

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 coming into Mead Valley, which will only continue to increase the number of vacant warehouses within the industrial corridor. In short, the existing warehouse capacity can more than accommodate industrial activity in the area. And, if ultimately constructed, the proposed warehouse projects may very well also sit vacant.

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

Finally, GPAs 240012, 240026, and 240082 are inconsistent with other General Plan policies. Policy LU 2.1 requires that growth is concentrated "near or within existing urban and suburban areas to maintain the rural and open space character of Riverside County to the greatest extent possible." *Id.*, Ch. 3, p. LU-18. And policy HC 4.1 reiterates the importance of "preserving rural open space areas, and scenic resources" and

² Mekahlo Medina and Helen Jong, *Ports of LA, Long Beach already seeing 44% drop in docked vessels*, NBC L.A., May 7, 2025 at <https://www.nbclosangeles.com/news/local/ports-of-los-angeles-long-beach-44-percent-drop-in-docked-vessels/3694112/> (last accessed Jun. 9, 2025); Caroline Petrow-Cohen, *Jobs at the Port of Los Angeles are down by half, executive director says*, L.A. Times, Jun. 7, 2025 at https://www.latimes.com/business/story/2025-06-07/port-of-los-angeles-job-orders-down-by-half?_gl=1*18jzd9w*_gcl_au*MTU5MjQzMjIzNC4xNzQ5MjUxODMy (last accessed Jun. 9, 2025).

“preserving the economic value of agricultural and open space lands.” *Id.*, Ch. 10, p. HC-5. But the proposed changes would encourage industrial and urban development away from existing transportation corridors and convert significant rural and agricultural spaces into industrial uses.

Policy HC 4.1 also requires “preventing inappropriate development in” environmentally sensitive areas or areas subject to severe natural hazards. *Id.* However, should these GPAs move forward, the changes will almost certainly cause significant environmental impacts. More industrial development will severely exacerbate air quality and traffic impacts and cause significant greenhouse gas emissions and noise pollution (e.g. noise and pollution from diesel trucks, traffic congestion, public health impacts). These impacts would also intensify the burdens already felt by environmental justice communities already suffering the consequences of industrial development in the surrounding area. Additionally, the areas covered by GPAs 240026 and 240082 are less than one block away from the forthcoming Mead Valley Wellness Village. This center “will provide primary health care, children and youth services, and mental health and substance use disorder services” and “will include parks, recreation areas, gardens, rest areas, and trails.”³ But the proposed GPAs would introduce more pollution and environmental impacts that are known to increase rates of chronic illness near this new healthcare center. All of the areas affected by the proposed GPAs are also designated as Very High fire severity zones.

Furthermore, should these proposed GPAs move forward, they will cause significant environmental impacts, including harm to protected species and their habitats. Additionally, burrowing owls have been sighted in and around the project area.⁴ Last fall, the California Fish and Game Commission voted unanimously to designate burrowing owls as a candidate for listing under the California Endangered Species Act.⁵ The Fish

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

⁴ Rebecca Pelvin, ‘Where does it stop?’ Warehouse advance in Riverside County threatens rural lifestyle, L.A. Times, Oct. 16, 2024 at <https://www.latimes.com/california/story/2024-10-16/warehouse-advance-in-riverside-county-threatens-rural-lifestyle> (last accessed Jul. 28, 2025).

⁵ See *California Burrowing Owls One Step Closer to Permanent State Protections*, Center for Biological Diversity, Oct. 10, 2024 at <https://biologicaldiversity.org/w/news/press-releases/california-burrowing-owls-one-step-closer-to-state-protections-2024-10-10/> (last accessed Oct. 22, 2024); Lila Seidman, ‘Goofy’ owls that nest underground become candidate for endangered status, L.A. Times, Oct. 14, 2024 at

and Game Commission took this step due to dramatic declines in burrowing owl populations caused by sprawl development. Thus, development in this area should be restricted to preserve habitat for this imperiled species. Allowing industrial development over and near substantial stretches of burrowing owl habitat would be contrary to clear state and local policies meant to avoid such environmental impacts and protect the owls.

The County has not notified all affected residents or interested parties.

The County has not provided effective notice to the affected communities. Although the staff report indicates that the County has mailed notices to *owners* of property within 600-1,000 ft. of the project sites, it is not clear whether all *residents* living within and around the project sites have been notified. Additionally, interested community members who previously submitted comments in opposition to GPAs 240012, 240026, and 240082, such as Rural Association of Mead Valley and Sierra Club, have not received notice of the Board's consideration of this project even though they specifically requested that the County provide such notice.

* * * * *

For the foregoing reasons and as explained in prior comments from the Rural Association of Mead Valley, Sierra Club, and other community members, the County should not advance this harmful proposal. The Board of Supervisors should not approve initiation of amendment proceedings.

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

Very truly yours,

SHUTE, MIHALY & WEINBERGER LLP



Mindy K. Jian, Attorney

<https://www.latimes.com/environment/story/2024-10-14/burrowing-owls-get-protections-considered-for-endangered-status> (last accessed Oct. 22, 2024); Steve Scauzillo, *Rare burrowing owl named as candidate for California's endangered species list*, East Bay Times, Oct. 16, 2024 at <https://www.eastbaytimes.com/2024/10/15/rare-burrowing-owl-named-as-candidate-for-state-endangered-species-list/> (last accessed Oct. 22, 2024).

Boydd, April

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

Dear Supervisor Washington

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

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

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

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

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

Sincerely,
Jim Richardson
34033 Kooden Rd
Winchester, CA 92596

Sent from my Galaxy

Public Testimony – Opposition to GPA240021

Board of Supervisors Hearing – October 7, 2025

By: Phillip Means, adjoining property owner

Good morning, Chair and Members of the Board.

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

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

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

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

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

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

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

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

Thank you for your time and consideration.

10/28/25
22.4
Phillip
Means

Presentation to the Board of Supervisors

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

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

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

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

Today, that promise is under threat.

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

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

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

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

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

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

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

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

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

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

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

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

Thank you.

Warm regards,

Cindy Means J

Cynthia Means

July 29, 2025

503

The staff report was the only justification

tent approved 10/17/06

County
not identified as Menifee sphere of influence



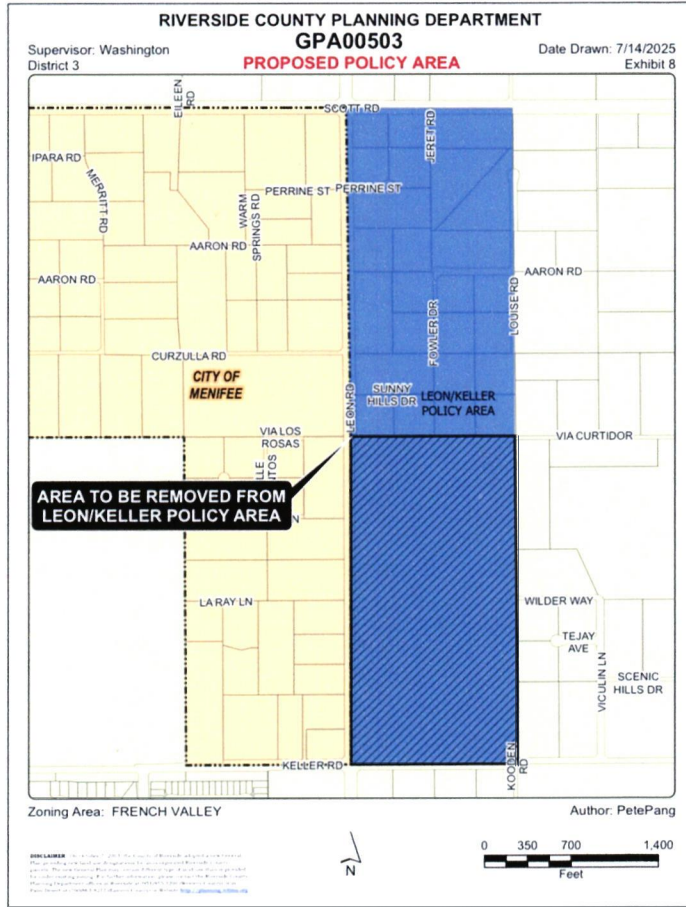
Figure 3

Friday, July 18, 2025

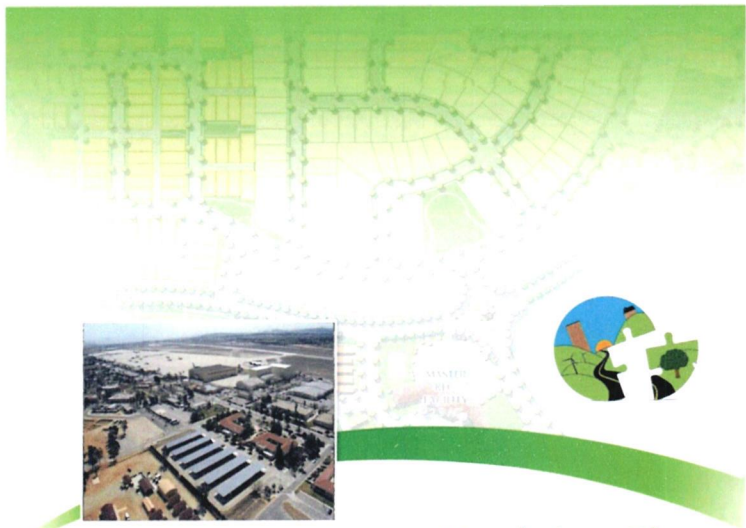
Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate and are not necessarily available for printing or engineering purposes. The County of Riverside makes no warranty or guarantee as to the content or accuracy of these data. The County of Riverside makes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

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MARCH AREA PLAN
LAND USE PLAN



Any continuing
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March Area Plan