARIO DR
PERRIS CA 92571

317260014
JEAN PIERRE ESQUIRE
43800 CORONADO DR
TEMECULA CA 92592

317260016
THRIFTY OIL CO
13116 IMPERIAL HWY
SANTA FE SPGS CA 90670

317260019
FLORINE M. ROMERO
PO BOX 1136
PERRIS CA 92572

317260020
CHARLES DUANE ROMERO
PO BOX 1668
PERRIS CA 92572

317260024
JUAN G. BARRIENTOS
23511 PLACENTIA ST
PERRIS CA 92570

317270001
EQUIPMENT VALLEY & INV
13930 OAKS AVE
CHINO CA 91710

317270002
KAVIANNA INC
10759 SAFFRON ST
FONTANA CA 92337

317270003
JO YOUNG PARK
20800 TOBACCO RD
PERRIS CA 92570

317270004
MALCOLM W. SETON
20860 TOBACCO RD
PERRIS CA 92570

317270011
DAN C. CEDERBURG
23672 ORANGE AVE
PERRIS CA 92570

322170001
GARZA ROGER R LIVING TRUST
1126 W CRUCES ST
WILMINGTON CA 90744

322170002
GARZA ROGER R LIVING TRUST
1126 W. CRUCES ST
WILMINGTON CA 90744

322240006
JOSE F. MACIEL
23525 ORANGE AVE
PERRIS CA 92570

322240009
CLINT A. RANDOLPH
3457 ARLINGTON AVE STE 104-253
RIVERSIDE CA 92506

322240024

REGENTS OF UNIVERSITY OF CALIF
1111 FRANKLIN ST 6TH FLOOR
OAKLAND CA 94607

322240030

REGENTS OF THE UNIVERSITY OF CALIF
1111 FRANKLIN ST 6TH FL
OAKLAND CA 94607

BARBARA BOOKER
19971 PATTERSON AVE
PERRIS CA 92570

STEVE SOMMERS
2363 VIA INDUSTRA
TEMECULA CA 92590

Boydd, April

From: Acquia Mail
Sent: Monday, October 27, 2025 7:33 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 20251028**. 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 October 27, 2025

Submitted values are:

First Name

Franco

Last Name

Pacheco

Phone

[9517967757](tel:9517967757)

Agenda Date

10/28/2025

Agenda Item # or Public Comment

22.1, 22.2 , 22.3 , public comment

Flores, Kate

From: Debbie Walsh <abilene149@gmail.com>
Sent: Monday, October 27, 2025 12:53 PM
To: Setser, Jennifer; Supervisor Medina - 1st District; Office of 2nd District Supervisor; District 5; District 4 Supervisor V. Manuel Perez; District3; Clerk of the Board; Wheeler, Timothy
Subject: FGPA 240012, 240082, and 240026
Attachments: DebbieletterFGPAoct2025.pdf

Please find the attached letter in opposition to the Foundation GPA's for proposed warehouse Projects located near to the **Mead Valley Wellness Center with a cost of \$580 million. Over 500 bed facility that is larger than most hospitals. Location is Placentia X Harvill. One project is 1 block away, 1 is 2 blocks away and another is 3 blocks away. Other warehouse projects in the works are next to the Wellness Center.**

The Slogan for the Mead Valley Wellness Center "Empowering everyone everywhere, to live better, longer".

Do the Supervisors care more about the Warehouse developers or our Veterans with mental illness?

Hundreds of warehouse trucks will use Placentia past the Mead Valley Wellness Center every day. The noise and air pollution will impact the health of those seeking care.

Debbie Walsh

RAMV
PO BOX 2244
Perris, CA 92572

October 27, 2025

Riverside County Board of Supervisors
4080 Lemon Street
Riverside, CA 92501

Project Planner Timothy Wheeler

Re: Initiation of General Plan Amendment Nos. 240012, 240082, and 240026 (Items 22.1, 22.2, 22.3)

Greetings:

The Rural Association of Mead Valley is adamantly opposed to the Initiation of the Foundation General Plan Amendments being proposed in Mead Valley. We urge the Board of Supervisors to deny any initiation of amendment proceedings for these GPAs Foundation General Plan Amendments ("GPAs") 240026, 240012, 240082.

The Mead Valley Wellness Center versus untold number of Massive Warehouses. Hundreds of Rural Ranch homes versus untold number of massive warehouses.

These proposed warehouses are one block away from the Mead Valley Wellness Center where thousands of patients will be living and visiting this facility. Currently under construction the Mead Valley Wellness Center will house patients with mental illness and drug recovery. These are the people who should be away from the noise and pollution of warehouses. How is it productive to have gardens and trails next to the sounds and smells of polluting trucks?

Do the Supervisors care more about the Warehouse developers or our Veterans with mental illness?

How is "Empowering everyone, everywhere, to live better, longer" possible with hundreds of logistics trucks rumbling down Placentia Ave. everyday? Noise Pollution is BAD for your Health. Air Pollution is bad for your health.

**"Empowering everyone,
everywhere, to live
better, longer"**

Noise Pollution Isn't Just Annoying — It's Bad for Your Health

Author Knvul. Sheikh. <https://www.brainfacts.org/thinking-sensing-and-behaving/diet-and-lifestyle/2018/noise-pollution-isnt-just-annoying-its-bad-for-your-health-062718>.

"In the 1970s, a team of psychologists discovered that children living on the lower, noisier floors had a hard time distinguishing similar words, such as "thick" and "sick." They also had more difficulty reading than kids who lived on higher floors.

"In those conditions, noise may be masking opportunities to learn language," says Jenny Saffran, a developmental psychologist at the University of Wisconsin Madison. By mimicking urban environments like the Bridge Apartments in her lab, Saffran has shown that background noise not only impairs children's ability to recognize familiar words, it also prevents toddlers from mastering new ones.

When noise reaches a certain level, you can no longer perceive important stimuli in your environment, like people talking to you, or your attention is drawn away from these important stimuli by other acoustic signals," she says.

The consequences of the constant urban rumble extend beyond childhood. Numerous studies have linked noise pollution to increased anxiety, depression, high blood pressure, heart disease, and stroke.

Even small increases in unwanted ambient sound have significant effects. In 2011, for example, scientists studying people living near seven major European airports found that a 10-decibel increase in aircraft noise was associated with a 28 percent increase in anxiety medication use. Another study found that people living in areas with more road traffic noise were 25 percent more likely than those living in quieter neighborhoods to have symptoms of depression. Similarly, people exposed to noise pollution were found to be significantly more likely to have heart problems like atrial fibrillation compared to those unaffected by noise.

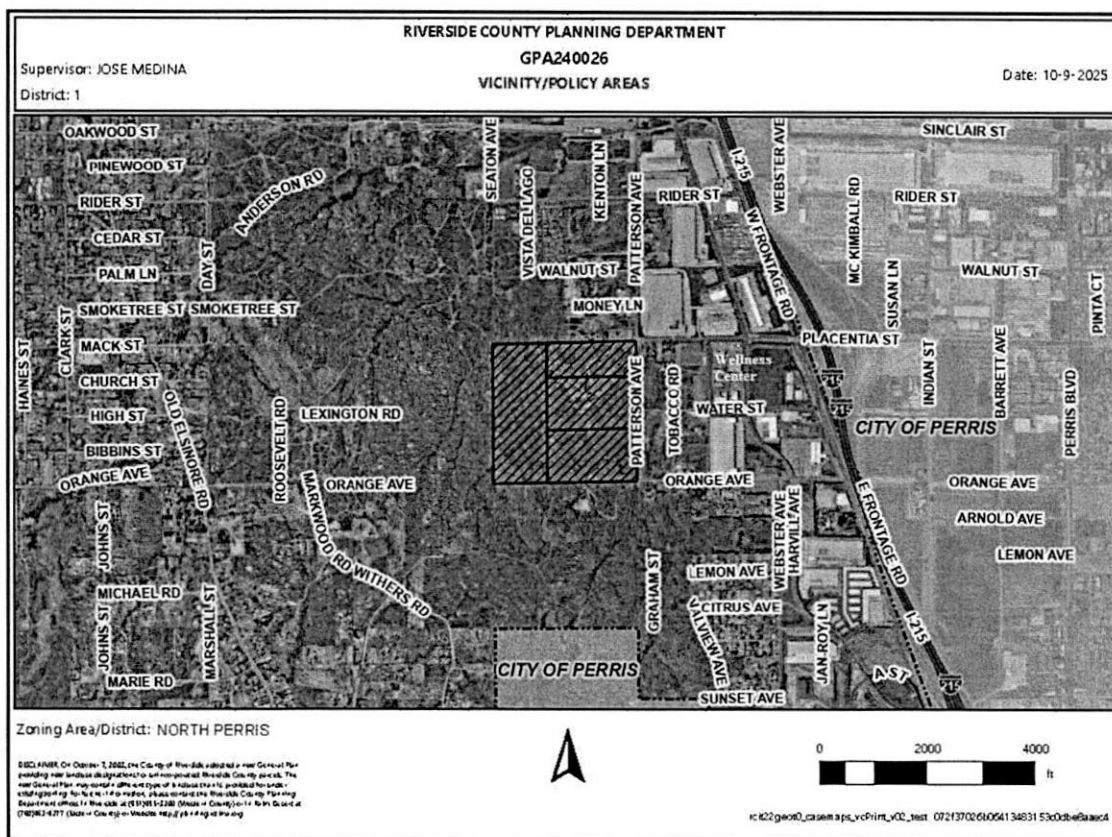
The County is poised to put massive warehouses next to and surrounding the Mead Valley Wellness Center creating thousands of truck trips per day. The noise from these trucks will have significant negative impacts to those who are already suffering from mental illness.

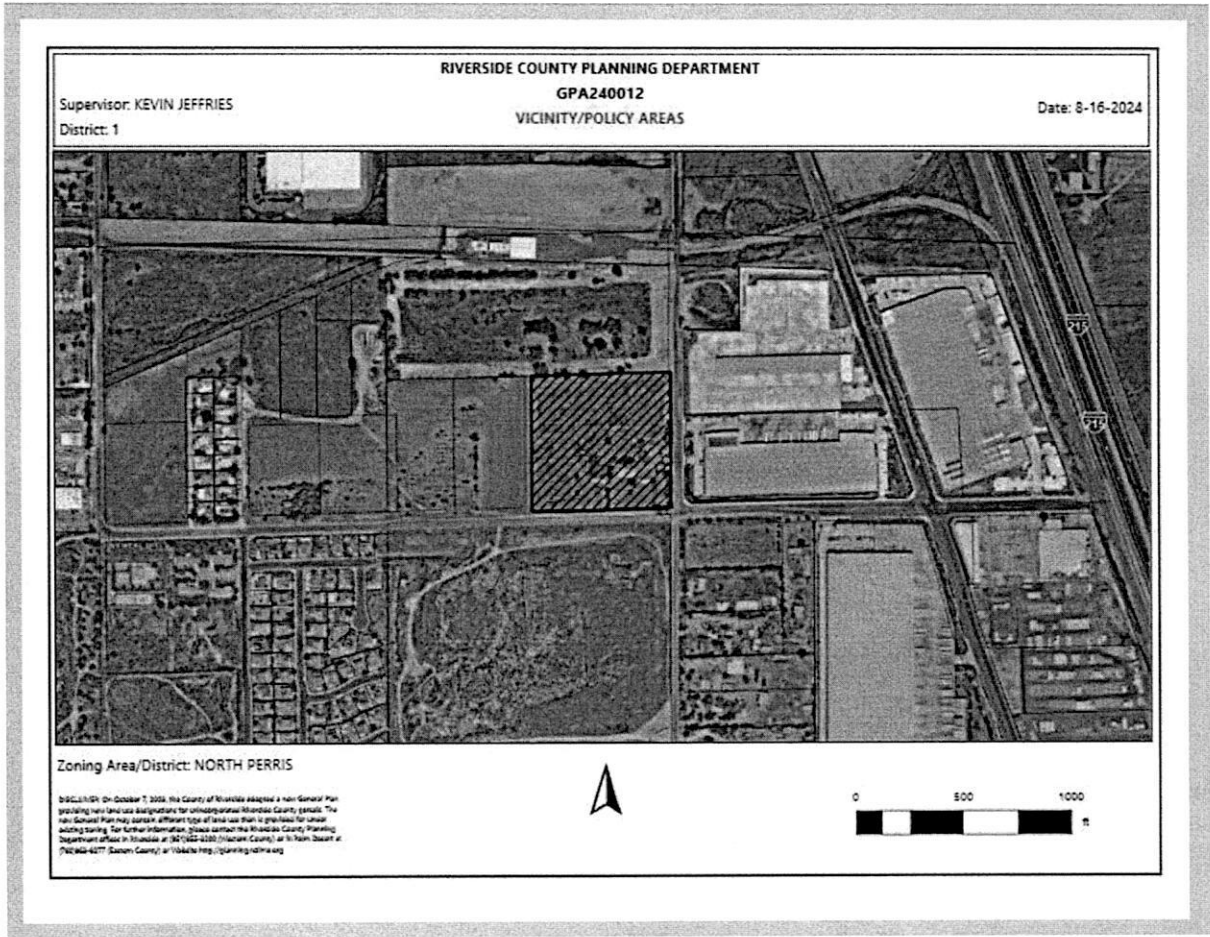
This facility will have over 2 times the beds as that located at the Kaiser Riverside Hospital. Of the 522 beds, 442 are expected to be used by those staying longer than 30 days. This is a massive Wellness Center with some of the buildings four stories tall.

The Mead Valley Wellness Village will offer outpatient and residential services for behavioral health and substance use disorders, primary healthcare, and behavioral health urgent care. The facility will serve children, youth, families, veterans, and others, and will be home to the first behavioral health urgent care in Riverside County for children under 13.

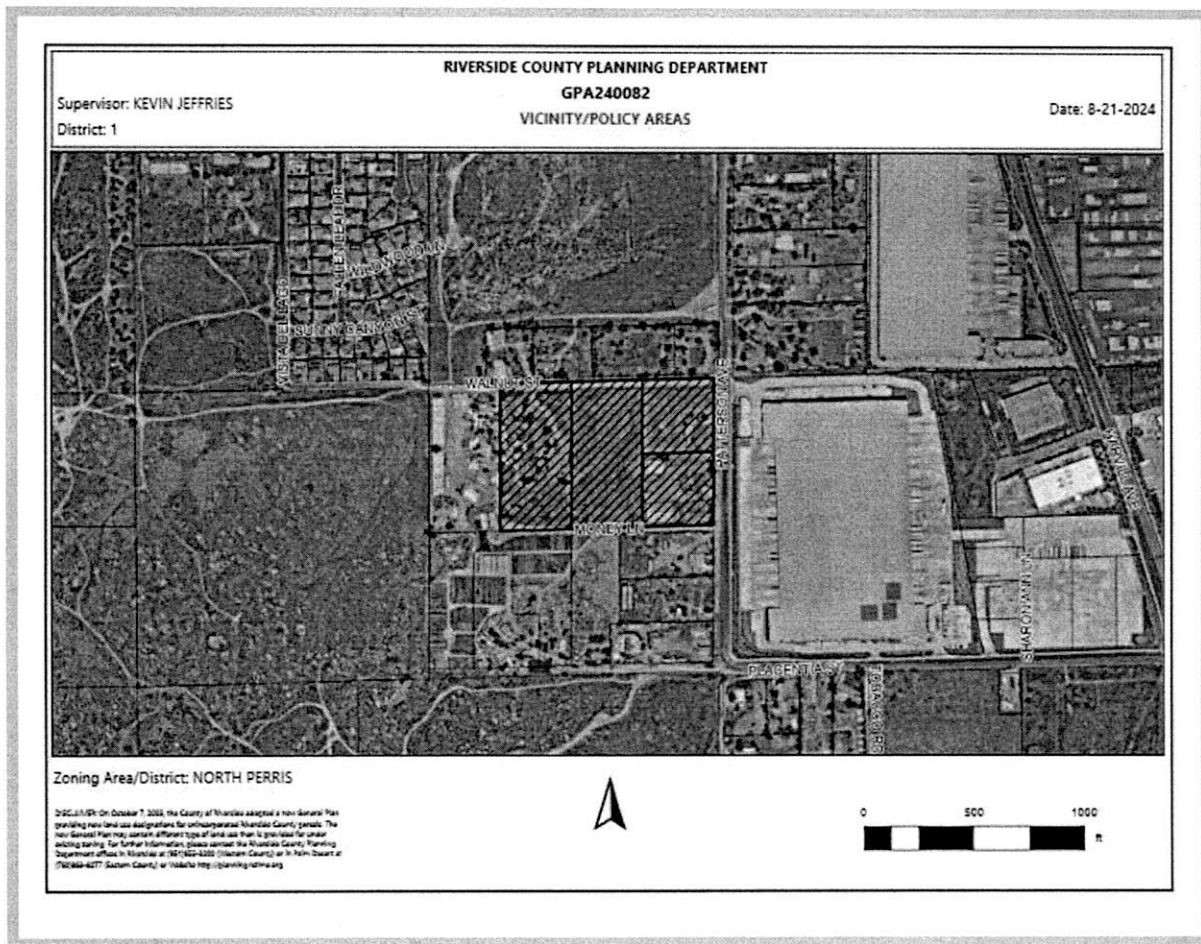
The warehouse projects are not appropriate next to the Mead Valley Wellness Center where thousands of residents will be treated for mental illness.

One warehouse is just a block away. A second one is two blocks away. A third is three blocks away. Many of the trucks will be using Placentia Ave. to the I-215 Freeway 24-7.





Another Proposed zone change for Industrial outside of the Industrial Corridor. Located on Patterson and Rider. This land can be subdivided for 1 acre ranch properties. The surrounding property to the south and west is rural zoning and land use. The property to the north is public land for the water treatment facility. What is happening is leap frog development which is not allowed.



Piecemealing is not allowed. The 1100 acres of land being proposed for warehouses outside of the industrial corridor will change this rural Community forever from a peaceful lifestyle to a heavy urban lifestyle. The residents living in Mead Valley just like Bloomington will be forced to move. Where will they move with their animals? Many cannot afford to move to another rural community. They cannot afford to live in Norco.

What happened to Environmental Justice? Mead Valley is a poor Hispanic Community. They want to preserve their Rancho Lifestyle and culture. But this is not happening.

The Foundation General Plan Amendments are requesting major changes to rezone the rural community of Mead Valley from rural land use to industrial land use outside of the Industrial Corridor. These are changes to build massive industrial warehouses and take out hundreds of rural homes. There are more warehouses becoming vacant along Harvill Ave. as the logistics industry slows down. The Current Industrial Corridor is not at capacity and yet land that is outside of the Industrial Corridor, prime habitat land for endangered plants and animals and land with homes that is rural residential is being proposed for warehouses that we do not need. Over 1100 acres of land is being proposed for warehouses.

The Developers are buying up "Cheap" rural land so they can benefit over the wants and needs of the residents of Mead Valley. Without community engagement these hearing are taking place which is a violation of the Environmental Justice element of the General Plan.

Some are clearly PROJECTS and have been for years. Many do not meet the requirements for these hearings or the previous Planning Director's Hearing.

Regular General Plan Review Cycle Foundation Amendment Findings:

Pursuant to the Administration Element (Chapter 11) of the Riverside County General Plan (2021), Subsection 3 *Foundation Amendment Findings* of the *Required and Optional Findings* (P. A-13), a Foundation General Plan Amendment when submitted as part of the Regular General Plan Review Cycle, may be approved only if it can be supported by *Mandatory Finding #3(a)* below:

Finding 3(a). "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."

Section 2.5 of Ordinance 348 also requires (1) new conditions or circumstances disclosed during the review process justify the modification, (2) the modification does not conflict with the Riverside County Vision, and (3) the modification would not create an internal inconsistency among General Plan elements, the Planning Commission cannot recommend approval of an amendment unless it finds that.

These requirements cannot be met. The Mead Valley Area Plan was last updated on December 12, 2023 just a few months before the Foundation GPA process was started in 2024.

Mead Valley Area Plan (December 12, 2023)

Rural character

"The land use patterns reflect a strong commitment to the continuation of the cherished Rural/semi rural lifestyle in this part of Riverside County. This contributes as well to the desire for distinct shifts in development character as a means of defining community separators or edges." (Page 6, MVAP).

Mead Valley has not changed substantially in the past few months, therefore the proposed findings cannot be met. There is *"no substantial evidence that new conditions and circumstances exist"*:

Agricultural Lands

Long a major foundation of our economy and our culture, agriculture remains a thriving part of the County of Riverside. While we have lost some agriculture to other forms of development, other lands have been brought into agricultural production. We are still a major agricultural force in California and compete successfully in the global agricultural market. (Page 3, "MVAP")

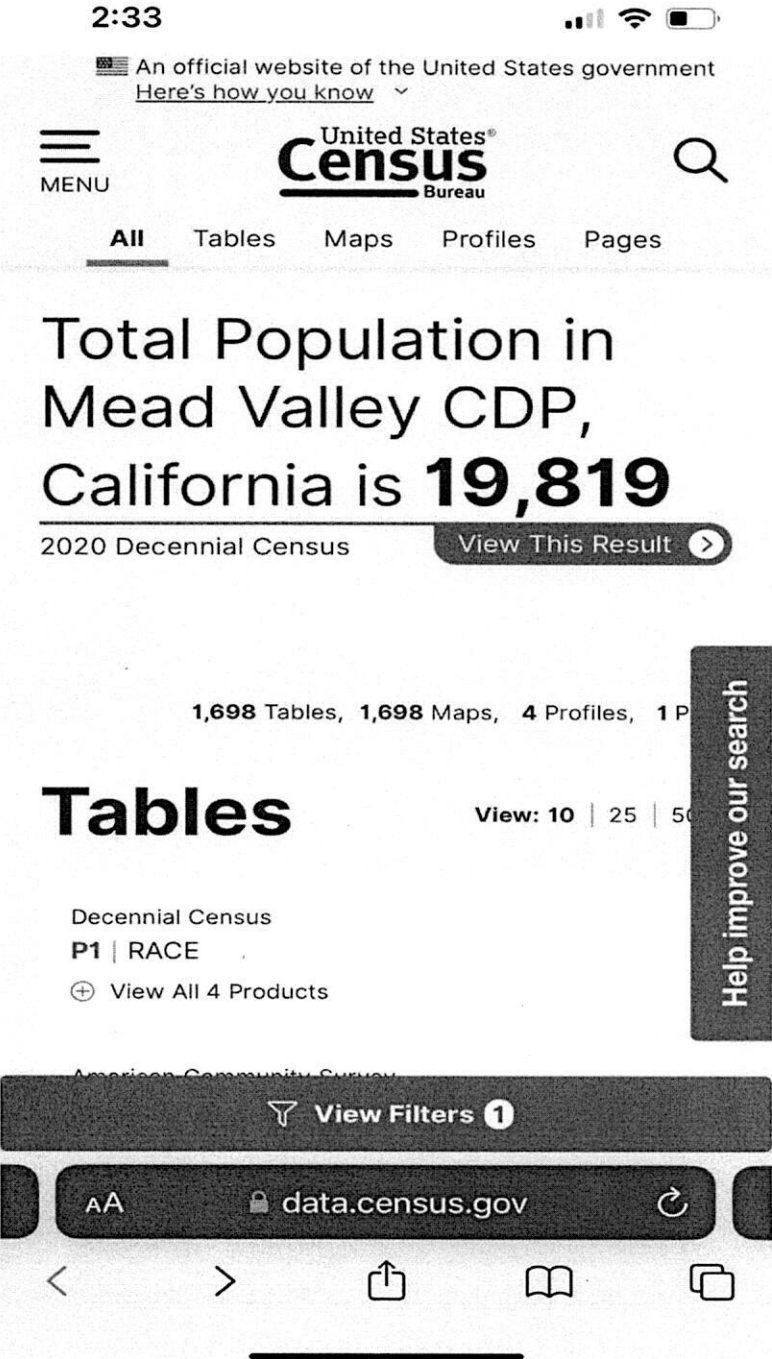
Land Use Concept

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. (Page 9, "MVAP")

Findings:

- 1) The proposed Foundation changes are inconsistent with Finding 3(a) because there is *"no substantial evidence that new conditions and circumstances exist"*:

There is NO substantial evidence that new Conditions and Circumstances exist. Mead Valley is still a rural community. The Census data information clearly shows that the Mead Valley Population has not changed substantially over the past 20 years. Mead Valley is 19.1 Square Miles. The Density is 1,096.40/Sq. ml .52% growth since 2020. 19,819 CDP Total Population in the 2020 Census. Most cities have three to four times the density of Mead Valley an unincorporated rural community. You cannot compare Mead Valley to a small town in Idaho.



2) *The Mead Valley Area Plan clearly shows Mead Valley as a Rural Community and continues to be Rural. The Community has not changed. Because the Industrial Corridor is filling up with industry does not justify taking all of the rural land in Mead Valley and turning that land into Warehouses, removing rural homes and replacing them with warehouses.*

The County failed to provide civic engagement as required in the Environmental Justice element of the General Plan.

Policies listed below.

HC 15.1, 15.2, 15.3, 15.4, 15.6, 15.7.

The Planning Department "MUST" Provide Community Meetings where the Foundation GPA process is brought before the Community, stakeholders, community-based organizations, to bring about public awareness and participation. This is a substantial change to the General Plan, Vision, and Mead Valley Area Plan.

Civic Engagement

This category includes policies that promote civic engagement in the decision-making process.

Policies:

- HC 15.1 In coordination with community based organizations and community members, develop an outreach and engagement plan using multiple means for increasing public awareness and participation in the local planning process in furtherance of environmental justice planning.
- HC 15.2 Encourage collaboration between the county, community, and community-based organizations, as well as local stakeholders, and environmental justice focus groups in promoting environmental justice.
- HC 15.3 Work with local community-based organizations and environmental justice focus groups to promote civic engagement activities in furtherance of environmental justice as set forth in the General Plan and related programs established within environmental justice communities.
- HC 15.4 Coordinate, with environmental groups, Native American tribal groups, the business community, special interests, county and non-county agencies and the general public in the development of programs that effectively reduce greenhouse gas emissions and air pollution, and as applicable pursuant to the Community Air Protection Program (AB617).
- HC 15.5 Develop a sustainability plan for siting hazardous waste and hazardous materials facilities, including solid waste and recycling facilities, through the County's local planning processes utilizing public outreach and engagement pursuant to policies HC 15.1, HC 15.2 and HC 15.3. The plan shall increase waste reduction measures, address illegal dumping, and increase access and affordability to composting and recycling facilities.
- HC 15.6 Utilize multilingual staff personnel to assist in evacuation and short-term recovery activities and meeting general community needs.
- HC 15.7 Establish a far-ranging, creative, forward-thinking public education and community-oriented outreach campaign, to inform the environmental justice communities about the following in conjunction with implementation of policy HC15.1:
- a. Potential hazards.
 - b. The costs of not mitigating hazards and the health and environmental implications associated therewith

Mead Valley is clearly still an unincorporated rural community and not an urban city.

The Industrial Corridor is and was set aside for Industrial and manufacturing land uses in 1987. The General Plan and Mead Valley Area Plan map clearly define where the Rural Land Uses are located and where the Industrial land uses are located.

Changing thousands of acres of rural land use and making that land use industrial area goes against the entire Mead Valley Area Plan, General Plan, County Vision and Ordinance 348.

The entire region will be changed with this type of massive Industrial Concentration of warehouses. Cajalco Road is already at capacity, only one side will be improved. Rider is and will continue to be a two lane narrow road past Day Street. Old Elsinore is a dangerous winding road that dead ends. There is no infrastructure in place or planned that will accommodate the thousands of trucks that these 25 or more warehouses will produce if approved.

The Freeways are gridlocked, the local roads are gridlocked. The new infrastructure that is being promised is inadequate.

The economic growth that is stated is within the Industrial Corridor. Not within the rural community.

Warehouses do not produce sales tax revenue. The sales tax is collected at the city where products are purchased. Warehouses produce Property Tax which is not enough to pay for the destruction of our roads. (The City of Perris tried and failed to vote in a road tax).

Rider Street has a number of sensitive receptors. Columbia Elementary School, Mead Valley Library, and Mead Valley Community Center. Most of the traffic from these projects will go down Cajalco. Rider will continue to be a two lane road west of Day Street. Thousands of trucks will travel right past the schools, library and community center to get to Cajaco.

Cajalco has no funding to expand for years. Where will all of these thousands of trucks go? Cajalco will continue to be a two lane highway.

The majority of residents commute to work to get good paying jobs. Warehouse jobs are not good paying and have poor working conditions.

HC 6.5 Warehouses will not produce job growth within Mead Valley. The residents who want to work in local warehouses are already doing so. There are more than enough warehouses in the area to provide jobs for Mead Valley residents now. Many warehouses are empty. These are going to speculative warehouses with no tenants.

Warehouse jobs will not produce job growth. There are already too many warehouses empty in the region. Warehouses are extremely hot during the summer (120 degrees) and cold in the winter providing no insulation. They are four concrete walls with no insulation.

See Environmental Justice element General Plan.

HC 15-1 Civic Engagement is required in the decision making process.

Environmental Justice

The *Environmental Justice* section of the Healthy Communities Element identifies environmental justice policies that address quality of life and environmental safety. These environmental justice policies apply to the Environmental Justice Communities ("EJ Communities") shown on Figure LU-4.1, entitled "Riverside County Environmental Justice Communities," within the General Plan Land Use Element with specific policies located in the Healthy Communities Element. It is important to note that in addition to policies shown under the Environmental Justice Section, all other policies within the Healthy Communities Element also directly apply within EJ Communities; for example, policies HC 2.1, HC 11.1 and HC 11.2 above all encourage access to food, which is an issue within EJ Communities.

Environmental justice policies address eight topics under the following categories:

Civic Engagement: this category includes policies that promote civic engagement in the decision-making process.

Health Risk Reduction: this category addresses pollution prevention in the day to day living environment that are grouped under the following headings:

- Pollution Exposure
- Food Access
- Safe and Sanitary Homes
- Physical Activity

Public Facilities: this category includes policies that prioritize improvements and programs for public facilities.

- Health Care Facilities

Other: this category includes policies that do not fall under one of the above sections.

The objectives of these environmental justice policies are to increase civic engagement, reduce unique and compounded health risks, and prioritize improvements and programs for public facilities within EJ Communities. Meeting these objectives involves collaboration and coordination with the unincorporated communities and constituents, stakeholder groups, other government agencies, service districts, and the development community.

The environmental justice policies are provided below grouped under the headings discussed above.

Civic Engagement

This category includes policies that promote civic engagement in the decision-making process.

Policies:

- HC 15.1 In coordination with community based organizations and community members, develop an outreach and engagement plan using multiple means for increasing public awareness and participation in the local planning process in furtherance of environmental justice planning.
- HC 15.2 Encourage collaboration between the county, community, and community-based organizations, as well as local stakeholders, and environmental justice focus groups in promoting environmental justice.
- HC 15.3 Work with local community-based organizations and environmental justice focus groups to promote civic engagement activities in furtherance of environmental justice as set forth in the General Plan and related programs established within environmental justice communities.
- HC 15.4 Coordinate, with environmental groups, Native American tribal groups, the business community, special interests, county and non-county agencies and the general public in the development of programs that effectively reduce greenhouse gas emissions and air pollution, and as applicable pursuant to the Community Air Protection Program (AB617).
- HC 15.5 Develop a sustainability plan for siting hazardous waste and hazardous materials facilities, including solid waste and recycling facilities, through the County's local planning processes utilizing public outreach and engagement pursuant to policies HC 15.1, HC 15.2 and HC 15.3. The plan shall increase waste reduction measures, address illegal dumping, and increase access and affordability to composting and recycling facilities.
- HC 15.6 Utilize multilingual staff personnel to assist in evacuation and short-term recovery activities and meeting general community needs.
- HC 15.7 Establish a far-ranging, creative, forward-thinking public education and community-oriented outreach campaign, to inform the environmental justice communities about the following in conjunction with implementation of policy HC15.1:
- a. Potential hazards.
 - b. The costs of not mitigating hazards and the health and environmental implications associated therewith

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 and 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

16.5 Evaluate the compatibility of unhealthy and polluting land uses being located near sensitive receptors. Columbia Elementary school (Rider X Clark), Mead Valley Library, Mead Valley Community Center (Rider Street).

extent possible thereby minimizing contaminated infiltration and runoff, including runoff to the Salton Sea and other standing bodies of water.

- 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 16.25* Require the conversion of mining operations into uses that are compatible with surrounding areas in accordance with the Surface Mining and Reclamation Act.
- HC 16.26 Enforce the land use policies and siting criteria related to hazardous materials and wastes through continued implementation of the programs identified in the County of Riverside Hazardous Waste Management Plan including the following:
 - a. Ensure county businesses comply with federal, state and local laws pertaining to the management of hazardous wastes and materials including all Certified Unified Program Agency (CUPA) programs.
 - b. Require and promote the programs, practices, and recommendations contained in the Riverside County Hazardous Waste Management Plan, giving the highest waste management

HC 16.23 Discourage industrial uses which produce significant quantities of toxic emissions.

HC 16.24 Ensure compatibility between Industrial development.

Environmental Justice

HC18.7 Discourage Industrial land uses and other land uses that may pollute and cause health conflicts with residential land uses directly or indirectly.

Safe and Sanitary Home Policies:

- HC 18.1 Promote code compliance inspections to also identify any observed pollution sources or safety hazards and establish rehabilitation and weatherization programs to assist various housing types.
- HC 18.2 Identify funding sources for an education program for housing related hazards, such as lead, asbestos, mold and pests with guidance on how to upgrade these safely, including available assistance programs.
- HC 18.3 Assist and provide support to service agencies in their application for state and federal funding to upgrade water infrastructure, including wastewater and electric infrastructure giving priority to disadvantaged communities that have contaminated or vulnerable water sources.
- HC 18.4 In cooperation with service agencies, ensure that sources of potable water are protected from contamination. Codevelop plans for updating dated water infrastructure and have contingency plans for when contamination occurs under unforeseen circumstances. Develop and implement a water quality testing program applicable to small water systems and domestic wells.
- HC 18.5 In cooperation with service agencies, seek funding to develop the use of innovative potable water and wastewater systems in areas of diminished water quality.
- HC 18.6 In cooperation with service agencies, encourage the consolidation of public potable water systems or the extension of water service from existing systems, especially for communities that lack access to clean drinking water.
- 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.

I urge you VOTE NO. Do "NOT" initiate these projects all of which will impact The Mead Valley Wellness Center and the entire region by increasing air pollution and traffic congestion substantially. These warehouses will take away habitat for endangered and threatened animals, agriculture and hundreds of ranch homes. The Logistics Industry has slowed down considerably with over 6 warehouses on Harvill being for rent or sale. We do not need more warehouses being built on speculation. There is not enough infrastructure to accommodate the added truck traffic. We are seeing more and more logistics trucks using neighborhood streets 24-7 to get to the ports.

Sincerely,

*Debbie Walsh
President, RAMV*

Flores, Kate

From: Michael McCarthy <MikeM@radicalresearch.llc>
Sent: Monday, October 27, 2025 11:21 AM
To: Clerk of the Board; Hildebrand, John; Supervisor Medina - 1st District
Cc: George Hague; Debbie Walsh; Franco; Marven Norman
Subject: Public Comment for Mead Valley Foundation General Plan Amendments - items 22.1-22.3; GPA 240012, 240026, and 240082
Attachments: FGPA_hearing_10282025.pdf

Honorable Supervisor, Planning Director Hildebrand, Clerk of the Board,

Attached please find a comment letter from Sierra Club Box Springs Group on Public Hearing Items 22.1-22.3 for the October 28, 2025 Board of Supervisors hearing. We oppose the rezoning of residential to industrial zoning in Mead Valley for yet more warehouses.

Mike McCarthy, PhD
Co-Conservation Chair
Sierra Club Box Springs Group



SAN GORGONIO CHAPTER

Moreno Valley/Box Springs Group

SENT VIA EMAIL
October 27, 2025

John Hildebrand
Planning Director
Riverside County Planning Department
Clerk of the Board
Email: jhildebr@rivco.org; cob@rivco.org; district1@rivco.org

RE: Public comment for Mead Valley Foundation General Plan Amendments – items 22.1, 22.2, and 22.3 for GPA 240012, 240026, and 240082

Honorable Supervisors, Mr. Hildebrand, County Clerk,

Thank you for the opportunity to provide comments on the Foundation General Plan Amendments for Mead Valley GPA 240012, 240026, and 240082 in items 22.1-22.3. Sierra Club Box Springs Group opposes the three projects as part of the County's intended industrial expansion in Mead Valley and urges the Supervisors to vote no on the three foundation general plan amendments.

GPA 240012 is a request to initiate a general plan amendment to rezone 9.77 acres of residential to light industrial, demolishing one residential structure.

GPA 240026 is a request to initiate a general plan amendment to rezone 161.5 acres of residential to light industrial, demolishing one residential structure.

GPA 240082 is a request to initiate a general plan amendment to rezone 14.9 acres of residential to light industrial, demolishing three residential structures.

In our review, the County is deliberately choosing to ignore the cumulative impacts of residential rezoning, housing demolition, and disproportionate existing burden of warehouses on the community of Mead Valley. These cumulative impacts needs to be analyzed and mitigated to ensure compliance with the County's Housing and Healthy Communities Policies.

Cumulative Impacts Analysis

The County of Riverside is undergoing a foundation general plan amendment process where it is piecemeal rezoning projects rather than analyzing for the impacts holistically. In addition, the County has proposed a new 'light industrial corridor' for Mead Valley that would revised the

existing Mead Valley Area Plan. There has been no formal notice of preparation or indication that the revision of the Mead Valley Area Plan to allow up to 12 separate projects to rezone residential to industrial will be analyzed cumulatively as required under CEQA. **Table 1** illustrates that the proposed foundation general plan amendments for rezoning from residential industrial uses are mostly in Mead Valley.

The County is failing to do a proper cumulative analysis of the impacts of 1,100 acres of residential rezones on the housing inventory of Mead Valley.

Table 1- List of foundation general plan amendments in progress that were not considered as part of the cumulative impacts assessment for housing, land-use, traffic, air pollution, and environmental justice impacts.

Community	CASE_ID	Applicant	Existing Land Use	Proposed Land Use	Residential Structures	Acres
Mead Valley	GPA230008	Thrifty Oil Co.	Very Low Density Residential (VLDR)	Light Industrial (LI)	1	9.6
Mead Valley	GPA240004	Rett Coluccio	Very Low Density Residential (VLDR)	Light Industrial (LI)	2	19.5
Mead Valley	GPA240005	John Grace	Very Low Density Residential (VLDR)	Light Industrial (LI) & Recreation (R)	26	64.4
Mead Valley	GPA240012	Rett Coluccio	Very Low Density Residential (VLDR)	Light Industrial (LI)	1	9.5
Mead Valley	GPA240022	Travis Duncan	Very Low Density Residential (VLDR)	Specific Plan (SP)	0	648.5
Mead Valley	GPA240023	Trip Hord	Very Low Density Residential (VLDR)	Light Industrial (LI)	0	104.6
Mead Valley	GPA240026	David Nazaryk	Rural Residential (RR)	Light Industrial (LI)	1	161.5
Mead Valley	GPA240027	Emily Golubow	Very Low Density Residential (VLDR)	Light Industrial (LI)	3	10.5
Mead Valley	GPA240042	Jack Herrill	Very Low Density Residential (VLDR)	Business Park (BP)	9	17.8
Mead Valley	GPA240049	Tyler Banton	Very Low Density Residential (VLDR)	Business Park (BP)	3	19.1
Mead Valley	GPA240059	Jeremy Mape	Very Low Density Residential (VLDR) & Light Industrial (LI)	Light Industrial (LI)	0	8.6
Mead Valley	GPA240063	Scott Smith	Estate Density Residential (EDR)	Business Park (BP)	8	66.5
Mead Valley	GPA240082	Rett Coluccio	Very Low Density Residential (VLDR)	Light Industrial (LI)	3	14.9

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

Warehouse area per resident, municipalities with 10,000 residents

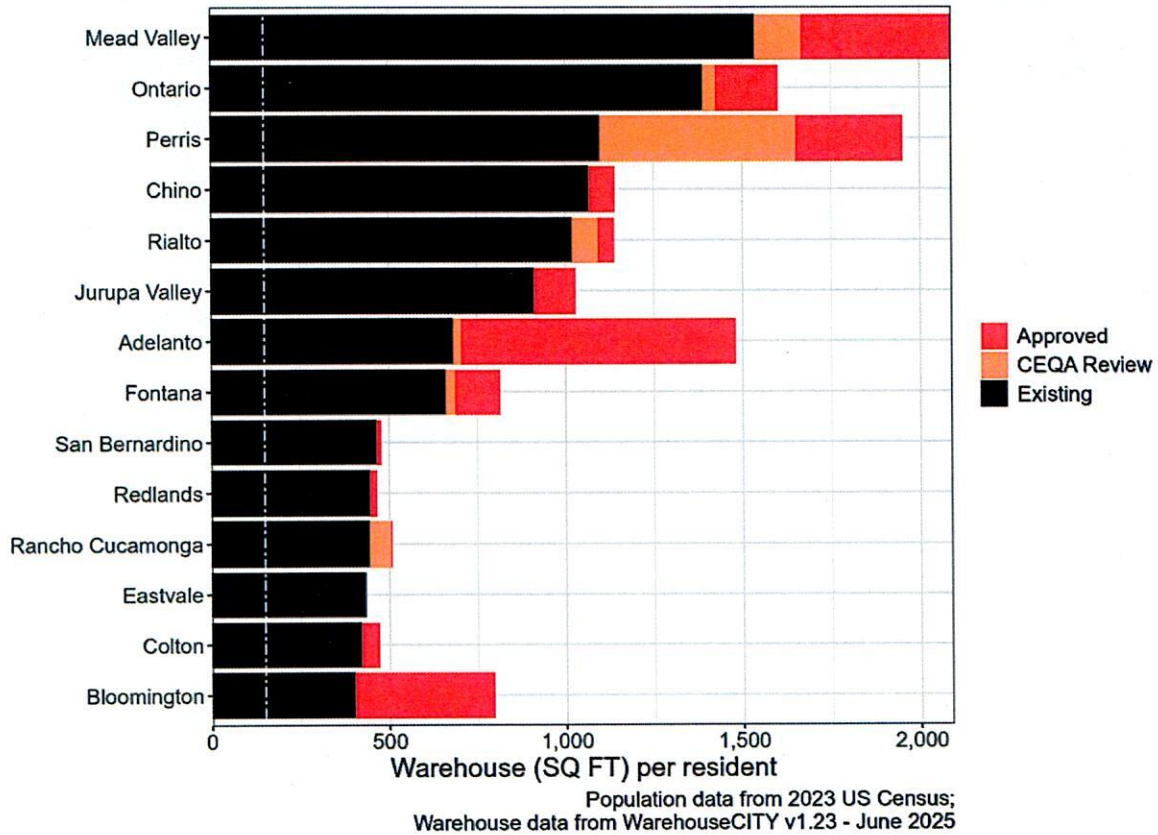
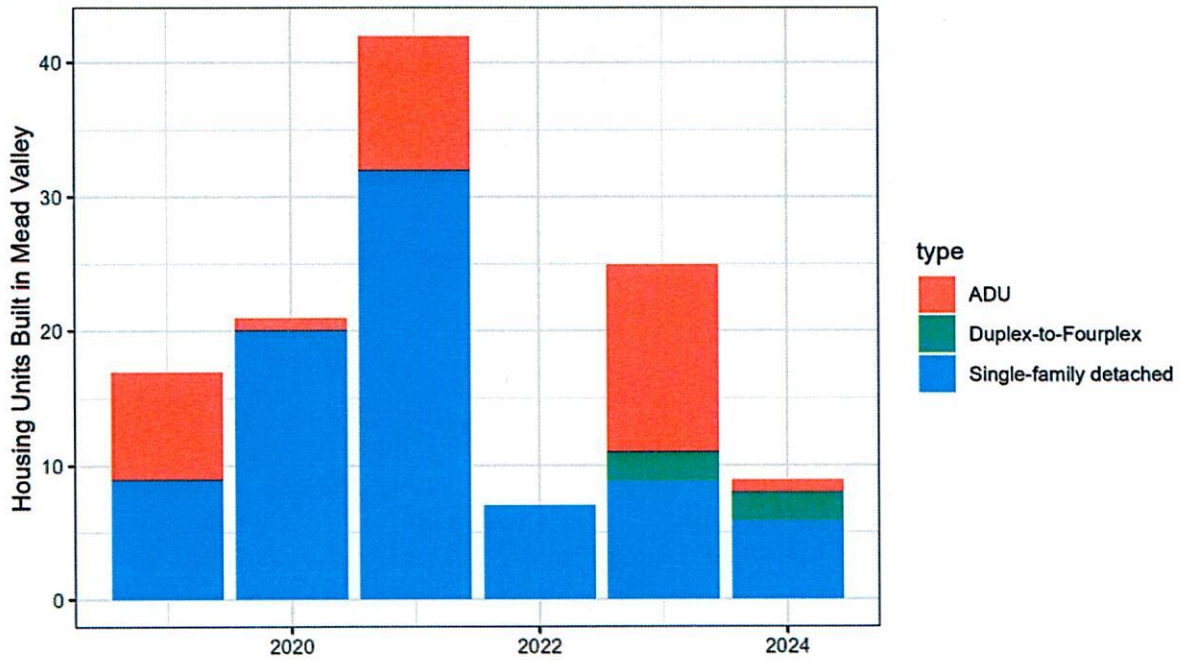


Figure 1. Existing warehouse burden per capita in Inland Empire cities and unincorporated communities with more than 10,000 residents.

The community of Mead Valley has built an average of 20 residential structures from 2019-2024 according to the State’s HCD housing dashboard¹ and shown in **Figure 2**. These three projects will demolish an additional 5 structures to the 26 residential structures already approved in the Cajalco Commerce Center; that is clearly significant on a local level.

¹ <https://www.hcd.ca.gov/housing-open-data-tools/apr-dashboard> - accessed October 16, 2025

Housing units built in Mead Valley from HCD Annual Progress Report



Data from HCD Housing Element APR Table A2

Figure 1. Number of Mead Valley residential units built by year from HCD Annual Progress Report Table A2.

Failure to Affirmatively Further Fair Housing via Discriminatory Practices

Items 22.1-22.3 are part of the County’s Foundation General Plan Amendment process, an 8-year planning cycle to amend the General Plan holistically. Mead Valley community received 15 of the 76 proposed projects for general plan amendments in the County, and 13 of those 15 projects sought industrial rezones from residential to industrial. The entire rest of the county had 6 out of the remaining 61 projects general plan amendments for business park, light industrial, or specific plans that would allow warehouse land uses. In other words, Mead Valley has over 60% of the total possible industrial rezone projects in the unincorporated County and has 80% of its project seeking industrial rezones, whereas other parts of the county are at a ratio of 10% of projects seeking industrial rezones. Cumulatively, the combined projects would increase the industrial area within Mead Valley from 13.3% to 22.8% of the land use. An industrial land corridor map displayed at a town hall meeting in Mead Valley indicated a doubling of the industrial corridor area to approximately 3,170 acres which would make at least 100 other residential housing units non-conforming uses as shown in **Figure 4**.



Figure 4. Existing industrial corridor (black), proposed expansion of the industrial corridor (yellow line), existing Foundation General Plan Amendments (pink polygons), and existing buildings within the proposed industrial zone.

Mead Valley is already a Jobs-Rich Community

The applicants assert that the project is needed more than homes to address the County imbalance in the jobs/housing ratio. However the relative ratio of jobs/housing in the County as-a-whole is the incorrect metric since most unincorporated communities are not within the job's radius of this warehouse project. The appropriate metric is the ratio of jobs/housing **in Mead Valley**. Mead Valley has one of the highest ratios of jobs/housing in the whole unincorporated

County, as shown in Table P-3 of the Housing Element – with 2018 estimates of 8,039 employed population and 4,717 housing units for a jobs:housing ratio of 1.74. Western Riverside County’s ratio is 101,364 employed population and 78,231 housing units for a ratio of 1.29, while the unincorporated County as a whole is 120,100 employed population and 106,558 housing units, for a ratio of 1.13. SCAG states that a job-housing ratio should be 1.36 jobs per housing unit is considered a balanced housing ratio; Mead Valley’s job-housing ratio in the housing element Table P-3 is 1.74, which is considered by SCAG to be a ‘jobs-rich’ area, not a housing-rich area. In contrast, nearby Woodcrest has a jobs-housing ratio of 1, which is jobs-poor, but has no industrial zoning or residential structures under consideration for demolition.

Every comment made in the response to comments that cites the ‘jobs-housing balance’ in the County is therefore inaccurately applied. Eastern Riverside County has a poor jobs-housing balance but is 50 miles away. Mead Valley in 2018 was a jobs-rich area. However, in 2018, Mead Valley had only begun its industrial warehousing boom with 209 acres of warehouses built (~5 million square feet). Today in 2025, that number climbed to almost 250% to 693 acres of built warehouses in the industrial corridor, providing thousands of additional jobs while the population went from 19,925 residents in 2018 to 19,588 in 2023 – losing population.

Thus, in contrast to the assertions by the County, this area needs homes and doesn’t need jobs. It is other unincorporated communities that needs jobs and don’t need more residential structures. This is all according to its own housing element.

Table P-3 Population, Households, and Employment Distribution, 2018

Planning Area	Population	% of Total	Housing Units	% of Total	Households	% of Total	Employed Population	% of Total
Unincorporated Communities in the Western County								
Aguanga CDP	835	0.3%	554	0.5%	337	0.4%	411	0.3%
Anza CDP	3,151	1.0%	1,313	1.2%	1,041	1.2%	1,158	1.0%
Cabazon CDP	3,367	1.1%	1,030	1.0%	973	1.1%	1,286	1.1%
Cherry Valley CDP	7,755	2.5%	2,946	2.8%	2,836	3.1%	3,275	2.7%
Coronita CDP	3,138	1.0%	769	0.7%	738	0.8%	1,659	1.4%
East Hemet CDP	20,679	6.8%	6,269	5.9%	5,766	6.4%	8,509	7.1%
El Cerrito CDP	5,471	1.8%	1,524	1.4%	1,464	1.6%	2,345	2.0%
El Sobrante CDP	13,966	4.6%	4,055	3.8%	4,055	4.5%	6,908	5.8%
French Valley CDP	33,818	11.1%	8,808	8.3%	8,539	9.4%	14,877	12.4%
Good Hope CDP	9,173	3.0%	2,341	2.2%	1,977	2.2%	3,832	3.2%
Green Acres CDP	2,542	0.8%	728	0.7%	666	0.7%	1,017	0.8%
Highgrove CDP	4,986	1.6%	1,477	1.4%	1,382	1.5%	2,568	2.1%
Home Gardens CDP	11,442	3.7%	3,108	2.9%	3,059	3.4%	5,268	4.4%
Homeland CDP	7,326	2.4%	2,326	2.2%	2,100	2.3%	2,925	2.4%
Idyllwild-Pine Cove CDP	2,459	0.8%	4,142	3.9%	1,145	1.3%	1,271	1.1%
Lakeland Village CDP	13,170	4.3%	3,814	3.6%	3,558	3.9%	5,919	4.9%
Lake Mathews CDP	6,848	2.2%	1,977	1.9%	1,895	2.1%	3,363	2.8%
Lake Riverside CDP	1,049	0.3%	397	0.4%	317	0.4%	391	0.3%
Lakeview CDP	2,566	0.8%	590	0.6%	549	0.6%	1,174	1.0%
March ARB CDP	1,150	0.4%	755	0.7%	492	0.5%	272	0.2%
Meadowbrook CDP	3,033	1.0%	985	0.9%	888	1.0%	1,298	1.1%
Mead Valley CDP	19,925	6.5%	4,717	4.4%	4,382	4.8%	8,039	6.7%
Nuevo CDP	7,033	2.3%	1,954	1.8%	1,852	2.0%	1,954	1.6%
Romoland CDP	2,227	0.7%	543	0.5%	520	0.6%	543	0.5%
Temescal Valley CDP	26,709	8.7%	8,551	8.0%	8,084	8.9%	8,551	7.1%

Table 2 - Table P-3 from County Housing element².

In addition, the jobs-housing balance argument is especially inaccurate given the large numbers of adjacent warehouses adjacent to Mead Valley. March JPA, Perris, Moreno Valley, Riverside, and Menifee all have significant existing warehouses, entitled warehouses, and under environmental review warehouse as repeated *ad nauseum*.

Mead Valley Wellness Center

In March, 2024, the County approved the Riverside University Healthcare System (RUHS) Mead Valley Wellness Village, consisting of five buildings, associated living facilities for patients. Overall, the proposed project would develop the project site with approximately 522 beds. Of the 522 beds, 442 are expected to be used by those staying longer than 30 days. The RUHS Wellness Village provides for an entire continuum of behavioral health and wellness care, from urgent mental health treatment to supportive housing, including outpatient care, education, and social services. Services provided would also include mental health residential services for children and adults and substance use disorder residential services for adults.

The Mead Valley Wellness Center is on the corner of Placentia Ave and Harvill Avenue with existing warehouse uses to the north, northeast, southwest, southeast, and a truck trailer parking lot to the south. Warehouse land uses are approved to the west (Plot plan #2200047, SCH #2024020843), and south (Harvill at Water Industrial SCH # 2022050490). The proposed FGPA 240026 would add yet another incompatible land-use surrounding the Wellness center and add another 100+ acres of industrial adjacent to a hospital facility, which is clearly incompatible with the plain language of the Healthy Communities element. Please ensure that the wellness facility is not fully surrounded by two-layers of industrial land-uses. Figure 5 is a screenshot from the RUHS website describing the facility.

Elevating Quality of Life, Transforming Community Spaces, and Embracing Total Health

The Wellness Village will offer outpatient and residential services for mental health and substance use disorders, primary healthcare, and behavioral health urgent care. The facility will serve children, youth, families, veterans, and other, and will be home to the first behavioral health urgent care center for children in Riverside County.

The **Wellness Village** is introducing an innovative perspective on well-being. With a focus on family housing and a comprehensive approach to care, it's not just a healthcare facility; but a community hub committed to nurturing holistic health and fostering meaningful connections. This is particularly true for children under 13, as the Wellness Village will be the only provider in the county offering family housing for children in treatment.

Figure 5. Screenshot of RUHS Wellness Village description.

² <https://planning.rctlma.org/sites/g/files/aldnop416/files/2024-07/County%20of%20Riverside%20th%20Cycle%20Housing%20Element.pdf>

Do you really think a community hub of healthcare for youth, children, families, and veterans should be surrounded by hundreds of acres of industrial warehouses? wellness village'. The rhetoric doesn't match the reality.

County Housing and Healthy Communities Policies

We ask that the County actually follow its existing policies and stop deliberately rezoning residential, displacing residents, and placing large industrial pollution sources in Mead Valley. The census tracts along the current industrial corridor are identified as environmental justice communities in SB 535 and California priority climate investments via CalEnviroScreen4.0. These census tracts require additional consideration for ensuring access to housing, healthy development, and anti-displacement policies compared to regular census tracts.

- H 1.1: Maintain an adequate supply of appropriately zoned land to accommodate housing needs of existing and future residents.
- H 3.2: The County should advocate for revisions to State laws that will make affordable housing easier to achieve, including but not limited to issues related to requiring the payment of prevailing wage, burdensome California Environmental Quality Act (CEQA) requirements adversely affecting housing production, tax code reform, and tools and funding for affordable housing while recognizing the need to maintain the integrity of existing residential communities.
- H 5.4: The County shall strive to disperse affordable housing projects throughout the county, while ensuring that affordable housing development occurs in areas with appropriate access to infrastructure, services, and necessary community amenities, wherever feasible.
- H 5.6: The County shall collaborate with community partners to increase residential low-resource areas access to transit, environmental, economic, and educational opportunities
- HC 3.1 Where appropriate, require high-density, mixed use development near existing and proposed high use transit centers.
- HC 14.2 When feasible, avoid locating new sources of air pollution near homes and other sensitive receptors.
- HC 16.8 Evaluate creating a cap or threshold on the number of pollution sources within EJ communities and make recommendations thereon.
- 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 18.12* Prioritize the development of safe and affordable housing in EJ Communities while at the same time minimizing the displacement of existing residents consistent with Housing Element, Goal 2, Action 2.1h and as may be amended by the 6th Cycle Housing Element. Affordable housing projects should include various housing types that respond to community priorities and input.

Motte Rimrock Reserve and MSHCP cells

FGPA 240026 is within MSHCP cell 2533, adjacent to 2529, 2633, and 2536 as shown in **Figure 6**. Conserved lands within Motte Rimrock Reserve is to the south and west of the project area. This is a key connectivity and land-use corridor for wildlife and habitat preservation and it is not clear that the proposed set asides for the conservation will be sufficient. The rezoning of this area to industrial is a key loss of open space and habitat that will reduce the value of the adjacent Motte Rimrock Reserve which is one of the seven core reserves for Stephen's Kangaroo Rat under the SKR Habitat Conservation Plan. This area is also home to the endangered burrowing owl and other native flora and fauna.

This particular cell is a key conservation target area and should be protected and conserved rather than turned into more useless warehouses for robot jobs.

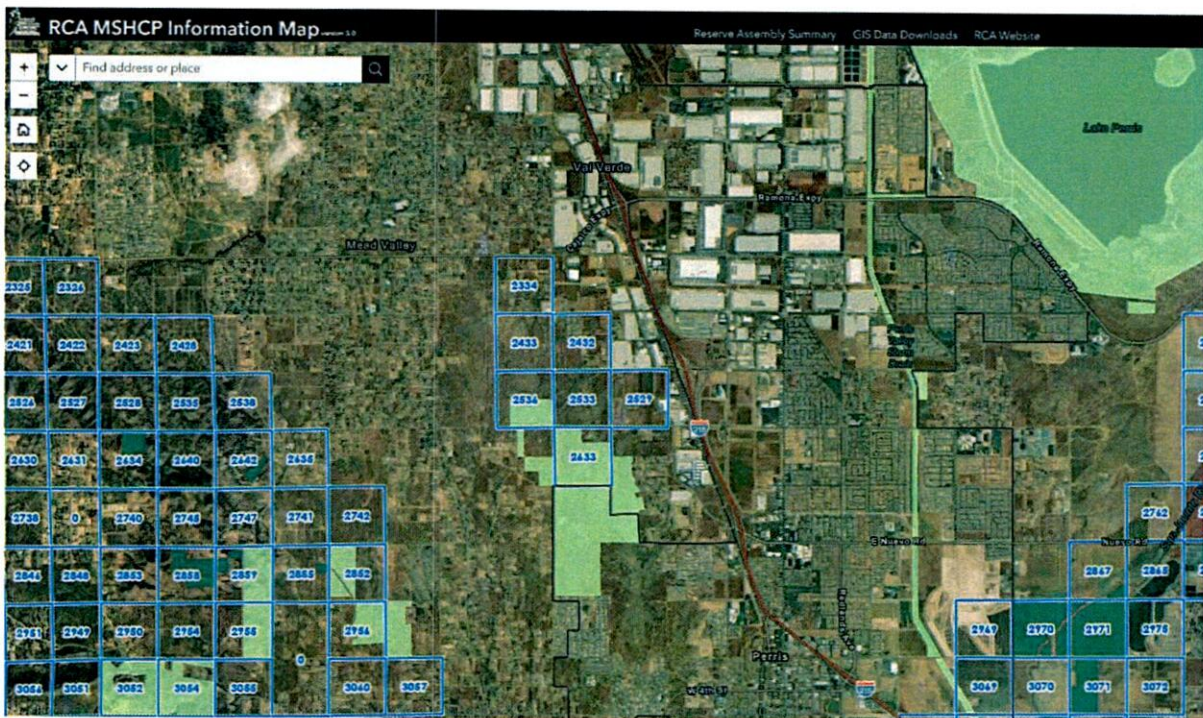


Figure 6. Riverside Conservation Authority MSHCP information map v3.0 accessed October 27, 2025. Motte Rimrock reserve is the green conserved lands central to the figure in cell 2633 and south.

Summary

The County has many housing and healthy communities policies that it is choosing to deliberately ignore in rezoning residential to industrial. Given the proximity to the future transit hub in Mead Valley and the Wellness Village, the County has an obligation to develop this corridor for maximum housing density, and not to undermine tax dollar investment in a Metrolink station and community hospital by surrounding it by low-jobs density warehousing and truck routes.

Sincerely,

Michael McCarthy, PhD

Sierra Club

Moreno Valley/Box Springs Group

Co-Conservation Chair

Email: mikem@radicalresearch.illc

Online

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SPEAKER'S NAME: Franco Pacheco

Address: _____

City: _____ Zip: _____

Phone #: _____

Date: _____ Agenda # 22.2

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(Revised: 04/23/2025)

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SPEAKER'S NAME: Karla Cervantes

Address: _____

City: _____ Zip: _____

Phone #: _____

Date: _____ Agenda # 22.2

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SPEAKER'S NAME: ~~_____~~ Tatiana Flores

Address: _____

City: _____ Zip: _____

Phone #: _____

Date: _____ Agenda # 22.2

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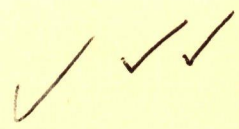
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SPEAKER'S NAME: Mike McEnally

Address: 19577 Deane Ct

City: Riverside Zip: 92508

Phone #: _____

Date: 10/28/2025 Agenda # 22.1 + 22.2 + 22.3

PLEASE STATE YOUR POSITION BELOW:

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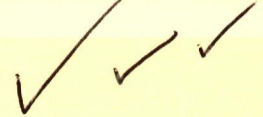
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SPEAKER'S NAME: Debbie WALSH

Address: Plano

City: _____ Zip: _____

Phone #: 10-28-25

Date: _____ Agenda # 221-28.2-28.3

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