

## Boydd, April

---

**From:** Acquia Mail  
**Sent:** Monday, October 27, 2025 7:33 PM  
**Cc:** Clerk of the Board  
**Subject:** Request to Speak Web Submission



Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 20251028**. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on October 27, 2025

Submitted values are:

**First Name**

Franco

**Last Name**

Pacheco

**Phone**

[9517967757](tel:9517967757)

**Agenda Date**

10/28/2025

**Agenda Item # or Public Comment**

22.1, 22.2 , 22.3 , public comment

**Flores, Kate**

---

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

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

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

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

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

**Debbie Walsh**

RAMV  
PO BOX 2244  
Perris, CA 92572

October 27, 2025

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

Project Planner Timothy Wheeler

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

Greetings:

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

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

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

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

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

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

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

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

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

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

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

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

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

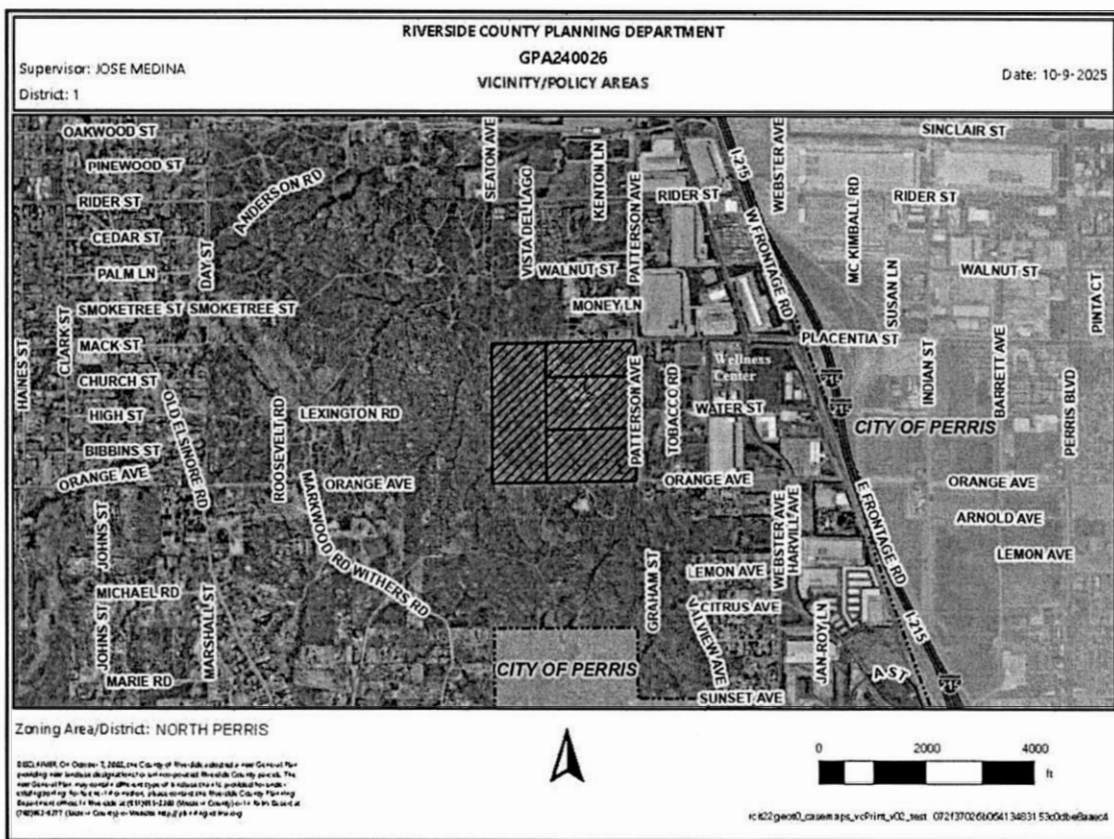
The County is poised to put massive warehouses next to and surrounding the Mead Valley Wellness Center creating thousands of truck trips per day. The noise from these trucks will have significant negative impacts to those who are already suffering from mental illness.

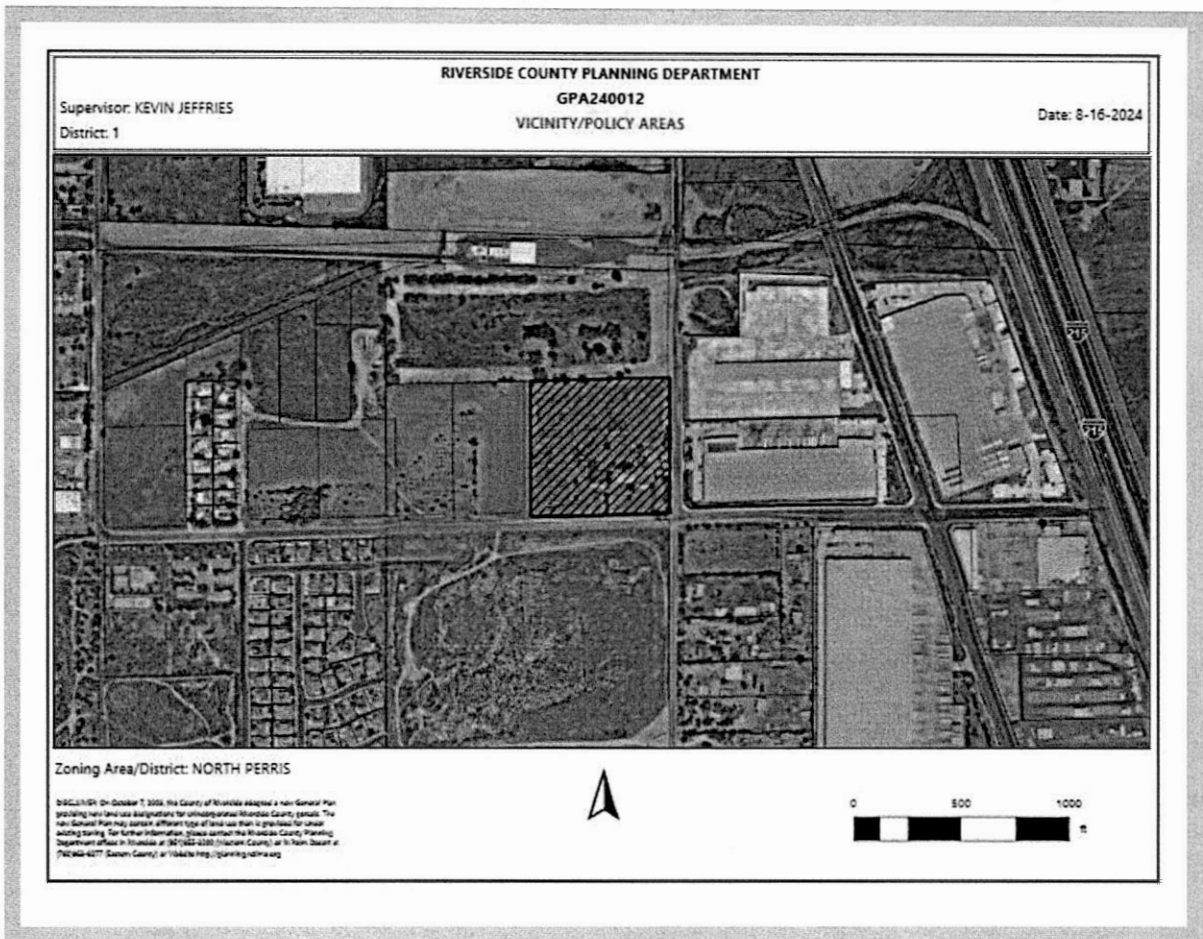
This facility will have over 2 times the beds as that located at the Kaiser Riverside Hospital. Of the 522 beds, 442 are expected to be used by those staying longer than 30 days. This is a massive Wellness Center with some of the buildings four stories tall.

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

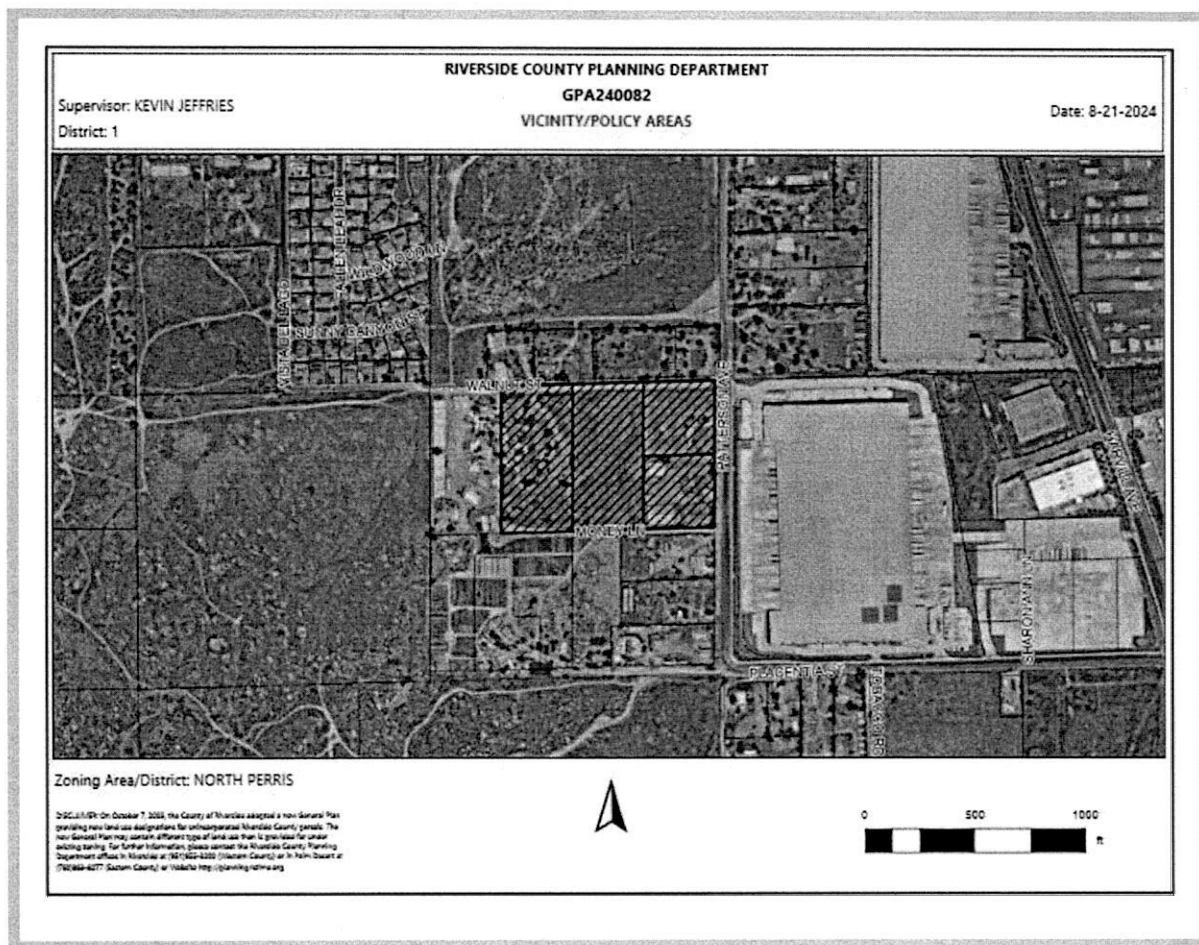
The warehouse projects are not appropriate next to the Mead Valley Wellness Center where thousands of residents will be treated for mental illness.

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





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



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

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

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

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

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

**Regular General Plan Review Cycle Foundation Amendment Findings:**

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

*Finding 3(a). "The foundation change is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision; and that they would not create an internal inconsistency among the elements of the General Plan."*

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

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

Mead Valley Area Plan (December 12, 2023)

Rural character

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

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

Agricultural Lands

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

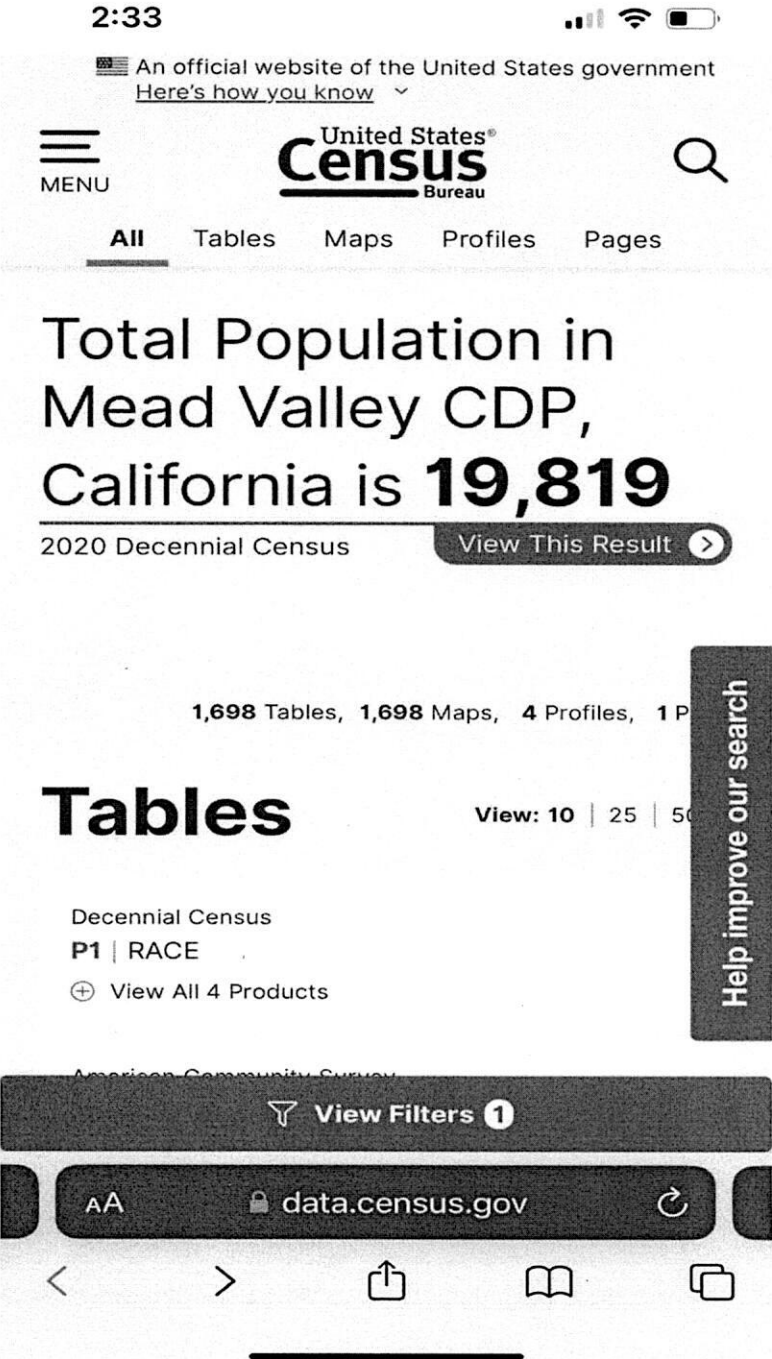
Land Use Concept

The Mead Valley land use plan provides for a predominantly rural community character with an equestrian focus. This is reflected by the Very Low Density Residential and Low Density Residential land use designations within the Rural Community Foundation Component and Rural Residential designation within the Rural Foundation Component that dominate the planning area. (Page 9, "MVAP")

**Findings:**

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

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



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

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

*Policies listed below.*

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

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

### **Civic Engagement**

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

#### **Policies:**

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

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

The Industrial Corridor is and was set aside for Industrial and manufacturing land uses in 1987.

The General Plan and Mead Valley Area Plan map clearly define where the Rural Land Uses are located and where the Industrial land uses are located.

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

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

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

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

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

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

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

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

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

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

---

See Environmental Justice element General Plan.

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

## Environmental Justice

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

Environmental justice policies address eight topics under the following categories:

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

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

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

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

- Health Care Facilities

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

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

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

## *Civic Engagement*

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

### **Policies:**

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

## *Health Risk Reduction*

This category includes policies that work towards reducing unique and compounded health risks. The following policies address pollution exposure and access to food and encourages safe and sanitary homes and an environment conducive to engaging in physical activity.

### **Pollution Exposure Policies:**

- HC 16.1 In cooperation with affected federal state, local agencies, county departments, and impacted community residents, monitor changes to the Salton Sea and other bodies of water that impact air quality and water quality and seek and pursue opportunities to address impacts to the maximum extent possible, and make public the data and other information related to the status of the effort.
- HC 16.2 Pursue funding and other opportunities from state, federal, and local government and non-government sources and allocate county general funds to improve public health and limit pollution exposure and promote efforts to ameliorate environmental justice constraints in environmental justice communities.
- HC 16.3 Assist communities in seeking funding for community initiated clean air projects including the installation of on-site air monitoring equipment in areas of high exposure to air contaminants.
- HC 16.4 Pursue funding to connect low income residents and communities to municipal water and wastewater services. In the interim, seek financial assistance for septic system repair in order to limit groundwater contamination by poorly maintained septic systems or to provide for connections to wastewater systems as a viable alternative if such systems can be made readily available.
- HC 16.5\* Evaluate the compatibility of unhealthy and polluting land uses being located near sensitive receptors including possible impacts on ingress, egress, and access routes. Similarly, encourage sensitive receptors, such as housing, schools, hospitals, clinics, and childcare facilities to be located away from uses that pose potential hazards to human health and safety.
- HC 16.6\* When developing and siting large scale logistics, warehouse and distribution projects, address the Good Neighbor Policy for Logistics and Warehouse/Distribution uses criteria adopted by the Board of Supervisors on November 19, 2019 and as may be subsequently amended.
- HC 16.7 Evaluate public and private facilities for health hazards or major sources of contamination and identify and implement alternatives for removal of contamination.
- HC 16.8 Evaluate creating a cap or threshold on the number of pollution sources within EJ communities and make recommendations thereon.
- HC 16.9 Explore the feasibility of creating a partnership with the South Coast Air Quality Management District (SCAQMD) to establish a mitigation program to reduce the impact of air pollution as well as assist with the implementation of air quality programs.
- HC 16.10\* Plan for compact development projects in appropriate locations, including in existing communities and the clustering of affordable and mixed income housing therein, that make the

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

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

- HC 16.23\* Discourage industrial and agricultural uses which produce significant quantities of toxic emissions into the air, soil, and groundwater to prevent the contamination of these physical environments.
- HC 16.24\* Ensure compatibility between industrial development and agricultural uses and adjacent land uses. To achieve compatibility, industrial development and agricultural uses will be required to include criteria addressing noise, land, traffic and greenhouse gas emissions to avoid or minimize creating adverse conditions for adjacent communities.
- HC 16.25\* Require the conversion of mining operations into uses that are compatible with surrounding areas in accordance with the Surface Mining and Reclamation Act.
- HC 16.26 Enforce the land use policies and siting criteria related to hazardous materials and wastes through continued implementation of the programs identified in the County of Riverside Hazardous Waste Management Plan including the following:
  - a. Ensure county businesses comply with federal, state and local laws pertaining to the management of hazardous wastes and materials including all Certified Unified Program Agency (CUPA) programs.
  - b. Require and promote the programs, practices, and recommendations contained in the Riverside County Hazardous Waste Management Plan, giving the highest waste management

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

HC 16.24 Ensure compatibility between Industrial development.

Environmental Justice

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

**Safe and Sanitary Home Policies:**

- HC 18.1 Promote code compliance inspections to also identify any observed pollution sources or safety hazards and establish rehabilitation and weatherization programs to assist various housing types.
- HC 18.2 Identify funding sources for an education program for housing related hazards, such as lead, asbestos, mold and pests with guidance on how to upgrade these safely, including available assistance programs.
- HC 18.3 Assist and provide support to service agencies in their application for state and federal funding to upgrade water infrastructure, including wastewater and electric infrastructure giving priority to disadvantaged communities that have contaminated or vulnerable water sources.
- HC 18.4 In cooperation with service agencies, ensure that sources of potable water are protected from contamination. Codevelop plans for updating dated water infrastructure and have contingency plans for when contamination occurs under unforeseen circumstances. Develop and implement a water quality testing program applicable to small water systems and domestic wells.
- HC 18.5 In cooperation with service agencies, seek funding to develop the use of innovative potable water and wastewater systems in areas of diminished water quality.
- HC 18.6 In cooperation with service agencies, encourage the consolidation of public potable water systems or the extension of water service from existing systems, especially for communities that lack access to clean drinking water.
- HC 18.7\* Discourage industrial, agricultural and other land uses that may pollute and cause health conflicts with residential land uses either directly or indirectly. Ensure that community members are properly notified and involved in the decision-making process for new land use proposals.
- HC 18.8\* Work with the development community including small property and mobile home park owners so new residential development, particularly for low income households, is designed to limit their exposure to high noise levels, pesticide and fertilizer exposure, dust pollution, and other potential impacts associated with adjacent industrial and agricultural uses.
- HC 18.9\* Encourage the location and design of new developments to visually enhance and not degrade the character of the surrounding area through consideration of the following concepts.

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

*Sincerely,*

*Debbie Walsh  
President, RAMV*

**Flores, Kate**

---

**From:** Michael McCarthy <MikeM@radicalresearch.llc>  
**Sent:** Monday, October 27, 2025 11:21 AM  
**To:** Clerk of the Board; Hildebrand, John; Supervisor Medina - 1st District  
**Cc:** George Hague; Debbie Walsh; Franco; Marven Norman  
**Subject:** Public Comment for Mead Valley Foundation General Plan Amendments - items 22.1-22.3; GPA 240012, 240026, and 240082  
**Attachments:** FGPA\_hearing\_10282025.pdf

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

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

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



# SAN GORGONIO CHAPTER

*Moreno Valley/Box Springs Group*

SENT VIA EMAIL  
October 27, 2025

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

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

Honorable Supervisors, Mr. Hildebrand, County Clerk,

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

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

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

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

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

## Cumulative Impacts Analysis

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

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

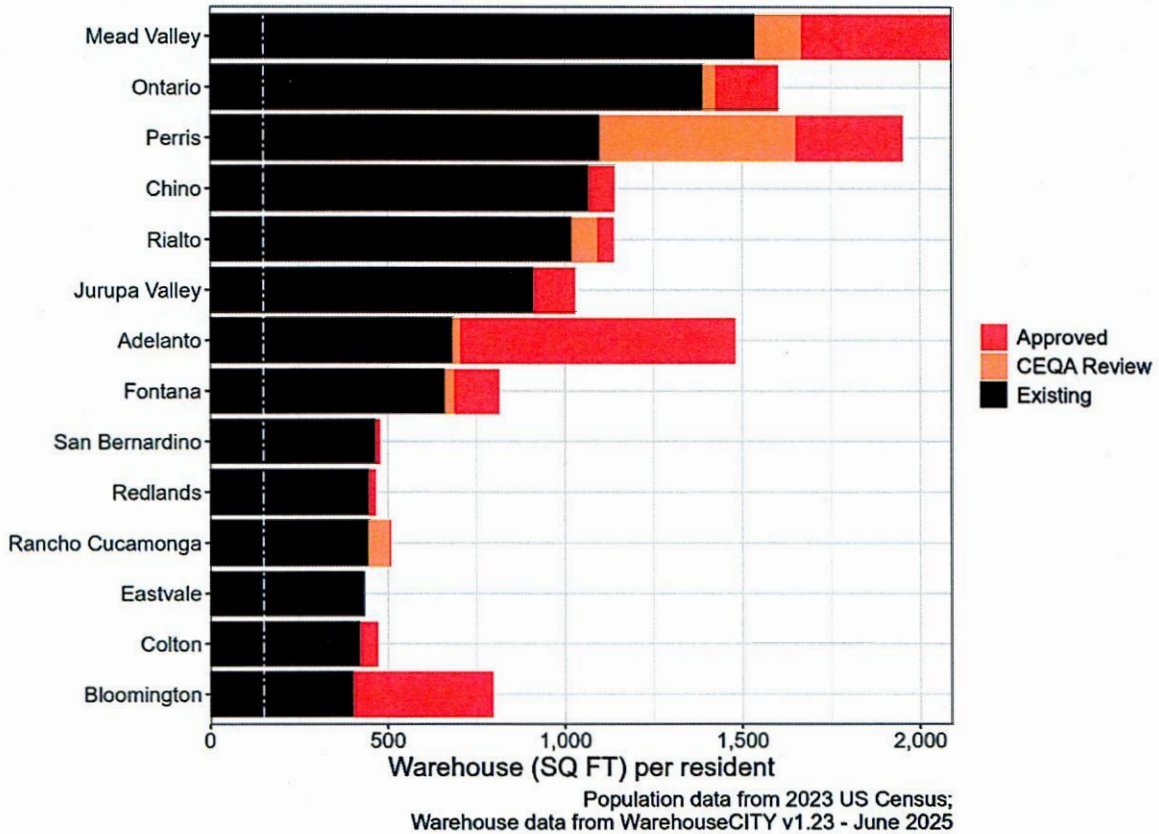
The County is failing to do a proper cumulative analysis of the impacts of 1,100 acres of residential rezones on the housing inventory of Mead Valley.

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

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

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

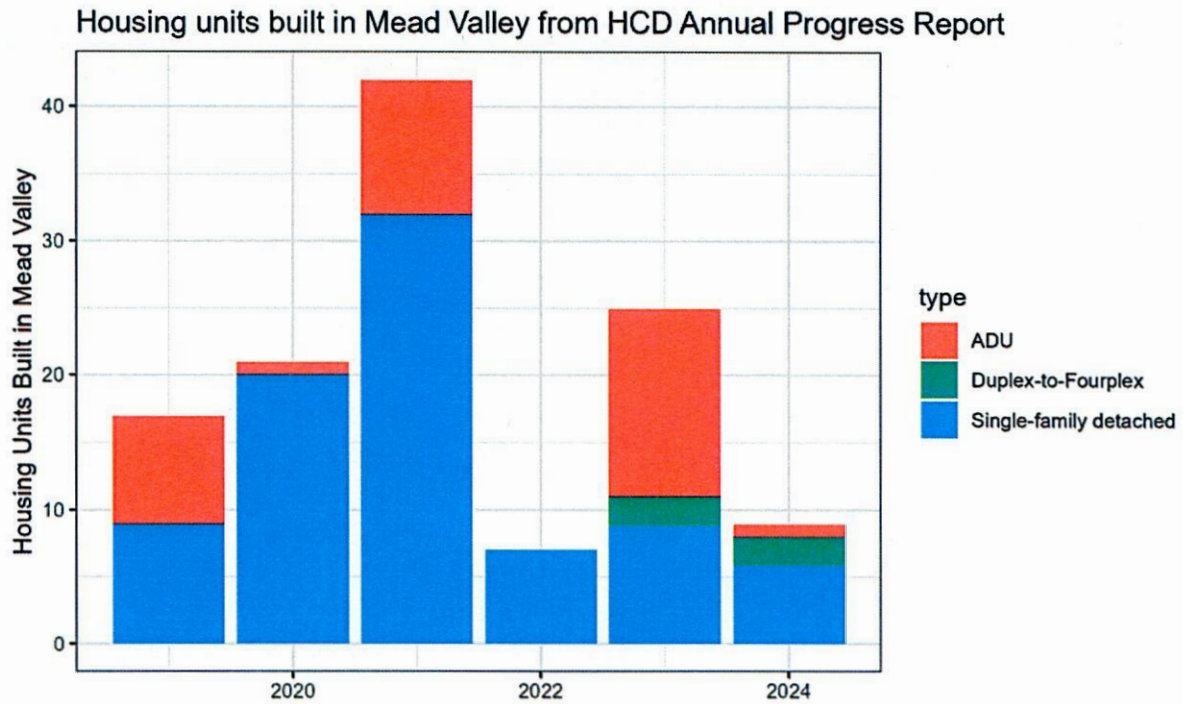
Warehouse area per resident, municipalities with 10,000 residents



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

The community of Mead Valley has built an average of 20 residential structures from 2019-2024 according to the State’s HCD housing dashboard<sup>1</sup> 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.

<sup>1</sup> <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
<b>Unincorporated Communities in the Western County</b>								
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<sup>2</sup>.

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.

---

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

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

## County Housing and Healthy Communities Policies

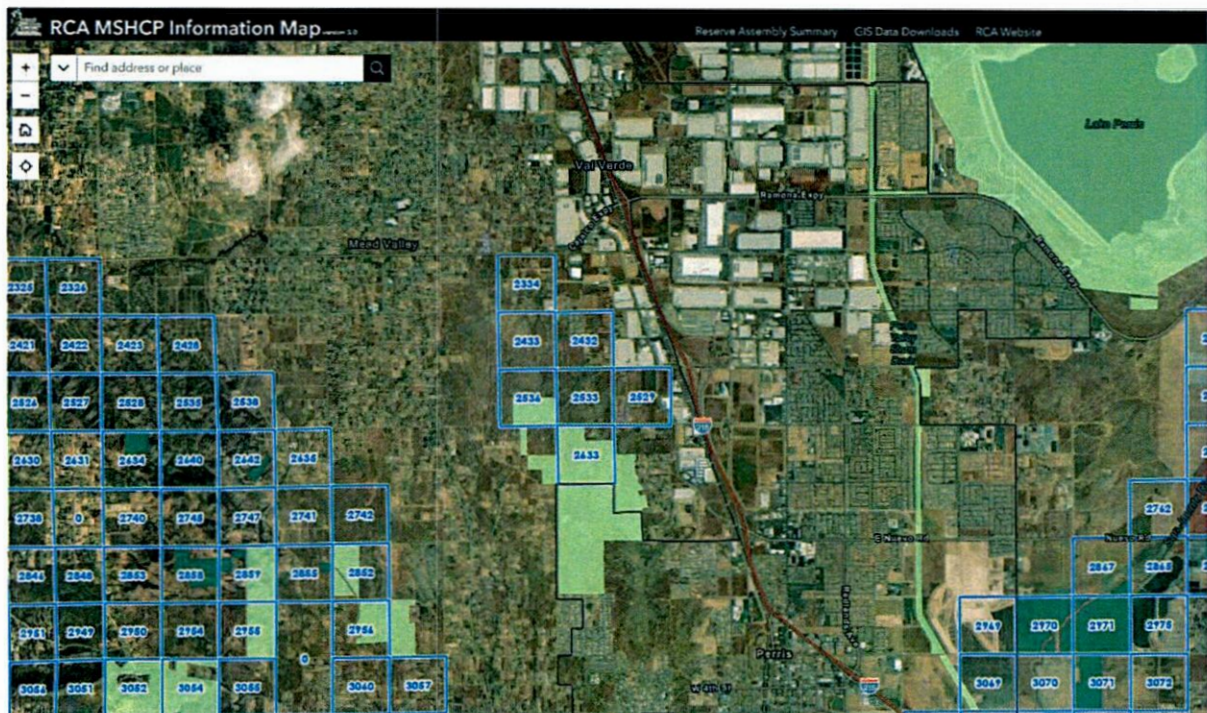
We ask that the County actually follow its existing policies and stop deliberately rezoning residential, displacing residents, and placing large industrial pollution sources in Mead Valley. The census tracts along the current industrial corridor are identified as environmental justice communities in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

- H 1.1: Maintain an adequate supply of appropriately zoned land to accommodate housing needs of existing and future residents.
- H 3.2: The County should advocate for revisions to State laws that will make affordable housing easier to achieve, including but not limited to issues related to requiring the payment of prevailing wage, burdensome California Environmental Quality Act (CEQA) requirements adversely affecting housing production, tax code reform, and tools and funding for affordable housing while recognizing the need to maintain the integrity of existing residential communities.
- H 5.4: The County shall strive to disperse affordable housing projects throughout the county, while ensuring that affordable housing development occurs in areas with appropriate access to infrastructure, services, and necessary community amenities, wherever feasible.
- H 5.6: The County shall collaborate with community partners to increase residential low-resource areas access to transit, environmental, economic, and educational opportunities
- HC 3.1 Where appropriate, require high-density, mixed use development near existing and proposed high use transit centers.
- HC 14.2 When feasible, avoid locating new sources of air pollution near homes and other sensitive receptors.
- HC 16.8 Evaluate creating a cap or threshold on the number of pollution sources within EJ communities and make recommendations thereon.
- HC 18.7\* Discourage industrial, agricultural and other land uses that may pollute and cause health conflicts with residential land uses either directly or indirectly. Ensure that community members are properly notified and involved in the decision-making process for new land use proposals.
- HC 18.12\* Prioritize the development of safe and affordable housing in EJ Communities while at the same time minimizing the displacement of existing residents consistent with Housing Element, Goal 2, Action 2.1h and as may be amended by the 6th Cycle Housing Element. Affordable housing projects should include various housing types that respond to community priorities and input.

## Motte Rimrock Reserve and MSHCP cells

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

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



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

## Summary

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

Sincerely,

Michael McCarthy, PhD  
Sierra Club  
Moreno Valley/Box Springs Group  
Co-Conservation Chair  
Email: [mikem@radicalresearch.llc](mailto:mikem@radicalresearch.llc)