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

ITEM: 22.3
(ID # 29037)
MEETING DATE:
Tuesday, October 28, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF GENERAL PLAN AMENDMENT NO. 240082 (GPA240082) Foundation Component – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240082 to change the General Plan Foundation Component and Land Use Designation of four (4) parcels from Rural Community: Very Low Density Residential (RC-VLDR) to Community Development: Light Industrial (CD-LI). Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240082 is initiated by the Board of Supervisors. – First Supervisorial District – Applicant: Rett Coluccio c/o Groundswell Pacific Land, INC – Engineer/Representative: Steve Sommers c/o SDH & Associates– North Perris Zoning Area – Mead Valley Area Plan – Rural Community: Very Low Density Residential (RC-VLDR) – Location: north of Money Lane, east of Olea Rancho Road, south of Walnut Street, west of Patterson Avenue – 14.8 Gross Acres – Zoning: Rural Residential, 1-acre minimum (R-R-1) – APN: 317-220-009 through -013 – 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. 240082 (GPA240082);** and,
2. If recommended, **ADOPT** an order initiating **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240082 (GPA240082)** 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 Gutierrez 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. 240082 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

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

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. 240082 (GPA240082) is a request to amend the project site's Foundation Component from Rural Community (RC) to Community Development (CD), and to change the Land Use Designation from Very Low Density Residential (VLDR) 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 totaling approximately 14.8 gross acres, located in the Mead Valley Area. The project site is generally located north of Money Lane, east of Olea Rancho Road, south of Walnut Street, west of Patterson Avenue.

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

The applicant intends to apply for an implementing project consisting of one (1) industrial building of approximately 264,029 square feet. In addition to the GPA, the proposal will require a Change of Zone from Rural Residential, 1-acre minimum (R-R-1) to Industrial Park (I-P), along with a Plot Plan to permit the industrial use.

If the proposed GPA240082 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

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, Plot Plan, Zone Change, and environmental review pursuant to the California Environmental Quality Act (CEQA) by the Board of Supervisors.

Proposed Future Land Use

The proposed Community Development (CD) Foundation 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 348, were mailed to property owners within 600 feet of the project site for the General Plan Advisory Committee, Planning Commission, and Board of Supervisors public hearings.

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

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss Foundation Component GPA240082 was held before the General Plan Advisory Committee on September 16, 2024. At that public hearing, the applicant presented their request for the proposal, and the Committee opened the hearing for public comments. 4 members of the public provided public testimony.

Of the public comments received, 4 were against initiation of a General Plan Amendment, and none were in support. Comments against the initiation of the GPA cited concerns about air quality, environmental justice, lack of code enforcement, the number of warehouses, health issues, trash, and vehicle and truck traffic. Other concerns by the public were focused on a desire to preserve the rural community.

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

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

Planning Commission Proceedings

A duly noticed public hearing to discuss Foundation Component GPA240082 was held before the Planning Commission on October 23, 2024. At that public hearing, the applicant presented their request for the proposal, and the Commission opened the hearing for public comments.

Three (3) members of the public provided testimony in opposition to initiation of the General Plan Amendment (GPA). Commenters expressed concern that the proposal would push warehouse development further west into residential areas without adequate buffers, potentially displacing existing homes and conflicting with the Area Plan's community vision. They emphasized the cumulative impacts of industrial projects already approved or under litigation in the area, and raised additional concerns regarding increased truck traffic, commuter congestion, adverse health effects, and incompatibility with surrounding residential neighborhoods. Commenters also suggested that commercial or medical uses would serve as a more appropriate buffer and questioned the overall benefit of warehouse development to residents.

The Commission discussed the project and expressed general support for initiation, allowing it to move forward through the development review process. Commissioners requested that the applicant explore alternative land use options such as Business Park and provide clarification on why Light Industrial is the better option. They acknowledged the proposal is consistent with surrounding warehouse development but noted it could create challenges next to residential uses. The Commission emphasized the importance of including a buffer between industrial and residential areas.

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

Support: 2nd, 3rd, and 4th Districts
Against: N/A
Neutral: N/A
Not Present: 1st and 5th 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, a detailed implementing project must be submitted within six (6) months. The 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.

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 IV 10/21/2025

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240082

VICINITY/POLICY AREAS

Supervisor: JOSE MEDINA

District: 1

Date: 10-06-25

Zoning Area/District: NORTH PERRIS

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

0 500 1000

ft

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240082

LAND USE

Supervisor:JOSE MEDINA
District: 1

Date: 10-21-2025
Exhibit: 1

Zoning District: NORTH PERRIS

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

0 250 500 ft

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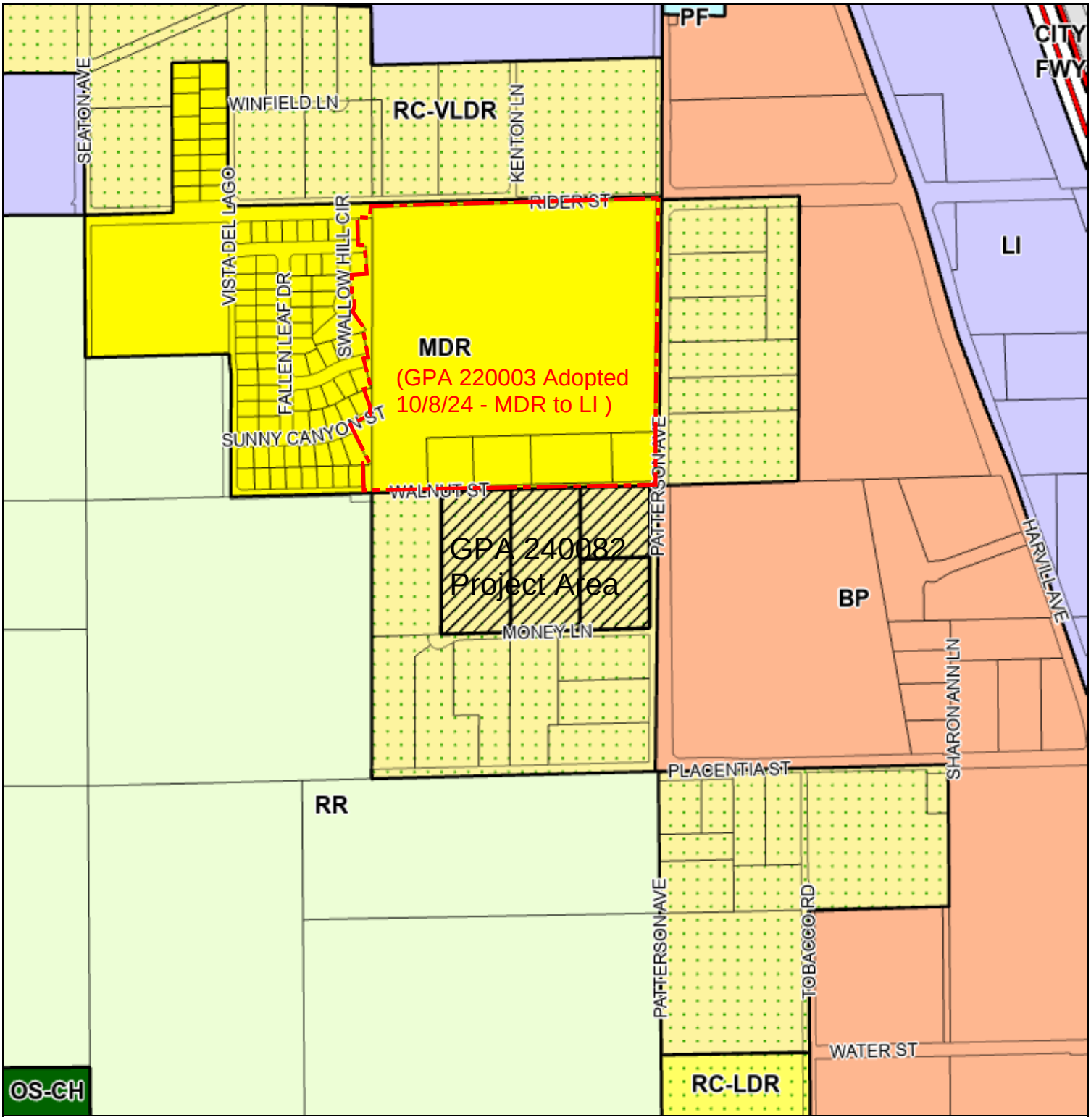
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240082

EXISTING GENERAL PLAN

Supervisor: JOSE MEDINA
District: 1

Date: 10-06-25
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

0 500 1000
ft

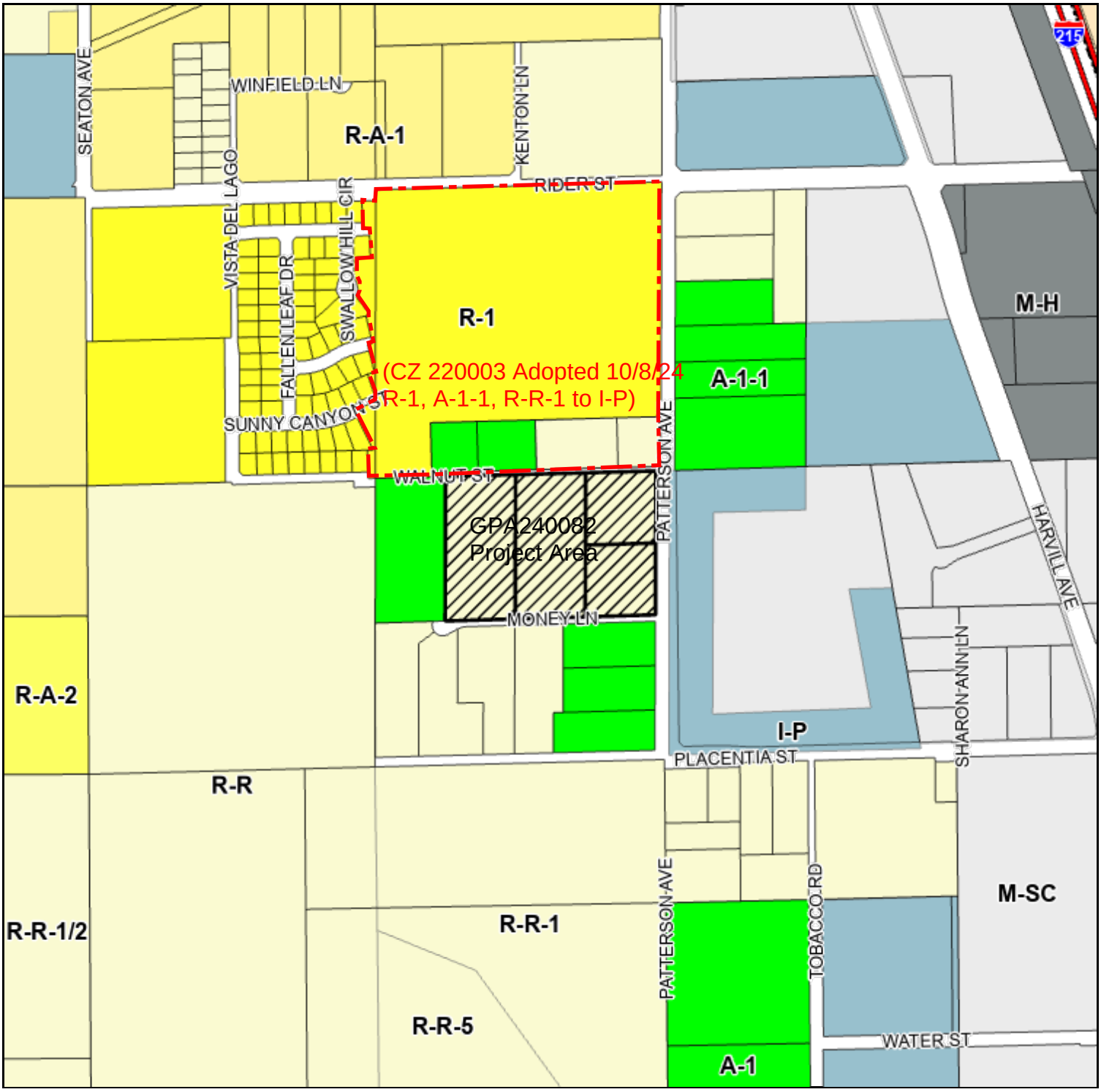
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240082

EXISTING ZONING

Supervisor: JOSE MEDINA
District: 1

Date: 10-06-25
Exhibit: 2



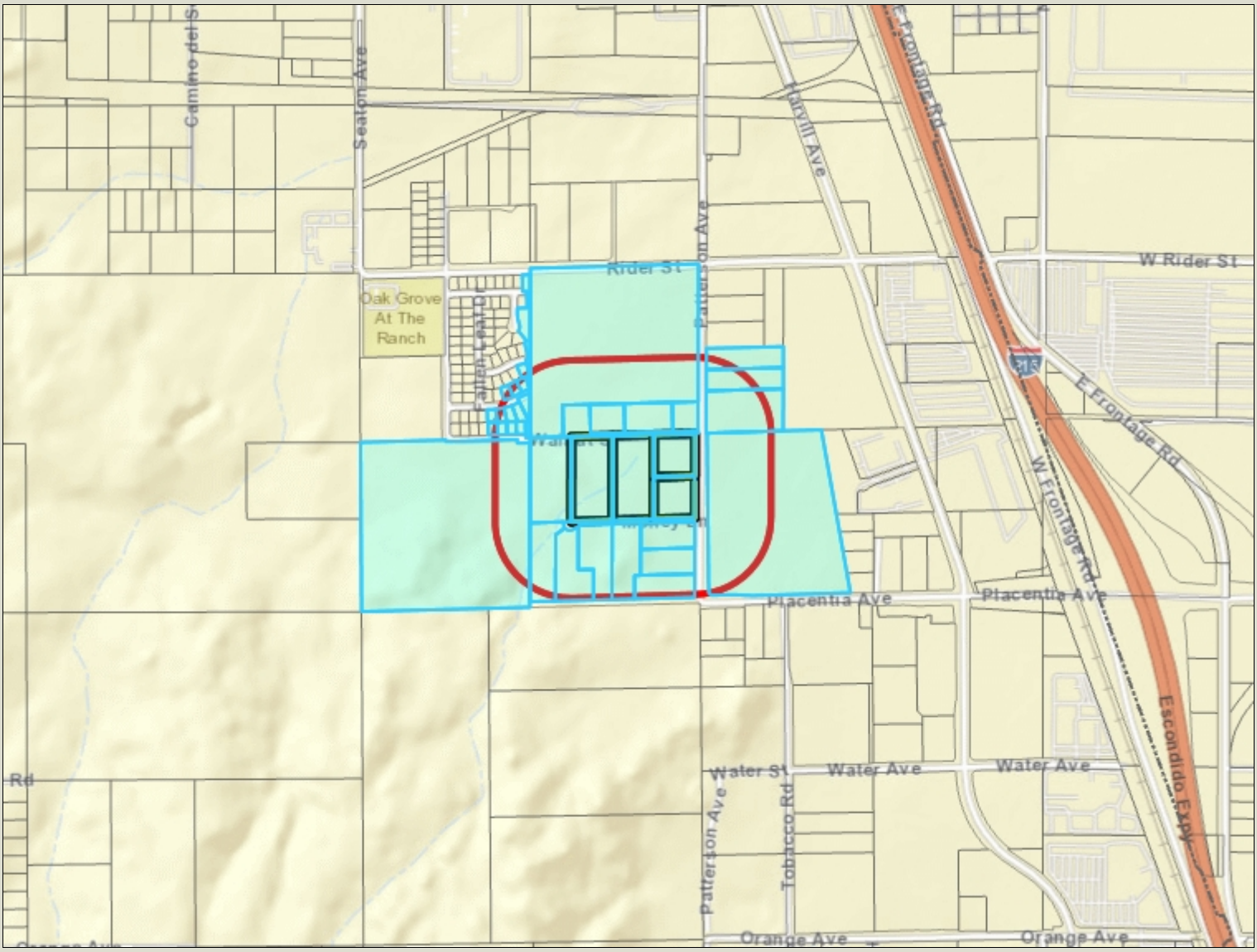
Zoning Area/District: NORTH PERRIS

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

0 500 1000 ft

GPA240082

Riverside County GIS Mailing Label



Legend

- County Boundary
- Cities
- Parcels
- World_Street_Map

Notes

600 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... 10/1/2025 3:39:07 PM

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317210006
MANUEL ZARAGOZA SALGADO
23330 WALNUT ST
PERRIS CA 92570

317210008
JOSE L. RODRIGUEZ
20111 PATTERSON AVE
PERRIS CA 92570

317210010
RAUL CALDERON
526 S SYCAMORE ST
SANTA ANA CA 92701

317210011
BRADLEY P. SCHWAB
29125 BAXTER RD
MURRIETA CA 92563

317210018
CADO PERRIS
1545 FARADAY AVE
CARLSBAD CA 92008

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

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

317220012
DAVID L. MAUSLING
20281 PATTERSON AVE
PERRIS CA 92570

317220013
RETT COLUCCIO
20335 PATTERSON AVE
PERRIS CA 92570

317220016
JUAN HERRERA
20401 PATTERSON AVE
PERRIS CA 92571

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

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

317220020
AGUSTIN TORRES
18835 NANDINA AVE
RIVERSIDE CA 92508

317220025
RIVERSIDE LEGACY IV-MEAD VALLEY
PO BOX 130339
CARLSBAD CA 92013

317230020
MIGUEL ANGEL ARRIZON
20050 PATTERSON AVE
PERRIS CA 92570

317230023
U TURN FOR CHRIST
20170 PATTERSON AVE
PERRIS CA 92570

317230049
OSCAR CARDENAS
19815 AVENIDA DE ARBOLES
MURRIETA CA 92562

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

317250007
JOHN PAUL STCLAIR
3651 GLEN OAKS MANOR DR
SARASOTA FL 34232

317260003
ANITA PEREZ RAMIREZ
23561 PLACENTIA AVE
PERRIS CA 92571

317260019
FLORINE M. ROMERO
PO BOX 1136
PERRIS CA 92572

317260024
JUAN G. BARRIENTOS
23511 PLACENTIA ST
PERRIS CA 92570

317322016
JUAN FLORES
23210 WILDWOOD LN
PERRIS CA 92570

317322017
RAYMUNDO CABALLERO ROMERO
18286 CAJALCO RD
PERRIS CA 92570

317322018
SERGIO AGUAYO
23236 WILDWOOD LN
PERRIS CA 92570

317322019
DORA LUZ CRESPO
23248 WILDWOOD LN
PERRIS CA 92570

317323001
MARICELA SALMON
23247 WILDWOOD LN
PERRIS CA 92570

317323002
RUBEN M. GARCIA
23231 WILDWOOD LN
PERRIS CA 92570

317323003
LAURA SHANTAL ZERMENO
23215 WILDWOOD LN
PERRIS CA 92570

317323004
BRANDON STEPHENS
23205 WILDWOOD LN
PERRIS CA 92570

317323005
DANNY FAVELA
23195 WILDWOOD LN
PERRIS CA 92570

317323006
PRIMITIVO RODRIGUEZ RICO
23198 SUNNY CANYON ST
PERRIS CA 92570

317323007
LUIS A. BLANCO
23208 SUNNY CANYON ST
PERRIS CA 92570

317323008
ALEJANDRO VARGAS
23224 SUNNY CANYON ST
PERRIS CA 92570

317323009
BRIAN R. BISHOP
23236 SUNNY CANYON ST
PERRIS CA 92570

317323010
LUIS G. GALVEZ
29605 VIA SONROSEO
SUN CITY CA 92586

317324001
DEBRA A. DEFRANTZ
23237 SUNNY CANYON ST
PERRIS CA 92570

317324002
ISRAEL ENCISO CORONA
23223 SUNNY CANYON ST
PERRIS CA 92570

317324003
MAURILIO RAMIREZ LOPEZ
23209 SUNNY CANYON ST
PERRIS CA 92570

317324004
PHAM & DANG FAMILY TRUST DATED 10/5/2018
2859 S EUCLID AVE
ONTARIO CA 91762

317324005
OSCAR TABAREZ
23181 SUNNY CANYON ST
PERRIS CA 92570

317324006
NORMA GOMEZ
23167 SUNNY CANYON ST
PERRIS CA 92570

317324011
SPENCER GONZALEZ
23168 WALNUT ST
PERRIS CA 92570

317324012
RODOLFO CASTANEDA
23182 WALNUT ST
PERRIS CA 92570

317324013
BENJAMIN D. TRUJILLO
23196 WALNUT ST
PERRIS CA 92570

317324014
PEDRO SANCHEZ CRUZ
23210 WALNUT ST
PERRIS CA 92570

317324015
MELISSA B. WILLIAMS
23224 WALNUT ST
PERRIS CA 92570

317324016
TAMERA L. GERBING
23238 WALNUT ST
PERRIS CA 92570

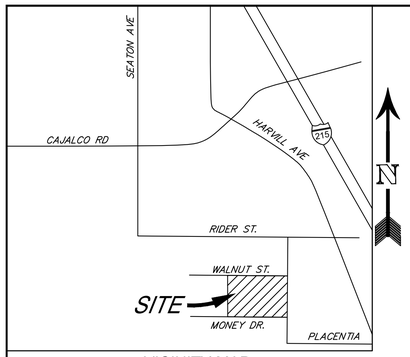
STEVE SOMMERS
2363 VIA INDUSTRA
TEMECULA CA 92590

RETT COLUCCIO
1857 IRVINE AVE
NEWPORT BEACH CA 92660

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

WALNUT LOGISTICS CENTER
GENERAL PLAN AMENDMENT

TOWNSHIP 4S, SECTION 13W, RANGE 4W
March 24



VICINITY MAP
NOT TO SCALE

OWNER/APPLICANT

GROUNDSWELL PACIFIC LAND
1857 IRVINE AVENUE
NEWPORT BEACH, CA 92660
PHONE: (949) 375-1159

ENGINEER

SDH & ASSOCIATES, INC
27363 VIA INDUSTRIA
TEMECULA, CA 92590
PHONE: (951) 683-3691

TOPOGRAPHY SOURCE

AERIAL PHOTOGRAMMETRY PERFORMED BY:
ARROWHEAD MAPPING
PHONE: (909) 889-2420

APN:

317-220-009
317-220-010
317-220-012
317-220-013

PROJECT DATA

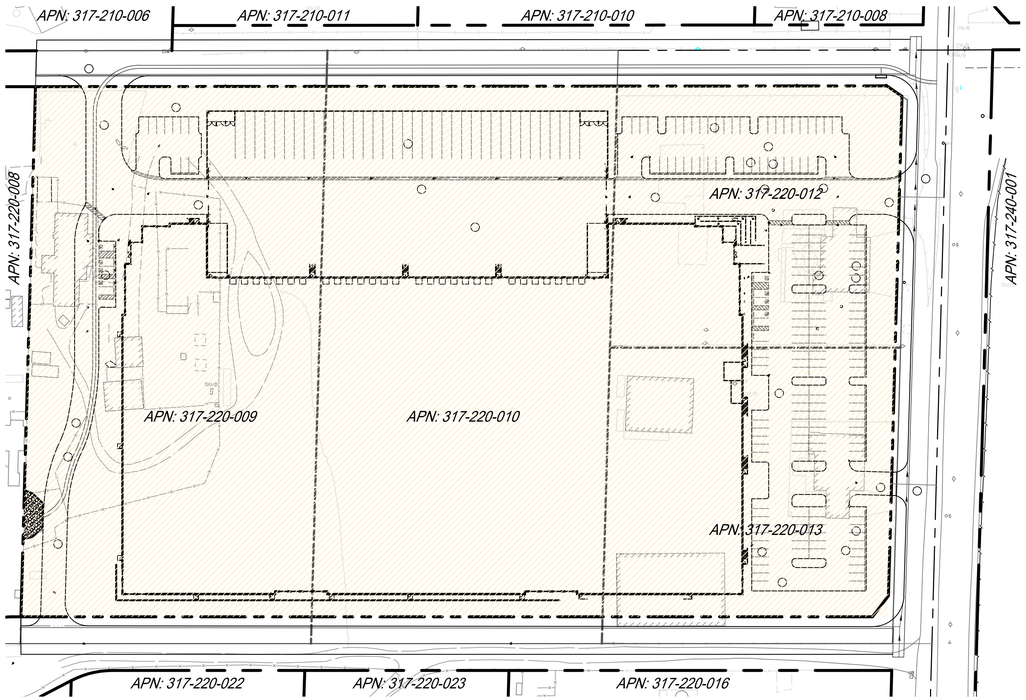
GROSS SITE AREA:	633,505 S.F. (14.54 AC.)
NET SITE AREA:	574,762 S.F. (13.19 AC.)
BUILDING AREA:	264,029 S.F.

GENERAL PLAN LAND USE

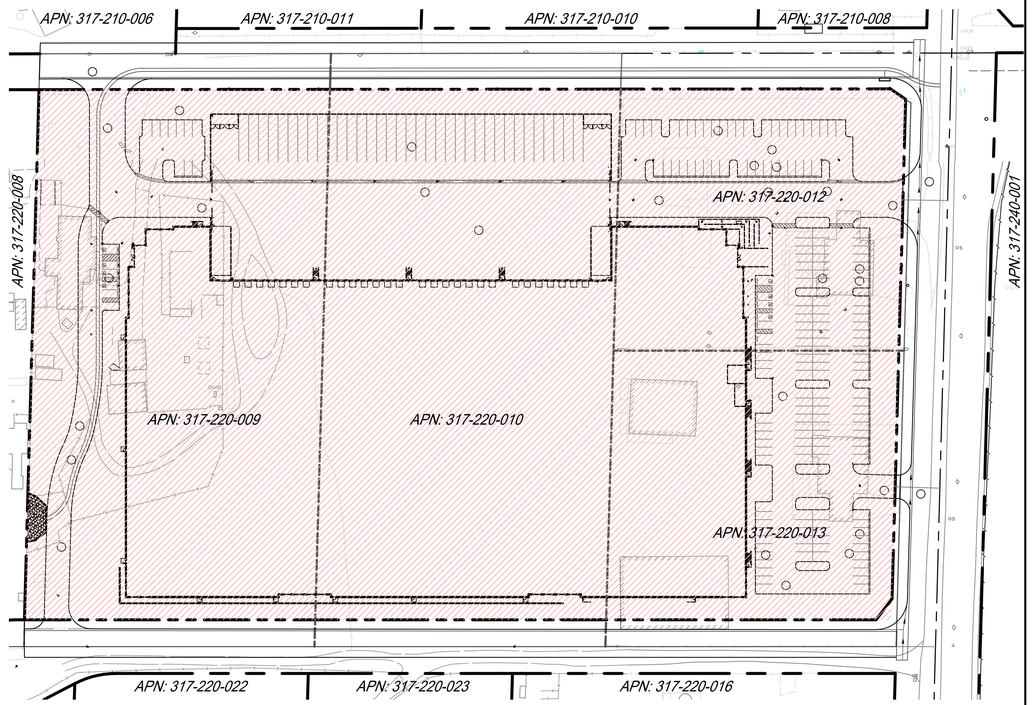
EXISTING:	RURAL COMMUNITY – VLDR
PROPOSED:	BUSINESS PARK

SURROUNDING GENERAL PLAN LAND USE

NORTH:	RURAL COMMUNITY – MDR
EAST:	BUSINESS PARK
SOUTH:	RURAL COMMUNITY – VLDR
WEST:	RURAL COMMUNITY – VLDR



EXISTING GENERAL PLAN DESIGNATION
SCALE: 1"=80'



PROPOSED GENERAL PLAN DESIGNATION
SCALE: 1"=80'

GPA LEGEND

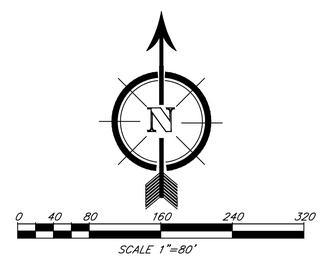
- RURAL RESIDENTIAL – VLDR
- BUSINESS PARK

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN AN UNINCORPORATED AREA IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
PARCEL ONE:
PARCEL 3 OF PARCEL MAP 5983, AS PER MAP RECORDED IN BOOK 14, PAGE 15 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, STATE OF CALIFORNIA.
PARCEL TWO :
PARCEL 2 OF PARCEL MAP NO. 9155, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 35 PAGE 80 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
FOR CONVEYANCING PURPOSES ONLY: APN 317-220-010-4 (AFFECTS PARCEL ONE)
APN 317-220-013-7 (AFFECTS PARCEL TWO)

PARCEL 1, PARCEL MAP 9155, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 35, PAGE 80 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
FOR CONVEYANCING PURPOSES ONLY: APN 317-220-012

PARCEL 2, PARCEL MAP 5983, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGE 15 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
FOR CONVEYANCING PURPOSES ONLY: APN 317-220-009



SCALE 1"=80'

DIG ALERT
DIAL BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The private engineer signing these plans is responsible for assuring the accuracy and acceptability of the design hereon. In the event of discrepancies arising after county approval or during construction, the private engineer shall be responsible for determining an acceptable solution and revising the plans for approval by the county.

MARK	BY	DATE

ENGINEER

REVISIONS

APPR.	DATE

COUNTY

SEAL–ENGINEER
REGISTERED PROFESSIONAL ENGINEER
DANE A. SOMMERS
No. 90433
Exp. 9-30-25
CIVIL
STATE OF CALIFORNIA

ENGINEERING COMPANY

SDH & ASSOCIATES INCORPORATED
SDH AND ASSOCIATES INC.
27363 VIA INDUSTRIA
TEMECULA, CA 92590
TEL: (951) 683-3691 FAX (951) 788-2314

PREPARED BY: DANE SOMMERS
R.C.E. NO. 90433
DATE 9-30-25

BENCHMARK:
BENCH MARK: NOS DESIGNATION #435
ELEV. = 1515.12' (NAVD88)
DESCRIBED BY METRO WATER DISTR. SO. CALIFORNIA 1992 PERRIS, 1300 FEET WEST OF ATSF RAILROAD ALONG ALONG RIDER ST. ON TOP OF THE NORTH CURB FACE OF RIDER ST. 28 FEET NORTH OF RIDER ST., 6 FOEET SOUTH OF A GTE TELEPHONE BOX, A STANDARD 3-1/4" ALUMINUM DISC SET FLUSH IN TOP OF CURB.

SCALE:
H: 1"=80' V:

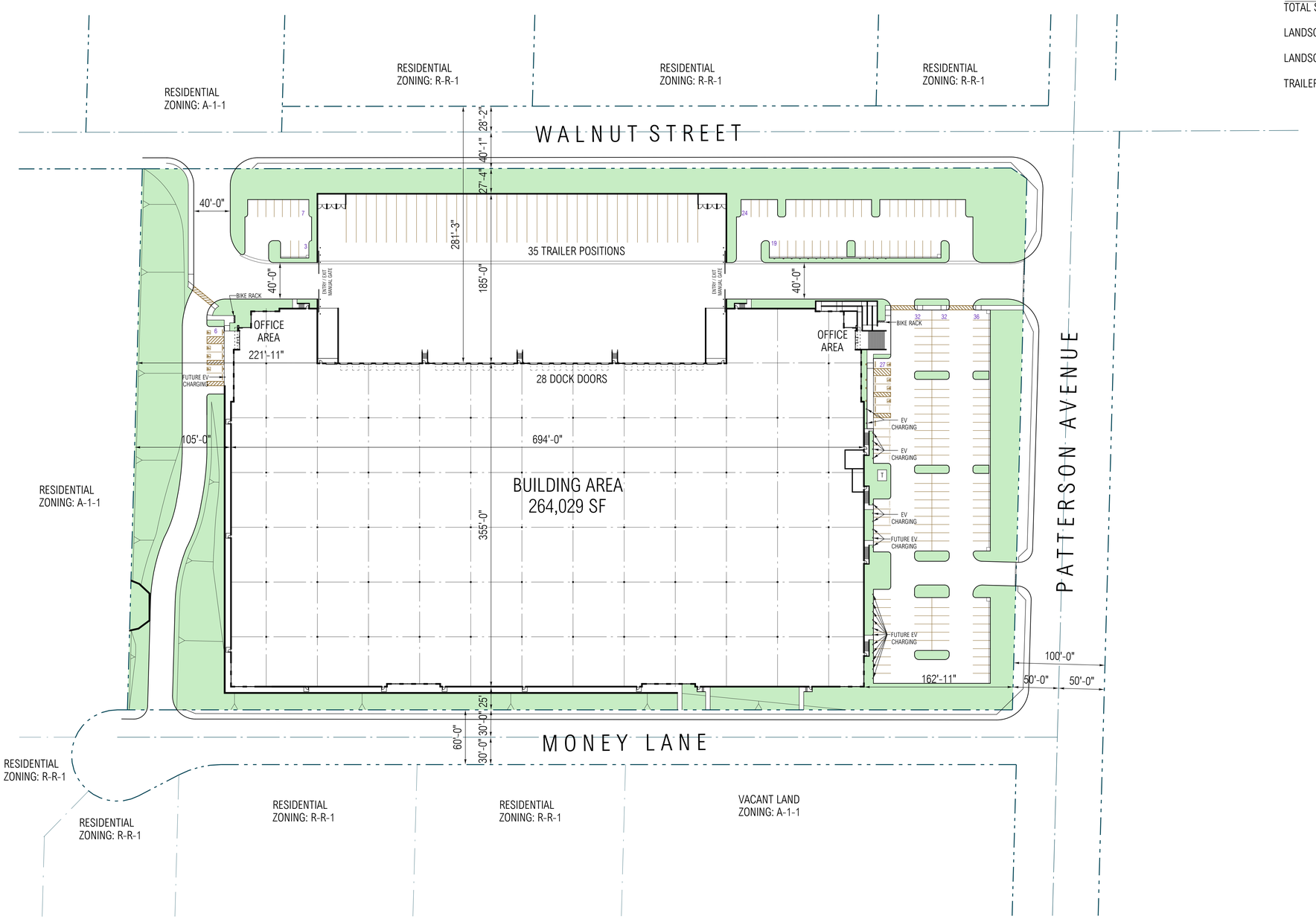
GROUNDSWELL WALNUT
GENERAL PLAN AMENDMENT

SHEET NO. 1
1 OF 1 SHTS

FOR:
W.O.
COUNTY FILE NO.

PROJECT DATA

NET SITE AREA	574,762 SF /13.19 AC
BUILDING AREA:	
WAREHOUSE	254,029 SF
OFFICE	5,000 SF
MEZZANINE	5,000 SF
TOTAL	264,029 SF
LOT COVERAGE:	45.94 %
PARKING REQUIRED:	
OFFICE (10,000 SF @ 1/250 SF)	40 STALLS
WHSE (250,669 @ 1/2,000 SF)	126 STALLS
TOTAL	166 STALLS
PARKING PROVIDED:	
STANDARD STALLS	149 STALLS
ACCESSIBLE STALLS	8 STALLS
INSTALLED EV STALLS	6 STALLS
FUTURE EV STALLS	19 STALLS
TOTAL STALLS	186 STALLS
LANDSCAPE REQUIRED:	86,214 SF / 15.0 %
LANDSCAPE PROVIDED:	114,048 SF / 19.84 %
TRAILER STALLS	35 TRAILERS



SITE PLAN
SCALE: 1" = 50'-0"

RGA
Office of Architectural Design
210 Progress ,Suite 220
Innovation Park
Irvine, CA 92618
T 949-341-0920
FX 949-341-0922

CONSULTANT

PROFESSIONAL SEALS

GROUNDSWELL WALNUT INDUSTRIAL WAREHOUSE PROJECT

PATTERSON AVENUE,
COUNTY OF RIVERSIDE,
CALIFORNIA

APPLICANT:
RGA OFFICE OF ARCHITECTURAL DESIGN
210 PROGRESS, SUITE 220
IRVINE, CA 92618
T: 949-341-0920
CONTACT : JACOB HUBER
jacob@rga-architects.com

DEVELOPER:
GROUNDSWELL PACIFIC LAND
TEL: 949-375-1159
CONTACT: RETT COLUCCIO
rcoluccio@groundswellpacificland.com

MARK	DATE	DESCRIPTION
SD		PLANNING SUBMITTAL
SD	02/09/24	SCHEMATIC DESIGN
CD		
BID		
PC		

RGA PROJECT NO:	24013-00
OWNER PROJECT NO:	00000.00
CAD FILE NAME:	24013-00-A1-1P
DRAWN BY:	JH
CHK'D BY:	MG

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RGA, OFFICE OF ARCHITECTURAL DESIGN

SHEET TITLE
SITE PLAN

SHEET: A1-1P

RIVERSIDE COUNTY
PLANNING DEPARTMENT

MINUTE ORDER
RIVERSIDE COUNTY PLANNING COMMISSION – OCTOBER 23, 2024
4080 LEMON STREET, RIVERSIDE, CALIFORNIA 92501
1st Floor Board Chambers

I. AGENDA ITEM 4.7

INITIATION OF GENERAL PLAN AMENDMENT NO. 240082 (GPA240082) Foundation Component – Applicant: Rett Coluccio c/o Groundswell Pacific Land, INC – Engineer/Representative: Steve Sommers c/o SDH & Associates – INITIATION OF GENERAL PLAN AMENDMENT NO. 240082 (GPA240082) Foundation Component – Applicant: Rett Coluccio c/o Groundswell Pacific Land, INC – Engineer/Representative: Steve Sommers c/o SDH & Associates – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: North of Money Lane, east of Olea Rancho Road, south of Walnut Street, and west of Patterson Avenue – 14.8 Gross Acres – Existing Zoning: R-R-1 (Rural Residential, 2.5-acre minimum).

II. PROJECT DESCRIPTION:

The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240082 to change the General Plan Foundation Component of four (4) parcels from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Light Industrial (CD:LI). Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240082 is initiated by the Board of Supervisors – APN: 317-220-009 through -013.

III. MEETING SUMMARY:

The following staff presented the subject proposal:
Richard Marshalian (951) 955-9294

Spoke in favor:
Rett Coluccio - App/Rep
Melissa Schuab - Neighbor

Spoke in Opposition:
Debbie Walsh – Neighbor
Franco Pacheco – Neighbor
Vicky Sanchez – Neighbor donated time to Debbie Walsh
Karla Cervantes – Neighbor

No one spoke in Neutral position.

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 – Support
District 4 – Support
District 5 – Absent

The Planning Commission took the following action:

RECOMMEND That General Plan Amendment No. 240082 move forward to the Board of Supervisors.

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT

Agenda Item No.
3.2
(ID # 25847)
MEETING DATE:
Monday, September 16, 2024

SUBJECT: INITIATION OF GENERAL PLAN AMENDMENT NO. 240082 (GPA240082) Foundation Component – Applicant: Rett Coluccio c/o Groundswell Pacific Land, INC – Engineer/Representative: Steve Sommers c/o SDH & Associates – INITIATION OF GENERAL PLAN AMENDMENT NO. 240082 (GPA240082) Foundation Component – Applicant: Rett Coluccio c/o Groundswell Pacific Land, INC – Engineer/Representative: Steve Sommers c/o SDH & Associates – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: North of Money Lane, east of Olea Rancho Road, south of Walnut Street, and west of Patterson Avenue – 14.8 Gross Acres – Existing Zoning: R-R-1 (Rural Residential, 2.5-acre minimum) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240082 to change the General Plan Foundation Component of four (4) parcels from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Light Industrial (CD:LI). Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240082 is initiated by the Board of Supervisors. – APN: 317-220-009 through -013 – Project Planner: Tim Wheeler at (951)955-6060 or twheeler@rivco.org.

PROPOSED PROJECT	
Case Number(s):	GPA240082
Environmental Type:	Exemption
Area Plan No.	Mead Valley
Zoning Area/District:	North Perris Area
Supervisorial District:	First District
Project Planner:	Rosemary Montoya
Project APN(s):	317-220-009 through -013
Continued From:	

John Hildebrand, Planning Director 9/11/2024

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment No. 240082 (GPA240082) is a proposal to amend the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) to Light Industrial (LI) on four (4) parcels, totaling 14.8 gross acres.

The four (4) parcels are located north of Money Lane, east of Olea Rancho Road, south of Walnut Street, and west of Patterson Avenue.

PROJECT RECOMMENDATION

RECOMMENDATIONS:

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

CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240082 (GPA240082).

PROJECT DATA

Land Use and Zoning:

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

East:	I-P (Industrial Park)
South:	R-R-1 (Rural Residential, 1-acre minimum) A-1-1 (Light Agriculture, 1-acre minimum)
West:	A-1-1 (Light Agriculture, 1-acre minimum)
Existing Use:	Single-family dwellings Vacant
Surrounding Uses	
North:	Single-family dwellings Vacant
East:	Warehouse
South:	Single-family dwellings Agriculture
West:	Single-family dwelling

Located Within:

City's Sphere of Influence:	Yes – City of Perris
Community Service Area ("CSA"):	Yes – 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – Cell No. 2432
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or partially within
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base
Environmental Justice Community	Yes – Mead Valley

PROJECT LOCATION MAP

Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Project Background

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

Applicant Proposal

FC-GPA240082 is a proposal to change the Foundation Component Land Use Designation from Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Light Industrial (CD: LI).

If the initiation for GPA240082 is approved, the applicant intends to apply for an implementing project consisting of one (1) industrial building of approximately 264,029 square feet. In addition to the General Plan Amendment (GPA), the proposal will require a Change of Zone (CZ) from R-R-1 (Rural Residential, 1-acre minimum) to I-P (Industrial Park) and an Industrial Plot Plan Permit (PPT), as required within the I-P zoning classification, for Warehousing and Distribution facilities.

Proposed Future Land Use

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

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

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 600 feet of the project site for the General Plan Advisory Committee hearing.

Attachments:

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

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: Debbie Walsh <abilene149@gmail.com>
Sent: Monday, September 16, 2024 11:46 AM
To: Wheeler, Timothy; Camacho, Maria; Brady, Russell
Subject: Items 25834 25847 25842 25845 25844
Attachments: DebbieletterFGPASept16.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.

Please add the following letter opposing the following agenda items to the administrative record.

1. 25834 : INITIATION OF GENERAL PLAN AMENDMENT NO. 240012 (GPA240012)
2. 25847 : INITIATION OF GENERAL PLAN AMENDMENT NO. 240082 (GPA240082)
4. 25842 : INITIATION OF GENERAL PLAN AMENDMENT NO. 240042 (GPA240042)
5. 25843 : INITIATION OF GENERAL PLAN AMENDMENT NO. 240049 (GPA240049)
6. 25845 : INITIATION OF GENERAL PLAN AMENDMENT NO. 240063 (GPA240063
7. 25844 : INITIATION OF GENERAL PLAN AMENDMENT NO. 240059 (GPA240059)

Thanks.

Debbie Walsh

RAMV
PO BOX 2244
Perris, CA 92572
951-317-6868
September 16, 2024

Planning Director's Hearing
GPIP Committee

Dear Committee members:

The Rural Association of Mead Valley is adamantly opposed to the Foundation General Plan Amendments on the agenda today.
Agenda Items 1, 2, 4, 5, 6, 7 are requesting major changes to 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. 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. A violation of the Environmental Justice element of the General Plan.

1.25834 : INITIATION OF GENERAL PLAN AMENDMENT NO. 240012 (GPA240012)
25847 : INITIATION OF GENERAL PLAN AMENDMENT NO. 240082 (GPA240082)
4.25842 : INITIATION OF GENERAL PLAN AMENDMENT NO. 240042 (GPA240042)

5.25843 : INITIATION OF GENERAL PLAN AMENDMENT NO. 240049 (GPA240049)
6.25845 : INITIATION OF GENERAL PLAN AMENDMENT NO. 240063 (GPA240063
7.25844 : INITIATION OF GENERAL PLAN AMENDMENT NO. 240059 (GPA240059)

This Committee must reject these Foundation General Plan Amendments. 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."

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

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.

Rider Street has a number of sensitive receptors. Columbia Elementary School. Mead Valley Library, 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.

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.

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.

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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 to deny these projects all of which will impact not only Mead Valley but the entire region by increasing air pollution and traffic congestion substantially.

Sincerely,

Debbie Walsh

RIVERSIDE COUNTY
PLANNING DEPARTMENT

MINUTE ORDER
RIVERSIDE COUNTY PLANNING COMMISSION – OCTOBER 23, 2024
4080 LEMON STREET, RIVERSIDE, CALIFORNIA 92501
1st Floor Board Chambers

I. AGENDA ITEM 4.7

INITIATION OF GENERAL PLAN AMENDMENT NO. 240082 (GPA240082) Foundation Component – Applicant: Rett Coluccio c/o Groundswell Pacific Land, INC – Engineer/Representative: Steve Sommers c/o SDH & Associates – INITIATION OF GENERAL PLAN AMENDMENT NO. 240082 (GPA240082) Foundation Component – Applicant: Rett Coluccio c/o Groundswell Pacific Land, INC – Engineer/Representative: Steve Sommers c/o SDH & Associates – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: North of Money Lane, east of Olea Rancho Road, south of Walnut Street, and west of Patterson Avenue – 14.8 Gross Acres – Existing Zoning: R-R-1 (Rural Residential, 2.5-acre minimum).

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III. MEETING SUMMARY:

The following staff presented the subject proposal:
Richard Marshalian (951) 955-9294

Spoke in favor:
Rett Coluccio - App/Rep
Melissa Schuab - Neighbor

Spoke in Opposition:
Debbie Walsh – Neighbor
Franco Pacheco – Neighbor
Vicky Sanchez – Neighbor donated time to Debbie Walsh
Karla Cervantes – Neighbor

No one spoke in Neutral position.

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 – Support
District 4 – Support
District 5 – Absent

The Planning Commission took the following action:

RECOMMEND That General Plan Amendment No. 240082 move forward to the Board of Supervisors.

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT

Agenda Item No.
4.7
(ID # 26293)
MEETING DATE:
Wednesday, October 23, 2024

SUBJECT: INITIATION OF GENERAL PLAN AMENDMENT NO. 240082 (GPA240082) Foundation Component – Applicant: Rett Coluccio c/o Groundswell Pacific Land, INC – Engineer/Representative: Steve Sommers c/o SDH & Associates – INITIATION OF GENERAL PLAN AMENDMENT NO. 240082 (GPA240082) Foundation Component – Applicant: Rett Coluccio c/o Groundswell Pacific Land, INC – Engineer/Representative: Steve Sommers c/o SDH & Associates – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: North of Money Lane, east of Olea Rancho Road, south of Walnut Street, and west of Patterson Avenue – 14.8 Gross Acres – Existing Zoning: R-R-1 (Rural Residential, 2.5-acre minimum) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240082 to change the General Plan Foundation Component of four (4) parcels from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Light Industrial (CD:LI). Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240082 is initiated by the Board of Supervisors – APN: 317-220-009 through -013 – Project Planner: Tim Wheeler at (951)955-6060 or twheeler@rivco.org.

PROPOSED PROJECT	
Case Number(s):	GPA240082
Environmental Type:	Exemption
Area Plan No.	Mead Valley
Zoning Area/District:	North Perris Area
Supervisorial District:	First District
Project Planner:	Richard Marshalian
Project APN(s):	317-220-009, -010, -012, and -013
Continued From:	

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment No. 240082 (GPA240082) is a proposal to amend the project site's Foundation Component from Rural Community (RC) to Community Development (CD)

and amend its Land Use Designation from Very Low Density Residential (VLDR) to Light Industrial (LI) on four (4) parcels, totaling 14.8 gross acres.

The four (4) parcels are located north of Money Lane, east of Olea Rancho Road, south of Walnut Street, and west of Patterson Avenue.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTION:

CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240082 (GPA240082).

PROJECT DATA

Land Use and Zoning:

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

North:	A-1-1 (Light Agriculture, 1-acre minimum) R-R-1 (Rural Residential, 1-acre minimum)
East:	I-P (Industrial Park)
South:	R-R-1 (Rural Residential, 1-acre minimum) A-1-1 (Light Agriculture, 1-acre minimum)
West:	A-1-1 (Light Agriculture, 1-acre minimum)
Existing Use:	Single-family dwellings Vacant
Surrounding Uses	
North:	Single-family dwellings Vacant
East:	Warehouse
South:	Single-family dwellings Agriculture
West:	Single-family dwelling

Located Within:

City's Sphere of Influence:	Yes – City of Perris
Community Service Area ("CSA"):	Yes – 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – Cell No. 2432
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or partially within
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base
Environmental Justice Community	Yes – Mead Valley

PROJECT LOCATION MAP

PROJECT BACKGROUND AND ANALYSIS

Project Background

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

Further determination of zoning classifications, neighborhood compatibility, and other development factors or findings shall be made if the proposed FC-GPA (GPA240082) 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

FC-GPA240082 is a proposal to change the Foundation Component Land Use Designation from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Light Industrial (CD:LI) in order to allow for the development of warehousing and distribution facilities.

If the initiation for GPA240082 is approved, the applicant intends to apply for an implementing project consisting of one (1) industrial building of approximately 264,029 square feet. In addition to the General Plan Amendment (GPA), the proposal will require a Change of Zone (CZ) from R-R-1 (Rural Residential, 1-acre minimum) to I-P (Industrial Park) and an Industrial Plot Plan Permit (PPT), as required within the I-P zoning classification, for Warehousing and Distribution facilities.

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 (CD-HI) land use designation, which allows for more intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.

The proposed Light Industrial (CD-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 600 feet of the project site for both the General Plan Advisory Committee and Planning Commission public hearings.

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

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA 240082 was held before the General Plan Advisory Committee on September 16, 2024. At that public hearing, the applicant presented their request for the proposal, and the Committee opened the hearing for public comments. 4 members of the public provided public testimony.

Of the public comments received, 4 were against initiation of a General Plan Amendment, and none were in support. Comments against the initiation of the GPA cited concerns about air quality, environmental justice, lack of code enforcement, the number of warehouses, health

issues, trash, and vehicle and truck traffic. Other concerns by the public were focused on a desire to preserve the rural community.

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

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

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

ATTACHMENTS

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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240082

VICINITY/POLICY AREAS

Supervisor: KEVIN JEFFRIES

District: 1

Date: 8-21-2024

Zoning Area/District: NORTH PERRIS

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

0 500 1000 ft

Attachment: Exhibit A – Map of Vicinity (FC-GPA240082)

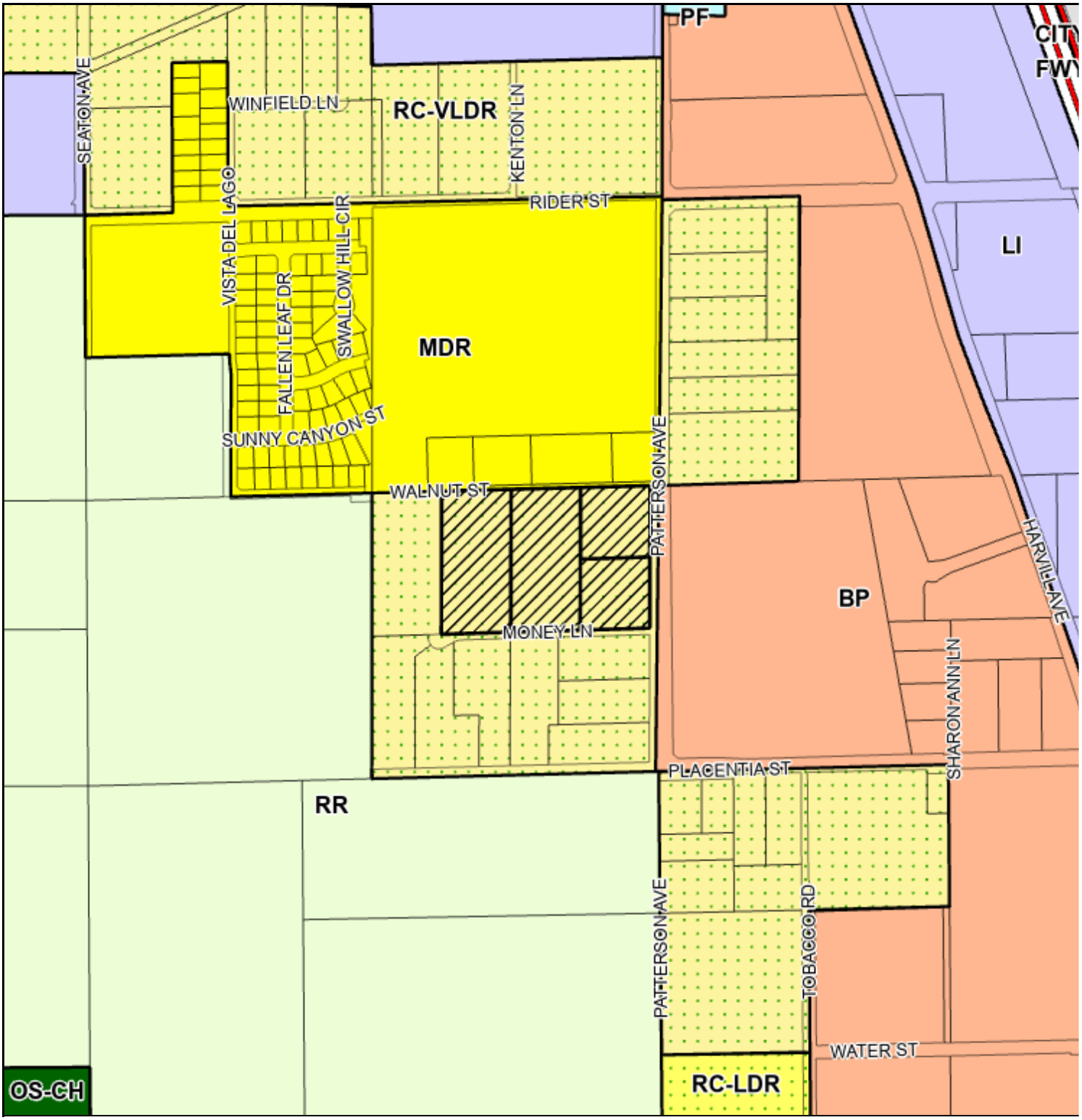
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240082

EXISTING GENERAL PLAN

Supervisor: KEVIN JEFFRIES
District: 1

Date: 8-21-2024
Exhibit: 5



Attachment: Exhibit B – Map of Existing Land Use Designation (FC-GPA240082)

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

0 500 1000
ft

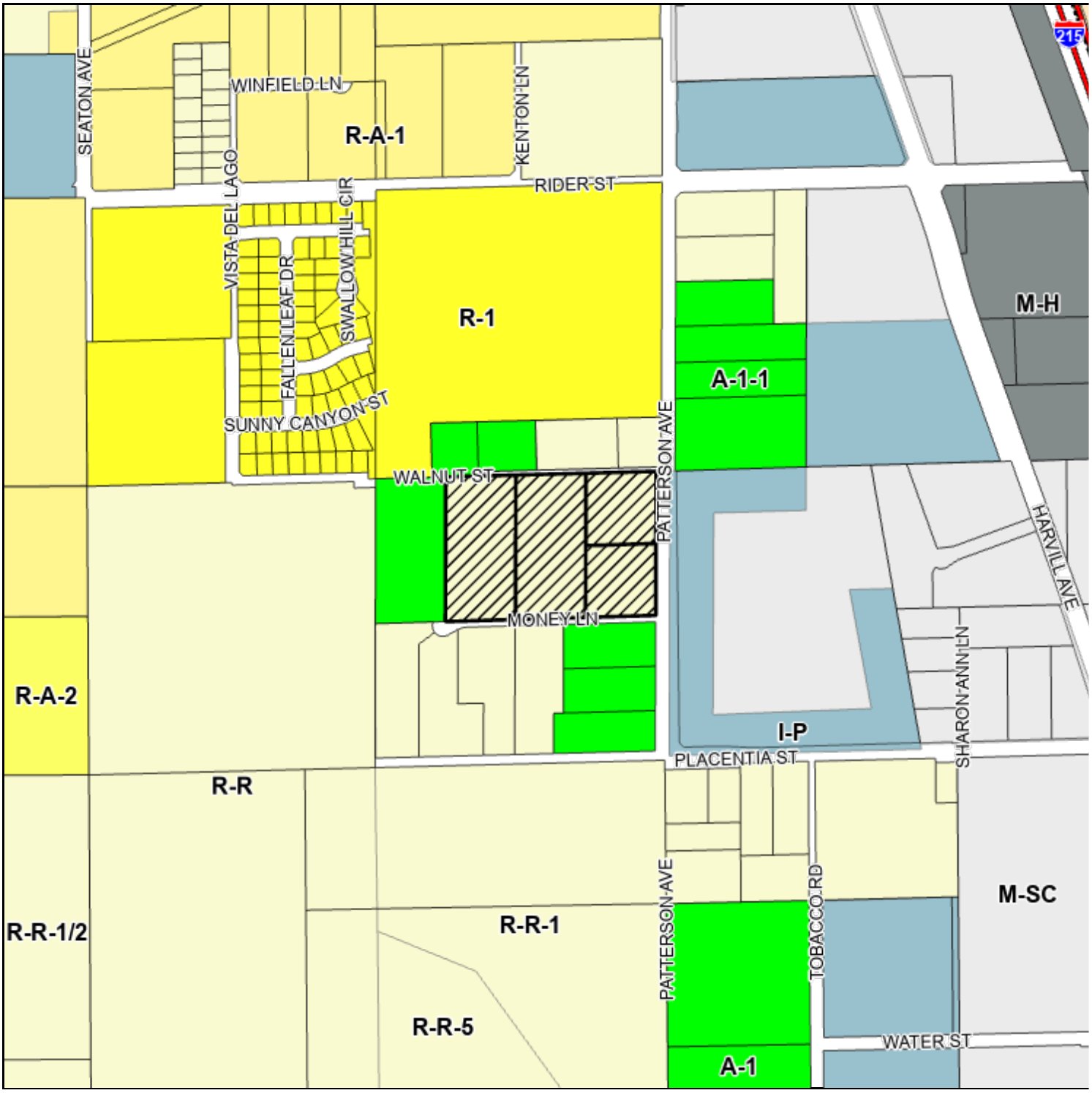
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240082

EXISTING ZONING

Supervisor: KEVIN JEFFRIES
District: 1

Date: 8-21-2024
Exhibit: 2



Zoning Area/District: NORTH PERRIS

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

0 500 1000 ft

Attachment: Exhibit C – Map of Existing Zoning Classification (FC-GPA240082)

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John E Hildebrand
Planning Director

PROPERTY OWNERS' CERTIFICATION
APN: 317-220-009, -010, -012, -013

I, Rosemary Montoya certify that on 08.23.2024, the attached property owners list was prepared by TLMA - Planning Department. (Distance Buffered: 600 feet). Pursuant to application requirements furnished by the Riverside County Planning Department; Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Rosemary Montoya **SIGNATURE:** RM

TITLE: Assistant Planner

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

PHONE: 951-955-9549

EMAIL: romontoya@rivco.org

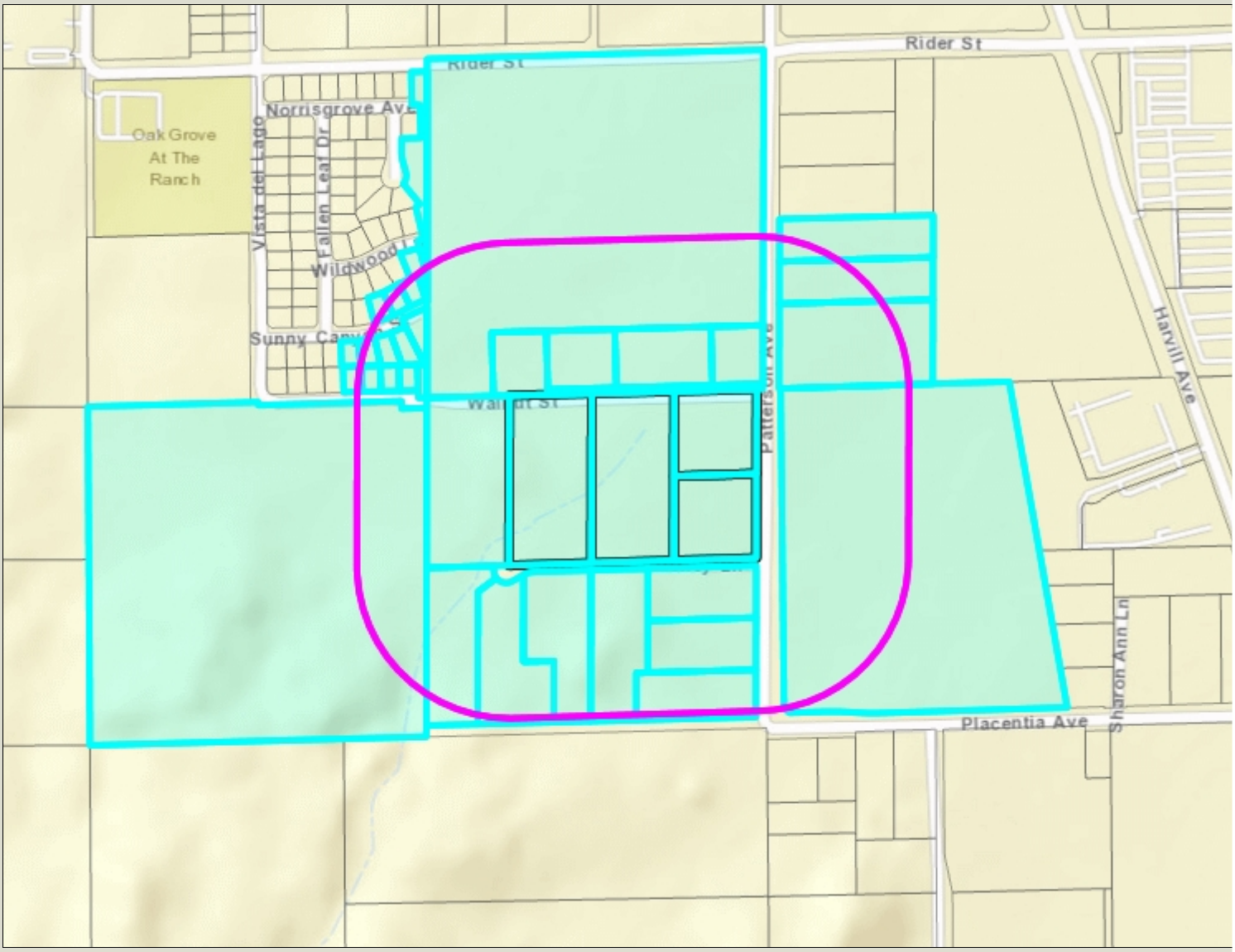
Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

Attachment: Exhibit D – Noticing Radius and Labels (FC-GPA240082)

Riverside County GIS Mailing Labels

GPA240082



Legend

- County Boundary
- Cities
- Parcels
- World Street Map

Notes

600' Radius

0 752 1,505 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 containec on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility c the user.

REPORT PRINTED ON... 8/23/2024 3:37:43 PM

© Riverside County RCIT

Attachment: Exhibit D – Noticing Radius and Labels (FC-GPA240082)

317210006
MANUEL ZARAGOZA SALGADO
23330 WALNUT ST
PERRIS CA 92570

317210008
JOSE L. RODRIGUEZ
20111 PATTERSON AVE
PERRIS CA 92570

317210010
RAUL CALDERON
526 S SYCAMORE ST
SANTA ANA CA 92701

317210011
BRADLEY P. SCHWAB
29125 BAXTER RD
MURRIETA CA 92563

317210018
CADO PERRIS
1545 FARADAY AVE
CARLSBAD CA 92008

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

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

317220012
DAVID L. MAUSLING
20281 PATTERSON AVE
PERRIS CA 92570

317220013
RETT COLUCCIO
20335 PATTERSON AVE
PERRIS CA 92570

317220016
JUAN HERRERA
20401 PATTERSON AVE
PERRIS CA 92571

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

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

Attachment: Exhibit D – Noticing Radius and Labels (FC-GPA240082)

317220020
AGUSTIN TORRES
18835 NANDINA AVE
RIVERSIDE CA 92508

317220025
RIVERSIDE LEGACY IV-MEAD VALLEY
PO BOX 130339
CARLSBAD CA 92013

317230022
U TURN FOR CHRIST
20170 PATTERSON AVE
PERRIS CA 92570

317230049
OSCAR CARDENAS
19815 AVENIDA DE ARBOLES
MURRIETA CA 92562

317240055
IPT RIVERSIDE LOGISTICS CENTER I
2151 MICHELSON DR STE 282
IRVINE CA 92612

317323001
MARICELA SALMON
23247 WILDWOOD LN
PERRIS CA 92570

317323008
ALEJANDRO VARGAS
23224 SUNNY CANYON ST
PERRIS CA 92570

317323009
BRIAN R. BISHOP
23236 SUNNY CANYON ST
PERRIS CA 92570

317323010
LUIS G. GALVEZ
29605 VIA SONROSEO
SUN CITY CA 92586

317324001
DEBRA A. DEFRANTZ
23237 SUNNY CANYON ST
PERRIS CA 92570

317324002
ISRAEL ENCISO CORONA
23223 SUNNY CANYON ST
PERRIS CA 92570

317324003
MAURILIO RAMIREZ LOPEZ
23209 SUNNY CANYON ST
PERRIS CA 92570

317324004
PHAM & DANG FAMILY TRUST DATED
10/5/2018
2859 S EUCLID AVE
ONTARIO CA 91762

317324013
BENJAMIN D. TRUJILLO
23196 WALNUT ST
PERRIS CA 92570

317324014
JAMES L. SPATES
23210 WALNUT AVE
PERRIS CA 92270

317324015
MELISSA B. WILLIAMS
23224 WALNUT ST
PERRIS CA 92570

317324016
TAMERA L. GERBING
23238 WALNUT ST
PERRIS CA 92570

RETT COLUCCIO
C/O GROUNDSWELL PACIFIC LAND
1857 IRVINE AVENUE
NEWPORT BEACH, CA 92660

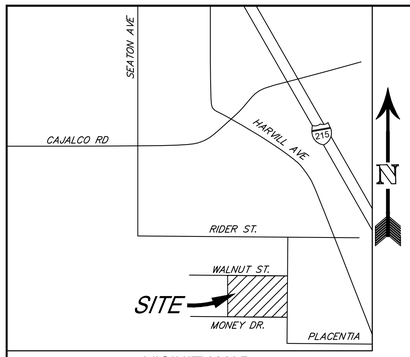
STEVE SOMMERS
C/O SDH ASSOCIATES
27363 VIA INDUSTRIA
TEMECULA, CA 92590

SONYA HOOKER
C/O RUTH VILLALOBOS & ASSOCIATES INC
3602 INLAND EMPIRE BLVD UNIT C310
ONTARIO, CA 91764

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

WALNUT LOGISTICS CENTER
GENERAL PLAN AMENDMENT

TOWNSHIP 4S, SECTION 13W, RANGE 4W
March 24



VICINITY MAP
NOT TO SCALE

OWNER/APPLICANT

GROUNDSWELL PACIFIC LAND
1857 IRVINE AVENUE
NEWPORT BEACH, CA 92660
PHONE: (949) 375–1159

ENGINEER

SDH & ASSOCIATES, INC
27363 VIA INDUSTRIA
TEMECULA, CA 92590
PHONE: (951) 683–3691

TOPOGRAPHY SOURCE

AERIAL PHOTOGRAMMETRY PERFORMED BY:
ARROWHEAD MAPPING
PHONE: (909) 889–2420

APN:

317–220–009
317–220–010
317–220–012
317–220–013

PROJECT DATA

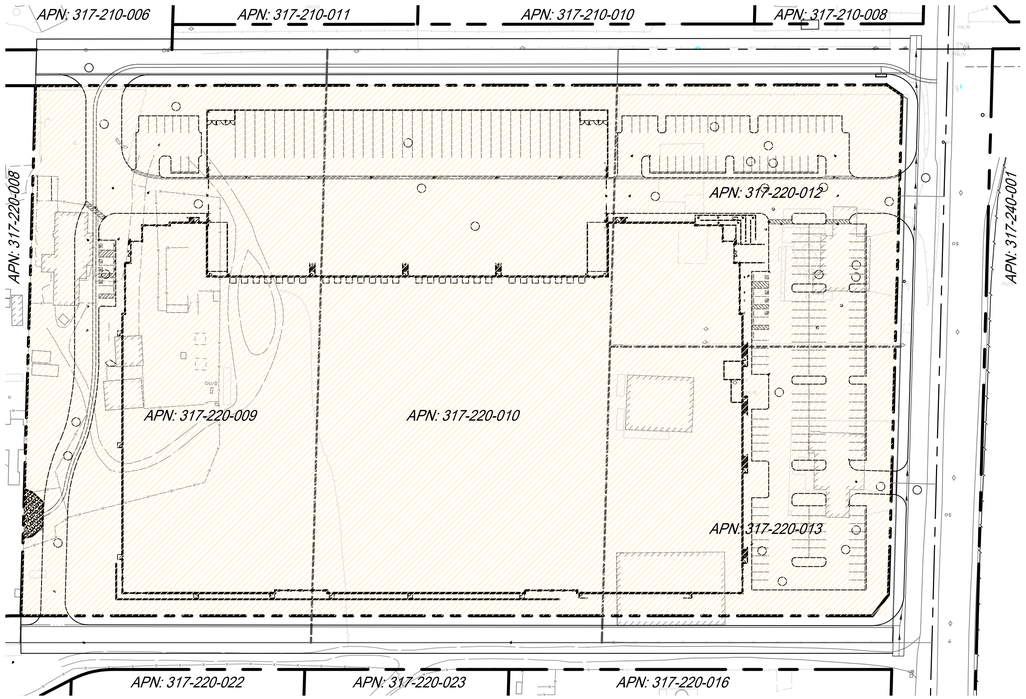
GROSS SITE AREA:	633,505 S.F. (14.54 AC.)
NET SITE AREA:	574,762 S.F. (13.19 AC.)
BUILDING AREA:	264,029 S.F.

GENERAL PLAN LAND USE

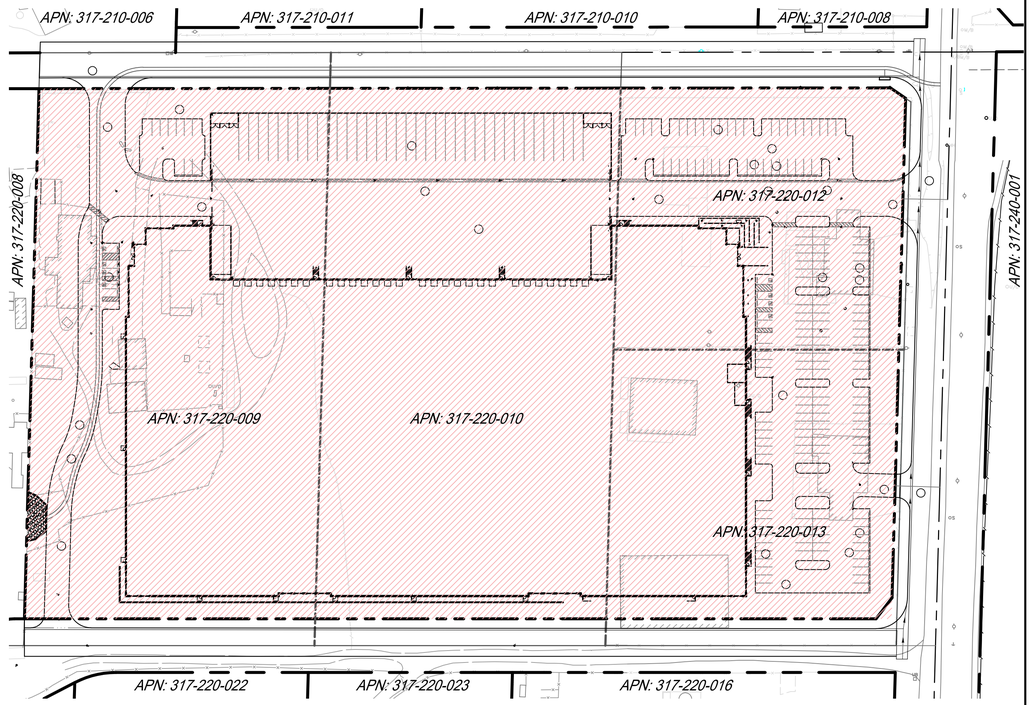
EXISTING:	RURAL COMMUNITY – VLDR
PROPOSED:	BUSINESS PARK

SURROUNDING GENERAL PLAN LAND USE

NORTH:	RURAL COMMUNITY – MDR
EAST:	BUSINESS PARK
SOUTH:	RURAL COMMUNITY – VLDR
WEST:	RURAL COMMUNITY – VLDR



EXISTING GENERAL PLAN DESIGNATION
SCALE: 1"=80'



PROPOSED GENERAL PLAN DESIGNATION
SCALE: 1"=80'

GPA LEGEND

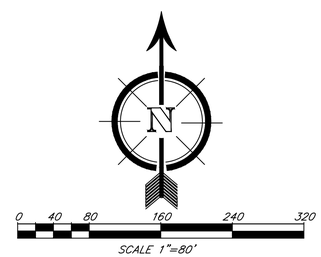
- RURAL RESIDENTIAL – VLDR
- BUSINESS PARK

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN AN UNINCORPORATED AREA IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
PARCEL ONE:
PARCEL 3 OF PARCEL MAP 5983, AS PER MAP RECORDED IN BOOK 14, PAGE 15 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, STATE OF CALIFORNIA.
PARCEL TWO :
PARCEL 2 OF PARCEL MAP NO. 9155, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 35 PAGE 80 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
FOR CONVEYANCING PURPOSES ONLY: APN 317–220–010–4 (AFFECTS PARCEL ONE)
APN 317–220–013–7 (AFFECTS PARCEL TWO)

PARCEL 1, PARCEL MAP 9155, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 35, PAGE 80 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
FOR CONVEYANCING PURPOSES ONLY: APN 317–220–012

PARCEL 2, PARCEL MAP 5983, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGE 15 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
FOR CONVEYANCING PURPOSES ONLY: APN 317–220–009



SCALE 1"=80'

DIGALERT
DIAL BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The private engineer signing these plans is responsible for assuring the accuracy and acceptability of the design hereon. In the event of discrepancies arising after county approval or during construction, the private engineer shall be responsible for determining an acceptable solution and revising the plans for approval by the county.

MARK	BY	DATE
ENGINEER		

REVISIONS	APPR.	DATE
	COUNTY	

SEAL–ENGINEER
REGISTERED PROFESSIONAL ENGINEER
DANE A. SOMMERS
No. 90433
Exp. 9–30–25
CIVIL
STATE OF CALIFORNIA

ENGINEERING COMPANY
SDH & ASSOCIATES INCORPORATED
SDH AND ASSOCIATES INC.
27363 VIA INDUSTRIA
TEMECULA, CA 92590
TEL: (951) 683-3691 FAX (951) 788-2314

PREPARED BY: DANE SOMMERS
R.C.E. NO. 90433
DATE 9–30–25

BENCHMARK:
BENCH MARK: NOS DESIGNATION #435
ELEV. = 1515.12' (NAVD88)
DESCRIBED BY METRO WATER DISTR. SO. CALIFORNIA 1992 PERRIS, 1300 FEET WEST OF ATSF RAILROAD ALONG ALONG RIDER ST. ON TOP OF THE NORTH CURB FACE OF RIDER ST. 28 FEET NORTH OF RIDER ST., 6 FOEET SOUTH OF A GTE TELEPHONE BOX, A STANDARD 3–1/4" ALUMINUM DISC SET FLUSH IN TOP OF CURB.

SCALE:
H: 1"=80' V:

GROUNDSWELL WALNUT
GENERAL PLAN AMENDMENT

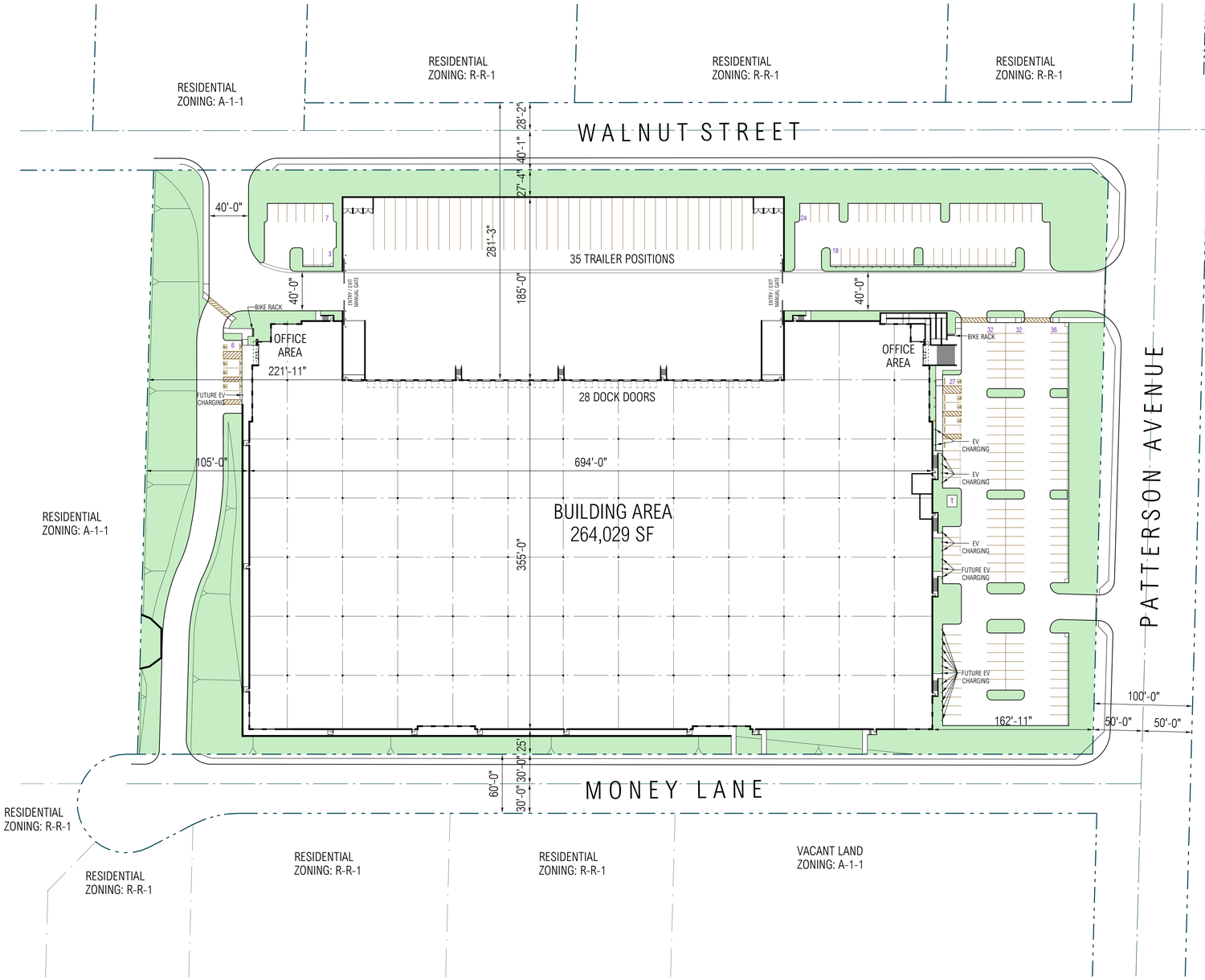
SHEET NO. 1
1 OF 1 SHTS

FOR: | W.O. | COUNTY FILE NO.

Attachment: Exhibit E – Applicant's Exhibits (FC-GPA240082)

PROJECT DATA

NET SITE AREA	574,762 SF /13.19 AC
BUILDING AREA:	
WAREHOUSE	254,029 SF
OFFICE	5,000 SF
MEZZANINE	5,000 SF
TOTAL	264,029 SF
LOT COVERAGE:	45.94 %
PARKING REQUIRED:	
OFFICE (10,000 SF @ 1/250 SF)	40 STALLS
WHSE (250,669 @ 1/2,000 SF)	126 STALLS
TOTAL	166 STALLS
PARKING PROVIDED:	
STANDARD STALLS	149 STALLS
ACCESSIBLE STALLS	8 STALLS
INSTALLED EV STALLS	6 STALLS
FUTURE EV STALLS	19 STALLS
TOTAL STALLS	186 STALLS
LANDSCAPE REQUIRED:	86,214 SF / 15.0 %
LANDSCAPE PROVIDED:	114,048 SF / 19.84 %
TRAILER STALLS	35 TRAILERS



SITE PLAN
SCALE: 1" = 50'-0"

RGA
Office of Architectural Design
210 Progress ,Suite 220
Innovation Park
Irvine, CA 92618
T 949-341-0920
FX 949-341-0922

CONSULTANT

PROFESSIONAL SEALS

GROUNDSWELL WALNUT INDUSTRIAL WAREHOUSE PROJECT

PATTERSON AVENUE,
COUNTY OF RIVERSIDE,
CALIFORNIA

APPLICANT:
RGA OFFICE OF ARCHITECTURAL DESIGN
210 PROGRESS, SUITE 220
IRVINE, CA 92618
T: 949-341-0920
CONTACT : JACOB HUBER
jacob@rga-architects.com

DEVELOPER:
GROUNDSWELL PACIFIC LAND
TEL: 949-375-1159
CONTACT: RETT COLUCCIO
rcoluccio@groundswellpacificland.com

CD		
BID		
PC		
SD		PLANNING SUBMITTAL
SD	02/09/24	SCHEMATIC DESIGN
MARK	DATE	DESCRIPTION

RGA PROJECT NO:	24013-00
OWNER PROJECT NO:	00000.00
CAD FILE NAME:	24013-00-A1-1P
DRAWN BY:	JH
CHK'D BY:	MG

COPYRIGHT
RGA, OFFICE OF ARCHITECTURAL DESIGN

SHEET TITLE
SITE PLAN

SHEET: A1-1P

Attachment: Exhibit E - Applicant's Exhibits (FC-GPA240082)

Camacho, Maria

From: Victoria Camarena <victoriancamarena@gmail.com>
Sent: Wednesday, October 23, 2024 7:46 AM
To: Wheeler, Timothy; TLMA Planning Hearings
Subject: Re: Planning Commission Meeting 10/23 (Regarding Agenda Items 4.3-4.8)

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CORRECTION: planninghearings@rivco.org NOT publichearings@rivco.org

On Wednesday, October 23, 2024, Victoria Camarena <victoriancamarena@gmail.com> wrote:

Tim Wheeler
Planning Department
twheeler@rivco.org
4080 Lemon St.
Board Chambers
Riverside, CA 92501

LETTER OF OPPOSITION: Proposed Rezones for Mead Valley General Plan Amendment Initiation Proceedings - GPA240012; GPA240082; GPA240042; GPA240049; GPA240059; GPA240063

Dear Mr. Wheeler,

I am writing in regards to the proposed rezones in Mead Valley. I have been a resident for almost 20 years and I do not wish to see Mead Valley taken up by more of the county's industrial projects. I understand that these projects get approved because they will generate revenue for the county from property taxes, but the revenue earned is at the expense of the Mead Valley residents.

These rezones, if approved, will affect all of us in Mead Valley. We do not want or need any more industrial development in Mead Valley. We need grocery stores, retail, parks, a hospital--developments that will actually benefit our community and that are not attached to the building of another warehouse.

If you do not set a limit to how far west developers can rezone to industrial, we will have more and more of our homes with warehouses next door to us. The area is already experiencing one of the worst air qualities in the nation. It is entirely irresponsible of the county to approve more of these rezones without properly conducting the research necessary to see what happens when you build more warehouses in a community already overburdened by them.

I urge the Planning Commission to recommend the Board of Supervisors DENY the initiation of all 6 of these General Plan Amendments. As a resident of Mead Valley, I am concerned about public health, the well being of residents, air quality, traffic, low-wage jobs, lack of worker protections, the heat, and the absence of proper community outreach from both developers and the county.

Lastly, I would like some clarification on sending public comments on agenda items through email. The pdf version of the agenda states to email publichearings@rivco.org, but there is no mention of this on the agenda with all the hyperlinked agenda items. The only email addresses listed there are those of the project planners. Do project planners respond to all emails received or at least forward them to the planning commission if they are regarding agenda items? I would like some transparency on this. Thank you.

Regards,

Victoria
Mead Valley, 92570

Camacho, Maria

From: Debbie Walsh <abilene149@gmail.com>
Sent: Tuesday, October 22, 2024 9:56 PM
To: Camacho, Maria; Wheeler, Timothy; Supervisor Jeffries - 1st District; Dr. John L. MINNELLA-Romano; Office of 2nd District Supervisor; District 4 Supervisor V. Manuel Perez; District3; District 5
Subject: PC Oct. 23 (Items 4.3, 4.4, 4.5, 4.6, 4.7, and 4.8)
Attachments: DebbieletterFGPAOct22.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.

Maria,

Please submit the following letter into the Administrative Record.

The Rural Association of Mead Valley is adamantly opposed to the Initiation of the Foundation General Plan Amendments being proposed in Mead Valley. We implore the Planning Commission to recommend to the Board of Supervisors to deny any initiation of amendment proceedings for these GPAs Foundation General Plan Amendments ("GPAs") 240042, 240049, 240063, 240012, 240082, and 240059.

Thanks

Debbie Walsh

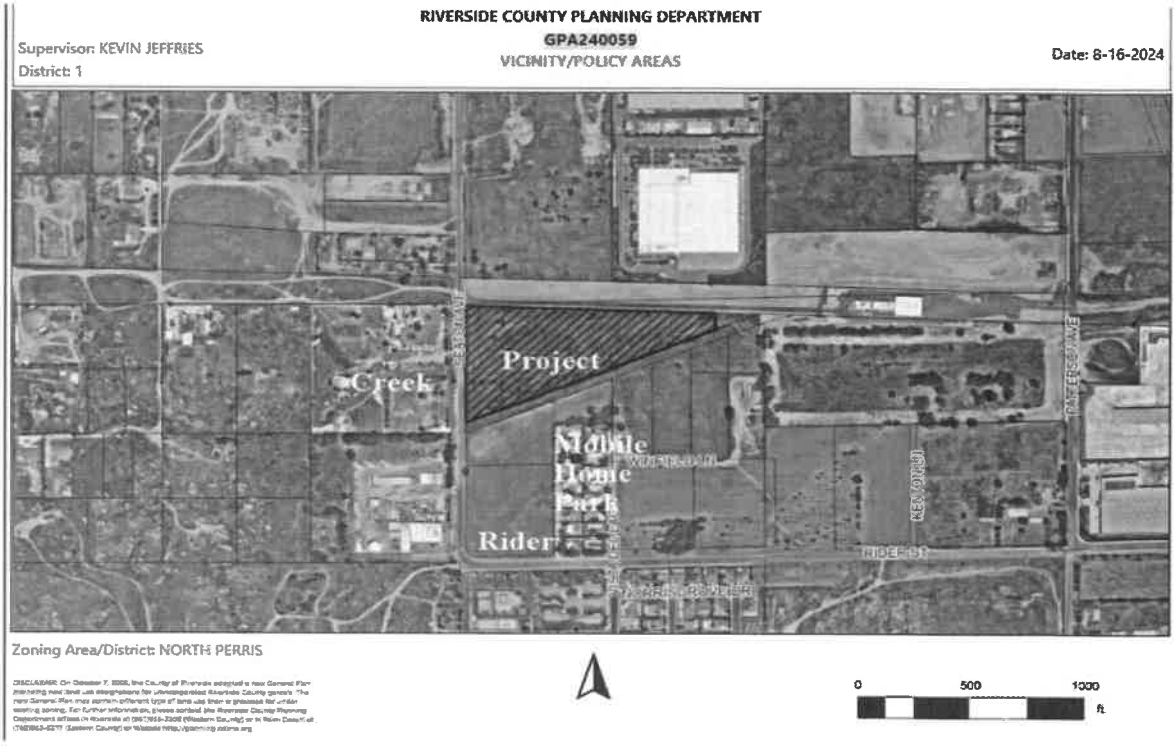
RAMV
PO BOX 2244
Perris, CA 92572
951-317-6868
October 22, 2024

Planning Commission
Tim Wheeler Project Planner

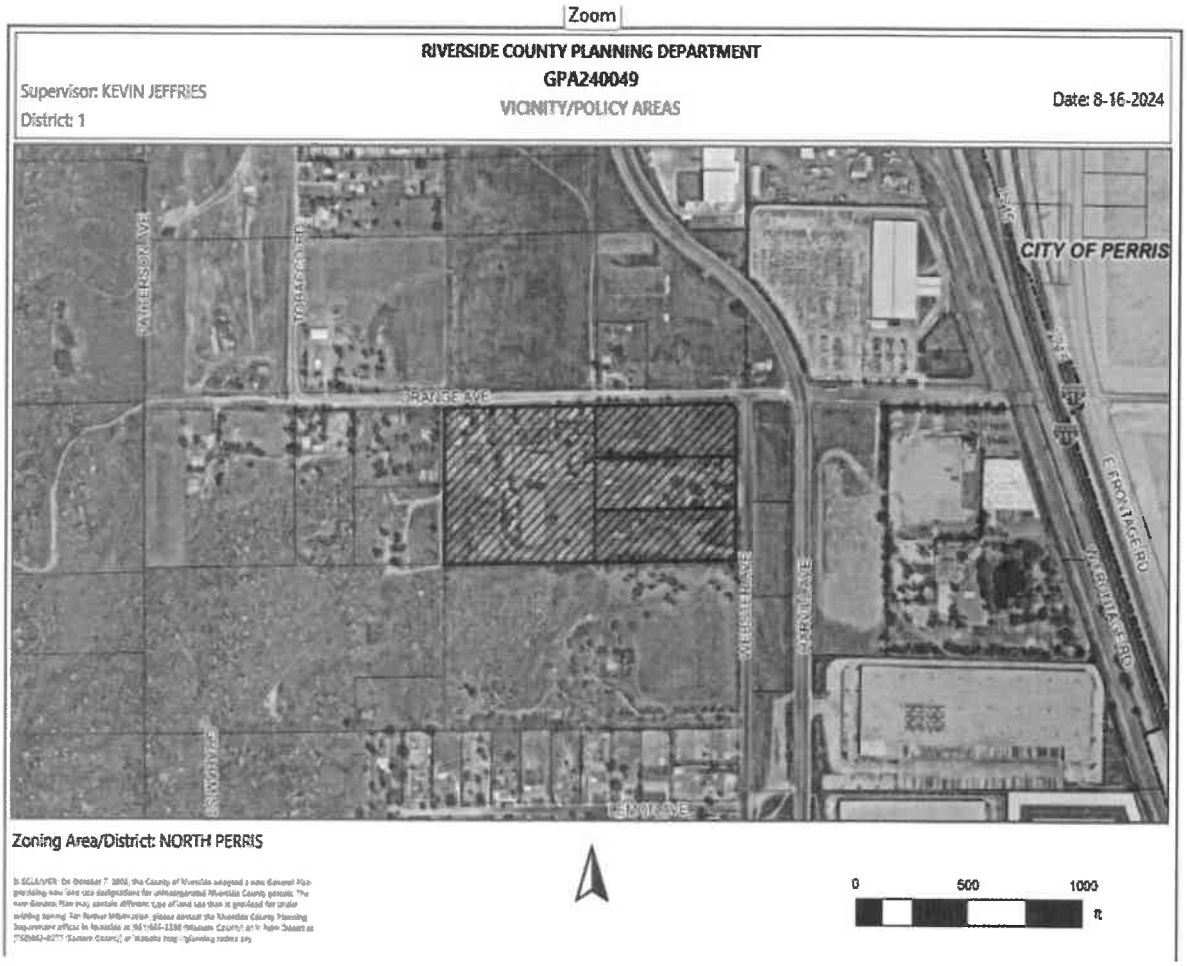
Re: Initiation of General Plan Amendment Nos. 240042, 240049, 240063, 240012, 240082, and 240059 (Items 4.3, 4.4, 4.5, 4.6, 4.7, and 4.8)

Dear Planning Commissioners:

The Rural Association of Mead Valley is adamantly opposed to the Initiation of the Foundation General Plan Amendments being proposed in Mead Valley. **We implore the Planning Commission to recommend to the Board of Supervisors to deny any initiation of amendment proceedings for these GPAs Foundation General Plan Amendments ("GPAs") 240042, 240049, 240063, 240012, 240082, and 240059.**



GPA240059 is a triangle shaped property. The entire property is part of a creek and ravine. The property is just feet from a mobile home park. This is not suitable for any building. The Property is surrounded by homes and Rural Zoned land. The Property is also feet from the Water Treatment facility. The Project is on land that is set aside for the future Seaton Basin.



GPA 240049 is property that has been a horse ranch for over 40 years. Surrounded by rural zoned property to the west and south. To the south is over 100 Webster street one acre ranch homes. A warehouse along Webster Street will conflict with these ranch homes. Orange Street at Webster does not have room for trucks to turn and creates dangerous access onto Orange Street and Webster off of Harvill. Webster is just feet from Harvill Ave. at Orange Street. How will access to this warehouse be possible? Trucks using Orange Street and Webster will make it extremely dangerous for those 100+ residents living off of Webster Street.

GPA 240063 Similar to the previous Project this is a warehouse along Webster Street and will conflict with these 100 ranch homes along Webster. Orange Street at Webster does not have room for trucks to turn safely and creates dangerous access onto Orange Street and Webster off of Harvill.
A warehouse at this location will be directly next to 25 ranch homes. There will not be a buffer between a warehouse and these homes, which is currently zoned A-1 and Rural Community.

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240063

VICINITY/POLICY AREAS

Supervisor: KEVIN JEFFRIES
District: 1

Date: 8-16-2024

Zoning Area/District: NORTH PERRIS

0 1000 2000 ft

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240042

VICINITY/POLICY AREAS

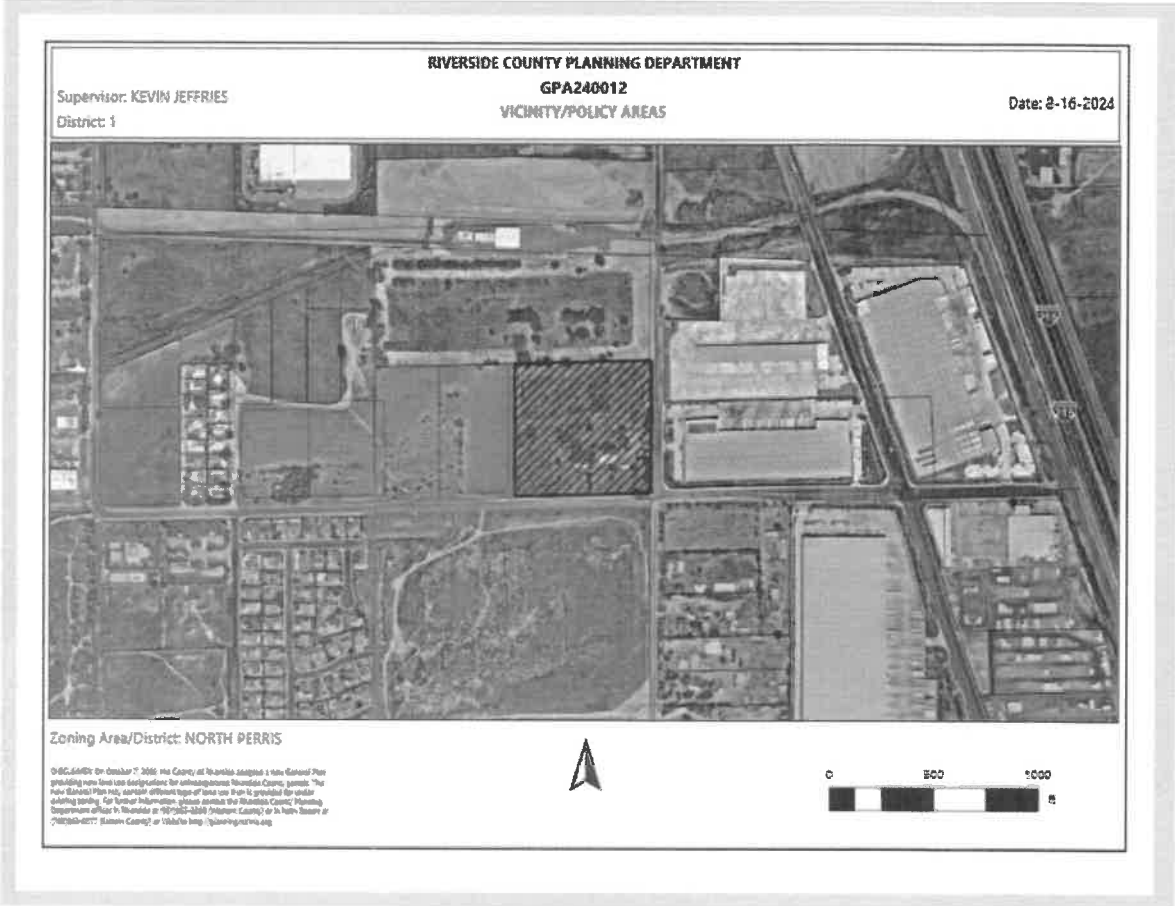
Supervisor: KEVIN JEFFRIES
District: 1

Date: 8-16-2024

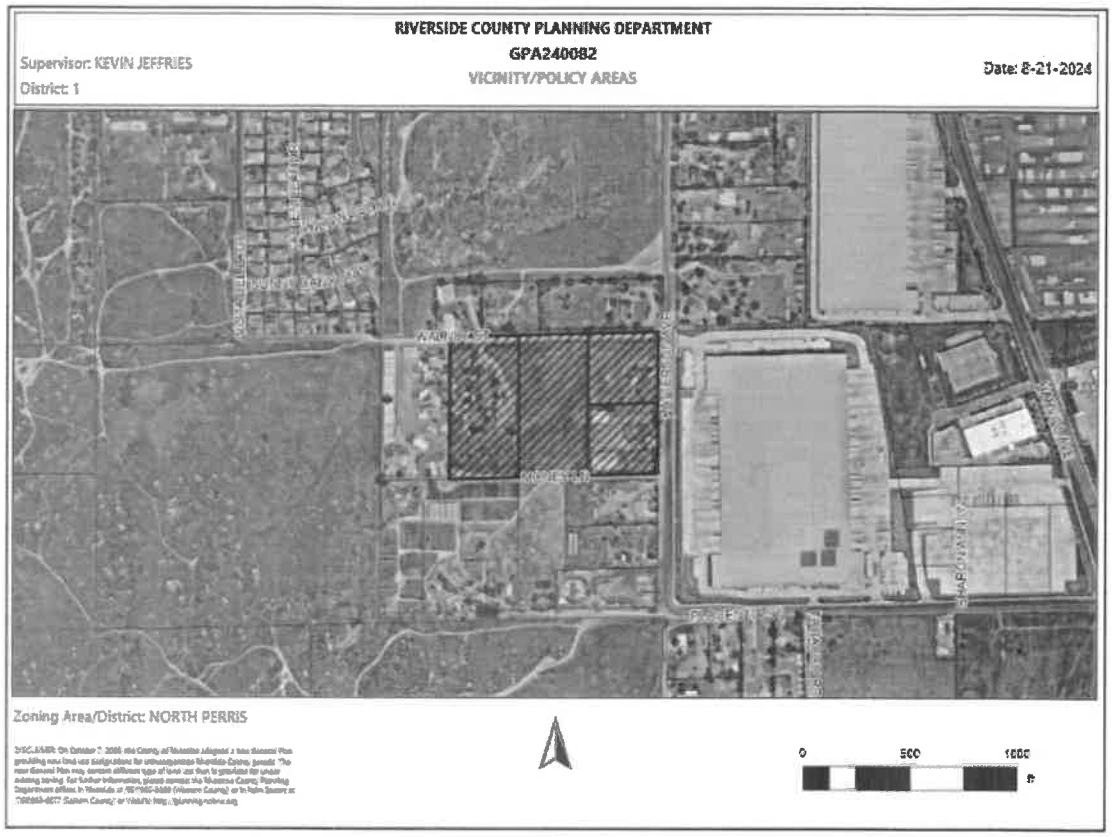
Zoning Area/District: NORTH PERRIS

0 500 1000 ft

This Project is part of the land that is occupied by U-Turn for Christ. U-Turn for Christ is a successful facility which has provided drug addiction treatment for over 20 years at this location. Certainly the Community would benefit far more from U-turn for Christ Ministries than another vacant warehouse built on speculation.



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 property. 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. This is property just north of U-Turn for Christ.



Another example of leap frog development outside of the Industrial Development. This is property directly next to ranch homes to the west, north and south. Walnut Street to the north and Patterson to the east. Just south of U-turn for Christ.

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 1300 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.

Much of the information available for this Project is not available to the Public or Planning Commission and not made available to GPIP Committee at the Director's Hearing July 29, 2024. The information for the Cajalco Commerce center was made available at the recent Mead Valley MAC and yet the Planning Commission, residents and stakeholders do not have access to this information. Mead Valley is an

Environmental Justice Community. The Community "MUST" be allowed access to Project information and Changes in the General Plan and Mead Valley Area Plan that directly affect them and their families. https://ceqanet.opr.ca.gov/2023060799

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 r 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")

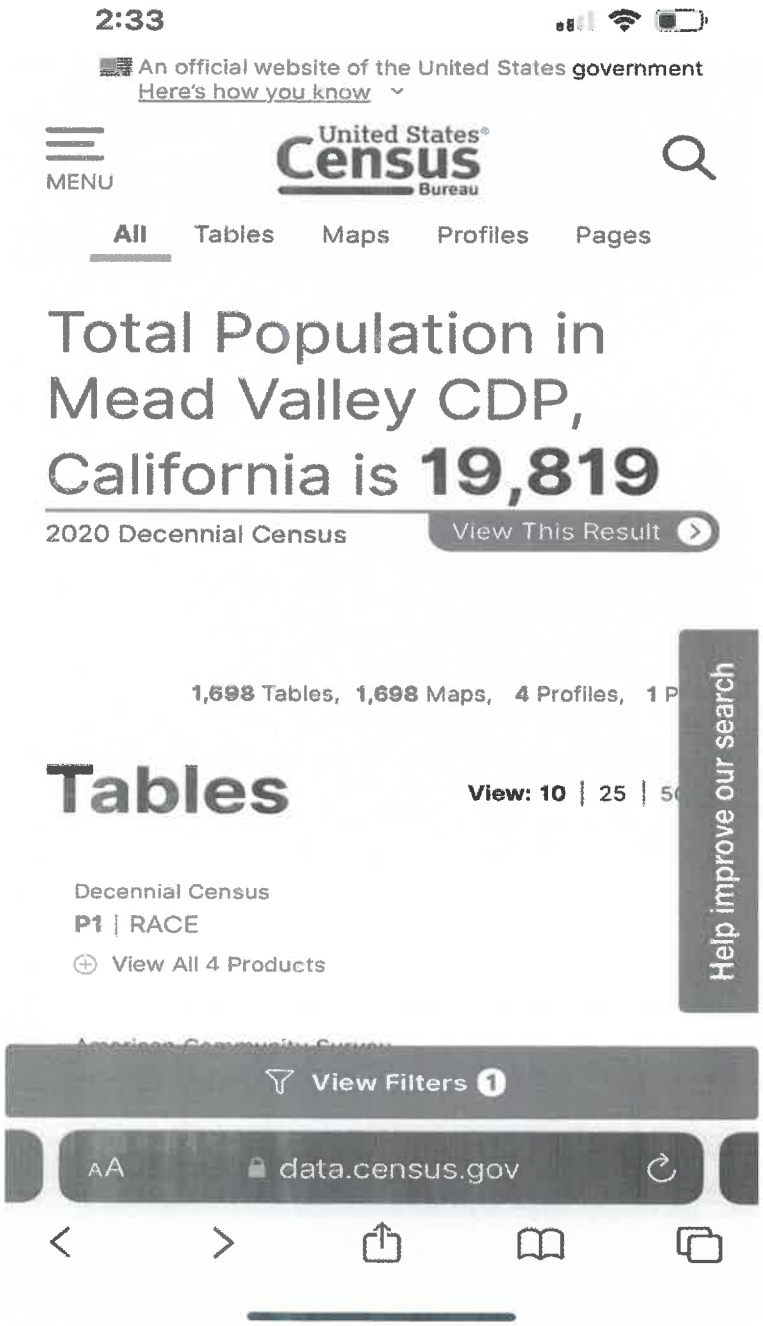
Land Use Concept

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 not only Mead Valley but the entire region by increasing air pollution and traffic congestion substantially. They will take away rural housing, agriculture, ranch homes and U-Turn for Christ. The Logistics Industry has slowed down considerably with over 6 warehouses on Harvill being for rent or sale. We do not need more warehouse being built on speculation. There is not enough infrastructure to accommodate the added truck traffic. Riverside County does not have truck routes to direct these trucks away from residential neighborhoods, schools and sensitive receptors.*

Sincerely,

Debbie Walsh
President, RAMV

Camacho, Maria

From: Mindy Jian <mjian@smwlaw.com>
Sent: Tuesday, October 22, 2024 7:31 PM
To: TLMA Planning Hearings
Cc: Edward T. Schexnayder
Subject: SMW Letter to Planning Commission (Oct. 23, 2024 meeting) re Agenda Items 4.3, 4.4, 4.5, 4.6, 4.7, and 4.8
Attachments: SMW Letter to Planning Commission (Oct. 23, 2024 meeting).pdf

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

Hello,

Please find attached a letter from this office for submission to the Planning Commission regarding items 4.3, 4.4, 4.5, 4.6, 4.7, and 4.8 on the October 23, 2024 meeting agenda. Please let me know if you have any difficulty accessing the document.

Best,
Mindy

Mindy Jian
Attorney
Shute, Mihaly & Weinberger LLP
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San Francisco, CA 94102-4421
p: 415/552-7272 x | 216
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www.smwlaw.com

MINDY K. JIAN
Attorney
mjian@smwlaw.com

October 22, 2024

Via Electronic Mail Only

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

Re: Initiation of General Plan Amendment Nos. 240042, 240049, 240063, 240012, 240082, and 240059 (Items 4.3, 4.4, 4.5, 4.6, 4.7, and 4.8)

Dear Planning Commissioners:

This firm represents the Sierra Club and Rural Association of Mead Valley regarding proposed General Plan Amendments ("GPAs") 240042, 2400049, 240063, 240012, 240082, and 240059. We write to highlight serious concerns about these GPAs, which collectively seek to change the Foundation Component land use designation to allow for industrial development on over 128 acres of rural land. Combined with the GPAs the Planning Commission considered last month (GPAs 23008, 240004, 240005, 240022, and 240027), applicants have asked the County to convert over 874 acres of rural land in Mead Valley into industrial development. These changes would significantly alter the character of Mead Valley, excising the rural community in favor of industrial development. Additional industrial development would further harm Mead Valley's already-overburdened environmental justice communities. Although the applicants for these GPAs have provided limited information regarding their proposals, the little available information shows that the GPAs are likely to conflict with the Riverside County Vision and create internal inconsistency between General Plan elements. Industrial development in these areas will also threaten protected species by destroying their habitat. Accordingly, the Planning Commission should recommend that the Board of Supervisors deny any initiation of amendment proceedings for these GPAs.

GPAs 240012 and 240082 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.

Additionally, the Planning Commission may not recommend approval of an amendment proposal 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 248, section 2.5. The County cannot make such findings for the proposed GPAs.

First, no new conditions or circumstances justify a Foundation change. The applications for GPAs 240042, 240049, 240059, and 240063 claim that the area has urbanized substantially over the past two decades. But these assertions ignore that the Mead Valley Area Plan ("MVAP"), which was last revised on December 12, 2023, expressly acknowledges that "agriculture remains a thriving part of the County of Riverside." Indeed, the County "is still a major agricultural force in California." *See* MVAP 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

[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).

immediately adjacent to major transit routes, direct polluting and disruptive activity away from the rural and environmental justice communities located further to the west.

Indeed, 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

Second, the proposed 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 119 acres of industrial development. And, although vague, the GPAs seem to contemplate only warehouse projects (e.g. "speculative industrial building or warehouse"), including at least two warehouses totaling nearly half a million square feet. These developments would also intensify associated environmental impacts (e.g. noise and pollution from diesel trucks, traffic congestion, public health impacts) in and around environmental justice communities which already bear disproportionate pollution burdens. Nor would the addition of several new warehouses diversify financial or employment opportunities in this area.

Finally, the proposed GPAs 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 "preserving the economic value of agricultural and open space lands." *Id.*, Ch. 10, p. HC-5. But the proposed changes would move industrial and urban development away from existing transportation corridors and convert significant rural and agricultural spaces into industrial uses. Notably, although GPA 240059 claims that the project site is located near the "Cajalco Expressway," this two-lane road does not have the capacity to support increased industrial traffic. Policy HC 4.1 also requires "preventing inappropriate development in" environmentally sensitive areas or areas subject to severe natural hazards. *Id.* However, all of the areas affected by the proposed GPAs are designated as Very High fire zones.

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

For example, burrowing owls have been sited throughout the project area.[2] Less than two weeks ago, the California Fish and Game Commission voted unanimously to designate burrowing owls as a candidate for listing under the California Endangered Species Act.[3] The Fish and Game Commission took this step due to dramatic declines in burrowing owl populations caused by sprawl development. Thus, development in this area should be restricted to preserve habitat for this imperiled species. Allowing industrial development over hundreds of acres of burrowing owl habitat would be contrary to clear state and local policies meant to avoid such environmental impacts and protect the owls.

Conclusion

For the foregoing reasons and as explained in the comments from other community members, the County should not expend more time and resources exploring these harmful proposals. The Planning Commission should not recommend initiation of amendment proceedings.

Very truly yours,

SHUTE, MIHALY & WEINBERGER LLP

Mindy K. Jian

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

[3] *See California Burrowing Owls One Step Closer to Permanent State Protections*, Center for Biological Diversity, Oct. 10, 2024 athttps://biologicaldiversity.org/w/news/press-releases/california-burrowing-owls-one-step-closer-to-state-protections-2024-10-10/ (last accessed Oct. 22, 2024); Lila Seidman, *'Goofy' owls that nest underground become candidate for endangered status*, L.A. Times, Oct. 14, 2024 at https://www.latimes.com/environment/story/2024-10-14/burrowing-owls-get-protections-considered-for-endangered-status (last accessed Oct. 22, 2024); Steve Scauzillo, *Rare burrowing owl named as candidate for California's endangered species list*, East Bay Times, Oct. 16, 2024 at https://www.eastbaytimes.com/2024/10/15/rare-burrowing-owl-named-as-candidate-for-state-endangered-species-list/ (last accessed Oct. 22, 2024).

52x2 = 104

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 #: 29037

Project Description:

TRANSPOTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF GENERAL PLAN AMENDMENT NO. 240082 (GPA240082) Foundation Component – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240082 to change the General Plan Foundation Component and Land Use Designation of four (4) parcels from Rural Community: Very Low Density Residential (RC-VLDR) to Community Development: Light Industrial (CD-LI). Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240082 is initiated by the Board of Supervisors. – First Supervisorial District – Applicant: Rett Coluccio c/o Groundswell Pacific Land, INC – Engineer/Representative: Steve Sommers c/o SDH & Associates– North Perris Zoning Area – Mead Valley Area Plan – Rural Community: Very Low Density Residential (RC-VLDR) – Location: north of Money Lane, east of Olea Rancho Road, south of Walnut Street, west of Patterson Avenue – 14.8 Gross Acres – Zoning: Rural Residential, 1-acre minimum (R-R-1) – APN: 317-220-009 through -013 – Planning Contact: Phayvanh Nanthavongdouangsy at pnanthav@rivco.org or (951)955-1964

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

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P.O. Box 1409, Riverside, California 92502-1409
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Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240082 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. 240082.** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240082 to change the General Plan Foundation Component and Land Use Designation of four (4) parcels from Rural Community: Very Low Density Residential (RC-VLDR) to Community Development: Light Industrial (CD-LI). Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240082 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN: 317-220-009 through -013. This proposed project is located: north of Money Lane, east of Olea Rancho Road, south of Walnut Street, west of Patterson Avenue 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. 240082 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. 240082 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: Naomy 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.° 240082 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 la **Iniciación de la Enmienda No. 240082** al Plan General del Componente de Cimentación. El solicitante solicita que el Condado de Riverside considere recomendar la iniciación del GPA240082 para cambiar el Componente de Cimentación del Plan General y la Designación de Uso del Suelo de cuatro (4) parcelas de Comunidad Rural: Residencial de Muy Baja Densidad (RC-VLDR) 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 normas, políticas, hallazgos y otros requisitos aplicables si la Junta de Supervisores inicia el GPA240082 propuesto. La Enmienda al Plan General se encuentra en APN: 317-220-009 a -013. Este proyecto propuesto está ubicado: al norte de Money Lane, al este de Olea Rancho Road, al sur de Walnut Street, al oeste de Patterson Avenue 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.° 240082 y, de ser recomendada, **ADOPTE** una orden que inicie la Enmienda al Plan General n.° 240082 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.

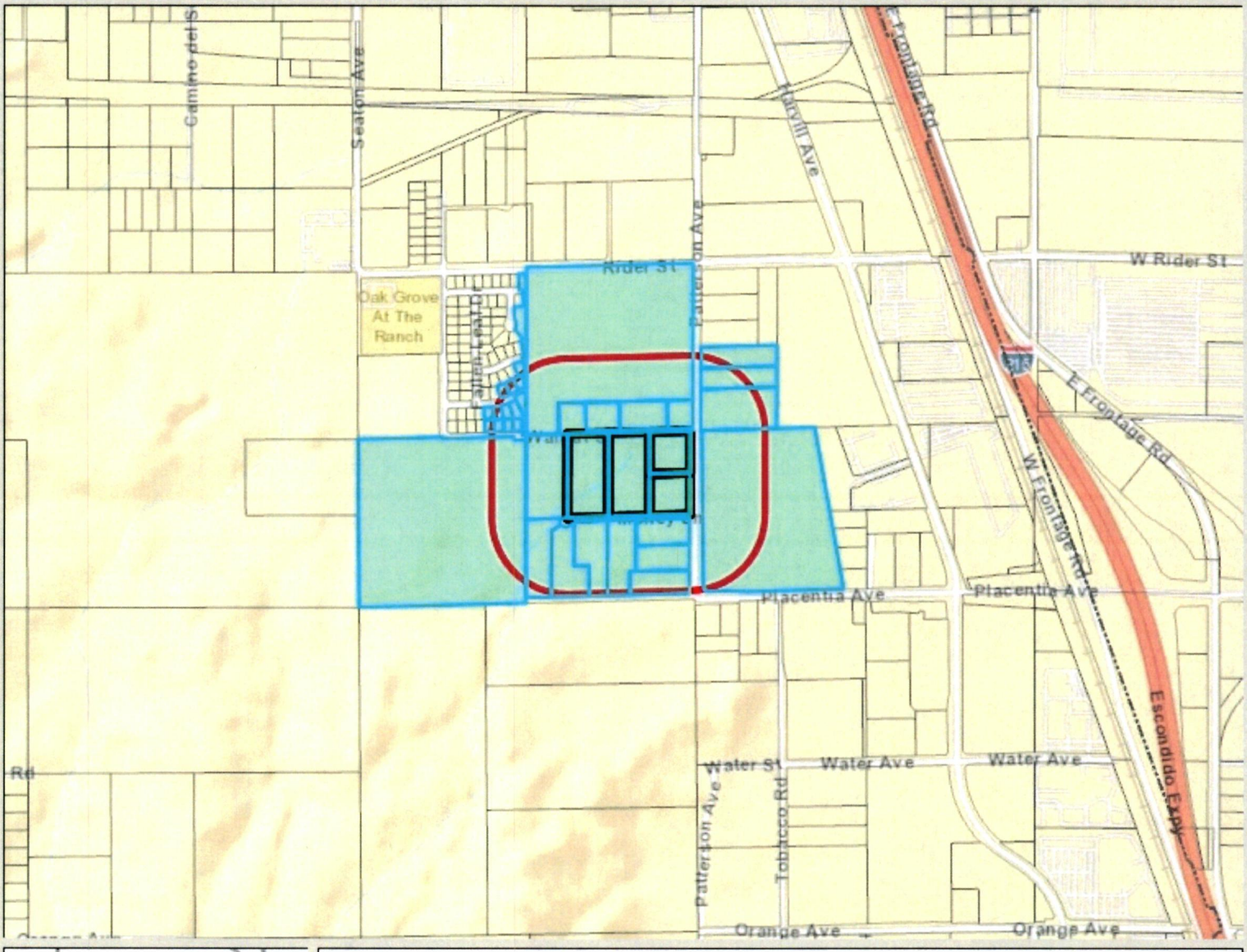
Envíe toda correspondencia escrita a: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 o envíe un correo electrónico a cob@rivco.org.

Fecha: 15 de octubre de 2025

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

GPA240082

Riverside County GIS Mailing Label



Legend

- County Boundary
- Cities
- Parcels
- World_Street_Map

Notes

600 FT Radius

0 1,505 3,009 Feet

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317220018
BUENROSTRO FAMILY REV TRUST DATED 11/10/23
23430 PLACENTIA ST
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317322019
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317323002
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317323003
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317323004
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317323005
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317324003
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317324004
PHAM & DANG FAMILY TRUST DATED
10/5/2018
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317324005
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317324006
NORMA GOMEZ
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317324011
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317324012
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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA N.° 240082 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 la **Iniciación de la Enmienda No. 240082** al Plan General del Componente de Cimentación. El solicitante solicita que el Condado de Riverside considere recomendar la iniciación del GPA240082 para cambiar el Componente de Cimentación del Plan General y la Designación de Uso del Suelo de cuatro (4) parcelas de Comunidad Rural: Residencial de Muy Baja Densidad (RC-VLDR) 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 normas, políticas, hallazgos y otros requisitos aplicables si la Junta de Supervisores inicia el GPA240082 propuesto. La Enmienda al Plan General se encuentra en APN: 317-220-009 a -013. Este proyecto propuesto está ubicado: al norte de Money Lane, al este de Olea Rancho Road, al sur de Walnut Street, al oeste de Patterson Avenue 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.° 240082 y, de ser recomendada, **ADOPTE** una orden que inicie la Enmienda al Plan General n.° 240082 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: Naomy Sicra, asistente de secretaria de juntas

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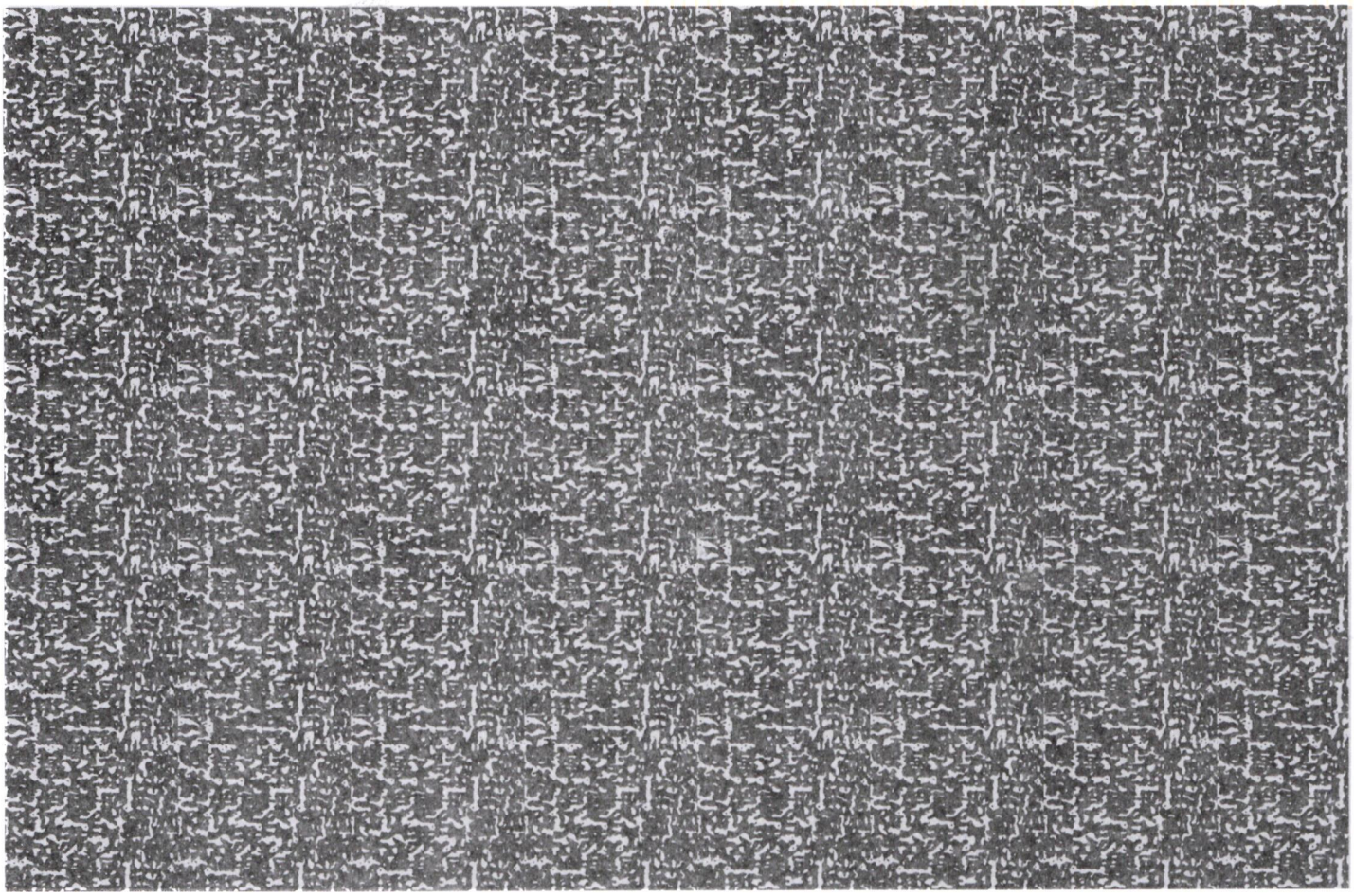

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County Administrative Center
4080 Lemon Street, 1st Floor Annex
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PUBLIC HEARING NOTICE

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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240082 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. 240082.** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240082 to change the General Plan Foundation Component and Land Use Designation of four (4) parcels from Rural Community: Very Low Density Residential (RC-VLDR) to Community Development: Light Industrial (CD-LI). Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240082 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN: 317-220-009 through -013. This proposed project is located: north of Money Lane, east of Olea Rancho Road, south of Walnut Street, west of Patterson Avenue 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. 240082 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. 240082 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: Naomy Sicra, Clerk of the Board Assistant

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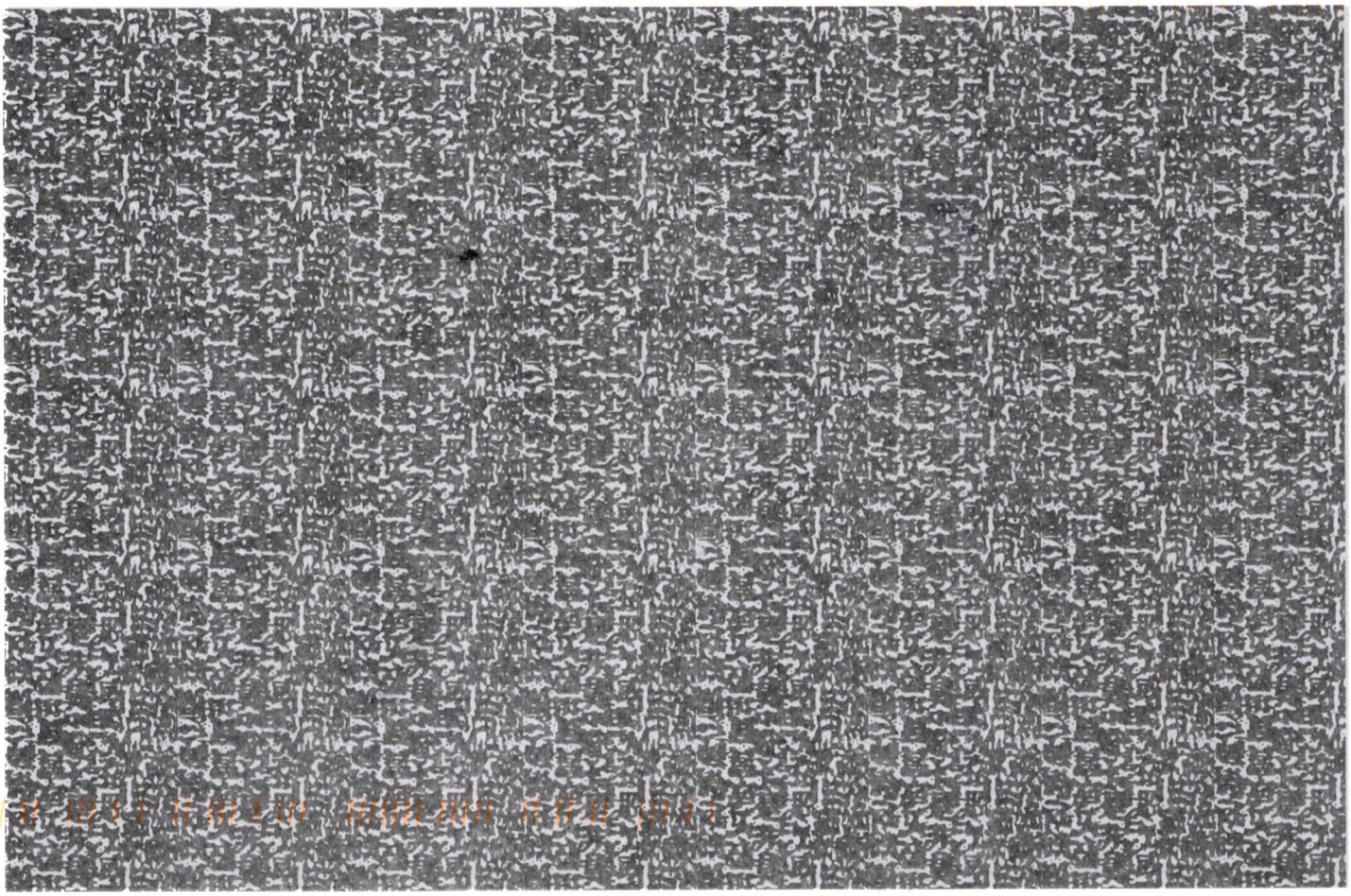

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RAYMOND G. ESPINOZA
P O BOX 127
E IRVINE CA 92150

92650@0127 B001

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

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.

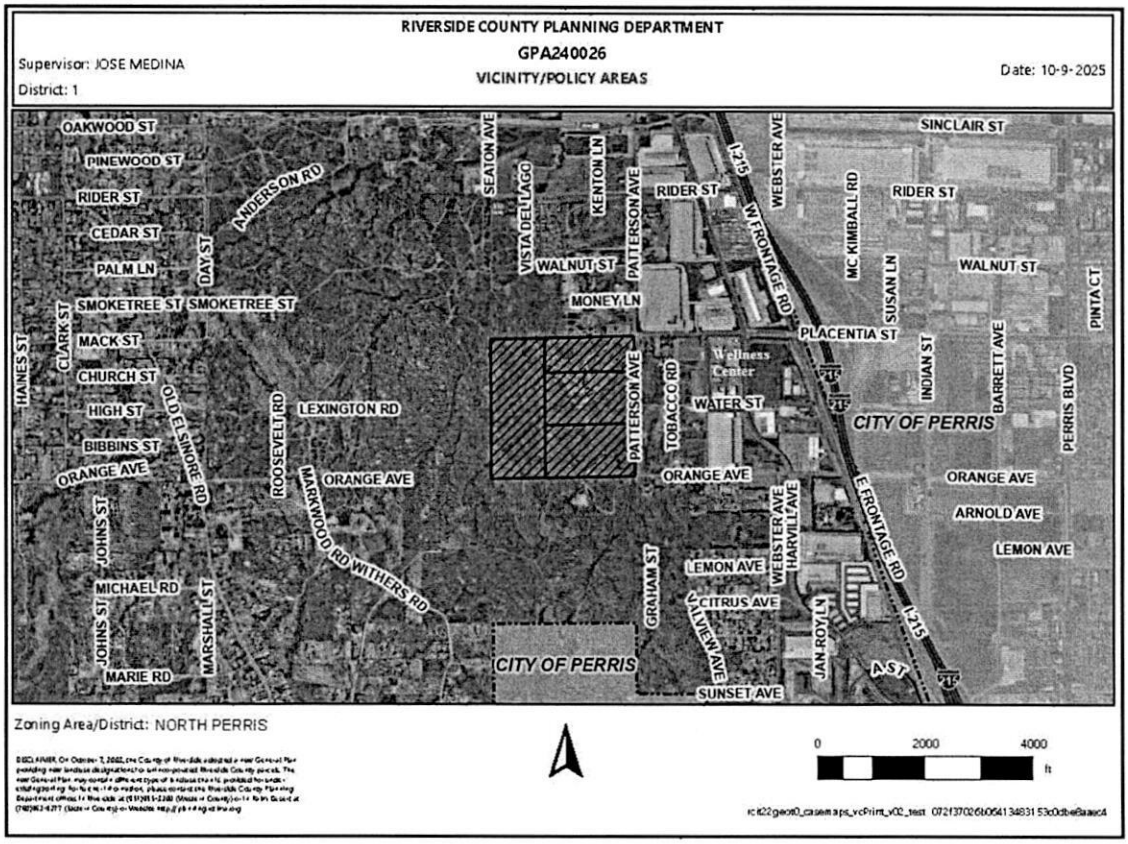
The County is poised to put massive warehouses next to and surrounding the Mead Valley Wellness Center creating thousands of truck trips per day. The noise from these trucks will have significant negative impacts to those who are already suffering from mental illness.

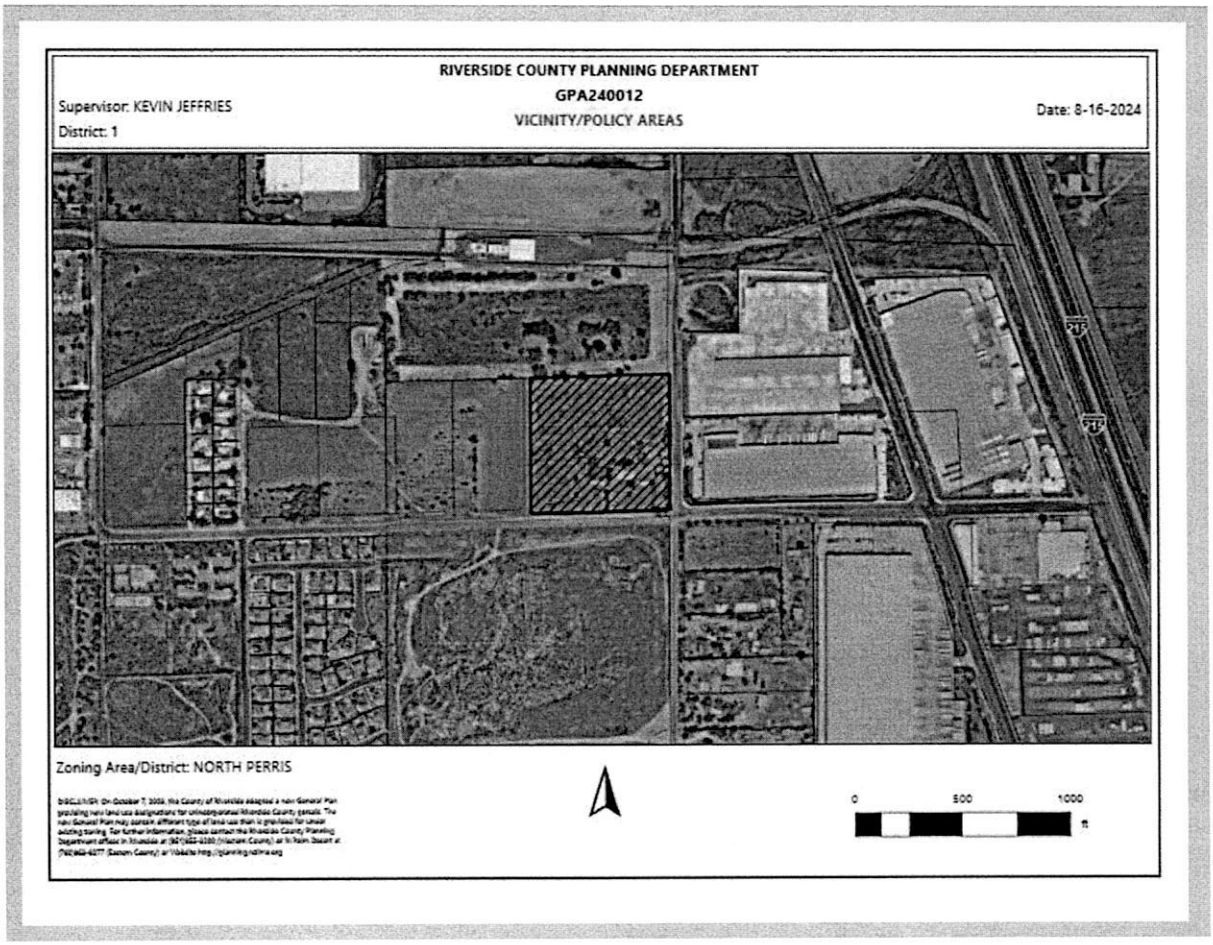
This facility will have over 2 times the beds as that located at the Kaiser Riverside Hospital. Of the 522 beds, 442 are expected to be used by those staying longer than 30 days. This is a massive Wellness Center with some of the buildings four stories tall.

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.

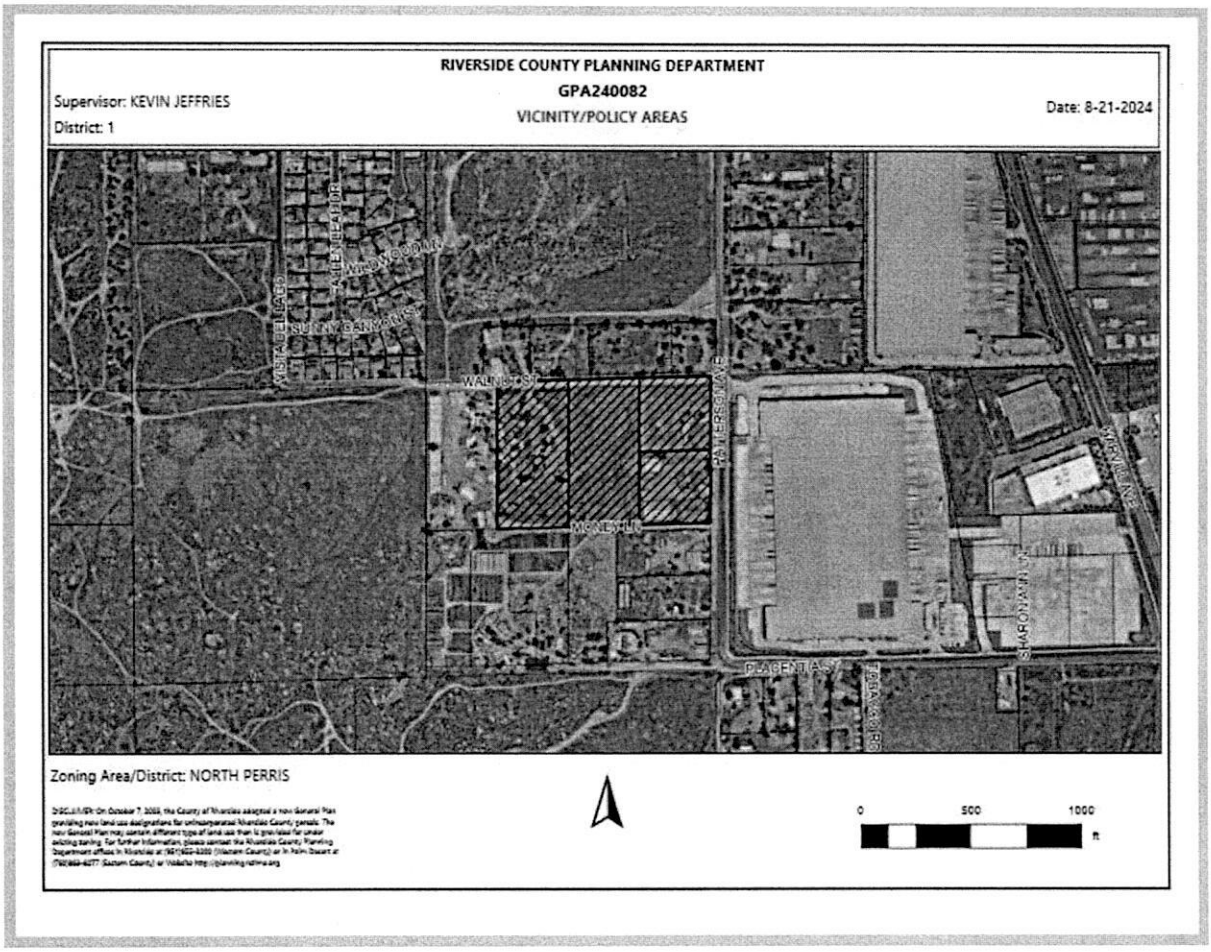
The warehouse projects are not appropriate next to the Mead Valley Wellness Center where thousands of residents will be treated for mental illness.

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 r 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")

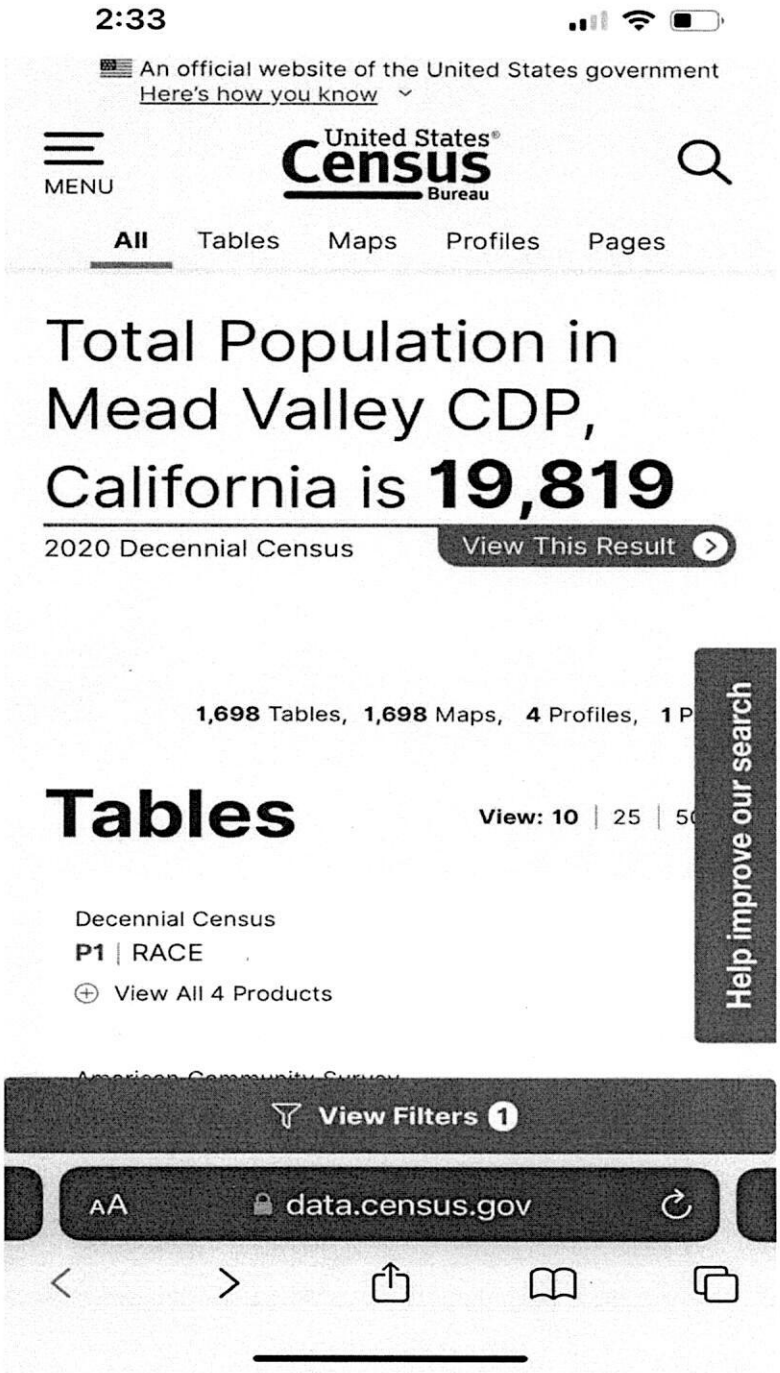
Land Use Concept

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.

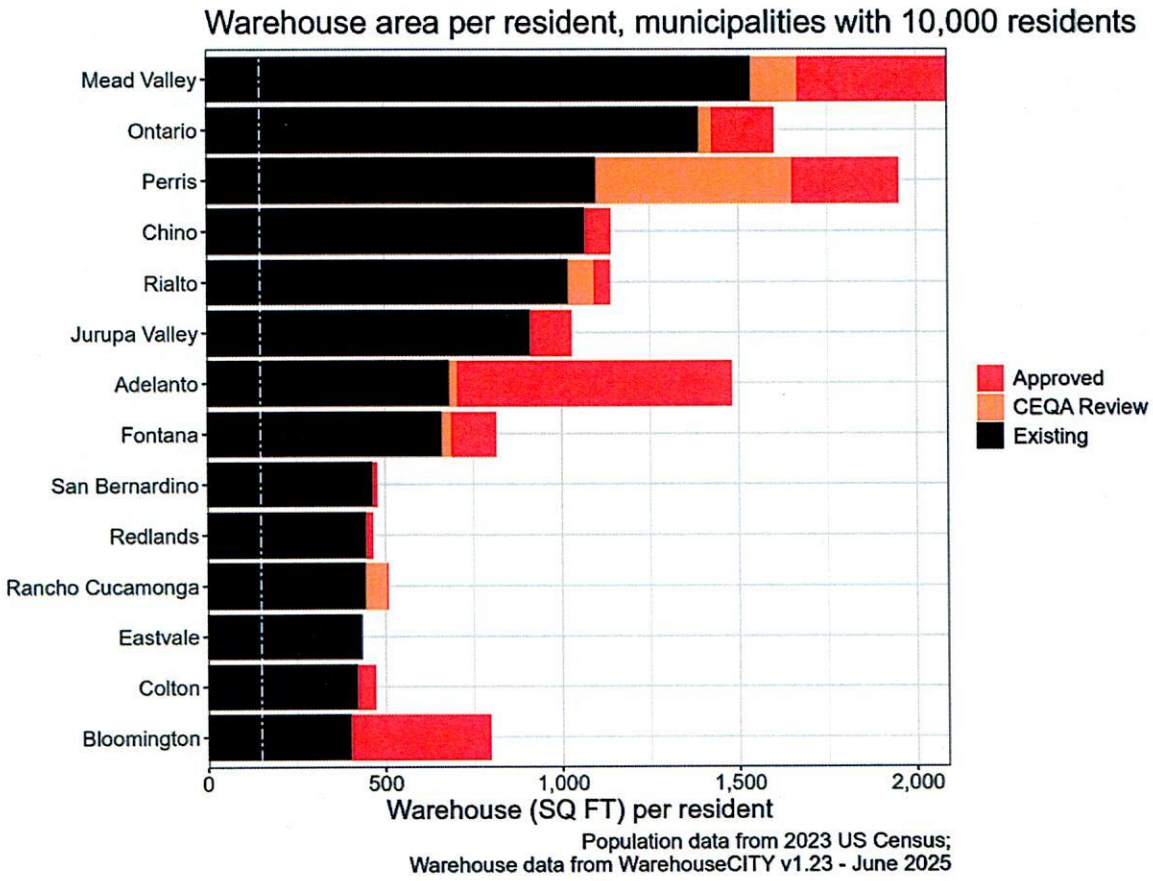


Figure 1. Existing warehouse burden per capita in Inland Empire cities and unincorporated communities with more than 10,000 residents.

The community of Mead Valley has built an average of 20 residential structures from 2019-2024 according to the State's HCD housing dashboard[1] 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

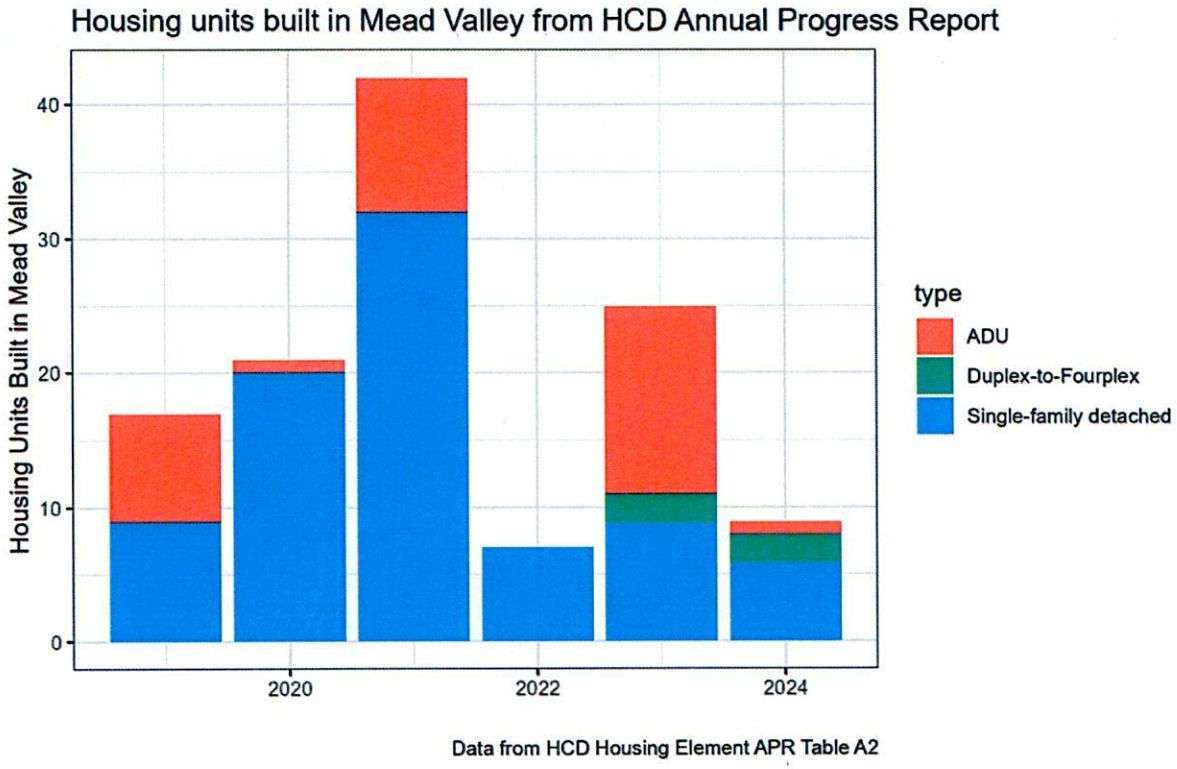


Figure 1. Number of Mead Valley residential units built by year from HCD Annual Progress Report Table A2.

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.**

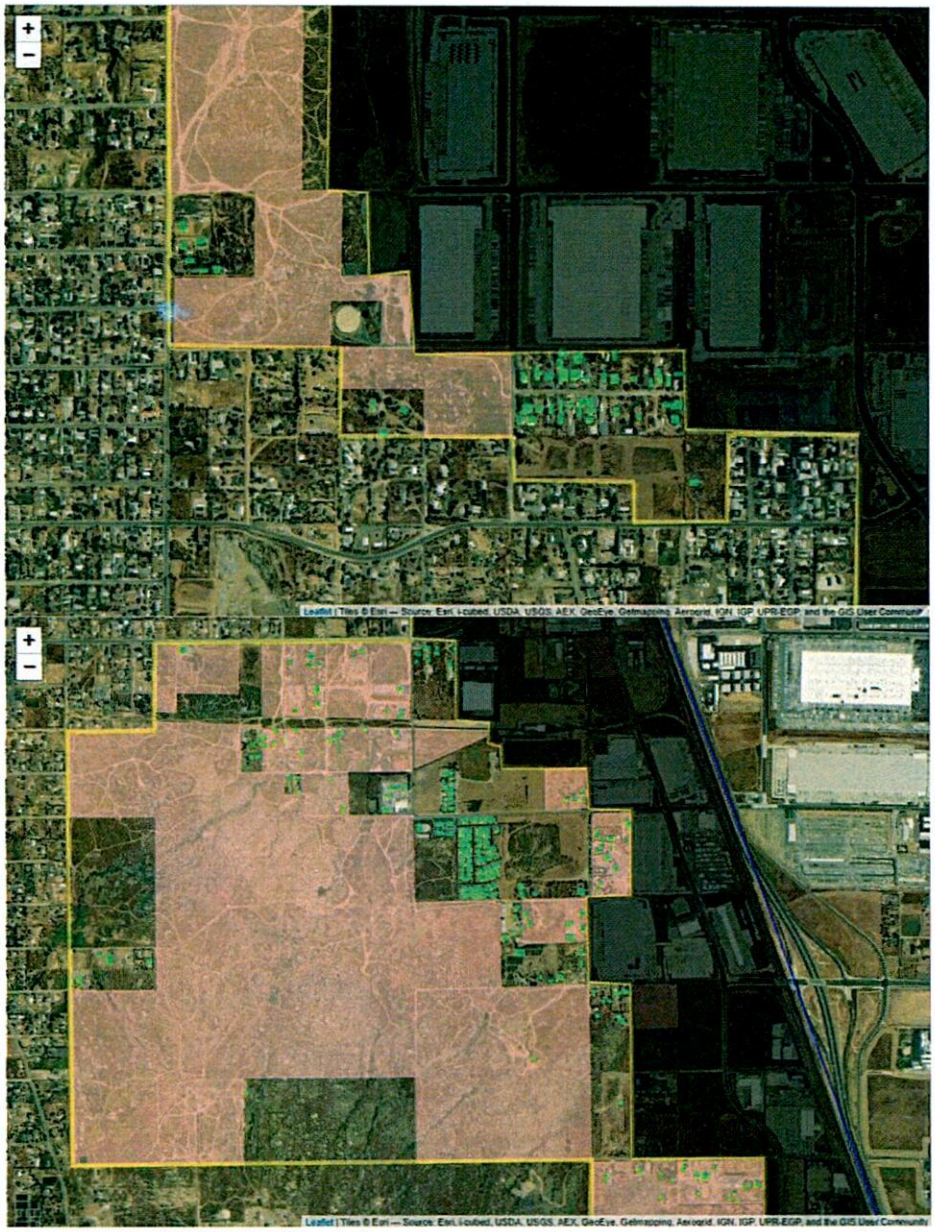


Figure 4. Existing industrial corridor (black), proposed expansion of the industrial corridor (yellow line), existing Foundation General Plan Amendments (pink polygons), and existing buildings within the proposed industrial zone.

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%	995	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 element[2].

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.

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[2] https://planning.rctlma.org/sites/g/files/aldnop416/files/2024-07/County%20of%20Riverside%206th%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.llc

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
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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

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[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

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[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 athttps://biologicaldiversity.org/w/news/press-releases/california-burrowing-owls-one-step-closer-to-state-protections-2024-10-10/ (last accessed Oct. 22, 2024); Lila Seidman, *'Goofy' owls that nest underground become candidate for endangered status*, L.A. Times, Oct. 14, 2024 at

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

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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 develolment 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

Leon/Keller Policy Area

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. July 29, 2025

General Plan Amendment GPA 503 proposes 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. (The original hearing of GPA 503 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 urge you to reject GPA 503, uphold the Leon/Keller Agreement as well as deny initiation of GPA 240021. Not to make a foundational change, and changing zoning to MDR. 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

503

The staff report was the only justification

tent approved 10/11/06

County not identified as Menifee sphere of influence

1:45 LTE

media.rivcocob.org

Figure 3

Friday, July 18, 2025

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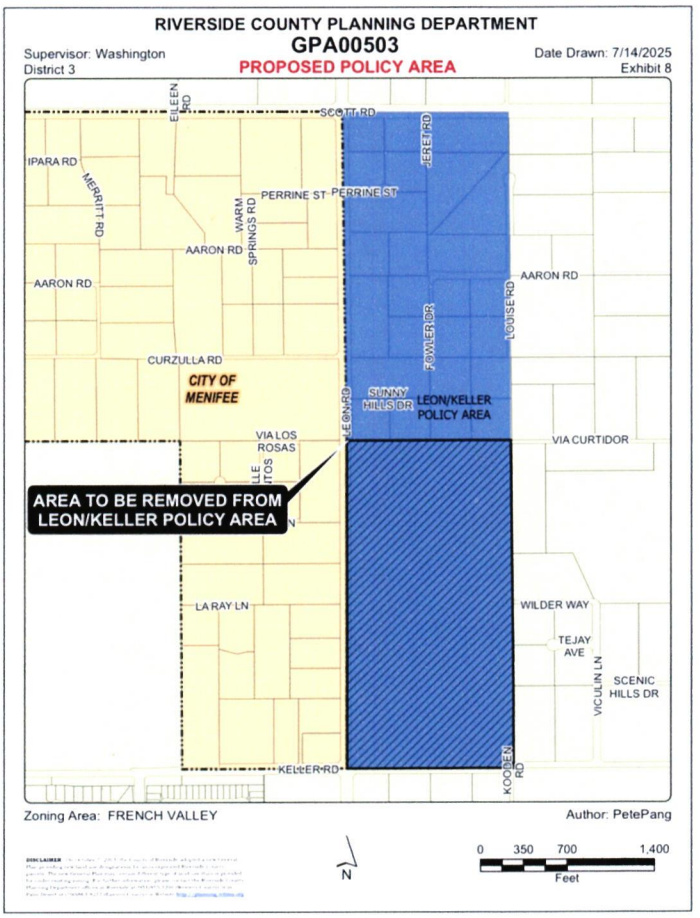
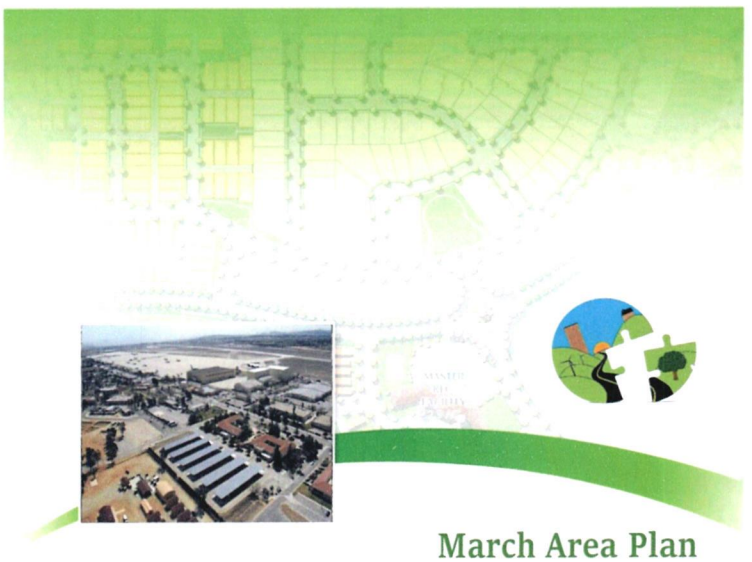
Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness,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

MARCH AREA PLAN
LAND USE PLAN





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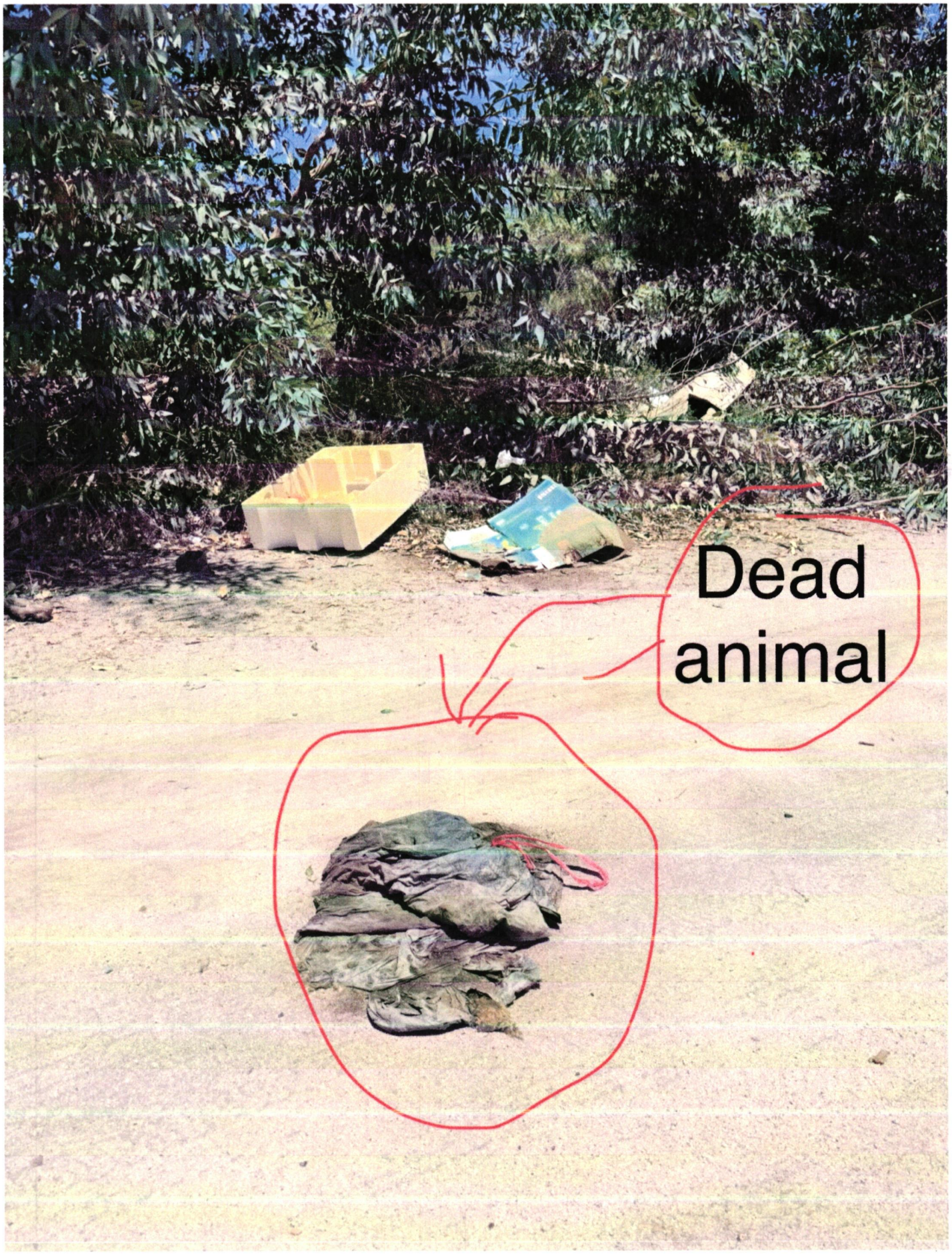
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Riverside County Board of Supervisors
Request to Speak

Submit request to the Clerk of the Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

SPEAKER'S NAME: David Mansling

Address: 20281 Patterson Ave

City: Perris CA **Zip:** 92570

Phone #: 951-440-2231

Date: 10-28-25 **Agenda #** 22.3

PLEASE STATE YOUR POSITION BELOW:

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

✓ **Support** _____ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

_____ **Support** _____ **Oppose** ✓ **Neutral**

I give my 3 minutes to: _____

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 04/23/2025)

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Power Point Presentations/Printed Material:
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SPEAKER'S NAME: Monica Rodriguez

Address: 23333 Walnut St

City: Perris CA **Zip:** 92570

Phone #: (951) 581-7603

Date: 10/28/25 **Agenda #** 22.3

PLEASE STATE YOUR POSITION BELOW:

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

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Online ✓

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SPEAKER'S NAME: Franco Pacheco

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 22.3

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Addressing the Board & Acknowledgement by Chair:
The Chair will determine what order the speakers will address the Board and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using course, crude, profane or vulgar language while speaking to the Board members, staff, the public and/or meeting participants. Such behavior, at the discretion of the Board Chair may result in removal from the Board Chambers by Sheriff Deputies.

Online

Riverside County Board of Supervisors
Request to Speak

Submit request to the Clerk of the Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

SPEAKER'S NAME: Karla Cervantes

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 22.3

PLEASE STATE YOUR POSITION BELOW:

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

_____**Support** _____**Oppose** _____**Neutral**

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

_____**Support** _____**Oppose** _____**Neutral**

I give my 3 minutes to: _____

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 04/23/2025)

BOARD RULES

Requests to Address Board on "Agenda" Items:
You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:
Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

Power Point Presentations/Printed Material:
Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, ensuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please ensure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo. Speakers are prohibited from bringing signs, placards, or posters into the hearing room.

Individual Speaker Limits:
Individual speakers are limited to a maximum of three (3) minutes. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board. Please step up to the podium when the Chair calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chair adheres to a strict three (3) minutes per speaker. ***Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.***

Group/Organized Presentations:
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