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

ITEM: 22.1
(ID # 29696)
MEETING DATE:
Tuesday, January 27, 2026

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF GENERAL PLAN AMENDMENT NO. 240023 (GPA240023) Foundation Component – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240023 to change the General Plan Foundation Component and Land Use Designation of seven (7) parcels from Rural Community: Very Low Density Residential (RC- VLDR) to Community Development: Light Industrial (CD: LI). – First Supervisorial District - Not a Project under CEQA – Applicant: Lansing Companies c/o Trip Hord – Engineer/Representative: EPD Solutions, Inc. c/o Selena Kelaher. – Mead Valley Zoning District – Mead Valley Area Plan – Rural Community: Very Low Density Residential (RC-VLDR) – Location: north of Markham St, south of Nandina Ave, west of Decker Rd, and east of Day St – 103.37 +/- Gross Acres – Existing Zoning: Light Agriculture 1-Acre Minimum (A-1-1) and Light Agriculture 2½ Acre Minimum (A-1-2½) – APNs: 295-310-001, 002; 314-020-008, 009, 019; 314-030-023, 025. District 1. [100% Applicant Fees]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **CONSIDER** whether to recommend the initiation of **FOUNDTION COMPONENT GENERAL PLAN AMENDMENT NO. 240023 (GPA240023);** and,
2. If recommended, **ADOPT** an order initiating **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240023 (GPA240023)** and requiring the applicant submit to the County the project within six (6) months.

ACTION:Policy

John Hildebrand, Planning Director 1/12/2026 Rania Odenbaugh, TLMA Director 1/21/2026

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Medina, seconded by Supervisor Perez and duly carried, IT WAS ORDERED that the above matter is approved as recommended to adopt an order initiating Foundation Component General Plan Amendment No. 240023 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:	January 27, 2026
xc:	Planning

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

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The General Plan Amendment No. 240023 (GPA240023) 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).

The project site consists of seven (7) parcels, approximately 103.37 acres in size, located in the Mead Valley Area, located north of Markham St., south of Nandina Ave., west of Decker Rd., and east of Day St.

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

GPA240023 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). The parcels are not located in a policy or overlay.

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 with the proposed zoning classification development standard, neighborhood compatibility, 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 encompasses many underlying land use designations. The most intensive land use designation is the Heavy Industrial (HI). The HI land use designation allows for more intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances on surrounding uses. Building intensity ranges from 0.15 to 0.5 Floor Area Ratio (FAR). The proposed Light Industrial (LI) is intended to allow for a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses. Building intensity ranges from 0.25 to 0.6 Floor Area Ratio (FAR).

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 FC-GPA 240023 was held before the General Plan Advisory Committee on July 29, 2024. At that public hearing, the applicant presented their request for the proposal, and the Committee opened the hearing for public comments. The Committee received 119 written comments and four (4) verbal comments from the public, all in opposition of the proposal.

Opposition comments raised concerns regarding increased warehouse development, environmental impacts, air quality impacts, increased truck traffic, and related safety issues. Commenters stated the proposed use would be incompatible with nearby residential neighborhoods and schools and would further reduce housing opportunities during an ongoing housing crisis. Comments opposing initiation of the General Plan Amendment also cited distrust in the community outreach process, concerns about the quality and wages of jobs potentially generated, and the perceived lack of meaningful community benefits. Additional concerns included the project's proximity to homes and schools, potential impacts to children walking in the area, skepticism that infrastructure funding would directly benefit the community, and the need for improved and more inclusive public outreach efforts.

The Committee discussed the project. Issues that were discussed included a lack of community benefits, concerns about project proximity to residents, and the need for more information.

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

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

Planning Commission Proceedings

A duly noticed public hearing to discuss Foundation Component GPA240023 was held before the Planning Commission on September 18, 2024. At the public hearing, the applicant presented their request for the proposal, and the Commission opened the hearing for public comments. Planning Commission received ten (10) written comments and four (4) verbal comments from the public, all in opposition of the proposal.

Comments focused on inconsistency with the Mead Valley Area Plan and General Plan policies intended to preserve rural character, agricultural land, open space, scenic resources, and environmentally sensitive areas. Speakers raised concerns regarding air quality, traffic, and safety impacts, truck traffic near existing homes and schools, and stated the area is already overburdened by industrial uses. Commenters emphasized the need for housing rather than additional industrial development and raised concerns related to environmental justice, community benefits, and public outreach, including a request that Spanish translation services be provided at public hearings for projects located in predominantly Spanish-speaking areas. There were no speakers in favor of the proposed GPA.

The Planning Commission encouraged additional community outreach and coordination with the First District office. Commissioners discussed other General Plan Amendment proposals in the area that include uses beyond industrial, such as commercial or additional housing. The Commission noted that the existing low-density designation would not support transitional housing. Additional discussion emphasized the importance of land use buffers, compatibility with surrounding uses, and whether the area contains protected agricultural lands.

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

Abstain:

Impact on Residents and Businesses

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

If the request for initiation is approved, the GPA and associated planning applications will proceed to the next steps of the development review process. At that stage, the 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

Crystal Carrillo
Crystal Carrillo, Senior Management Analyst 1/21/2026

Braden Holly
Braden Holly, Deputy County Counsel IV 1/12/2026

RIVERSIDE COUNTY PLANNING DEPARTMENT

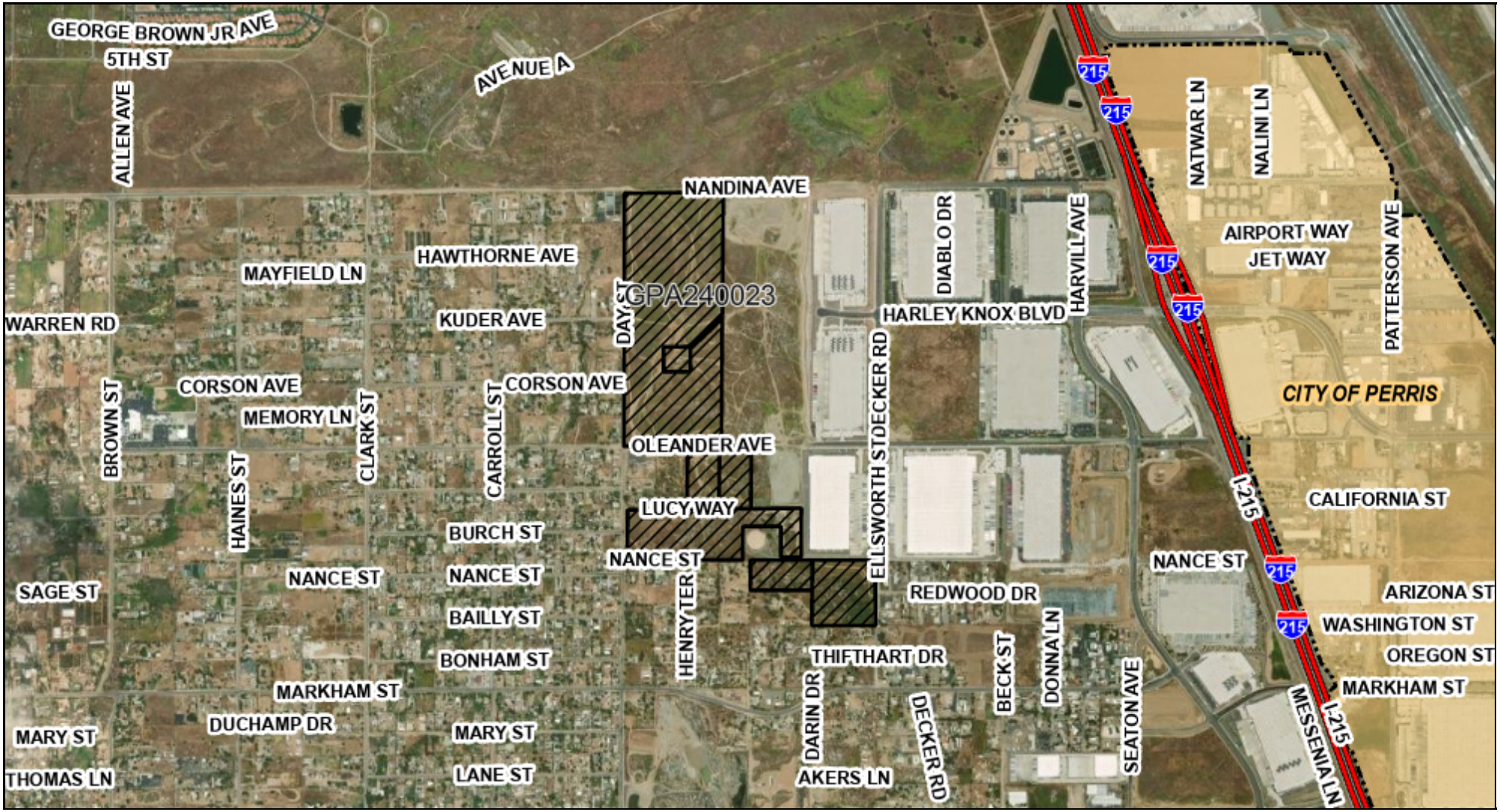
GPA240023

VICINITY/POLICY AREAS

Supervisor: JOSE MEDINA

District: 1

Date: 1-14-2026



Zoning Area/District: MEAD VALLEY

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

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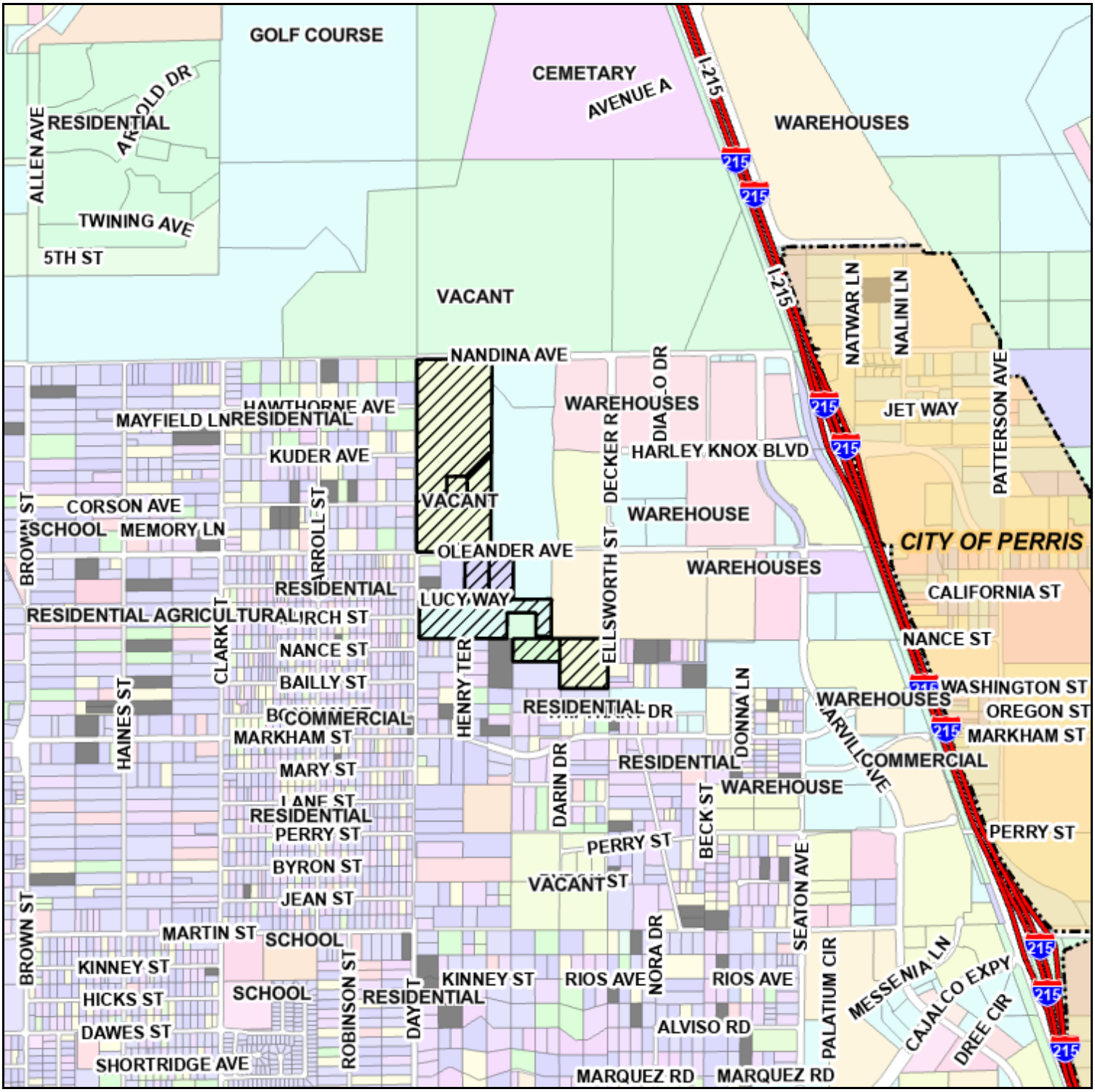
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240023

LAND USE

Supervisor:JOSE MEDINA
District: 1

Date: 1-9-2026
Exhibit: 1



Zoning District: MEAD VALLEY

0 1000 2000 ft

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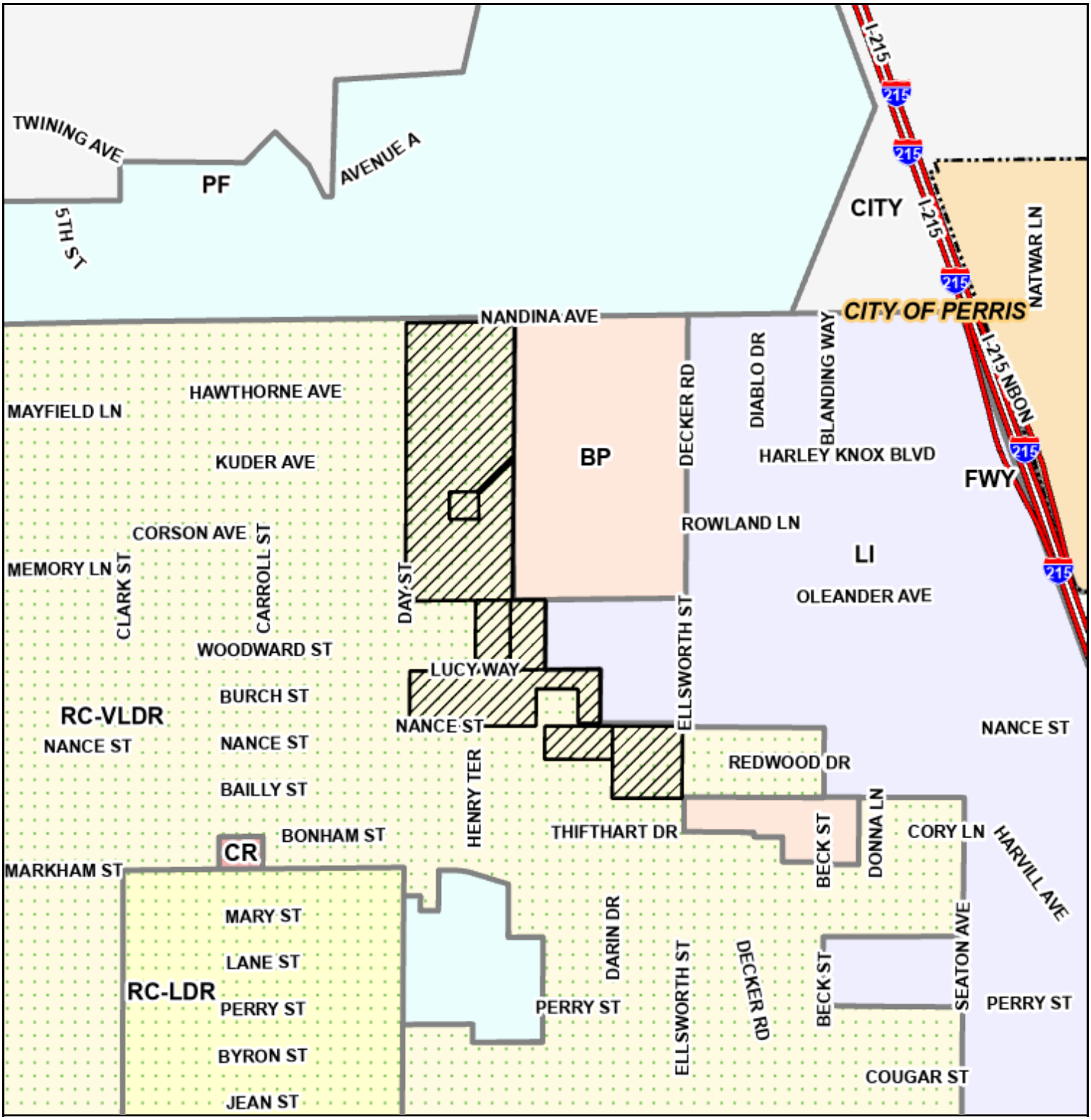
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240023

EXISTING GENERAL PLAN

Supervisor: JOSE MEDINA
District: 1

Date: 1-7-2026
Exhibit: 5



Zoning Area/District: MEAD VALLEY

Author:

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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240023

EXISTING ZONING

Supervisor: JOSE MEDINA
District: 1

Date: 1-7-2026
Exhibit: 2



Zoning Area/District: MEAD VALLEY

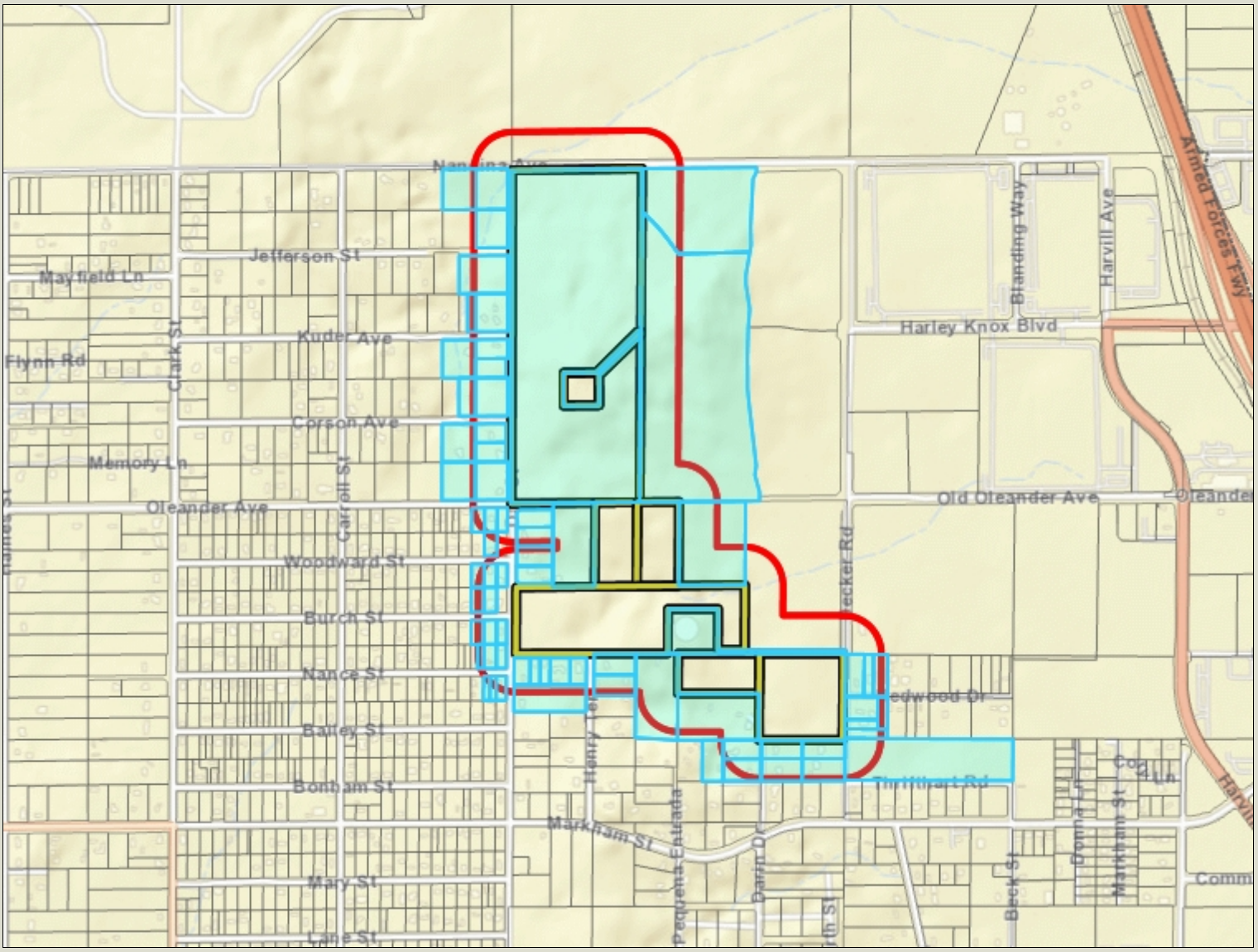
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GPA240023

Riverside County GIS Mailing Labels





Legend

- County Boundary
- Cities
- Parcels
- World_Street_Map

Notes

300 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... 1/8/2026 9:38:29 AM

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295280019
JORGE ALVARADO
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PERRIS CA 92570

295280020
ANDRES TORRES
18373 BROWN ST
PERRIS CA 92570

295280021
TONATIO SALVADOR GONZALEZ
18825 MALKOHA ST
PERRIS CA 92570

295280032
ODILON URIBE
760 E 9TH ST SP 67
SAN BERNARDINO CA 92410

295280033
RODNEY LYNN RODGERS
19510 VAN BUREN BLVD # F3
RIVERSIDE CA 92508

295280034
ANTONIO G. LUEVANO
21964 KUDER AVE
PERRIS CA 92570

295291014
FRANCISCO RAMIREZ
21919 KUDER AVE
PERRIS CA 92570

295291015
JOHN R. RAMSEY
17771 DAY ST
PERRIS CA 92570

295291017
ALFREDO TOPETE
21934 CORSON AVE
PERRIS CA 92570

295291018
BRADLEY S. WAGNER
21870 CORSON AVE
PERRIS CA 92570

295291042
ROSARIO FLORES
3037 S ROSEWOOD
SANTA ANA CA 92707

295292013
FERMIN RIVERA
26417 GOVERNOR AVE
HARBOR CITY CA 90710

295292016
ANGEL FLORES
17995 DAY ST
PERRIS CA 92570

295292017
AYALA CAMILO V INTER VIVOS TRUST DTD 1999
PO BOX 5023
DOWNEY CA 90241

295292045
EPIGMENIO HUMBERTO RUIZ
17907 DAY ST
PERRIS CA 92570

295292046
J GUADALUPE VIRAMONTES
17915 DAY ST
PERRIS CA 92570

295310001
OLEANDER VENTURES
505 LOMAS SANTAN FE DR STE 230
SOLANA BEACH CA 92075

295310091
SRG PERRIS
3501 JAMBOREE RD STE 3000
NEWPORT BEACH CA 92660

295310092
PECHANGA BAND OF INDIANS
PO BOX 1477
TEMECULA CA 92593

314020007
JOSUE VALENZUELA
10806 WOODRUFF AVE
DOWNEY CA 90241

314020013
HERNANDEZ VERA M LIVING TRUST U/A DTD 6/21/22
18098 DAY ST
PERRIS CA 92570

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FERNANDINO MACHADO AVILA
18175 DAY ST
PERRIS CA 92570

314020015
RAMON ALDACO GUTIERREZ
18040 DAY ST
PERRIS CA 92570

314020016
ALBERTO DE LA CRUZ MARTINEZ
733 W CALIFORNIA NO B
VISTA CA 92083

314020024
KNOX LOGISTICS III & IV
2323 VICTORY AVE STE 1500
DALLAS TX 75219

314020026
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

314030011
RODRIGO NAVARRO
21740 OLD ELSINORE RD
LAKE MATHEWS CA 92570

314030024
RODOLFO PADILLA
22430 MARKHAM ST
PERRIS CA 92570

314030045
ALBERTO DOMINGUEZ JUAREZ MARIO
18400 DOUGHERTY RD
PERRIS CA 92570

314030046
GUILLERMO A. HERNANDEZ
18301 ELLSWORTH ST
PERRIS CA 92570

314030047
JESUS MALDONADO
22400 SCOTT WAY
PERRIS CA 92570

314030048
WALSH TRUST 8/14/19
PO BOX 2244
PERRIS CA 92572

314030050
SANTOS MEDINA
22310 SCOTT WAY
PERRIS CA 92570

314030051
YVONNE VAZQUEZ
18405 DOUGHERTY RD
PERRIS CA 92570

314030052
ROSA I. GONZALEZ
22302 CROWN PRINCESS CT
NUEVO CA 92567

314030059
CHERE MICHELLE NERIDA
22017 NANCE ST
PERRIS CA 92570

314030060
EVARISTO PEREZ CHUM
22045 NANCE ST
PERRIS CA 92570

314030061
EDGAR M. DURAN
12519 ANDRETTI ST
MORENO VALLEY CA 92557

314030062
CLAUDIE R. MILLER
22075 NANCE ST
PERRIS CA 92570

314030063
JOSE LUIS MARTINEZ
22153 NANCE ST
PERRIS CA 92570

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EDUARDO RAMIREZ FLORES
18370 DAY ST
PERRIS CA 92570

314030073
JOSE ALEXIS PENALOZA
1175 W SPRING ST # D
RIVERSIDE CA 92507

314030074
MARIO ZAMORA
18260 HENRY TERRACE
PERRIS CA 92570

314051002
GROUP V SAN BERNARDINO
4900 SANTA ANITA AVE 2C
EL MONTE CA 91731

314200001
BETTY WASSO
22510 REDWOOD DR
PERRIS CA 92570

314200002
SHERRY WASSO
22530 REDWOOD DR
PERRIS CA 92570

314200003
EVARISTO MENDOZA
10875 BENNETT DR
FONTANA CA 92337

314200017
ROSA EVELIA RAMIREZ
22555 REDWOOD DR
PERRIS CA 92570

314200018
JACK STEVE STANKA
18330 DECKER RD
PERRIS CA 92570

314200019
STANLEY DEBBIE REVOCABLE LIVING TRUST DTD 04/08/25
18360 DECKER RD
PERRIS CA 92570

314200020
GROUP XIII PROP LP
2234 E COLORADO BLVD
PASADENA CA 91107

315141012
MARIA DE JESUS ADAME
21955 OLEANDER AVE
PERRIS CA 92570

315141013
R & R VAZQUEZ TRUST DTD 03/09/2020
13032 BARRETT LN
SANTA ANA CA 92705

315141014
MARCIANO ROMERO CORTES
21990 WOODWARD ST
PERRIS CA 92570

315141016
JOSE FLORES
21976 WOODWARD ST
PERRIS CA 92570

315142012
YURI DUBON
21937 WOODWARD ST
PERRIS CA 92570

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MARTHA AVITIA
3366 DIVISION ST
LOS ANGELES CA 90065

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FRANCISCO NEGRETE
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MARCOS ATENCIO
17641 HAINES ST
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DARNELL MORGAN
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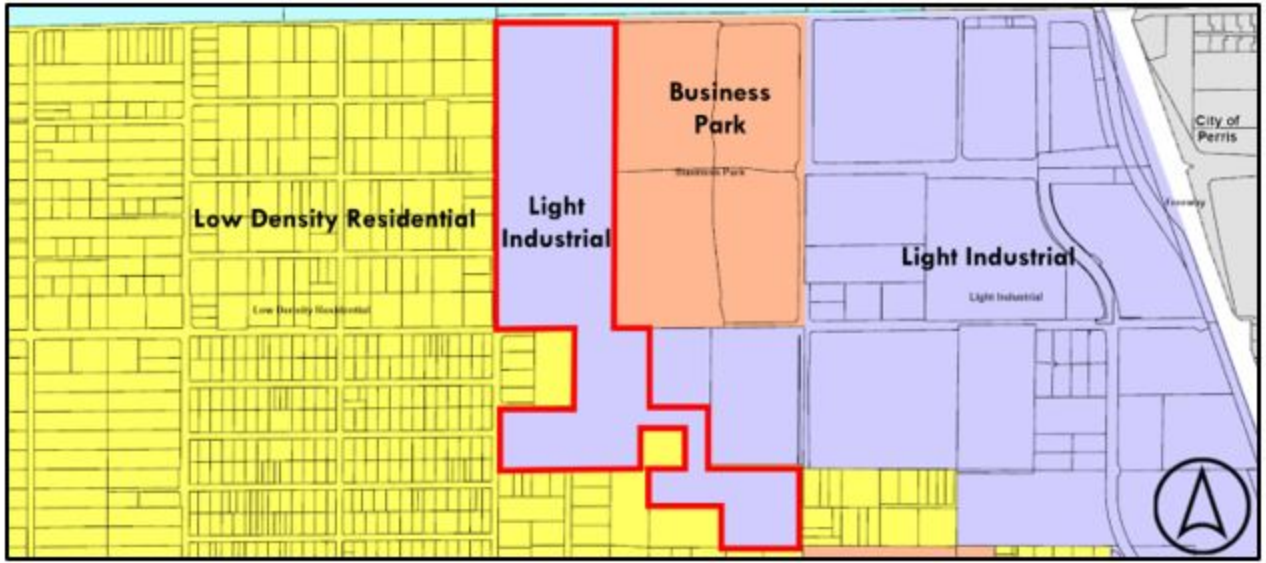
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ERIC ANDRADE
21962 NANCE ST
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WILLIAM KWOK
3031 MANN ST
LAS VEGAS NV 89146

315152014
MENDEZ FAMILY REVOCABLE LIVING TRUST DATED 06/01/2024
20220 WARREN RD
PERRIS CA 92571

315152015
ALBERT CRUMP
21981 NANCE ST
PERRIS CA 92570

Proposed General Plan Land Use



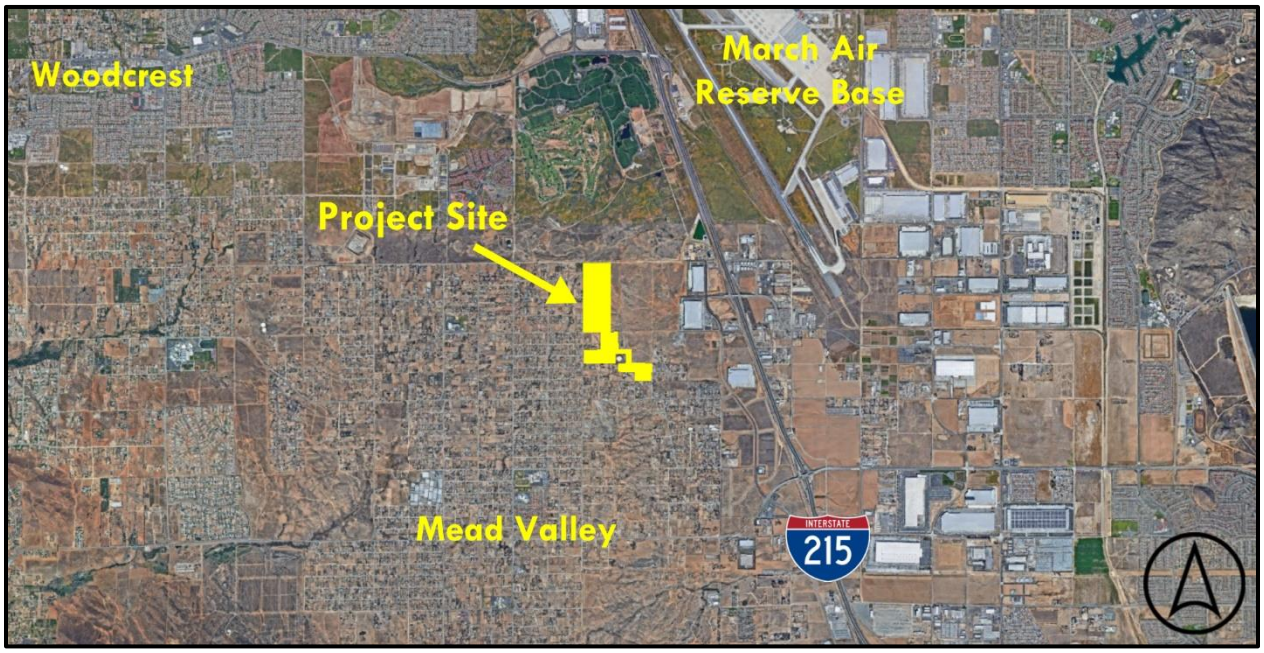
1.0 Introduction

The applicant, Oleander Ventures, LLC, is seeking a Foundation General Plan Amendment (hereinafter referred to as "FGPA") within western Riverside County in the Mead Valley community.

2.0 Project Location

The project site is a land assembly totaling approximately 103.4 acres located in the Mead Valley community of unincorporated Riverside County (APNs: 295-310-001, -002, 314-020-008, -009, -019, 314-030-023, -025). The project site is located north of Scott Way, west of Decker Road, south of Nandina Avenue, and east of Day Street. The project site is located approximately 1.4 miles southwest of March Air Reserve Base. See Figure 1 for project site vicinity.

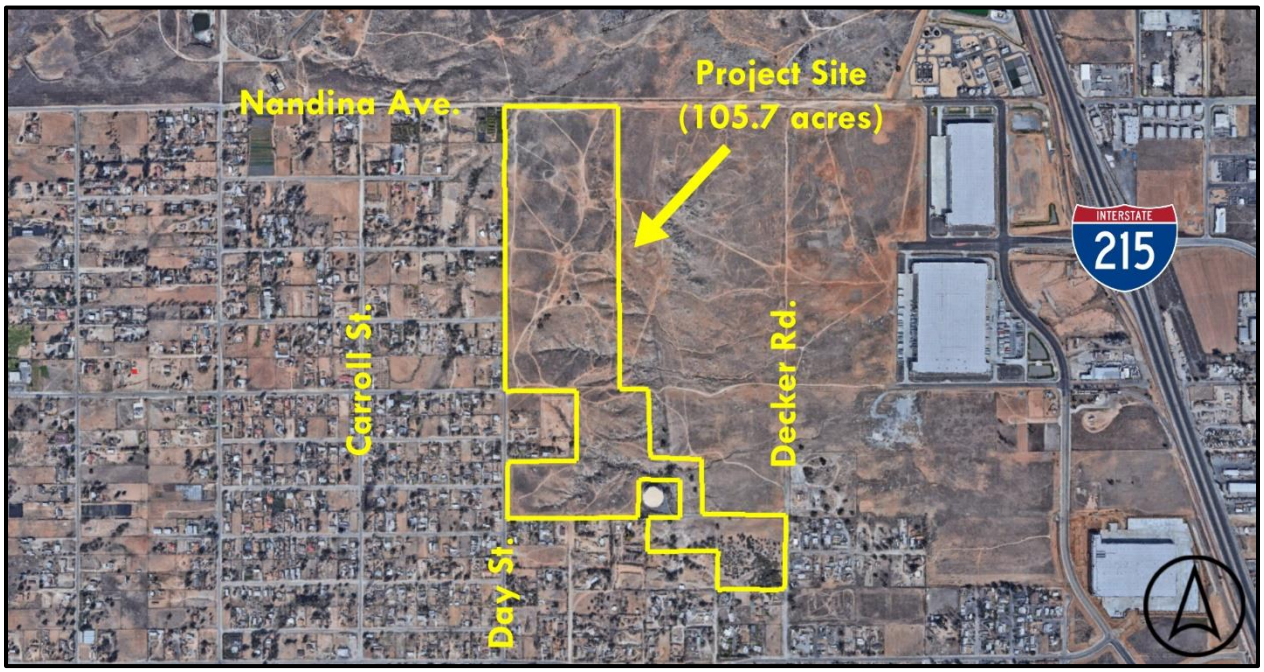
Figure 1: Project Site Vicinity



3.0 Existing Conditions and Surrounding Land Uses

The existing conditions of the project site are 103.4 acres of undeveloped land with large, scattered rock formations, trees, and shrubs. Topography on the site varies with the northern portion of the site possessing a greater variation than the southern portion. The surrounding land uses include vacant land to the north; vacant land, manufactured homes, and logistics centers to the east; single-family homes to the south; and single-family homes, and light agricultural uses to the west. See Figure 2 for the project site aerial.

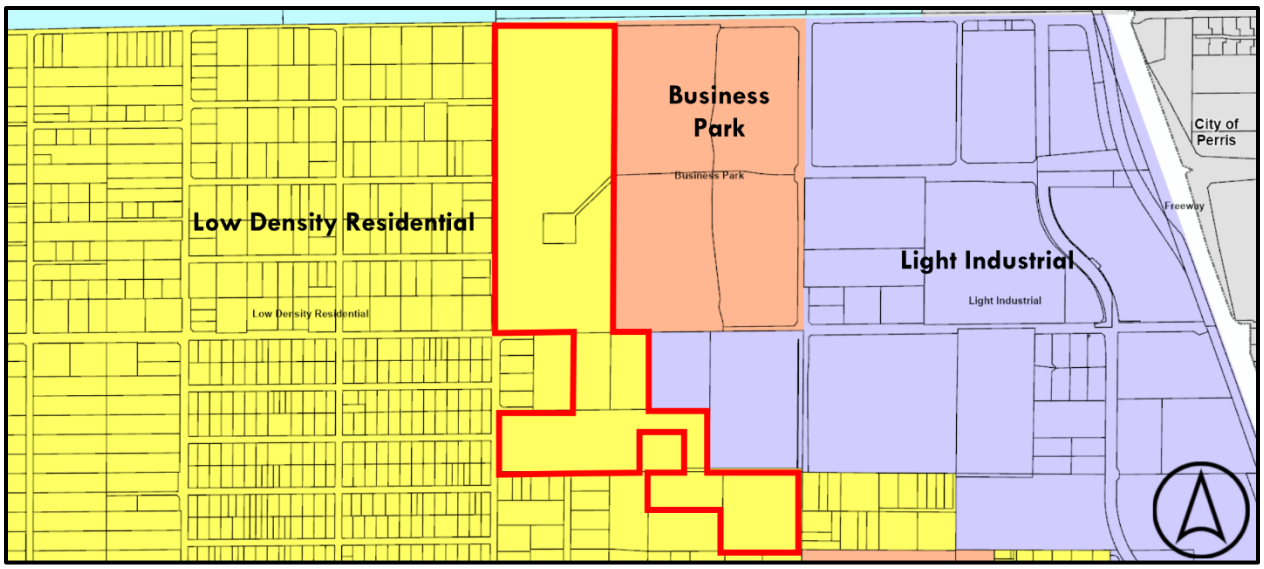
Figure 2: Project Site Aerial



4.0 Existing General Plan Land Use

The project site has a General Plan land use of Low Density Residential (RC-LDR) within the Rural Community Foundation Component of the Land Use Element. See Figure 3 for the project site's existing General Plan land use.

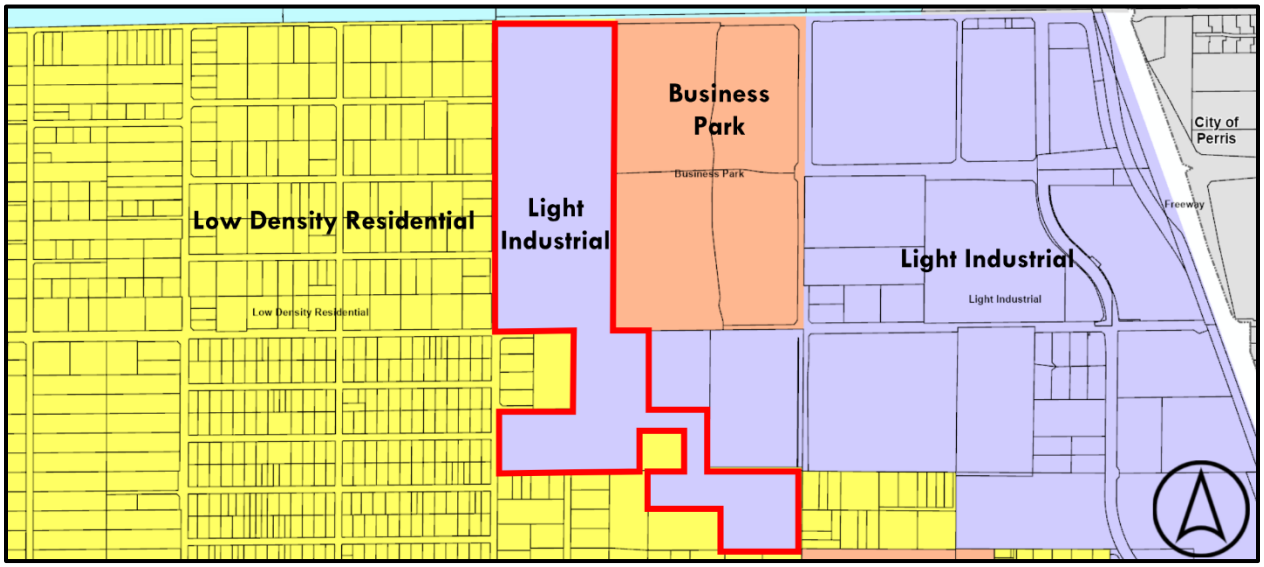
Figure 3: Existing General Plan Land Use



5.0 Proposed General Plan Land Use

The proposed project includes an FGPA to re-designate the site's Foundation Component from Rural Community to Community Development. In addition to an FGPA, the project requires a General Plan Amendment (herein after referred to as "GPA") to change the General Plan land use from Low Density Residential (RC-LDR) to Light Industrial (LI). See Figure 4 for the proposed General Plan land use.

Figure 4: Proposed General Plan Land Use



6.0 Justification

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

New Conditions

An important consideration of any proposed FGPA is that new conditions justify modifying the General Plan. Since the last FGPA cycle, Mead Valley area has seen significant development which has led to the transition of the area from a more rural condition to a more suburban environment. A significant contributor to this change that was not planned for in the General Plan is related to several changes in the global and local economy, including the growth of demand for goods purchased via e-commerce and the resulting demand for space to house those goods. This was accelerated with the COVID-19 pandemic and changed the way people live and work. It also placed a greater emphasis on the need to improve the goods' movement supply chain. In April 2018 Southern California Association of Governments (SCAG) published *Industrial Warehousing in the SCAG Region*. According to the document, the SCAG region, for which this project is part of, is

a vibrant hub for international and domestic trade because of its large transportation base and extensive multimodal transportation system.

The SCAG region's freight transportation system includes warehouses and distribution centers; the Ports of Los Angeles, Long Beach, and Hueneme; airports; rail intermodal terminals; rail lines, and local streets, State highways and interstates. Together the system enables the movement of goods from source to market, facilitating uninterrupted global commerce. The regions attract robust logistics activities and is a major reason the region is a critical mode in the global supply chain. (SCAG, 2018, p. ES-1). Therefore, the need for light industrial land uses has increased significantly. As shown in Figure 2 (Page 2), this is evidenced around the project site where industrial buildings have been built and are designated to be built to the east of the project site.

Riverside County Vision

The FGPA will allow for currently underutilized, vacant property to become an economically viable, and employment-generating land use in an area of the unincorporated County that has a low jobs-housing ratio as identified in the General Plan and Land Use Policy LU 8.12 "Improve the relationship and ratio between jobs and housing so that residents have an opportunity to live and work within the county." The Riverside County Integrated Project (RCIP) Vision intended to improve the relationship between jobs and housing opportunities, as follows: "Land use strategies being implemented in the County reflect an improved balance of jobs and housing, resulting in significant reduction in the average commute times and related motor vehicle pollutants." The future industrial use is expected to create full time jobs for the community and will allow the County to attract new employment generating businesses and provide for a more equal jobs to housing balance. Industrial commerce generates employment across various skill levels, from production line workers to engineers and managers. It provides opportunities for skills development, vocational training, and career advancement, contributing to human capital development.

Consistency with the Riverside County General Plan

The FGPA is consistent with all applicable policies in the Riverside County General Plan and will not create an internal inconsistency among the elements of the General Plan. The FGPA's consistency with the various elements of the General Plan is detailed below.

Land Use Element Policies

LU 8.1 Accommodate the development of a balance of land uses that maintain and enhance Riverside County's fiscal viability, economic diversity, and environmental integrity.

The FGPA accommodates the development of a balance of land uses in that it permits the development of more economically viable light industrial land uses on vacant, underutilized, residential land.

LU 8.2 Promote and market the development of a variety of stable employment and business uses that provide a diversity of employment opportunities.

The FPGA will provide for stable employment in that the resulting land industrial uses will generate good paying, full-time employment opportunities for residents.

LU 8.3 Promote the development of focused employment centers rather than inefficient strip commercial development.

The FGPA will promote the development of focused employment centers as it will add approximately 103 acres of additional light industrial land uses adjacent to over 460 acres of existing and future business park and light industrial uses.

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

The FGPA will stimulate industrial clusters that facilitate competitive advantage in the marketplace and provide attractive and well landscaped work environments as the future light industrial land uses will be developed to a high standard in regard to architecture and landscaping, and potentially attract new firms to Riverside County.

LU 8.10 Locate job centers so they have convenient access to Riverside County's multi-modal transportation facilities.

The FGPA will locate light industrial uses within 0.8 miles of Interstate (I) 215, allowing for the efficient movement of goods.

LU 8.12 Improve the relationship and ratio between jobs and housing so that residents have an opportunity to live and work within the county.

The FGPA will provide for employment opportunities to residents of Riverside County, particularly because of its proximity to the growing community of Mead Valley.

LU 11.1 Provide sufficient commercial and industrial development opportunities in order to increase local employment levels and thereby minimize long-distance commuting.

The FGPA will minimize long-distance commuting as it will provide for employment opportunities near the residents of Mead Valley.

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

The FGPA will locate light industrial uses within 0.8 miles of Interstate (I) 215, allowing for the efficient movement of goods, and easy access for workers.

Circulation Element

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

The FGPA will increase goods movement related employment opportunities for Riverside County residents in that it will complement the surrounding manufacturing, warehousing, distribution, and other light industrial land uses.

Air Quality Element

AQ 7.1 Provide incentives to encourage new firms to locate within the County and existing firms to expand operations.

The approval of the FGPA is an incentive to encourage new firms to locate within the County as it will allow for an additional over 103 acres to be developed with light industrial land uses.

AQ 8.1 Locate new public facilities in job-poor areas of the county.

Future development resulting from the approval of the FGPA will locate new public facilities including streets, sidewalks, curbs, gutters, landscaping, and streetlights in an area of Riverside County in need of additional economic development.

AQ 8.2 Emphasize job creation and reductions in vehicle miles traveled in job-poor areas to improve air quality over other less efficient methods.

The FGPA will reduce vehicle miles traveled for residents in the Mead Valley community in that they will have more employment opportunities near them and will not need to travel longer distances for work.

Sources:

Riverside County General Plan (2021)

Industrial Warehousing in the SCAG Region (2018)

OLEANDER COMMERCE CENTER

FOUNDATION GENERAL PLAN AMENDMENT

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

MARCH 2024

ASSESSOR'S PARCEL NUMBERS

295-310-001, 295-310-002, 314-020-008, 314-020-009, 314-020-019, 314-030-023, 314-030-025

SITE ADDRESS

VACANT LAND, IN UNINCORPORATED RIVERSIDE WITHIN THE SPHERE OF INFLUENCE OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA 92570

OWNER:

OLEANDER VENTURES, LLC
LOMAS SANTE FE DR, SUITE 230
SOLANA BEACH, CA 92075
(858) 523-0719

APPLICANT:

LANSING COMPANIES
P.O. BOX 1235
RIVERSIDE, CA 92502
(909) 553-5792
CONTACT: TRIP HORD

ENGINEER/PREPARER:

KWC ENGINEERS
1880 COMPTON AVENUE, SUITE 100
CORONA, CA 92881-3370
(951) 734-2130
CONTACT: BRANDON M. BARNETT, P.E.
BRANDON.BARNETT@KWCENGINEERS.COM

REPRESENTATIVE:

EPD SOLUTIONS
3333 MICHELSON DR, SUITE 500
IRVINE, CA 92612
(949) 794-1180
CONTACT: JEREMY KROUT

UTILITY PURVEYORS

CABLE	SPECTRUM 7337 CENTRAL AVENUE, RIVERSIDE, CA 92504 (833) 267-6097 REY LOPEZ	GAS	SOUTHERN CALIFORNIA GAS COMPANY (RIVERSIDE) 1981 W LUGONIA AVE REDLANDS, CA 92374 (833) 335-7955 GEARY AMBERS	SEWER	EASTERN MUNICIPAL WATER DISTRICT 2270 TRUMBLE RD, PERRIS, CA 92570 (951) 928-6107 CAMERON VALENZUELA	SCHOOL	VAL VERDE UNIFIED SCHOOL DISTRICT 975 MORGAN ST, PERRIS, CA 92571 (951) 940-6100
ELECTRICITY	SOUTHERN CALIFORNIA EDISON (SAN JACINTO) 26100 MENIFEE RD, ROMOLAND, CA 92585 (714) 514-5654 JOHN LE	PHONE	AT&T 22311 BROOKHURST ST STE 203, HUNTINGTON BEACH, CA 92504 (714) 963-7964 JOSEPH FORKERT	SEWER	WESTERN MUNICIPAL WATER DISTRICT 14205 MERIDIAN PARKWAY, RIVERSIDE, CA 92518 (951) 571-7100	TRASH	CR&R WASTE SERVICES 1706 GOETZ RD, PERRIS, CA 92570 (951) 943-1991
						WATER	EASTERN MUNICIPAL WATER DISTRICT 2270 TRUMBLE RD, PERRIS, CA 92570 (714) 928-6107 CAMERON VALENZUELA

ACREAGE CALCULATION

LEGAL DESCRIPTION (FEE)	= 4,604,505 SF (GROSS) = 105.70 AC
PROPOSED DEDICATION OF STREET	= 248,594 SF = 5.71 ACRES (DEDICATED)
NET=GROSS-DEDICATION	= 4,355,911 SF (NET) = 100.00 ACRES (NET)

LAND USE/ZONING

EXISTING LAND USE	RURAL COMMUNITY (RC-VLDR)
PROPOSED LAND USE	COMMUNITY DEVELOPMENT-LIGHT INDUSTRIAL (CD-LI) – FOUNDATION GPA INCLUDING EXTRAORDINARY FINDINGS AND MANDATORY FINDINGS PER RCIP AND ORD 348 (OUT OF CYCLE)
EXISTING ZONING	LIGHT AGRICULTURE (A-1-2 1/2 & A-1-1)
PROPOSED ZONING	INDUSTRIAL PARK (I-P) OR MANUFACTURING SERVICE-COMMERCIAL (M-SC)
EXISTING AREA PLAN	MEAD VALLEY AREA PLAN

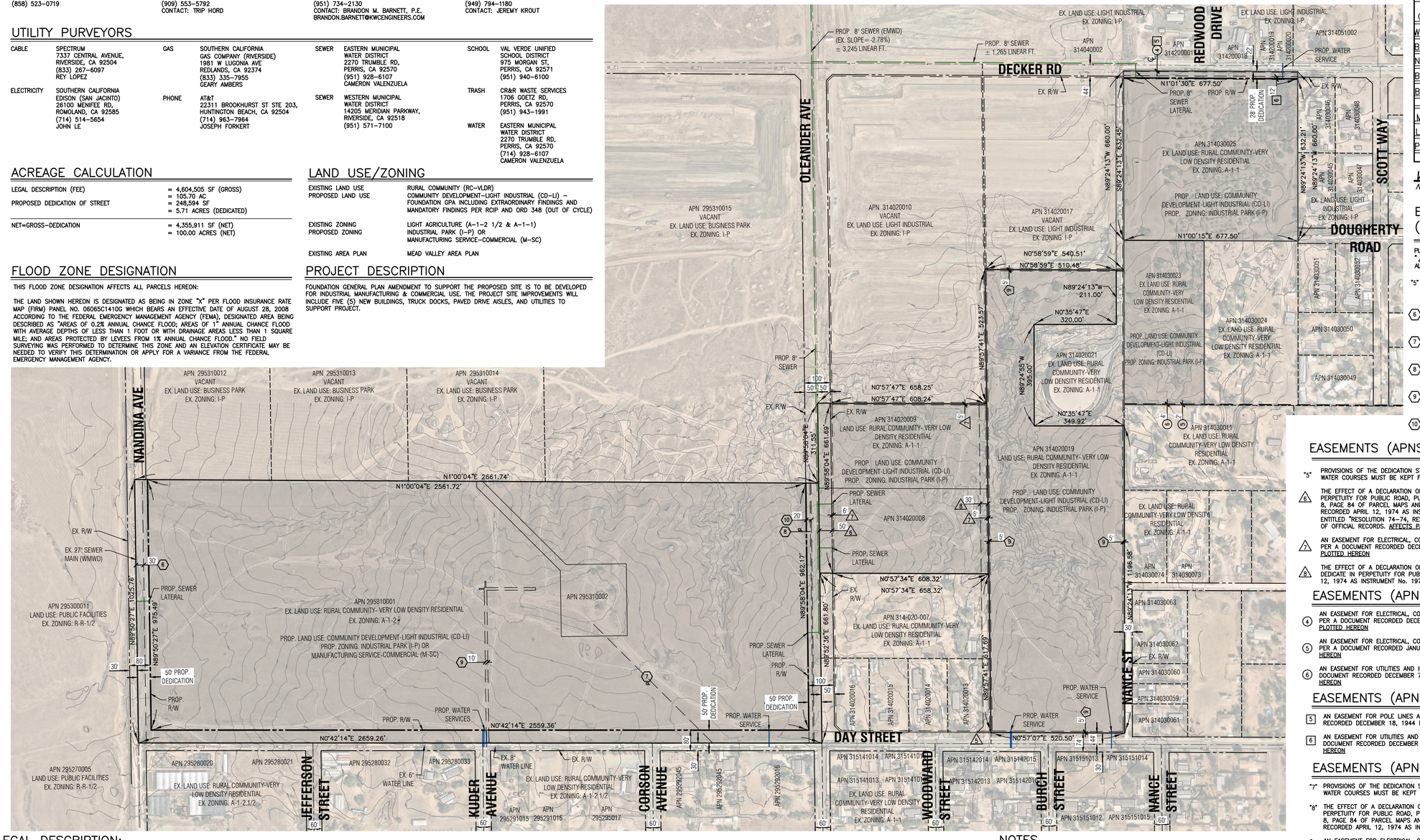
FLOOD ZONE DESIGNATION

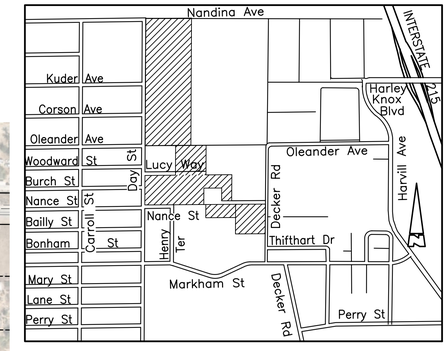
THIS FLOOD ZONE DESIGNATION AFFECTS ALL PARCELS HEREON:

THE LAND SHOWN HEREON IS DESIGNATED AS BEING IN ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 06065C1410G WHICH BEARS AN EFFECTIVE DATE OF AUGUST 28, 2008 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), DESIGNATED AREA BEING DESCRIBED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1" ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD." NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PROJECT DESCRIPTION

FOUNDATION GENERAL PLAN AMENDMENT TO SUPPORT THE PROPOSED SITE IS TO BE DEVELOPED FOR INDUSTRIAL MANUFACTURING & COMMERCIAL USE. THE PROJECT SITE IMPROVEMENTS WILL INCLUDE FIVE (5) NEW BUILDINGS, TRUCK DOCKS, PAVED DRIVE AISLES, AND UTILITIES TO SUPPORT PROJECT.





VICINITY MAP
NOT TO SCALE

EASEMENTS (APNs 295-310-001 & 295-310-002):

PLOTTABLE EASEMENTS ARE SHOWN PER OWNER-SUPPLIED TITLE REPORTS INDICATED BY A " ○ ", " △ ", " ⬡ ", " □ ", OR " ⬠ ", AND NON-PLOTTABLE EASEMENTS ARE INDICATED BY " ' ' " ALL WITHIN SCHEDULE B, PART II "EXCEPTIONS" ITEMS OF THE RESPECTIVE TITLE REPORTS.

"5" CONDITIONS AND RESERVATIONS AS SET OUT IN THE DEED FROM SOUTHERN PACIFIC RAILROAD COMPANY, A CORPORATION, TO C. HANFORD HENDERSON RECORDED 7/14/1909 IN BOOK 288, PAGE 226 OF DEEDS. DOES NOT AFFECT FEE PARCEL

6 AN EASEMENT FOR PUBLIC HIGHWAY, PUBLIC UTILITIES AND INCIDENTAL PURPOSES GRANTED TO COUNTY OF RIVERSIDE IN THE DOCUMENT RECORDED MARCH 3, 1942 IN BOOK 534, PAGE 218 OF OFFICIAL RECORDS. AFFECTS PARCEL: PLOTTED HEREON

7 AN EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES GRANTED TO CALIFORNIA ELECTRIC POWER COMPANY IN THE DOCUMENT RECORDED DECEMBER 18, 1944 IN BOOK 653, PAGE 390 OF OFFICIAL RECORDS. AFFECTS PARCEL: PLOTTED HEREON

8 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES GRANTED TO CALIFORNIA ELECTRIC POWER COMPANY IN THE DOCUMENT RECORDED DECEMBER 6, 1963 AS INSTRUMENT No. 1963-128743, OFFICIAL RECORDS. AFFECTS PARCEL: PLOTTED HEREON

9 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, IN THE DOCUMENT RECORDED DECEMBER 16, 1971 AS INSTRUMENT No. 1971-143742, OFFICIAL RECORDS. AFFECTS PARCEL: PLOTTED HEREON

10 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, IN THE DOCUMENT RECORDED SEPTEMBER 9, 1982 AS INSTRUMENT No. 1982-1555898, OFFICIAL RECORDS. AFFECT PARCEL: PLOTTED HEREON

EASEMENTS (APNS 315-020-008 & 315-020-009):

"5" PROVISIONS OF THE DEDICATION STATEMENT ON MAP RECORDED AS PARCEL MAP 5454, P.M.B.12/55 WHICH CITE THAT THE NATURAL WATER COURSES MUST BE KEPT FREE FROM BUILDINGS, OBSTRUCTIONS, AND ENCROACHMENTS FROM LAND FILLS. BLANKET IN NATURE

△6 THE EFFECT OF A DECLARATION OF DEDICATION, EXECUTED BY BELLE M. PURMONT, PURPORTING TO IRREVOCABLY DEDICATE IN PERPETUITY FOR PUBLIC ROAD, PUBLIC UTILITY AND PUBLIC SERVICE PURPOSES AS SHOWN ON PARCEL MAP 5042, ON FILE IN BOOK 8, PAGE 84 OF PARCEL MAPS AND AS PER A DOCUMENT RECORDED JUNE 5, 1973 AS INSTRUMENT No. 1973-72894 ALSO AS RECORDED APRIL 12, 1974 AS INSTRUMENT No. 1974-43062, BOTH OF OFFICIAL RECORDS AND AS MODIFIED BY A DOCUMENT ENTITLED "RESOLUTION 74-74, RESOLUTION ABANDONING HIGHWAY", RECORDED FEBRUARY 22, 1974 AS INSTRUMENT No. 1974-21254 OF OFFICIAL RECORDS. AFFECTS PARCEL: PLOTTED HEREON.

△1 AN EASEMENT FOR ELECTRICAL, COMMUNICATION AND INCIDENTAL PURPOSES GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY AS PER A DOCUMENT RECORDED DECEMBER 6, 1973 AS INSTRUMENT No. 1973-157864 OF OFFICIAL RECORDS. AFFECTS PARCEL: PLOTTED HEREON

△2 THE EFFECT OF A DECLARATION OF DEDICATION, EXECUTED BY RONALD L. AND CLAUDINE L. FROEBE, PURPORTING TO IRREVOCABLY DEDICATE IN PERPETUITY FOR PUBLIC ROAD, PUBLIC UTILITY AND PUBLIC SERVICE PURPOSES AS PER A DOCUMENT RECORDED APRIL 12, 1974 AS INSTRUMENT No. 1974-43062 OF OFFICIAL RECORDS. AFFECTS PARCEL: PLOTTED HEREON

EASEMENTS (APN 314-030-023):

4 AN EASEMENT FOR ELECTRICAL, COMMUNICATION AND INCIDENTAL PURPOSES GRANTED TO CALIFORNIA ELECTRIC POWER COMPANY AS PER A DOCUMENT RECORDED DECEMBER 18, 1944 IN BOOK 655, PAGE 278 OF OFFICIAL RECORDS. DOES NOT AFFECT PARCEL: PLOTTED HEREON

5 AN EASEMENT FOR ELECTRICAL, COMMUNICATION AND INCIDENTAL PURPOSES GRANTED TO CALIFORNIA ELECTRIC POWER COMPANY AS PER A DOCUMENT RECORDED JANUARY 18, 1950 IN BOOK 1139, PAGE 503 OF OFFICIAL RECORDS. AFFECTS PARCEL: PLOTTED HEREON

6 AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES GRANTED TO CALIFORNIA WATER AND TELEPHONE COMPANY AS PER A DOCUMENT RECORDED DECEMBER 78, 1965 AS INSTRUMENT No. 1965-137436 OF OFFICIAL RECORDS. AFFECT PARCEL: PLOTTED HEREON

EASEMENTS (APN 314-030-025):

5 AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES GRANTED TO CALIFORNIA ELECTRIC POWER COMPANY AS PER A DOCUMENT RECORDED DECEMBER 18, 1944 IN BOOK 655, PAGE 278 OF OFFICIAL RECORDS. AFFECTS PARCEL: PLOTTED HEREON

6 AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES GRANTED TO CALIFORNIA WATER AND TELEPHONE COMPANY AS PER A DOCUMENT RECORDED DECEMBER 78, 1965 AS INSTRUMENT No. 1962-12459 OF OFFICIAL RECORDS. AFFECTS PARCEL: PLOTTED HEREON

EASEMENTS (APN 314-020-019):

"7" PROVISIONS OF THE DEDICATION STATEMENT ON MAP RECORDED AS PARCEL MAP 5454, P.M.B.12/55 WHICH CITE THAT THE NATURAL WATER COURSES MUST BE KEPT FREE FROM BUILDINGS, OBSTRUCTIONS, AND ENCROACHMENTS FROM LAND FILLS. BLANKET IN NATURE

"8" THE EFFECT OF A DECLARATION OF DEDICATION, EXECUTED BY BELLE M. PURMONT, PURPORTING TO IRREVOCABLY DEDICATE IN PERPETUITY FOR PUBLIC ROAD, PUBLIC UTILITY AND PUBLIC SERVICE PURPOSES AS SHOWN ON PARCEL MAP 5042, ON FILE IN BOOK 8, PAGE 84 OF PARCEL MAPS AND AS PER A DOCUMENT RECORDED JUNE 5, 1973 AS INSTRUMENT No. 1973-72894 ALSO AS RECORDED APRIL 12, 1974 AS INSTRUMENT No. 1974-43062, BOTH OF OFFICIAL RECORDS. DOES NOT AFFECTS PARCEL 4;

9 AN EASEMENT FOR ELECTRICAL, COMMUNICATION AND INCIDENTAL PURPOSES GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY AS PER A DOCUMENT RECORDED DECEMBER 6, 1973 AS INSTRUMENT No. 1973-157864 OF OFFICIAL RECORDS. AFFECTS PARCEL: PLOTTED HEREON

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN AN UNINCORPORATED AREA KNOWN AS PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

APN 295-310-001 & 295-310-002

THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY

EXCEPTING THEREFROM THE EASTERLY 100 ACRES.

APN 314-020-008 & 314-020-009

PARCELS 3 AND 4 OF PARCEL MAP 5454, IN THE COUNTY OF RIVERSIDE, AS PER MAP RECORDED IN BOOK 12, PAGE 55 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN 314-020-019

PARCEL 4 OF PARCEL MAP 5042, IN THE COUNTY OF RIVERSIDE, AS PER MAP RECORDED IN BOOK 8, PAGE 84 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE COUNTY OF RIVERSIDE, AS SET FORTH AND DESCRIBED IN THAT CERTAIN FINAL ORDER OF CONDEMNATION RECORDED NOVEMBER 1, 1993 AS INSTRUMENT NO. 503848 OF OFFICIAL RECORDS AND SINCE PASSED TO EASTERN MUNICIPAL WATER DISTRICT, A MUNICIPAL WATER DISTRICT, AS SET FORTH IN A QUITCLAIM DEED DATED MARCH 13,1995 AS INSTRUMENT NO. 075680 OF OFFICIAL RECORDS OF SAID COUNTY.

APN 314-030-023

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 2, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, THENCE EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 640 FEET; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 312.50 FEET; THENCE WEST AND PARALLEL TO THE NORTH LINE OF THE SOUTHEASTER QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, THENCE NORTH ALONG SAID WEST LINE, 315.50 FEET TO THE POINT OF BEGINNING.

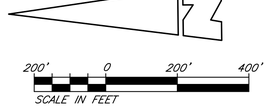
APN 314-030-025

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 2, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, THENCE EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, 640.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, 677.50 FEET; THENCE EAST AND PARALLEL TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, 660.00 FEET; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, 677.50 FEET; THENCE WEST ALONG THE NORTH LINE OF SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, 660.00 FEET TO THE POINT OF BEGINNING.

NOTES

1. 2008 THOMAS BROS. MAP – PAGE 747, GRID A6, A7, B7
2. FEMA COMMUNITY PANEL NO. 06065C1410G, ZONE X (OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), COUNTY OF RIVERSIDE.
3. SUBSURFACE SEPTIC SEWAGE IS NOT INTENDED FOR THIS SITE.
4. THERE ARE NO EXISTING BUILDINGS ON THIS SITE
5. THERE ARE NO MOBILE HOMES OR RECREATIONAL VEHICLES ON THIS SITE.
6. UNIFORM BUILDING CODE OCCUPANCY GROUP: B/S-1
7. CONSTRUCT TYPE: III-B
8. PROPERTY PARCELS TO BE MODIFIED BY LOT-LINE ADJUSTMENT OR LOT MERGER. NO PARCEL MAP IS PROPOSED AT THIS TIME.
9. THIS AREA IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARDS NOTED WITHIN ANY SPECIAL STUDIES ZONES. (TO BE VERIFIED BY SOIL STUDY)
10. EXISTING EASEMENTS ARE AS SHOWN ON THIS SITE.
11. THERE ARE NO OPEN CHANNELS PROPOSED ON THIS SITE
12. ALL EXISTING UTILITIES ON THIS PLAN ARE APPROXIMATE IN LOCATION AND SIZE
13. ALL NEW UTILITIES WILL BE UNDERGROUND
14. NO EXISTING WATER SERVICE ONSITE.
15. NO EXISTING SEWER CONNECTION ONSITE.
16. THE SITE IN NOT LOCATED WITHIN A SPECIFIC PLAN.
17. THE SITE IS LOCATED WITHIN THE MEAD VALLEY PLAN.
18. SITE IS LOCATED WITHIN THE FEE AREA FOR RIVERSIDE COUNTY REGIONAL PARK AND OPEN SPACE.



COUNTY OF RIVERSIDE

OLEANDER COMMERCE CENTER

FOUNDATION GENERAL PLAN AMENDMENT

SCALE: 1"=200'	W.O.
DATE: 3/6/2024	SHEET 1 OF 1 SHEETS
DESIGNED: BMB	
CHECKED: BMB	DWG. NO.
PLN CK REF:	
F.B.	

KWC ENGINEERS
CIVIL ENGINEERS / PLANNERS / SURVEYORS
1880 COMPTON AVENUE, SUITE 100 • CORONA, CA 92881-3370 • 951-734-2130

R:\2019\PRELIM\EXH\FOUNDATION GPA\2019_FGPA_EXHIBIT A - Rev.dwg 03/27/2024 11:16

JOB #2019.02.05

RIVERSIDE COUNTY
PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING – JULY 29, 2024
COUNTY ADMINISTRATIVE CENTER
12th Floor, Conference Room A
4080 Lemon Street, Riverside, Ca 92501

CALL TO ORDER: 1:30 p.m.

1. CONSENT CALENDAR:
NONE

2. PUBLIC HEARINGS – CONTINUED ITEMS:
NONE

3. GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:

3.1 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240027 (Foundation Component)** – Applicant: Hill Investment Enterprises, c/o Austin Hill – Engineer/Representative: T&B Planning, c/o Tracy Zinn – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Existing: General Plan Foundation Component: Rural Community (RC); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Rider Street, south of Cajalco Road, west of Seaton Avenue, and east of Anderson Road – 10.5 +/- Gross Acres – Existing Zoning: Light Agriculture 1-Acre Minimum (A-A-1) and Rural Agricultural 1-Acre Minimum (R-A-1) – **REQUEST:** The applicant of General Plan Amendment No. 240027 (GPA240027) is making a request to the County of Riverside to change the General Plan Foundation Component of six (6) 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 policies, findings, and other factors will be required if the proposed GPA240027 is initiated by the Board of Supervisors. – APN: 317-090-014 thru 018, 022 – Planning Contact: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

Planning Director's Actions:
Public Hearing: Closed

The Planning Director took the following actions:

RECOMMEND That General Plan Amendment No. 240027 move forward to Planning Commission.

General Plan Advisory Committee voted as follows:

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

3.2 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240026 (Foundation Component)** – Applicant: Trammell Crow Company, c/o David Nazaryk – Engineer/ Representative: EPD Solutions, c/o Selena Kelaher – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Existing: General Plan Foundation Component: Rural Residential (RR); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Orange Avenue, south of Placentia Street, west of Patterson Avenue, and east of Decker Road – 162 +/- Gross Acres – Existing Zoning: Rural Residential (R-R); Rural Residential 1-Acre Minimum (R-R-1), and Rural Residential 5-Acre Minimum (R-R-5) – **REQUEST:** The applicant of General Plan Amendment No. 240026 (GPA240026) is making a request to the County of Riverside to change the General Plan Foundation Component of four (4) parcels from Rural: Rural Residential (R: RR) to Community Development: Light Industrial (CD: LI). Additional development applications and review by the county to confirm that the overall project complies with applicable policies, findings, and other factors will be

Planning Director's Actions:
Public Hearing: Closed

The Planning Director took the following actions:

RECOMMEND That General Plan Amendment No. 240026 move forward to Planning Commission.

General Plan Advisory Committee voted as follows:

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

required if the proposed GPA240026 is initiated by the Board of Supervisors – APN: 317-250-006 thru 009. Planning Contact: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

3.3 **INITIATION OF GENERAL PLAN AMENDMENT NO. 230008 (Foundation Component)** – Applicant: Thrifty Oil Co., c/o Stephane Wandel – Engineer/Representative: Thrifty Oil Co., c/o Stephane Wandel – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Existing: General Plan Foundation Component: Rural Community (RC); Proposed: General Plan Foundation Component: Community Development (CD) – Location: South of Placentia Street, north of Water Street, east of Tobacco Road, and west of Harvill Avenue – 9.62 Gross Acres – Existing Zoning: Rural Residential 1- Acre Minimum (R-R-1) – **REQUEST:** The applicant of General Plan Amendment No. 230008 (GPA230008) is making a request to the County of Riverside to change the General Plan Foundation Component of two (2) 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 policies, findings, and other factors will be required if the proposed GPA230008 is initiated by the Board of Supervisors – APN: 317-260-017, 317-260-018 – Planning Contact: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

Planning Director's Actions:
Public Hearing: Closed

The Planning Director took the following actions:

RECOMMEND That General Plan Amendment No. 230008 move forward to Planning Commission.

General Plan Advisory Committee voted as follows:

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

3.4 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240004 (Foundation Component)** – Applicant: Groundswell Pacific Land, c/o Rett Coluccio – Engineer/Representative: ADH & Associates, c/o Steve Sommers – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Existing: General Plan Foundation Component: Rural Community (RC); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Rider Street, south of Cajalco Road, west of Seaton Avenue, and east of Anderson Road – 19.50 Gross Acres – Existing Zoning: Residential Agricultural 1-Acre Minimum (R-A-1) & Rural Residential 1- Acre Minimum (R-R-1) – **REQUEST:** The applicant of General Plan Amendment No. 240004 (GPA240004) is making a request to the County of Riverside to change the General Plan Foundation Component of three (3) 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 policies, findings, and other factors will be required if the proposed GPA240004 is initiated by the Board of Supervisors – APN: 317-090-023, 024, 033 – Planning Contact: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

Planning Director's Actions:
Public Hearing: Closed

The Planning Director took the following actions:

RECOMMEND That General Plan Amendment No. 240004 move forward to Planning Commission.

General Plan Advisory Committee voted as follows:

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

3.5 **25631 INITIATION OF GENERAL PLAN AMENDMENT NO. 240005 (Foundation Component)** – Applicant: Groundswell Pacific Land, c/o Rett Coluccio – Engineer/Representative: ADH & Associates, c/o Steve Sommers – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Existing: General

Planning Director's Actions:
Public Hearing: Closed

Corrected Applicant and Engineer /Representative was read into the record.

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

The Planning Director took the following actions:

RECOMMEND That General Plan Amendment No. 240005 move forward to Planning Commission.

General Plan Advisory Committee voted as follows:

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

3.6 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240022 (Foundation Component)** – Applicant: MV Landco, LLC., c/o Travis Duncan – Engineer/ Representative: T&B Planning Inc., c/o Tracy Zinn – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan – Existing: General Plan Foundation Component: Rural Community (RC) and Rural Residential (RR); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Orange Avenue, south of Cajalco Road, west of Patterson Avenue, and east of Anderson Road – 648.5 +/- Gross Acres – Existing Zoning: Light Agriculture 1-Acre Minimum (A-1-1); Rural Residential ½ Acre Minimum (R-R-½); Rural Agricultural 1-Acre Minimum (R-A-1) and Rural Agricultural 2-Acre Minimum (R-A-2) – **REQUEST:** The applicant of General Plan Amendment No. 240022 (GPA240022) is making a request to the County of Riverside to change the General Plan Foundation Component of 51 parcels from Rural Community: Very Low Density Residential (RC: VLDR) and Rural: Rural Residential (R: RR) to Community Development (CD). Additional development applications and review by the county to confirm that the overall project complies with applicable policies, findings, and other factors will be required if the proposed GPA240022 is initiated by the Board of Supervisors – APN: 317-060-037, 038; 317-070-001; 317-080-002, 033; 317-090-010, 011; 317-180-007, 008, 009; 317-190-003, 004, 007; 317-200-004 thru 040; 317-220-025. – Planning Contact: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

Planning Director's Actions:
Public Hearing: Closed

The Planning Director took the following actions:

RECOMMEND That General Plan Amendment No. 240022 move forward to Planning Commission.

General Plan Advisory Committee voted as follows:

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

3.7 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240023 (Foundation Component)** – Applicant: Lansing Companies, c/o Trip Hord – Engineer/Representative: EPD Solutions, Inc., c/o Selena Kelaher – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan – Existing: General Plan Foundation Component: Rural Community (RC); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Markham Street, south of Nandina Avenue, west of

Planning Director's Actions:
Public Hearing: Closed

The Planning Director took the following actions:

RECOMMEND That General Plan Amendment No. 240023 move forward to Planning Commission.

Decker Road, and east of Day Street – 103.37 +/- Gross Acres – Existing Zoning: Light Agriculture 1-Acre Minimum (A-1-1) and Light Agriculture 2½ Acre Minimum (A-1-2½) – **REQUEST:** The applicant of General Plan Amendment No. 240023 (GPA240023) is making a request to the County of Riverside to change the General Plan Foundation Component of seven (7) 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 policies, findings, and other factors will be required if the proposed GPA240023 is initiated by the Board of Supervisors – APN: 295-310-001, 002; 314-020-008, 009, 019; 314-030-023, 025 – Planning Contact: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

General Plan Advisory Committee voted as follows:

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

4. PUBLIC HEARINGS: NEW ITEMS: 1:30 P.M. OR AS SOON AS POSSIBLE THEREAFTER:

4.1 **TENTATIVE PARCEL MAP NO. 37648 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(3) (Common Sense Exemption) – Applicant: Cornell Building and Design – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural – Rural Residential (R:RR) – Location: West of Via de Oro, south of Calle Breve, north of Loren Way and Calaveras Road, and east of Via Verano – 20.09 Gross Acres - Zoning: Residential Agriculture – 5 Acre Minimum (R-A-5) – **REQUEST:** Schedule "H" subdivision of approximately 20.09 gross acres into three (3) parcels ranging in size from 5 acres to 10 acres – APN: 951-230-046 – Project Planner: Joseluis Aparicio at (951) 955-6035 or email jlaparicio@rivco.org.

Planning Director's Actions:
Public Hearing: Closed

The Planning Director took the following actions:

FOUND The Project Exempt from the California Environmental Quality Act (CEQA); and,

APPROVED Tentative Parcel Map No. 37648, subject to the Advisory Notification Document and conditions of approval.

5. SCOPING SESSION
NONE

6. PUBLIC COMMENTS

ADJOURNMENT: 5:32 p.m.

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT

Agenda Item No.
3.7
(ID # 25633)
MEETING DATE:
Monday, July 29, 2024

SUBJECT: INITIATION OF GENERAL PLAN AMENDMENT NO. 240023 (Foundation Component) – Applicant: Lansing Companies, c/o Trip Hord – Engineer/Representative: EPD Solutions, Inc., c/o Selena Kelaher – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan – Existing: General Plan Foundation Component: Rural Community (RC); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Markham Street, south of Nandina Avenue, west of Decker Road, and east of Day Street – 103.37 +/- Gross Acres – Existing Zoning: Light Agriculture 1-Acre Minimum (A-1-1) and Light Agriculture 2½ Acre Minimum (A-1-2½) – REQUEST: The applicant of General Plan Amendment No. 240023 (GPA240023) is making a request to the County of Riverside to change the General Plan Foundation Component of seven (7) 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 policies, findings, and other factors will be required if the proposed GPA240023 is initiated by the Board of Supervisors – APN: 295-310-001, 002; 314-020-008, 009, 019; 314-030-023, 025 – Planning Contact: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

PROPOSED PROJECT	
Case Number(s):	GPA240023
Environmental Type:	Exemption
Area Plan No.	Mead Valley
Zoning Area/District:	Mead Valley District
Supervisorial District:	First District
Project Planner:	Tim Wheeler
Project APN(s):	295-310-001, 002; 314-020-008, 009, 019; 314-030-023, 025
Continued From:	

John Hildebrand, Planning Director 7/24/2024

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment (GPA) is a proposal to amend the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) to Light Industrial (LI), on seven (7) parcels, totaling 103.37 gross acres.

The seven parcels are located north of Markham St, south of Nandina Ave, west of Decker Rd, and east of Day St.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

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

RECOMMEND GENERAL PLAN AMENDMENT NO. 240023 (GPA240023) move FORWARD to Planning Commission.

PROJECT DATA

Land Use and Zoning:

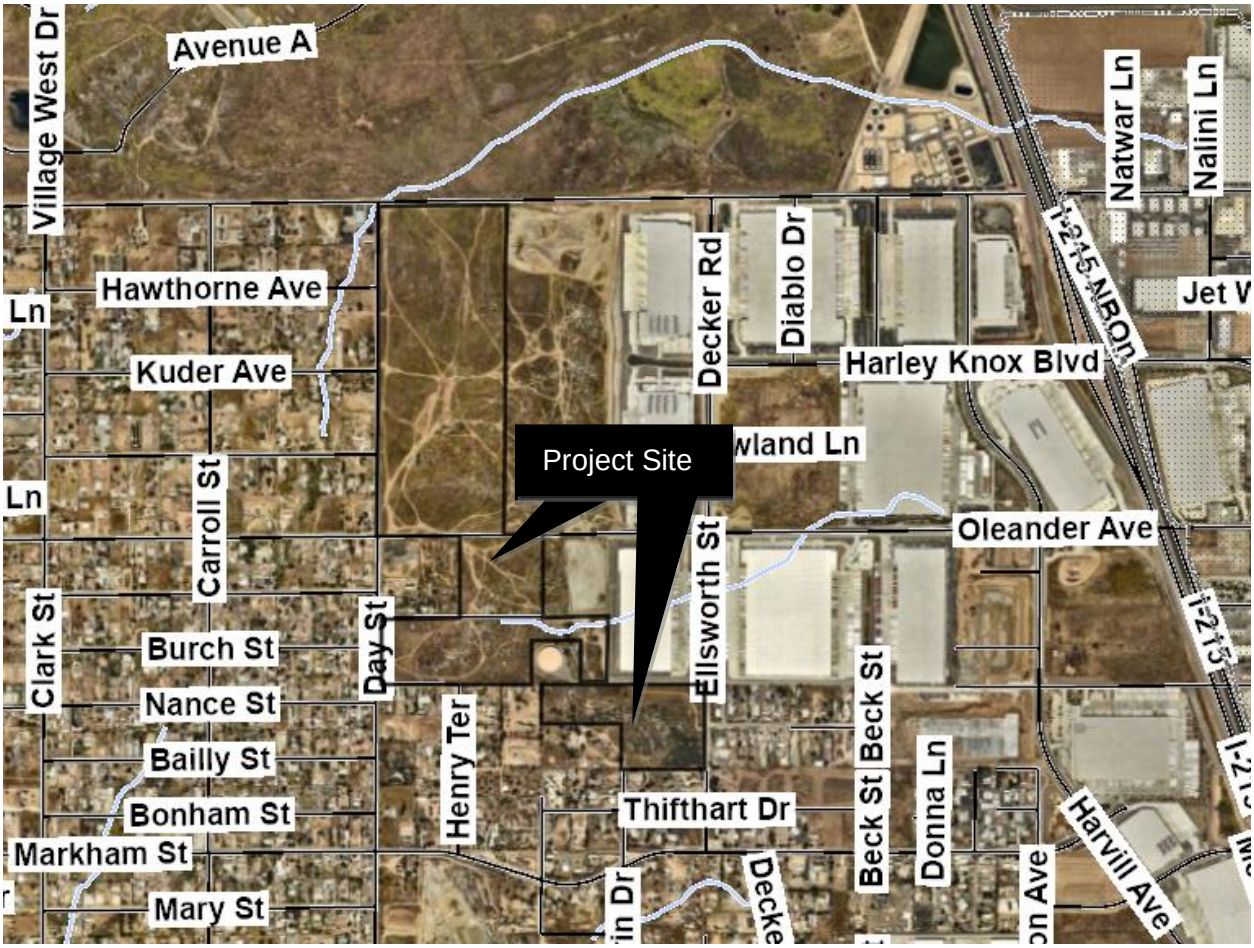
Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural Community (RC)
Proposed General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Very Low Density Residential (VLDR)
Proposed General Plan Land Use Designation:	Light Industrial (LI)
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Community Development: Public Facilities (CD: PF)
East:	Community Development: Business Park (CD: BP), Community Development: Light Industrial (CD: LI), and Rural Community: Very Low Density Residential (RC: VLDR)
South:	Rural Community: Very Low Density Residential (RC: VLDR)
West:	Rural Community: Very Low Density Residential (RC: VLDR)
Existing Zoning Classification:	Light Agricultural – 2½ Acre Minimum (A-1-2½) and Light Agricultural – 1 Acre Minimum (A-1-1)

Proposed Zoning Classification:	N/A (at this time for GPIP)
Surrounding Zoning Classifications	
North:	Rural Residential – ½ Acre Minimum (R-R-½)
East:	Industrial Park (I-P) and Rural Residential (R-R)
South:	Light Agricultural – 1 Acre Minimum (A-1-1) and Rural Residential – ½ Acre Minimum (R-R-½)
West:	Light Agricultural – 1 Acre Minimum (A-1-1) and Rural Residential – ½ Acre Minimum (R-R-½)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Vacant Land and Golf Course
South:	Residential Dwellings
East:	Vacant Land and Industrial Warehouses
West:	Residential Dwellings

Located Within:

City's Sphere of Influence:	Yes - City of Perris
Community Service Area ("CSA"):	Yes - CSA 117 & 152
Special Flood Hazard Zone:	Yes - Zone 4
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes - Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes- Inside SKR Fee Area
Airport Influence Area ("AIA"):	Yes- March Air Reserve Base, Zone C2 & C2 Height

PROJECT LOCATION MAP



PROJECT BACKGROUND AND ANALYSIS

Background:

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

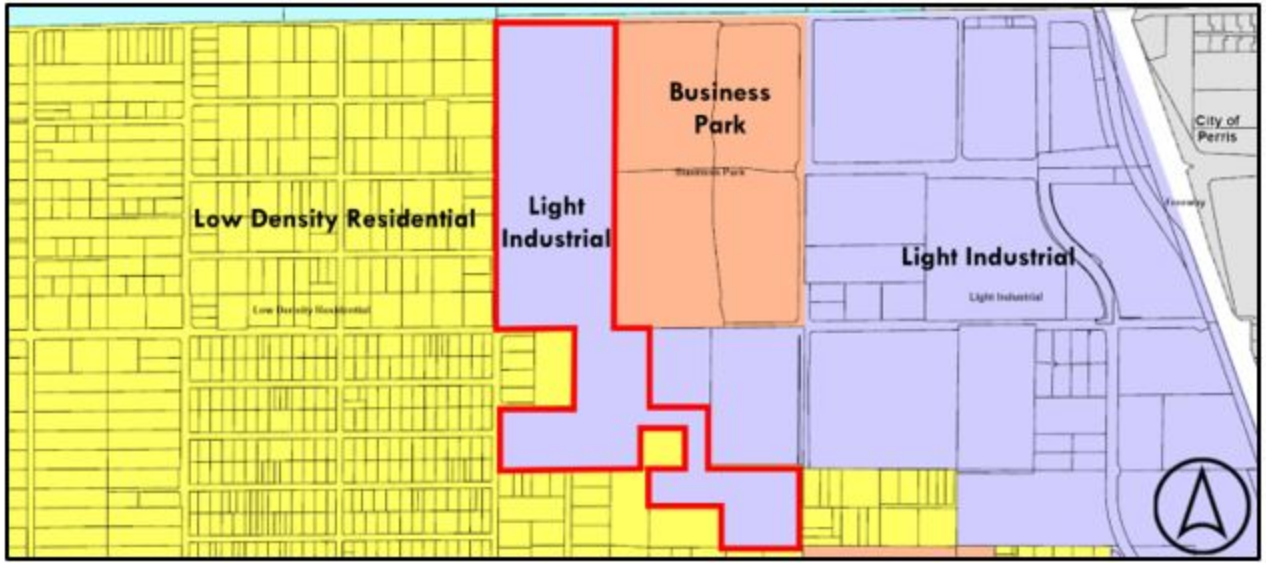
GPA240023 is a proposal to change the Foundation Component Land Use Designation from Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Light Industrial (CD: LI). The parcels are not located in a policy or overlay. Further determination of

zoning classifications, neighborhood compatibility, and other development factors or findings shall be made if the proposed FC-GPA (GPA240023) is initiated by the Board of Supervisors. Any initiated FC-GPA, by the Board of Supervisors, will require the submittal of an implementing project within six (6) months from initiation.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

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

Proposed General Plan Land Use



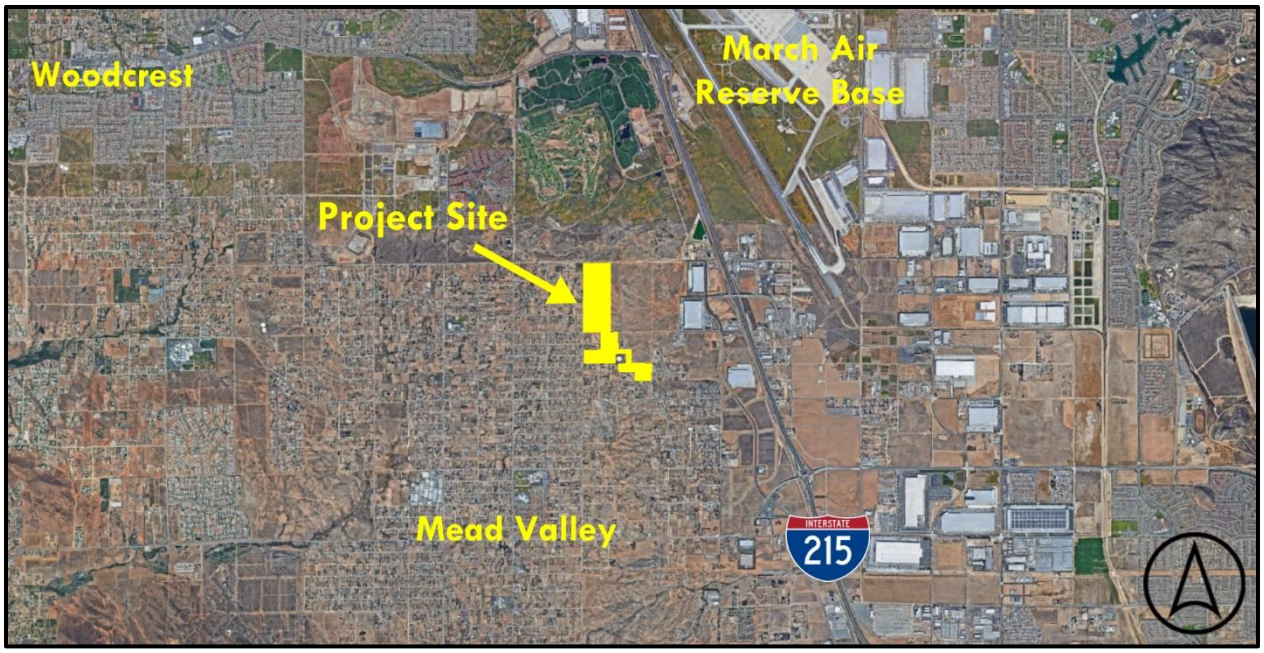
1.0 Introduction

The applicant, Oleander Ventures, LLC, is seeking a Foundation General Plan Amendment (hereinafter referred to as "FGPA") within western Riverside County in the Mead Valley community.

2.0 Project Location

The project site is a land assembly totaling approximately 103.4 acres located in the Mead Valley community of unincorporated Riverside County (APNs: 295-310-001, -002, 314-020-008, -009, -019, 314-030-023, -025). The project site is located north of Scott Way, west of Decker Road, south of Nandina Avenue, and east of Day Street. The project site is located approximately 1.4 miles southwest of March Air Reserve Base. See Figure 1 for project site vicinity.

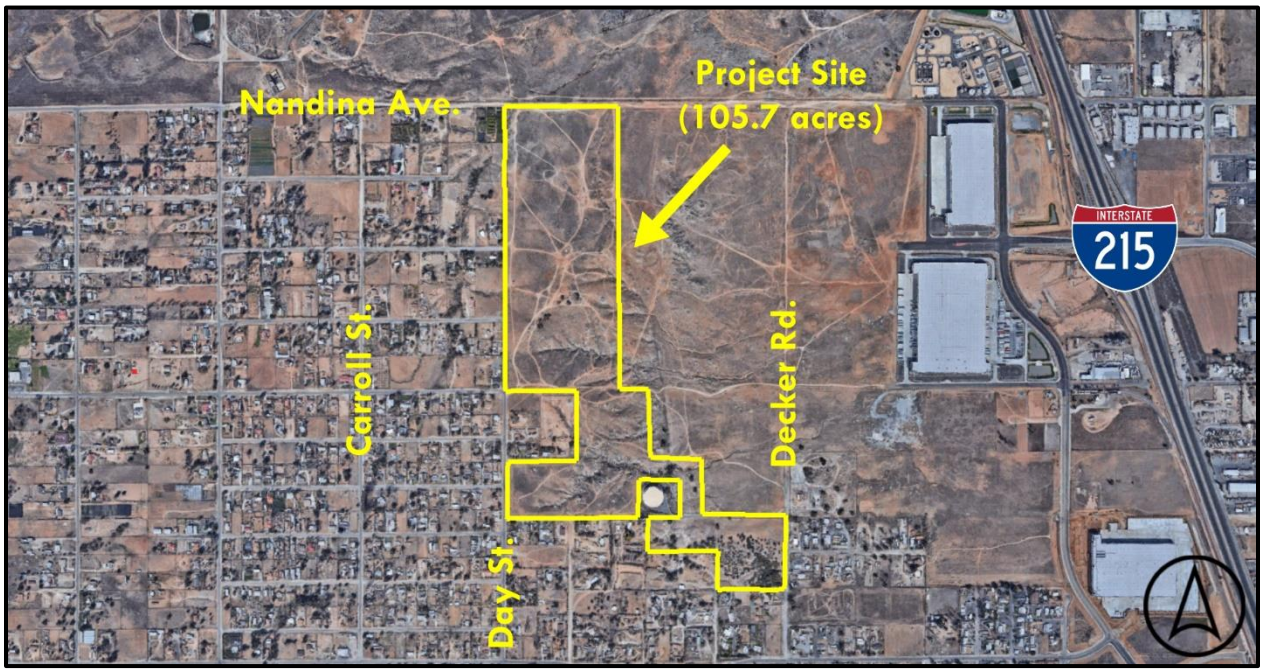
Figure 1: Project Site Vicinity



3.0 Existing Conditions and Surrounding Land Uses

The existing conditions of the project site are 103.4 acres of undeveloped land with large, scattered rock formations, trees, and shrubs. Topography on the site varies with the northern portion of the site possessing a greater variation than the southern portion. The surrounding land uses include vacant land to the north; vacant land, manufactured homes, and logistics centers to the east; single-family homes to the south; and single-family homes, and light agricultural uses to the west. See Figure 2 for the project site aerial.

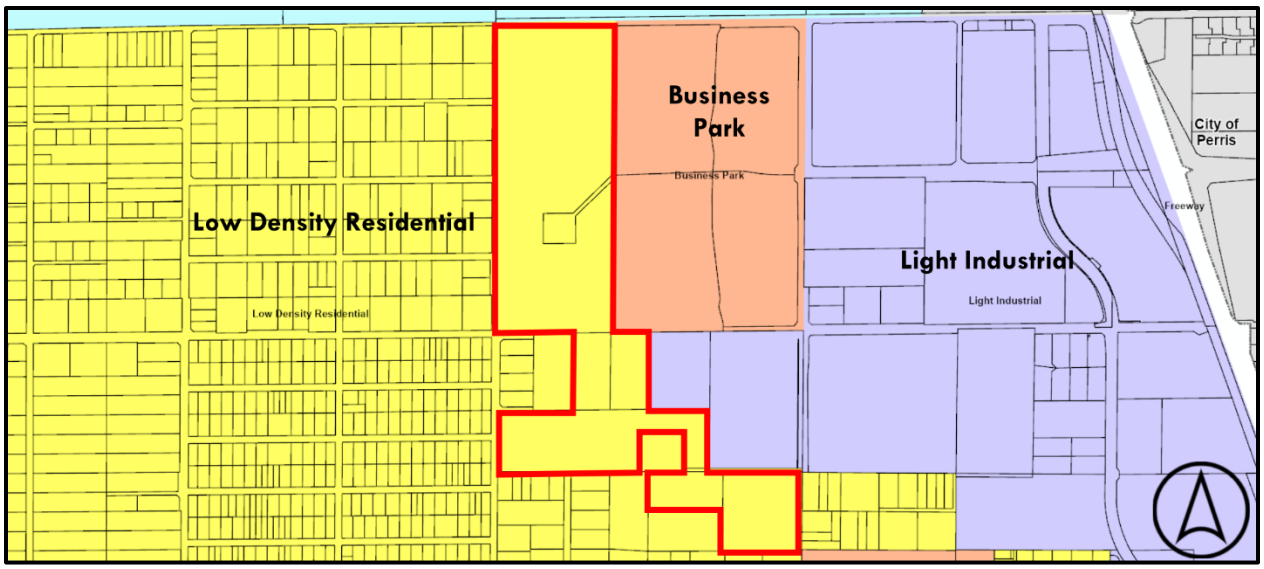
Figure 2: Project Site Aerial



4.0 Existing General Plan Land Use

The project site has a General Plan land use of Low Density Residential (RC-LDR) within the Rural Community Foundation Component of the Land Use Element. See Figure 3 for the project site's existing General Plan land use.

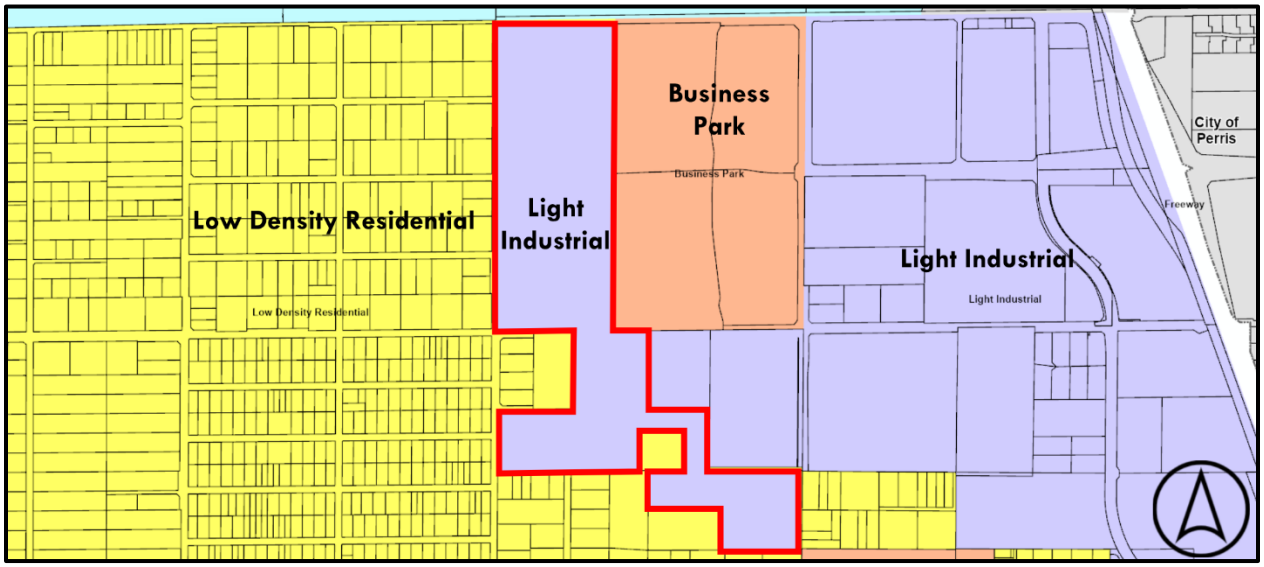
Figure 3: Existing General Plan Land Use



5.0 Proposed General Plan Land Use

The proposed project includes an FGPA to re-designate the site's Foundation Component from Rural Community to Community Development. In addition to an FGPA, the project requires a General Plan Amendment (herein after referred to as "GPA") to change the General Plan land use from Low Density Residential (RC-LDR) to Light Industrial (LI). See Figure 4 for the proposed General Plan land use.

Figure 4: Proposed General Plan Land Use



6.0 Justification

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

New Conditions

An important consideration of any proposed FGPA is that new conditions justify modifying the General Plan. Since the last FGPA cycle, Mead Valley area has seen significant development which has led to the transition of the area from a more rural condition to a more suburban environment. A significant contributor to this change that was not planned for in the General Plan is related to several changes in the global and local economy, including the growth of demand for goods purchased via e-commerce and the resulting demand for space to house those goods. This was accelerated with the COVID-19 pandemic and changed the way people live and work. It also placed a greater emphasis on the need to improve the goods' movement supply chain. In April 2018 Southern California Association of Governments (SCAG) published *Industrial Warehousing in the SCAG Region*. According to the document, the SCAG region, for which this project is part of, is

a vibrant hub for international and domestic trade because of its large transportation base and extensive multimodal transportation system.

The SCAG region's freight transportation system includes warehouses and distribution centers; the Ports of Los Angeles, Long Beach, and Hueneme; airports; rail intermodal terminals; rail lines, and local streets, State highways and interstates. Together the system enables the movement of goods from source to market, facilitating uninterrupted global commerce. The regions attract robust logistics activities and is a major reason the region is a critical mode in the global supply chain. (SCAG, 2018, p. ES-1). Therefore, the need for light industrial land uses has increased significantly. As shown in Figure 2 (Page 2), this is evidenced around the project site where industrial buildings have been built and are designated to be built to the east of the project site.

Riverside County Vision

The FGPA will allow for currently underutilized, vacant property to become an economically viable, and employment-generating land use in an area of the unincorporated County that has a low jobs-housing ratio as identified in the General Plan and Land Use Policy LU 8.12 "Improve the relationship and ratio between jobs and housing so that residents have an opportunity to live and work within the county." The Riverside County Integrated Project (RCIP) Vision intended to improve the relationship between jobs and housing opportunities, as follows: "Land use strategies being implemented in the County reflect an improved balance of jobs and housing, resulting in significant reduction in the average commute times and related motor vehicle pollutants." The future industrial use is expected to create full time jobs for the community and will allow the County to attract new employment generating businesses and provide for a more equal jobs to housing balance. Industrial commerce generates employment across various skill levels, from production line workers to engineers and managers. It provides opportunities for skills development, vocational training, and career advancement, contributing to human capital development.

Consistency with the Riverside County General Plan

The FGPA is consistent with all applicable policies in the Riverside County General Plan and will not create an internal inconsistency among the elements of the General Plan. The FGPA's consistency with the various elements of the General Plan is detailed below.

Land Use Element Policies

LU 8.1 Accommodate the development of a balance of land uses that maintain and enhance Riverside County's fiscal viability, economic diversity, and environmental integrity.

The FGPA accommodates the development of a balance of land uses in that it permits the development of more economically viable light industrial land uses on vacant, underutilized, residential land.

LU 8.2 Promote and market the development of a variety of stable employment and business uses that provide a diversity of employment opportunities.

The FPGA will provide for stable employment in that the resulting land industrial uses will generate good paying, full-time employment opportunities for residents.

LU 8.3 Promote the development of focused employment centers rather than inefficient strip commercial development.

The FGPA will promote the development of focused employment centers as it will add approximately 103 acres of additional light industrial land uses adjacent to over 460 acres of existing and future business park and light industrial uses.

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

The FGPA will stimulate industrial clusters that facilitate competitive advantage in the marketplace and provide attractive and well landscaped work environments as the future light industrial land uses will be developed to a high standard in regard to architecture and landscaping, and potentially attract new firms to Riverside County.

LU 8.10 Locate job centers so they have convenient access to Riverside County's multi-modal transportation facilities.

The FGPA will locate light industrial uses within 0.8 miles of Interstate (I) 215, allowing for the efficient movement of goods.

LU 8.12 Improve the relationship and ratio between jobs and housing so that residents have an opportunity to live and work within the county.

The FGPA will provide for employment opportunities to residents of Riverside County, particularly because of its proximity to the growing community of Mead Valley.

LU 11.1 Provide sufficient commercial and industrial development opportunities in order to increase local employment levels and thereby minimize long-distance commuting.

The FGPA will minimize long-distance commuting as it will provide for employment opportunities near the residents of Mead Valley.

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

The FGPA will locate light industrial uses within 0.8 miles of Interstate (I) 215, allowing for the efficient movement of goods, and easy access for workers.

Circulation Element

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

The FGPA will increase goods movement related employment opportunities for Riverside County residents in that it will complement the surrounding manufacturing, warehousing, distribution, and other light industrial land uses.

Air Quality Element

AQ 7.1 Provide incentives to encourage new firms to locate within the County and existing firms to expand operations.

The approval of the FGPA is an incentive to encourage new firms to locate within the County as it will allow for an additional over 103 acres to be developed with light industrial land uses.

AQ 8.1 Locate new public facilities in job-poor areas of the county.

Future development resulting from the approval of the FGPA will locate new public facilities including streets, sidewalks, curbs, gutters, landscaping, and streetlights in an area of Riverside County in need of additional economic development.

AQ 8.2 Emphasize job creation and reductions in vehicle miles traveled in job-poor areas to improve air quality over other less efficient methods.

The FGPA will reduce vehicle miles traveled for residents in the Mead Valley community in that they will have more employment opportunities near them and will not need to travel longer distances for work.

Sources:

Riverside County General Plan (2021)

Industrial Warehousing in the SCAG Region (2018)

OLEANDER COMMERCE CENTER

FOUNDATION GENERAL PLAN AMENDMENT

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

MARCH 2024

ASSESSOR'S PARCEL NUMBERS

295-310-001, 295-310-002, 314-020-008, 314-020-009, 314-020-019, 314-030-023, 314-030-025

SITE ADDRESS

VACANT LAND, IN UNINCORPORATED RIVERSIDE WITHIN THE SPHERE OF INFLUENCE OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA 92570

OWNER:

OLEANDER VENTURES, LLC
LOMAS SANTE FE DR, SUITE 230
SOLANA BEACH, CA 92075
(858) 523-0719

APPLICANT:

LANSING COMPANIES
P.O. BOX 1235
RIVERSIDE, CA 92502
(909) 553-5792
CONTACT: TRIP HORD

ENGINEER/PREPARER:

KWC ENGINEERS
1880 COMPTON AVENUE, SUITE 100
CORONA, CA 92881-3370
(951) 734-2130
CONTACT: BRANDON M. BARNETT, P.E.
BRANDON.BARNETT@KWCENGINEERS.COM

REPRESENTATIVE:

EPD SOLUTIONS
3333 MICHELSON DR, SUITE 500
IRVINE, CA 92612
(949) 794-1180
CONTACT: JEREMY KROUT

UTILITY PURVEYORS

CABLE	SPECTRUM 7337 CENTRAL AVENUE, RIVERSIDE, CA 92504 (833) 267-6097 REY LOPEZ	GAS	SOUTHERN CALIFORNIA GAS COMPANY (RIVERSIDE) 1981 W LUGONIA AVE REDLANDS, CA 92374 (833) 335-7955 GEARY AMBERS	SEWER	EASTERN MUNICIPAL WATER DISTRICT 2270 TRUMBLE RD, PERRIS, CA 92570 (951) 928-6107 CAMERON VALENZUELA	SCHOOL	VAL VERDE UNIFIED SCHOOL DISTRICT 975 MORGAN ST, PERRIS, CA 92571 (951) 940-6100
ELECTRICITY	SOUTHERN CALIFORNIA EDISON (SAN JACINTO) 26100 MENIFEE RD, ROMOLAND, CA 92585 (714) 514-5654 JOHN LE	PHONE	AT&T 22311 BROOKHURST ST STE 203, HUNTINGTON BEACH, CA 92504 (714) 963-7964 JOSEPH FORKERT	SEWER	WESTERN MUNICIPAL WATER DISTRICT 14205 MERIDIAN PARKWAY, RIVERSIDE, CA 92518 (951) 571-7100	TRASH	CR&R WASTE SERVICES 1706 GOETZ RD, PERRIS, CA 92570 (951) 943-1991
						WATER	EASTERN MUNICIPAL WATER DISTRICT 2270 TRUMBLE RD, PERRIS, CA 92570 (714) 928-6107 CAMERON VALENZUELA

ACREAGE CALCULATION

LEGAL DESCRIPTION (FEE)	= 4,604,505 SF (GROSS) = 105.70 AC
PROPOSED DEDICATION OF STREET	= 248,594 SF = 5.71 ACRES (DEDICATED)
NET=GROSS-DEDICATION	= 4,355,911 SF (NET) = 100.00 ACRES (NET)

LAND USE/ZONING

EXISTING LAND USE	RURAL COMMUNITY (RC-VLDR)
PROPOSED LAND USE	COMMUNITY DEVELOPMENT-LIGHT INDUSTRIAL (CD-LI) – FOUNDATION GPA INCLUDING EXTRAORDINARY FINDINGS AND MANDATORY FINDINGS PER RCIP AND ORD 348 (OUT OF CYCLE)
EXISTING ZONING	LIGHT AGRICULTURE (A-1-2 1/2 & A-1-1)
PROPOSED ZONING	INDUSTRIAL PARK (I-P) OR MANUFACTURING SERVICE-COMMERCIAL (M-SC)
EXISTING AREA PLAN	MEAD VALLEY AREA PLAN

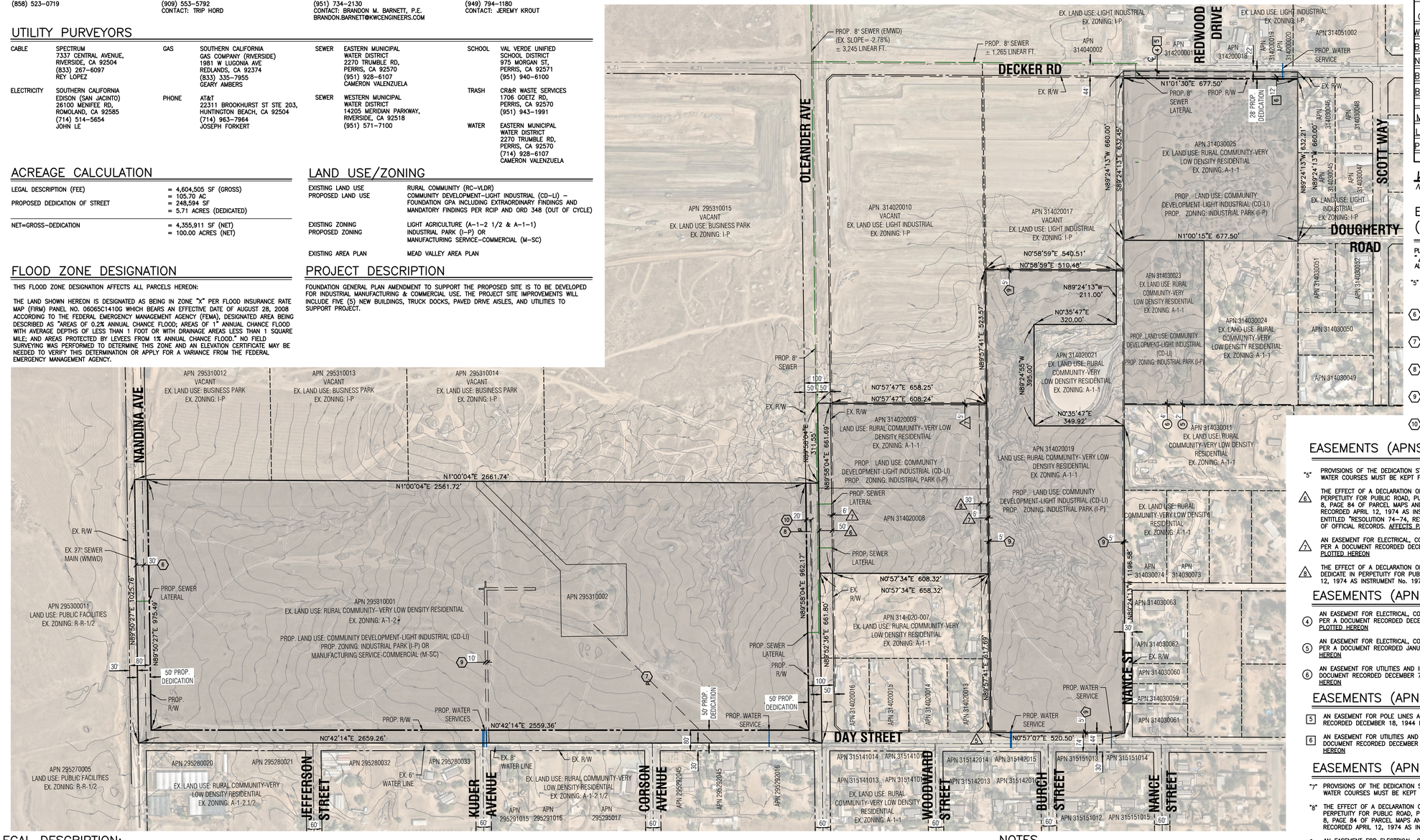
FLOOD ZONE DESIGNATION

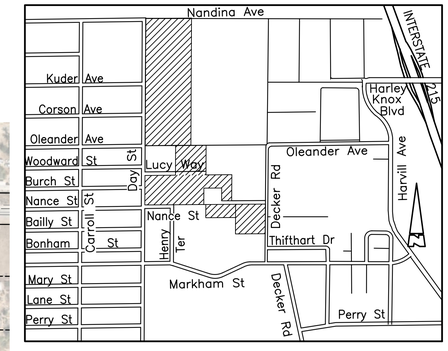
THIS FLOOD ZONE DESIGNATION AFFECTS ALL PARCELS HEREON:

THE LAND SHOWN HEREON IS DESIGNATED AS BEING IN ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 06065C1410G WHICH BEARS AN EFFECTIVE DATE OF AUGUST 28, 2008 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), DESIGNATED AREA BEING DESCRIBED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1" ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD." NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PROJECT DESCRIPTION

FOUNDATION GENERAL PLAN AMENDMENT TO SUPPORT THE PROPOSED SITE IS TO BE DEVELOPED FOR INDUSTRIAL MANUFACTURING & COMMERCIAL USE. THE PROJECT SITE IMPROVEMENTS WILL INCLUDE FIVE (5) NEW BUILDINGS, TRUCK DOCKS, PAVED DRIVE AISLES, AND UTILITIES TO SUPPORT PROJECT.





VICINITY MAP
NOT TO SCALE

EASEMENTS (APNs 295-310-001 & 295-310-002):

PLOTTABLE EASEMENTS ARE SHOWN PER OWNER-SUPPLIED TITLE REPORTS INDICATED BY A " ○ ", " △ ", " ⬡ ", " □ ", OR " ⬠ ", AND NON-PLOTTABLE EASEMENTS ARE INDICATED BY " ' ' " ALL WITHIN SCHEDULE B, PART II "EXCEPTIONS" ITEMS OF THE RESPECTIVE TITLE REPORTS.

"5" CONDITIONS AND RESERVATIONS AS SET OUT IN THE DEED FROM SOUTHERN PACIFIC RAILROAD COMPANY, A CORPORATION, TO C. HANFORD HENDERSON RECORDED 7/14/1909 IN BOOK 288, PAGE 226 OF DEEDS. DOES NOT AFFECT FEE PARCEL

6 AN EASEMENT FOR PUBLIC HIGHWAY, PUBLIC UTILITIES AND INCIDENTAL PURPOSES GRANTED TO COUNTY OF RIVERSIDE IN THE DOCUMENT RECORDED MARCH 3, 1942 IN BOOK 534, PAGE 218 OF OFFICIAL RECORDS. AFFECTS PARCEL: PLOTTED HEREON

7 AN EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES GRANTED TO CALIFORNIA ELECTRIC POWER COMPANY IN THE DOCUMENT RECORDED DECEMBER 18, 1944 IN BOOK 653, PAGE 390 OF OFFICIAL RECORDS. AFFECTS PARCEL: PLOTTED HEREON

8 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES GRANTED TO CALIFORNIA ELECTRIC POWER COMPANY IN THE DOCUMENT RECORDED DECEMBER 6, 1963 AS INSTRUMENT No. 1963-128743, OFFICIAL RECORDS. AFFECTS PARCEL: PLOTTED HEREON

9 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, IN THE DOCUMENT RECORDED DECEMBER 16, 1971 AS INSTRUMENT No. 1971-143742, OFFICIAL RECORDS. AFFECTS PARCEL: PLOTTED HEREON

10 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, IN THE DOCUMENT RECORDED SEPTEMBER 9, 1982 AS INSTRUMENT No. 1982-1555898, OFFICIAL RECORDS. AFFECT PARCEL: PLOTTED HEREON

EASEMENTS (APNS 315-020-008 & 315-020-009):

"5" PROVISIONS OF THE DEDICATION STATEMENT ON MAP RECORDED AS PARCEL MAP 5454, P.M.B.12/55 WHICH CITE THAT THE NATURAL WATER COURSES MUST BE KEPT FREE FROM BUILDINGS, OBSTRUCTIONS, AND ENCROACHMENTS FROM LAND FILLS. BLANKET IN NATURE

△6 THE EFFECT OF A DECLARATION OF DEDICATION, EXECUTED BY BELLE M. PURMONT, PURPORTING TO IRREVOCABLY DEDICATE IN PERPETUITY FOR PUBLIC ROAD, PUBLIC UTILITY AND PUBLIC SERVICE PURPOSES AS SHOWN ON PARCEL MAP 5042, ON FILE IN BOOK 8, PAGE 84 OF PARCEL MAPS AND AS PER A DOCUMENT RECORDED JUNE 5, 1973 AS INSTRUMENT No. 1973-72894 ALSO AS RECORDED APRIL 12, 1974 AS INSTRUMENT No. 1974-43062, BOTH OF OFFICIAL RECORDS AND AS MODIFIED BY A DOCUMENT ENTITLED "RESOLUTION 74-74, RESOLUTION ABANDONING HIGHWAY", RECORDED FEBRUARY 22, 1974 AS INSTRUMENT No. 1974-21254 OF OFFICIAL RECORDS. AFFECTS PARCEL: PLOTTED HEREON.

△1 AN EASEMENT FOR ELECTRICAL, COMMUNICATION AND INCIDENTAL PURPOSES GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY AS PER A DOCUMENT RECORDED DECEMBER 6, 1973 AS INSTRUMENT No. 1973-157864 OF OFFICIAL RECORDS. AFFECTS PARCEL: PLOTTED HEREON

△2 THE EFFECT OF A DECLARATION OF DEDICATION, EXECUTED BY RONALD L. AND CLAUDINE L. FROEBE, PURPORTING TO IRREVOCABLY DEDICATE IN PERPETUITY FOR PUBLIC ROAD, PUBLIC UTILITY AND PUBLIC SERVICE PURPOSES AS PER A DOCUMENT RECORDED APRIL 12, 1974 AS INSTRUMENT No. 1974-43062 OF OFFICIAL RECORDS. AFFECTS PARCEL: PLOTTED HEREON

EASEMENTS (APN 314-030-023):

4 AN EASEMENT FOR ELECTRICAL, COMMUNICATION AND INCIDENTAL PURPOSES GRANTED TO CALIFORNIA ELECTRIC POWER COMPANY AS PER A DOCUMENT RECORDED DECEMBER 18, 1944 IN BOOK 655, PAGE 278 OF OFFICIAL RECORDS. DOES NOT AFFECT PARCEL: PLOTTED HEREON

5 AN EASEMENT FOR ELECTRICAL, COMMUNICATION AND INCIDENTAL PURPOSES GRANTED TO CALIFORNIA ELECTRIC POWER COMPANY AS PER A DOCUMENT RECORDED JANUARY 18, 1950 IN BOOK 1139, PAGE 503 OF OFFICIAL RECORDS. AFFECTS PARCEL: PLOTTED HEREON

6 AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES GRANTED TO CALIFORNIA WATER AND TELEPHONE COMPANY AS PER A DOCUMENT RECORDED DECEMBER 78, 1965 AS INSTRUMENT No. 1965-137436 OF OFFICIAL RECORDS. AFFECT PARCEL: PLOTTED HEREON

EASEMENTS (APN 314-030-025):

5 AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES GRANTED TO CALIFORNIA ELECTRIC POWER COMPANY AS PER A DOCUMENT RECORDED DECEMBER 18, 1944 IN BOOK 655, PAGE 278 OF OFFICIAL RECORDS. AFFECTS PARCEL: PLOTTED HEREON

6 AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES GRANTED TO CALIFORNIA WATER AND TELEPHONE COMPANY AS PER A DOCUMENT RECORDED DECEMBER 78, 1965 AS INSTRUMENT No. 1962-12459 OF OFFICIAL RECORDS. AFFECTS PARCEL: PLOTTED HEREON

EASEMENTS (APN 314-020-019):

"7" PROVISIONS OF THE DEDICATION STATEMENT ON MAP RECORDED AS PARCEL MAP 5454, P.M.B.12/55 WHICH CITE THAT THE NATURAL WATER COURSES MUST BE KEPT FREE FROM BUILDINGS, OBSTRUCTIONS, AND ENCROACHMENTS FROM LAND FILLS. BLANKET IN NATURE

"8" THE EFFECT OF A DECLARATION OF DEDICATION, EXECUTED BY BELLE M. PURMONT, PURPORTING TO IRREVOCABLY DEDICATE IN PERPETUITY FOR PUBLIC ROAD, PUBLIC UTILITY AND PUBLIC SERVICE PURPOSES AS SHOWN ON PARCEL MAP 5042, ON FILE IN BOOK 8, PAGE 84 OF PARCEL MAPS AND AS PER A DOCUMENT RECORDED JUNE 5, 1973 AS INSTRUMENT No. 1973-72894 ALSO AS RECORDED APRIL 12, 1974 AS INSTRUMENT No. 1974-43062, BOTH OF OFFICIAL RECORDS. DOES NOT AFFECTS PARCEL 4;

9 AN EASEMENT FOR ELECTRICAL, COMMUNICATION AND INCIDENTAL PURPOSES GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY AS PER A DOCUMENT RECORDED DECEMBER 6, 1973 AS INSTRUMENT No. 1973-157864 OF OFFICIAL RECORDS. AFFECTS PARCEL: PLOTTED HEREON

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN AN UNINCORPORATED AREA KNOWN AS PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

APN 295-310-001 & 295-310-002

THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY

EXCEPTING THEREFROM THE EASTERLY 100 ACRES.

APN 314-020-008 & 314-020-009

PARCELS 3 AND 4 OF PARCEL MAP 5454, IN THE COUNTY OF RIVERSIDE, AS PER MAP RECORDED IN BOOK 12, PAGE 55 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN 314-020-019

PARCEL 4 OF PARCEL MAP 5042, IN THE COUNTY OF RIVERSIDE, AS PER MAP RECORDED IN BOOK 8, PAGE 84 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE COUNTY OF RIVERSIDE, AS SET FORTH AND DESCRIBED IN THAT CERTAIN FINAL ORDER OF CONDEMNATION RECORDED NOVEMBER 1, 1993 AS INSTRUMENT NO. 503848 OF OFFICIAL RECORDS AND SINCE PASSED TO EASTERN MUNICIPAL WATER DISTRICT, A MUNICIPAL WATER DISTRICT, AS SET FORTH IN A QUITCLAIM DEED DATED MARCH 13,1995 AS INSTRUMENT NO. 075680 OF OFFICIAL RECORDS OF SAID COUNTY.

APN 314-030-023

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 2, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, THENCE EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 640 FEET; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 312.50 FEET; THENCE WEST AND PARALLEL TO THE NORTH LINE OF THE SOUTHEASTER QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, THENCE NORTH ALONG SAID WEST LINE, 315.50 FEET TO THE POINT OF BEGINNING.

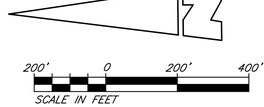
APN 314-030-025

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 2, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, THENCE EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, 640.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, 677.50 FEET; THENCE EAST AND PARALLEL TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, 660.00 FEET; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, 677.50 FEET; THENCE WEST ALONG THE NORTH LINE OF SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, 660.00 FEET TO THE POINT OF BEGINNING.

NOTES

1. 2008 THOMAS BROS. MAP – PAGE 747, GRID A6, A7, B7
2. FEMA COMMUNITY PANEL NO. 06065C1410G, ZONE X (OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), COUNTY OF RIVERSIDE.
3. SUBSURFACE SEPTIC SEWAGE IS NOT INTENDED FOR THIS SITE.
4. THERE ARE NO EXISTING BUILDINGS ON THIS SITE
5. THERE ARE NO MOBILE HOMES OR RECREATIONAL VEHICLES ON THIS SITE.
6. UNIFORM BUILDING CODE OCCUPANCY GROUP: B/S-1
7. CONSTRUCT TYPE: III-B
8. PROPERTY PARCELS TO BE MODIFIED BY LOT-LINE ADJUSTMENT OR LOT MERGER. NO PARCEL MAP IS PROPOSED AT THIS TIME.
9. THIS AREA IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARDS NOTED WITHIN ANY SPECIAL STUDIES ZONES. (TO BE VERIFIED BY SOIL STUDY)
10. EXISTING EASEMENTS ARE AS SHOWN ON THIS SITE.
11. THERE ARE NO OPEN CHANNELS PROPOSED ON THIS SITE
12. ALL EXISTING UTILITIES ON THIS PLAN ARE APPROXIMATE IN LOCATION AND SIZE
13. ALL NEW UTILITIES WILL BE UNDERGROUND
14. NO EXISTING WATER SERVICE ONSITE.
15. NO EXISTING SEWER CONNECTION ONSITE.
16. THE SITE IN NOT LOCATED WITHIN A SPECIFIC PLAN.
17. THE SITE IS LOCATED WITHIN THE MEAD VALLEY PLAN.
18. SITE IS LOCATED WITHIN THE FEE AREA FOR RIVERSIDE COUNTY REGIONAL PARK AND OPEN SPACE.



COUNTY OF RIVERSIDE

OLEANDER COMMERCE CENTER

FOUNDATION GENERAL PLAN AMENDMENT

SCALE: 1"=200'	W.O.
DATE: 3/6/2024	SHEET 1 OF 1 SHEETS
DESIGNED: BMB	
CHECKED: BMB	DWG. NO.
PLN CK REF:	
F.B.	

KWC ENGINEERS
CIVIL ENGINEERS / PLANNERS / SURVEYORS
1880 COMPTON AVENUE, SUITE 100 • CORONA, CA 92881-3370 • 951-734-2130

R:\2019\PRELIM\EXH\FOUNDATION GPA\2019_FGPA_EXHIBIT A - Rev.dwg 03/27/2024 11:16

JOB #2019.02.05

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

951-229-3138
July 23,2024

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

Dear Tim Wheeler,

General Plan amendment No. 240023

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

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

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

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

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

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

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

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

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

Sincerely,

Yolanda Urena

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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

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

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

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

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

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

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

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

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

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

Sent from my iPhone

Camacho, Maria

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

Here you go...

Kind Regards,

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

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

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

Dear Mr. Wheeler and Supervisor Jeffries,

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

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

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

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

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

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

Sincerely,
Jonathan Peaslee
92508

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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

Dear Mr. Wheeler and Supervisor Jeffries,

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

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

Sincerely,
Brian Wardle
92508

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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

Dear Mr. Wheeler and Supervisor Jeffries,

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

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

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

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

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

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

Sincerely,

Karen Jakpor MD, MPH
92504

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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Dear Mr. Wheeler and Supervisor Jeffries,

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

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

SIERRA CLUB

SAN GORGONIO CHAPTER

Moreno Valley Group

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

Good morning Mr. Wheeler, July 28, 2024

RE: **GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

George Hague
Sierra Club
Moreno Valley Group
Conservation Chair

P.O. Box 1325
Moreno Valley, CA 92556

Camacho, Maria

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

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

Dear Riverside Planning Department,

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

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

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

Camacho, Maria

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

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

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

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

Sent from my iPhone

Camacho, Maria

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

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Dear Riverside Planning Department,

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

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

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

All the best,
Isaiah E. Granados

Camacho, Maria

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

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Dear Riverside Planning Department,

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

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

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

Respectfully,
Griselda Valdivia

Camacho, Maria

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

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

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

Camacho, Maria

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

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Dear Riverside Planning Department,

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

Camacho, Maria

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

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Dear Riverside Planning Department,

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

Camacho, Maria

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

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

Dear Riverside Planning Department,

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

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

Camacho, Maria

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

FYI

Get Outlook for iOS

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

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Dear Riverside Planning Department,

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

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

Regards,
Franco Pacheco
Inland Valley Alliance

Camacho, Maria

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

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Dear Mr. Wheeler and Supervisor Jeffries,

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

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

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

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

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

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

Sincerely,

Lucilo Pacheco

92570

Camacho, Maria

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

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Dear Mr. Wheeler and Supervisor Jeffries,

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

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

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

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

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

Sincerely,

Karla Cervantes

92570

Camacho, Maria

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

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

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

Camacho, Maria

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

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I oppose this rezoning for the negative impact it will pose to my community of rural homes.

We are a rural community and want to stay rural.

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

Camacho, Maria

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

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

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

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

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

Respectfully,
Ivonne Lopez

Camacho, Maria

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

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

Good morning again Mr Wheeler,

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

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

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

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

Sincerely,

George Hague
Sierra Club
Moreno Valley Group
Conservation Chair

Camacho, Maria

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

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

Dear Riverside Planning Department,

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

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

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

Brandy E.

Camacho, Maria

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

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

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

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

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

Kate Beltrán
Research Assistant
UC San Diego
Psychiatry Department

Camacho, Maria

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

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

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

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

PROJECT: GPA240022

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

Camacho, Maria

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

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

Dear Riverside Planning Department,

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

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

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

Camacho, Maria

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

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

Dear Riverside Planning Department,

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

Kind regards,

Evelyn Vargas

Camacho, Maria

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

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

Dear Riverside Planning Department,

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

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

Thank you.

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

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

Sincerely,
Susan Nipper
92508

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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

Dear Mr. Wheeler and Supervisor Jeffries,

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

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

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

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

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

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

Sincerely,
Kirk

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

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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Dear Mr. Wheeler and Supervisor Jeffries,

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

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

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

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

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

Sincerely,
Fera S.Momtaz
Orange Crest community
92508

Sent from my iPhone

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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Dear Mr. Wheeler and Supervisor Jeffries,

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

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

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

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

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

Sincerely,
John W. Hagmann
Mission Grove, 92506

Sent from my Verizon, Samsung Galaxy smartphone

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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

Dear Mr. Wheeler and Supervisor Jeffries,

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

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

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

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

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

Sincerely,
Steve Balmer
92508

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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Dear Mr. Wheeler and Supervisor Jeffries,

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

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

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

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

Sincerely,

Nageen Asadi
92508

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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Dear Mr. Wheeler and Supervisor Jeffries,

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

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

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

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

Sincerely,
Frank and Michelle Erdodi
92508

Sent from my iPad

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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Dear Mr. Wheeler and Supervisor Jeffries,

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

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

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

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

Sincerely,
Conner
92507

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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

Dear Mr. Wheeler and Supervisor Jeffries,

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

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

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

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

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

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

Sincerely,

James Steven Parker
951-662-7272
92508

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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

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

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

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

Sincerely,

Laura Sandidge
Nichole19161@gmail.com
92508

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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

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

Sincerely,
Don Fitzgerald
92503

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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

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

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

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

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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

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

Sincerely,
Carlos Lliguin
92508

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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

Sincerely,
Joseph Aklufi
Riverside, 92506

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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Sincerely,

Eunhee Kim, R-NOW member
Raleigh, NC 27615

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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Sincerely,
Candy Blokland
92508

Sent from my iPhone

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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Sincerely,
Candy Blokland
92508

Sent from my iPhone

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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

Sincerely,

Kevin Carney

8268 Laurel Ridge Rd

Riverside

92508

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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

Sincerely,
Carolyn Rasmussen
92508

Sent from my iPhone

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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

Sincerely,

John Hathaway (92506)

Camacho, Maria

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

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

Best Regards,

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

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

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

Dear Mr. Wheeler and Supervisor Jeffries,

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

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

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

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

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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

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

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

Sincerely,

Greg Renne
92508

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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

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

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

Sincerely,
William Landa
92518

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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Dear Mr. Wheeler and Supervisor Jeffries:

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

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

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

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

Thank you,
Aaron Bushong
92508

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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

Dear Mr. Wheeler and Supervisor Jeffries,

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

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

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

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

Sincerely,
Sally Quintana>
<92508>

Sent from my iPhone

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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

Dear Mr. Wheeler and Supervisor Jeffries,

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

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

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

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

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

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

Sincerely,
Molly Nazeck
92518

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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

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

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

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

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

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

Sincerely,
Kerry Hanson
92506

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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Dear Mr. Wheeler and Supervisor Jeffries,

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

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

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

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

Sincerely,
Colleen Radulski
92508

Sent from my iPhone

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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Dear Mr. Wheeler and Supervisor Jeffries,

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

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

Sincerely,
Ana R
92508

Sent from my iPhone

Camacho, Maria

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

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

For 3.1 thru 3.7

Kind Regards,

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

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

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Dear Mr. Wheeler and Supervisor Jeffries,

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

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

Sincerely,
Michele Muehls
Hawarden 92506

~Michele
Sent from my iPhone

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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Dear Mr. Wheeler and Supervisor Jeffries,

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

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

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

Sincerely,
<Name>
<Zip code>

Berenice Dixon
(951) 550-7773

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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Dear Mr. Wheeler and Supervisor Jeffries,

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

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

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

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

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

Sincerely,
D. Singleton
92508

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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

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

Sincerely
G DiCarlantonio
92507

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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

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

Sent from Brenda's IPhone

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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

Sincerely,
Chris Gate
92508

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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

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

Sincerely,
Jen Larratt-Smith
Chair, R-NOW

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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

Sincerely,
Jean Aklufi. 92506

>

Jean

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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

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

Sent from my iPhone

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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

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

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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Honorable Supervisors and Mr. Wheeler:

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

Please confirm receipt.

Regards,

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

****NOTICE****

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

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Channel Law Group, LLP

8383 Wilshire Blvd.
Suite 750
Beverly Hills, CA 90211

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

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

*ALSO Admitted in Texas

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

July 28, 2024

VIA ELECTRONIC MAIL

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

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

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

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

I. Notice Provided Does Not Comport to Constitutional Minimums

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

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

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

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

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

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

III. The Activity is a "Project" under CEQA

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

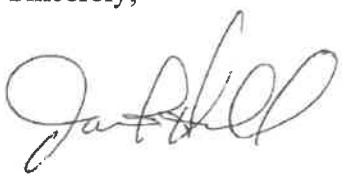
components to allow for more intensive land uses necessary contemplates changes to the physical environment. As such, the activity is a "project" under CEQA. Our Supreme Court made this clear in *Union of Medical Marijuana Patients, Inc. v. City of San Diego* (2019) 7 Cal.5th 1171, 1197. "[A] proposed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

IV. Conclusion

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

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

Sincerely,



Jamie T. Hall

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

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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

Dear Mr. Wheeler and Supervisor Jeffries,

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

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

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

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

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

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

Sincerely,
LaDonna Ardary
92508

LaDonna Ardary
Sent from my iPhone

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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

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

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

Sincerely,

Ajay Shah
92508

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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

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

Ira and Rajean Long
Riverside, 92506

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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Dear Mr. Wheeler and Supervisor Jeffries,

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

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

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

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

Sincerely,
K Doty
92508

Sent from my iPhone

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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

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

Sincerely,
David Doty
92508

Sent from my iPhone

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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

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

Sincerely,
Suzanne Page
92508

Sent from my iPad

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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

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

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

Sincerely,
Mark Lien
92508

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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

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

Sincerely,
Mary Viafora
92508

Sent from my iPhone

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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

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

Sincerely,

Jerry Shearer
92508

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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

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

Sincerely,

Roseann Reynolds

92518

Camacho, Maria

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

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

Dear Riverside Planning Department,

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

(Pollution, traffic)

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

Get Outlook for iOS

Camacho, Maria

From: Angel Garcia <a8garcia1@gmail.com>

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

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(ADD YOUR PERSONAL REASONS FOR OPPOSING HERE)

Pollution and traffic.

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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

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

Sincerely,

Suzanne Pearson
92508

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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Dear Mr. Wheeler and Supervisor Jeffries,

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

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

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

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

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

Sincerely,
Jillian Menez
Perris Neighbors in Action
92570

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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

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

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

Sincerely,
Michael Hampton
92506

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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

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

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

Thank you
Larry Iest
92508

Camacho, Maria

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

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Dear Riverside Planning Department,

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

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

Get Outlook for iOS

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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

Sincerely,

Lenora Mitchell
92508

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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

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

John Farnsworth
Riverside, CA 92506

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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

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

Sincerely,
John Viafora
Indigo point, Orange crest
92508

Sent from my iPhone

Camacho, Maria

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

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

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

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

Dear Riverside Planning Department,

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

(ADD YOUR PERSONAL REASONS FOR OPPOSING HERE)

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

Camacho, Maria

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

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

Ms. Camacho, Clerk,

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

Mike McCarthy

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

Mr. Wheeler,

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

I am extremely disappointed in the County for considering this.

Mike McCarthy
Riverside Neighbors Opposing Warehouses
92508

July 29, 2024

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

Dear Mr. Wheeler,

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

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

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

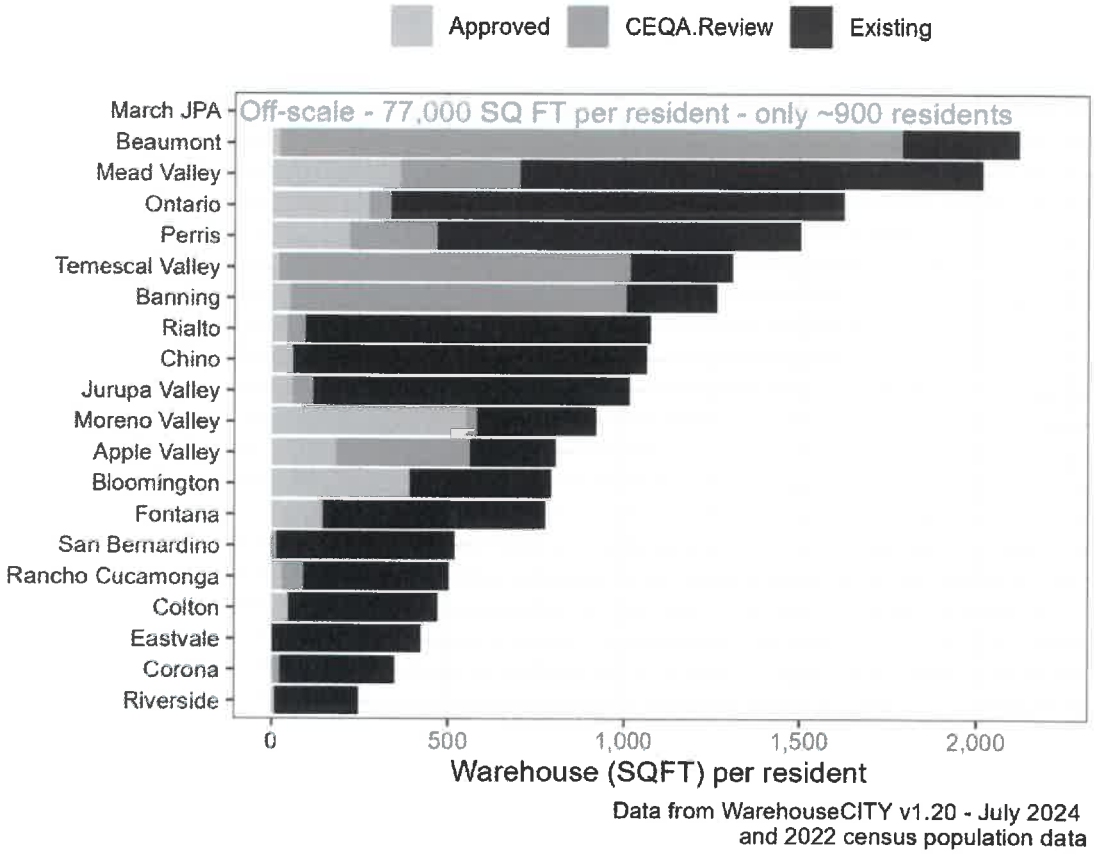


Figure 1 – Rank ordered warehouse land-use per capita for communities in the Inland Empire.

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

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

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



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

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

No More Warehouses.

Mike McCarthy, PhD

92508

7/20/24

RE: GPA240005

ATT: GPAC

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

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

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



Paz Trevino

19641 Seaton Ave.

Perris Ca 92570

818-259-3070 cell

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

951-229-3138
July 23,2024

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

Dear Tim Wheeler,

General Plan amendment No. 240023

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

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

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

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

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

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

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

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

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

Sincerely,

Yolanda Urena

Camacho, Maria

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

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

Dear Riverside Planning Department,

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

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

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

Camacho, Maria

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

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

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

Camacho, Maria

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

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

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

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

Camacho, Maria

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

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

Kind Regards,

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

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

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

Honorable Supervisors and Mr. Wheeler:

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

Please confirm receipt.

Regards,

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

****NOTICE****

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

****CONFIDENTIAL & PRIVILEGED TRANSMISSION****
The information contained within this e-mail and any attached document(s) is confidential and/or privileged. It is intended solely for the use of the addressee(s) named above. Unauthorized disclosure, photocopying, distribution or use of the information contained herein is prohibited. If you believe that you have received this e-mail in error, please notify the sender by reply transmission and delete the message without copying or disclosing it.


Please consider the environment before printing this email

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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

Dear Mr. Wheeler and Supervisor Jeffries,

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

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

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

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

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

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

Thank you for your time.

Sincerely,

Elisa Estrella-Hahn

92508

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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

Dear Mr. Wheeler and Supervisor Jeffries,

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

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

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

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

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

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

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

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

Sincerely,

Andrew Silva

Riverside (92508, Orangecrest/Mission Grove)

Camacho, Maria

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

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

Dear Riverside Planning Department,

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

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

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

Jacqueline Aguilera
19725 Tyler Rd
Perris CA 92570

Camacho, Maria

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

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

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

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

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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

Dear Mr. Wheeler and Supervisor Jeffries,

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

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

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

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

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

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

Sincerely,
Ellen Nguyen
92508

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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Dear Mr. Wheeler and Supervisor Jeffries,

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

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

Sincerely,
Silvia Tercero
92571

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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

Dear Mr. Wheeler and Supervisor Jeffries,

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

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

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

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

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

Sincerely,
Amelia Cisneros
92508

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

From: Evelyn Escalante <evelynescalante1682@yahoo.com>
Sent: Monday, July 29, 2024 11:20 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Cc: district1@rivco.gov; district2@rivco.gov; district3@rivco.gov; district4@rivco.gov; district5@rivco.gov; planninghearings@rivco.gov
Subject: Comment for General Plan Amendment Initiation Process 7/29

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

Dear Riverside Planning Department,

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

Mead Valley is a unique area. I do not feel the City of Perris would have our best interest or make the fest decisions for the residents and our property. Keep Mead Valley rural. Stop building these trash warehouses. They are adding to the pollution, traffic and raising the taxes to our area. With no benefit to the local residents. This is a money grab by the City of Perris.

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

Yahoo Mail: Search, Organize, Conquer

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 11:51 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

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

From: Shaan Saigol <shaansaigol@gmail.com>
Sent: Monday, July 29, 2024 11:24 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries,

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

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

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

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

Sincerely,
Shaan Saigol
Zip: 92508

Camacho, Maria

From: Andrea Aguilera <andrea.aguilera2@yahoo.com>
Sent: Monday, July 29, 2024 11:52 AM
To: twheeler@rctlma.org
Cc: TLMA Planning Hearings
Subject: Rezoning on Mead Valley

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

Dear Riverside Planning Department,

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

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

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

19725 Tyler Rd
Perris CA 92570

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 12:05 PM
To: Camacho, Maria
Subject: FW: Comment for General Plan Amendment Initiation Proceedings 7/29

For 3.1 thru 3.7

Kind Regards,

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

From: Rudy L <rodolfo11286@gmail.com>
Sent: Monday, July 29, 2024 11:46 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Comment for General Plan Amendment Initiation Proceedings 7/29

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

Dear Riverside Planning Department,

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

Come up with better projects

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

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 12:05 PM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

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

-----Original Message-----
From: Patti Rodriguez <mrsmstrblstr@sbcglobal.net>
Sent: Monday, July 29, 2024 11:55 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries,

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

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

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

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

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

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

There is already far too much traffic on Van Buren Blvd. We, the residents were assured that would not happen when the first warehouses went up. It has happened, the traffic is ridiculous! As is the traffic on the side streets when the semis don't travel Van Buren boulevard!

Sincerely,
Pat Page-Rodriguez
92504

Sent from my iPhone

Camacho, Maria

From: Marven Norman <marven.n@ccaej.org>
Sent: Monday, July 29, 2024 12:28 PM
To: TLMA Planning Hearings
Subject: Agenda Items 3.1-7
Attachments: rctlma_directors_hearing_29jul24.pdf

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

Hello,

Please find attached a letter from CCAEJ regarding several items on this afternoon's agenda. A response confirming receipt would be appreciated.

Cheers,
Marven E. Norman (he/him/his), Policy Coordinator
Center for Community Action and Environmental Justice
Centro de Acción Comunitaria y Justicia Ambiental
| C: (951) 543-1743 | E: marven.n@ccaej.org | W: https://www.ccaej.org

Camacho, Maria

From: Karina Zepeda <programs@theieiyc.org>
Sent: Monday, July 29, 2024 12:41 PM
To: Wheeler, Timothy
Cc: Supervisor Jeffries - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; TLMA Planning Hearings
Subject: Comment for General Plan Amendment Initiation Proceedings 7/29

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

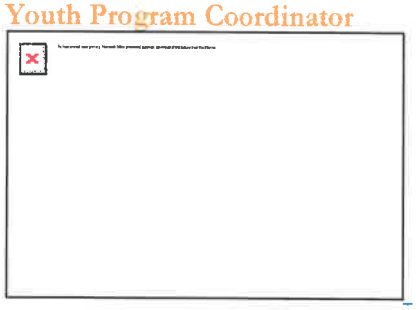
Dear Riverside Planning Department,

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

I've lived in Perris for the past 18 years and it is incredibly sad to see how the changes you are approving have affected communities. I urge you to think about the thousands of Perris & Med Valley resident's safety and livelihood before you make a decision.

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

--
In community,
Karina Zepeda Zamorano
Youth Program Coordinator



General: (951)800-3006
DONATE TODAY
Facebook - **Twitter** -**Instagram**

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 12:43 PM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

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

-----Original Message-----
From: Karen Bartell <kjbartell@sbcglobal.net>
Sent: Monday, July 29, 2024 12:40 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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

Dear Mr. Wheeler and Supervisor Jeffries,

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

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

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

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

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

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

Sincerely,
Karen Bartell
92508

Sent from my iPhone

Camacho, Maria

From: Jimena Lopez <jimena.lop1219@gmail.com>
Sent: Monday, July 29, 2024 1:07 PM
To: Wheeler, Timothy
Cc: Supervisor Jeffries - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; TLMA Planning Hearings
Subject: Comment for General Plan Amendment Initiation Proceedings 7/29

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

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

The industrialization of Mead Valley has made the roads become traffic heavy. There's a noticable difference of living in Mead Valley 10 years ago compared to now. Warehouse will destroy the essence of Mead Valley. Keep this area rural and stop making our oxygen worse. The view of Mead Valley has become more depressing and many of the residents miss our empty fields.

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

Camacho, Maria

From: Michelle Rodriguez <duhmichelly@gmail.com>
Sent: Monday, July 29, 2024 1:07 PM
To: Wheeler, Timothy; Supervisor Jeffries - 1st District
Cc: Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; TLMA Planning Hearings
Subject: Public Comment for Agenda Items 3.1-3.6

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

Dear Mr. Wheeler and Supervisor Jeffries,

I am writing to you concerning the proposed General Plan Amendments in items 3.1-3.7 today at the Planning Department Director's Hearing.
I am deeply concerned that these radical changes are being proposed without adequate notification. Most of us work and need time to request time off from work to show up to these crucial meetings and voice our concerns.

I ask for a continuance of agenda items 3.1 to 3.7. Our community has expressed opposition to the warehouse sprawl but with such a short notice it seems nefarious to move forward.

Our community is predominantly Latino and many of our members don't speak English. We need these important meetings to be advertised with time, in English and Spanish, in our community. We are members of a protected class and warehouses in our community will poorly impact our health.

Please reject or table these agenda items proposing to change the foundational plan.

Best Regards,

Michelle Buenrostro
20395 Myron St.
Perris, CA 92570

Camacho, Maria

From: Mateo Mendez <mateomm130@gmail.com>
Sent: Monday, July 29, 2024 1:41 PM
To: TLMA Planning Hearings
Subject: IMPORTANT

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

Dear Riverside Planning Department, I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near my home and schools. I not only urge you to oppose these changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items. I have lived in the area in question for over 20 years and oppose any changes to the General Plan. Thank you for considering my comment before you vote on these changes. 19725 Tyler Rd Perris CA 92570

Camacho, Maria

From: Eduardo Aguilera <eduardoaguilera2002@yahoo.com>
Sent: Monday, July 29, 2024 3:36 PM
To: Wheeler, Timothy; TLMA Planning Hearings
Subject: rezoning

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

Dear Riverside Planning Department,

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

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

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

19725 Tyler Rd
Perris CA 92570

Camacho, Maria

From: Wheeler, Timothy
Sent: Tuesday, July 30, 2024 7:44 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

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

-----Original Message-----
From: Denette Lemons <lemonsdenette@gmail.com>
Sent: Monday, July 29, 2024 2:09 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries,

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

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

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

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

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

Sincerely,
Denette Lemons
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Tuesday, July 30, 2024 7:44 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

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

From: Josie Sosa <josie.sosa@gmail.com>
Sent: Monday, July 29, 2024 2:14 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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

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

Sincerely,

Josie Sosa
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Tuesday, July 30, 2024 7:45 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

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

-----Original Message-----
From: Colleen Radulski <colleenradulski@gmail.com>
Sent: Monday, July 29, 2024 3:21 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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

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

Sincerely,
<Colleen Radulski >
<92508>

Sent from my iPhone

Camacho, Maria

From: Wheeler, Timothy
Sent: Tuesday, July 30, 2024 7:46 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

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

From: Mike Lien <mikelien@gmail.com>
Sent: Monday, July 29, 2024 3:59 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries,

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

Sincerely,
Mike Lien
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Tuesday, July 30, 2024 7:46 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

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

-----Original Message-----
From: Clinton Clark <clintonc27bel@gmail.com>
Sent: Monday, July 29, 2024 4:54 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries,

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

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

Sincerely,Clinton Clark
<Zip code>92508

Sent from my iPhone

Camacho, Maria

From: Wheeler, Timothy
Sent: Tuesday, July 30, 2024 7:47 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

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

From: Trish Welbourne <twelbournewhite@gmail.com>
Sent: Monday, July 29, 2024 7:02 PM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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

Dear Mr. Wheeler and Supervisor Jeffries
Im a concerned citizen that votes so please reconsider your stance on this subject

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

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

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

Sincerely,
Patricia welbourne
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Tuesday, July 30, 2024 7:48 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

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

From: Cindy <clchiek@gmail.com>
Sent: Monday, July 29, 2024 7:54 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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

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

Sincerely,
Cindy Chiek
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Tuesday, July 30, 2024 7:48 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

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

From: rjpeters13 <rjpeters13@yahoo.com>
Sent: Monday, July 29, 2024 8:31 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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

Dear Mr. Wheeler and Supervisor Jeffries,

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

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

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

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

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

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

Sincerely,
Ronald Peters
92508

Sent from my Galaxy

RIVERSIDE COUNTY
PLANNING DEPARTMENT

MINUTE ORDER
RIVERSIDE COUNTY PLANNING COMMISSION – September 18, 2024
4080 LEMON STREET, RIVERSIDE, CALIFORNIA 92501
1st Floor Board Chambers

I. AGENDA ITEM 2.6

INITIATION OF GENERAL PLAN AMENDMENT NO. 240023 (Foundation Component) – Applicant: Lansing Companies, c/o Trip Hord – Engineer/Representative: EPD Solutions, Inc., c/o Selena Kelaher – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan – Existing: General Plan Foundation Component: Rural Community (RC); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Markham Street, south of Nandina Avenue, west of Decker Road, and east of Day Street – 103.37 +/- Gross Acres – Existing Zoning: Light Agriculture 1-Acre Minimum (A-1-1) and Light Agriculture 2½ Acre Minimum (A-1-2½) .

II. PROJECT DESCRIPTION:

The applicant of General Plan Amendment No. 240023 (GPA240023) is making a request to the County of Riverside to change the General Plan Foundation Component of seven (7) 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 policies, findings, and other factors will be required if the proposed GPA240023 is initiated by the Board of Supervisors – APN: 295-310-001, 002; 314-020-008, 009, 019; 314-030-023, 025.

III. MEETING SUMMARY:

The following staff presented the subject proposal:
Tim Wheeler (951) 955-6060

Spoke in favor: Jeremy Krout- App/Rep
Opposition: Franco Pacheco, Mike McCarthy, Karla Cervantes, Victoria Camarena
No one spoke in a 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 – Absent
District 4 – Neutral
District 5 – Support

The Planning Commission took the following action:

RECOMMEND That General Plan Amendment No. 240023 move forward to the Board of Supervisors.

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT

Agenda Item No.
2.6
(ID # 26047)
MEETING DATE:
Wednesday, September 18, 2024

SUBJECT: INITIATION OF GENERAL PLAN AMENDMENT NO. 240023 (Foundation Component) – Applicant: Lansing Companies, c/o Trip Hord – Engineer/Representative: EPD Solutions, Inc., c/o Selena Kelaher – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan – Existing: General Plan Foundation Component: Rural Community (RC); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Markham Street, south of Nandina Avenue, west of Decker Road, and east of Day Street – 103.37 +/- Gross Acres – Existing Zoning: Light Agriculture 1-Acre Minimum (A-1-1) and Light Agriculture 2½ Acre Minimum (A-1-2½) – REQUEST: The applicant of General Plan Amendment No. 240023 (GPA240023) is making a request to the County of Riverside to change the General Plan Foundation Component of seven (7) 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 policies, findings, and other factors will be required if the proposed GPA240023 is initiated by the Board of Supervisors – APN: 295-310-001, 002; 314-020-008, 009, 019; 314-030-023, 025 – Planning Contact: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

PROPOSED PROJECT	
Case Number(s):	GPA240023
Environmental Type:	Exemption
Area Plan No.	Mead Valley
Zoning Area/District:	North Perris Area
Supervisorial District:	First District
Project Planner:	Tim Wheeler
Project APN(s):	295-310-001, 002; 314-020-008, 009, 019; 314-030-023, 025
Continued From:	

John Hildebrand, Planning Director 9/14/2024

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment 240023 (GPA240023) 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 seven (7) parcels, totaling 103.37 gross acres.

The seven parcels are located north of Markham St, south of Nandina Ave, west of Decker Rd, and east of Day St.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTION:

CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240023 (GPA240023).

PROJECT DATA

Land Use and Zoning:

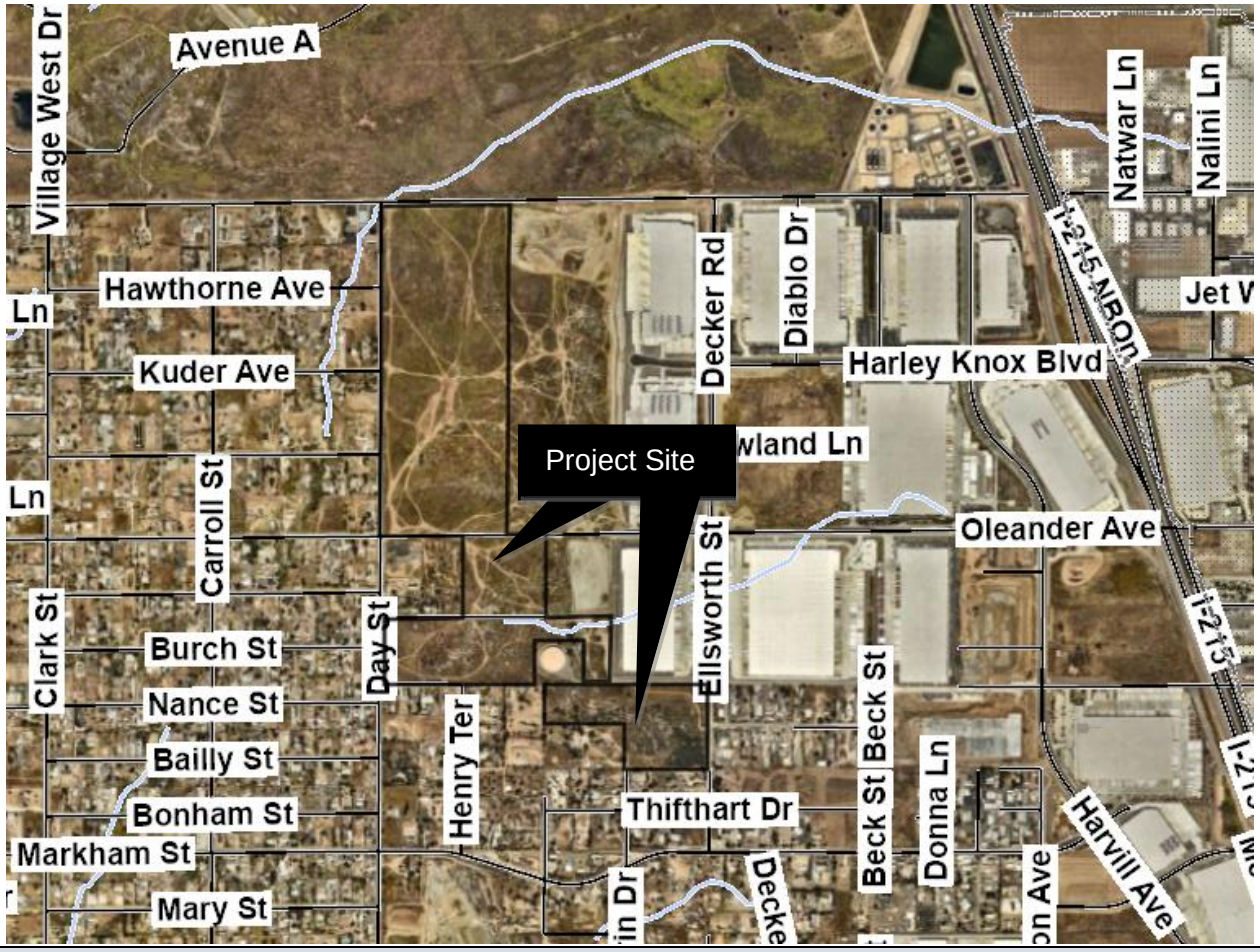
Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural Community (RC)
Proposed General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Very Low Density Residential (VLDR)
Proposed General Plan Land Use Designation:	Light Industrial (LI)
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Community Development: Public Facilities (CD: PF)
East:	Community Development: Business Park (CD: BP), Community Development: Light Industrial (CD: LI), and Rural Community: Very Low Density Residential (RC: VLDR)
South:	Rural Community: Very Low Density Residential (RC: VLDR)
West:	Rural Community: Very Low Density Residential (RC: VLDR)
Existing Zoning Classification:	Light Agricultural – 2½ Acre Minimum (A-1-2½) and Light Agricultural – 1 Acre Minimum (A-1-1)
Proposed Zoning Classification:	N/A (at this time for GPIP)
Surrounding Zoning Classifications	
North:	Rural Residential – ½ Acre Minimum (R-R-½)

East:	Industrial Park (I-P) and Rural Residential (R-R)
South:	Light Agricultural – 1 Acre Minimum (A-1-1) and Rural Residential – ½ Acre Minimum (R-R-½)
West:	Light Agricultural – 1 Acre Minimum (A-1-1) and Rural Residential – ½ Acre Minimum (R-R-½)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Vacant Land and Golf Course
South:	Residential Dwellings
East:	Vacant Land and Industrial Warehouses
West:	Residential Dwellings

Located Within:

City's Sphere of Influence:	Yes - City of Perris
Community Service Area ("CSA"):	Yes - CSA 117 & 152
Special Flood Hazard Zone:	Yes - Zone 4
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes - Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes- Inside SKR Fee Area
Airport Influence Area ("AIA"):	Yes- March Air Reserve Base, Zone C2 & C2 Height
Environmental Justice ("EJ") Community	Yes – Mead Valley

PROJECT LOCATION MAP



PROJECT BACKGROUND AND ANALYSIS

Background:

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

Further determination of zoning classifications, neighborhood compatibility, and other development factors or findings shall be made if the proposed FC-GPA (GPA240023) 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
GPA240023 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). The parcels are not located in a policy or overlay.

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

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

General Plan Advisory Committee Proceedings
A duly noticed public hearing to discuss FC-GPA 240023 was held before the General Plan Advisory Committee on July 29, 2024. At that public hearing, the applicant presented their request for the proposal, and the Committee opened the hearing for public comments. 4 members of the public provided public testimony.

Of the public comments received, 4 were against initiation of a General Plan Amendment. Comments against the initiation of the GPA cited a distrust of community outreach, the poor quality and low wages of the jobs that might be created, poor quality community benefits, concerns about impacts to school children walking nearby, disapproval of warehouse proposal, the proximity of the project to their homes, and concerns that funding for infrastructure would not actually be used for the community's benefit. Other concerns by the public were focused on proximity of the project to schools and houses nearby, and the need for better outreach for the project.

The Committee discussed the project. Issues that were discussed included a lack of community benefits, concerns about project proximity to residents, and the need for more information.

After discussion, the committee closed the public hearing.

The final result of the Committee's discussion of the initiation are provided below:

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

Attachments:

Exhibit A – GPAC Hearing Package
Exhibit B – Applicant's Exhibits
Exhibit C - GPAC Public Comments 7.29.24

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT

Agenda Item No.
3.7
(ID # 25633)
MEETING DATE:
Monday, July 29, 2024

SUBJECT: INITIATION OF GENERAL PLAN AMENDMENT NO. 240023 (Foundation Component) – Applicant: Lansing Companies, c/o Trip Hord – Engineer/Representative: EPD Solutions, Inc., c/o Selena Kelaher – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan – Existing: General Plan Foundation Component: Rural Community (RC); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Markham Street, south of Nandina Avenue, west of Decker Road, and east of Day Street – 103.37 +/- Gross Acres – Existing Zoning: Light Agriculture 1-Acre Minimum (A-1-1) and Light Agriculture 2½ Acre Minimum (A-1-2½) – REQUEST: The applicant of General Plan Amendment No. 240023 (GPA240023) is making a request to the County of Riverside to change the General Plan Foundation Component of seven (7) 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 policies, findings, and other factors will be required if the proposed GPA240023 is initiated by the Board of Supervisors – APN: 295-310-001, 002; 314-020-008, 009, 019; 314-030-023, 025 – Planning Contact: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

PROPOSED PROJECT	
Case Number(s):	GPA240023
Environmental Type:	Exemption
Area Plan No.	Mead Valley
Zoning Area/District:	Mead Valley District
Supervisorial District:	First District
Project Planner:	Tim Wheeler
Project APN(s):	295-310-001, 002; 314-020-008, 009, 019; 314-030-023, 025
Continued From:	

John Hildebrand, Planning Director 7/24/2024

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment (GPA) is a proposal to amend the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) to Light Industrial (LI), on seven (7) parcels, totaling 103.37 gross acres.

The seven parcels are located north of Markham St, south of Nandina Ave, west of Decker Rd, and east of Day St.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

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

RECOMMEND GENERAL PLAN AMENDMENT NO. 240023 (GPA240023) move FORWARD to Planning Commission.

PROJECT DATA

Land Use and Zoning:

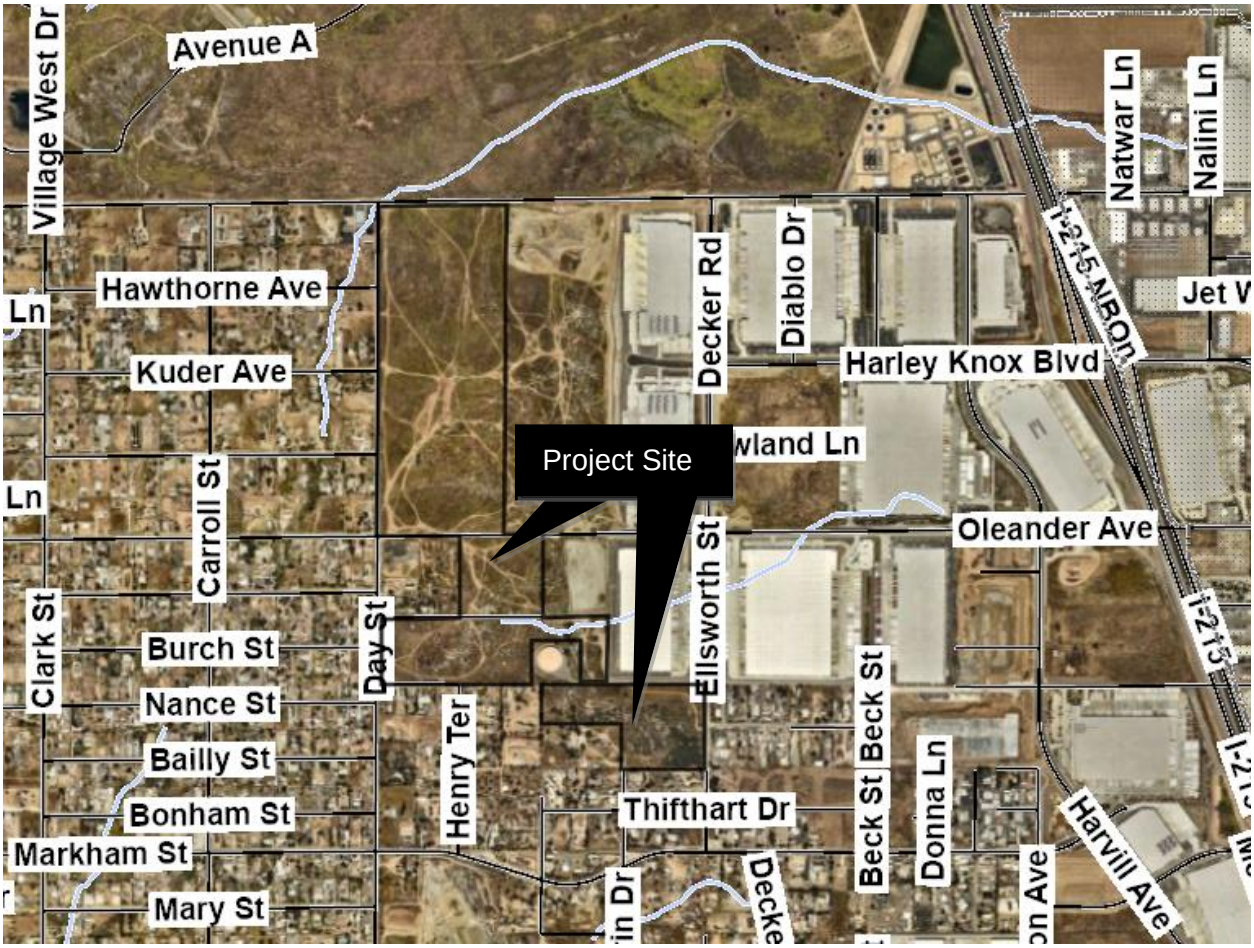
Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural Community (RC)
Proposed General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Very Low Density Residential (VLDR)
Proposed General Plan Land Use Designation:	Light Industrial (LI)
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Community Development: Public Facilities (CD: PF)
East:	Community Development: Business Park (CD: BP), Community Development: Light Industrial (CD: LI), and Rural Community: Very Low Density Residential (RC: VLDR)
South:	Rural Community: Very Low Density Residential (RC: VLDR)
West:	Rural Community: Very Low Density Residential (RC: VLDR)
Existing Zoning Classification:	Light Agricultural – 2½ Acre Minimum (A-1-2½) and Light Agricultural – 1 Acre Minimum (A-1-1)

Proposed Zoning Classification:	N/A (at this time for GPIP)
Surrounding Zoning Classifications	
North:	Rural Residential – ½ Acre Minimum (R-R-½)
East:	Industrial Park (I-P) and Rural Residential (R-R)
South:	Light Agricultural – 1 Acre Minimum (A-1-1) and Rural Residential – ½ Acre Minimum (R-R-½)
West:	Light Agricultural – 1 Acre Minimum (A-1-1) and Rural Residential – ½ Acre Minimum (R-R-½)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Vacant Land and Golf Course
South:	Residential Dwellings
East:	Vacant Land and Industrial Warehouses
West:	Residential Dwellings

Located Within:

City's Sphere of Influence:	Yes - City of Perris
Community Service Area ("CSA"):	Yes - CSA 117 & 152
Special Flood Hazard Zone:	Yes - Zone 4
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes - Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes- Inside SKR Fee Area
Airport Influence Area ("AIA"):	Yes- March Air Reserve Base, Zone C2 & C2 Height

PROJECT LOCATION MAP



PROJECT BACKGROUND AND ANALYSIS

Background:

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

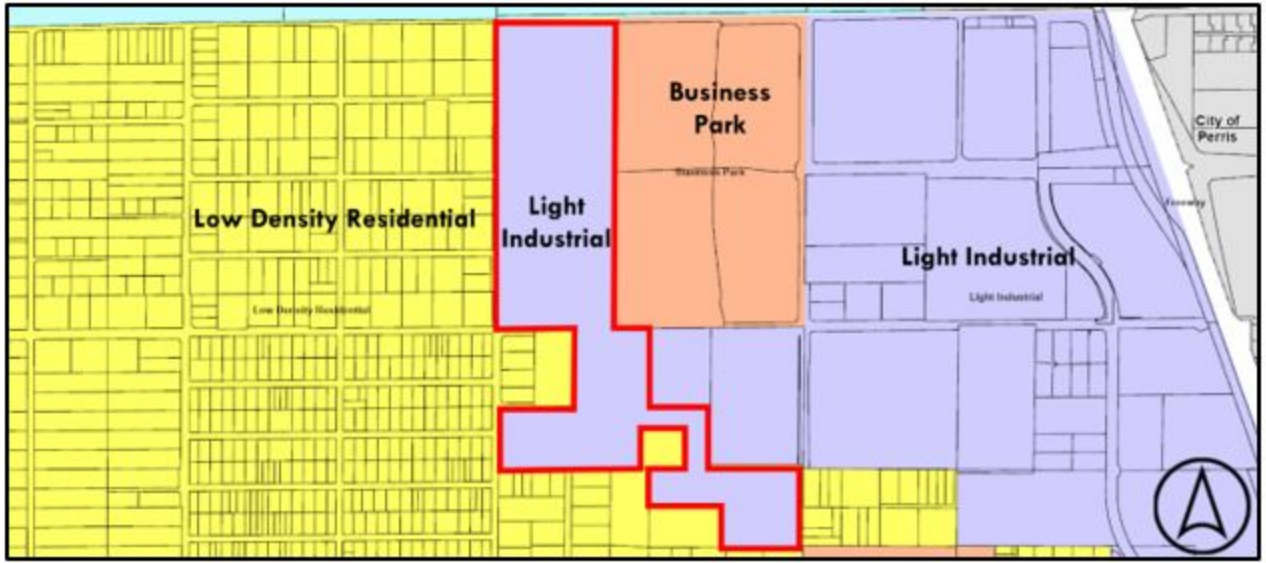
GPA240023 is a proposal to change the Foundation Component Land Use Designation from Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Light Industrial (CD: LI). The parcels are not located in a policy or overlay. Further determination of

zoning classifications, neighborhood compatibility, and other development factors or findings shall be made if the proposed FC-GPA (GPA240023) is initiated by the Board of Supervisors. Any initiated FC-GPA, by the Board of Supervisors, will require the submittal of an implementing project within six (6) months from initiation.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

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

Proposed General Plan Land Use



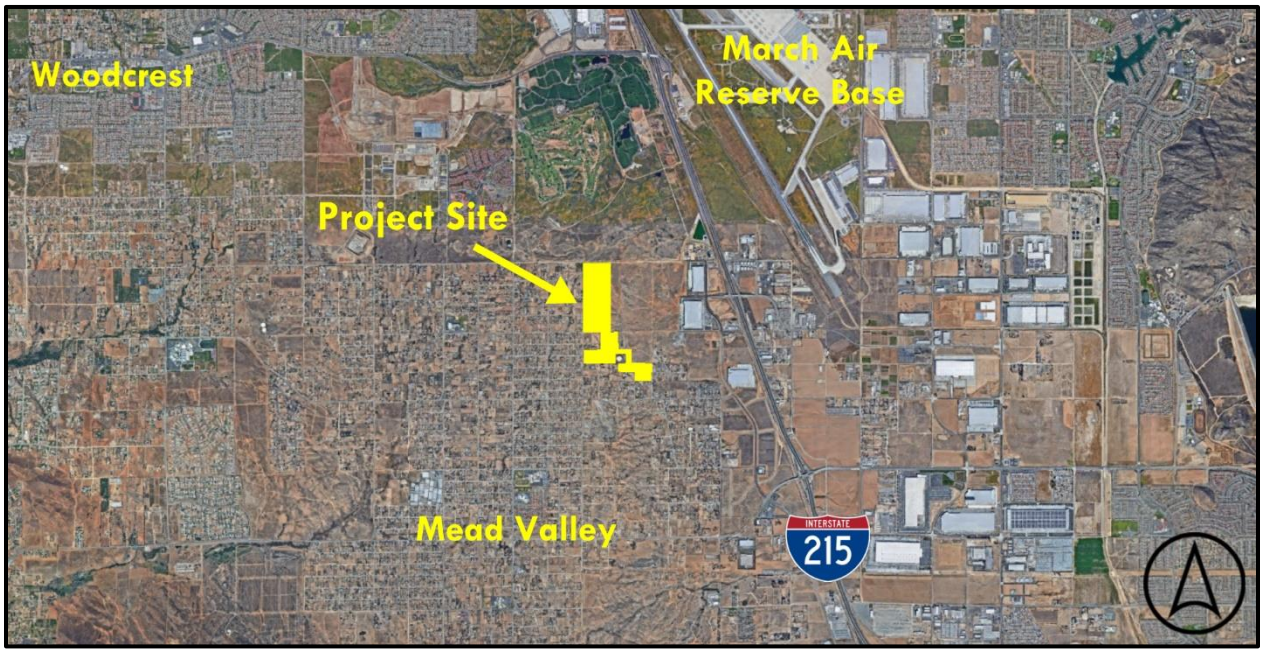
1.0 Introduction

The applicant, Oleander Ventures, LLC, is seeking a Foundation General Plan Amendment (hereinafter referred to as "FGPA") within western Riverside County in the Mead Valley community.

2.0 Project Location

The project site is a land assembly totaling approximately 103.4 acres located in the Mead Valley community of unincorporated Riverside County (APNs: 295-310-001, -002, 314-020-008, -009, -019, 314-030-023, -025). The project site is located north of Scott Way, west of Decker Road, south of Nandina Avenue, and east of Day Street. The project site is located approximately 1.4 miles southwest of March Air Reserve Base. See Figure 1 for project site vicinity.

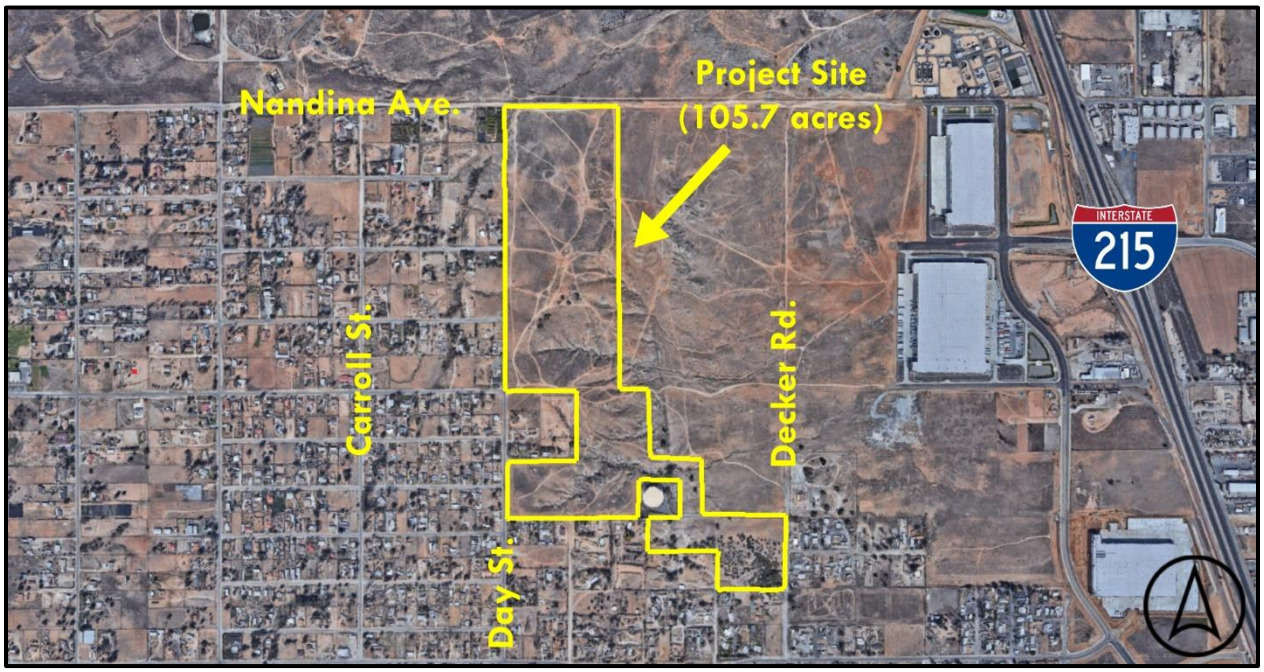
Figure 1: Project Site Vicinity



3.0 Existing Conditions and Surrounding Land Uses

The existing conditions of the project site are 103.4 acres of undeveloped land with large, scattered rock formations, trees, and shrubs. Topography on the site varies with the northern portion of the site possessing a greater variation than the southern portion. The surrounding land uses include vacant land to the north; vacant land, manufactured homes, and logistics centers to the east; single-family homes to the south; and single-family homes, and light agricultural uses to the west. See Figure 2 for the project site aerial.

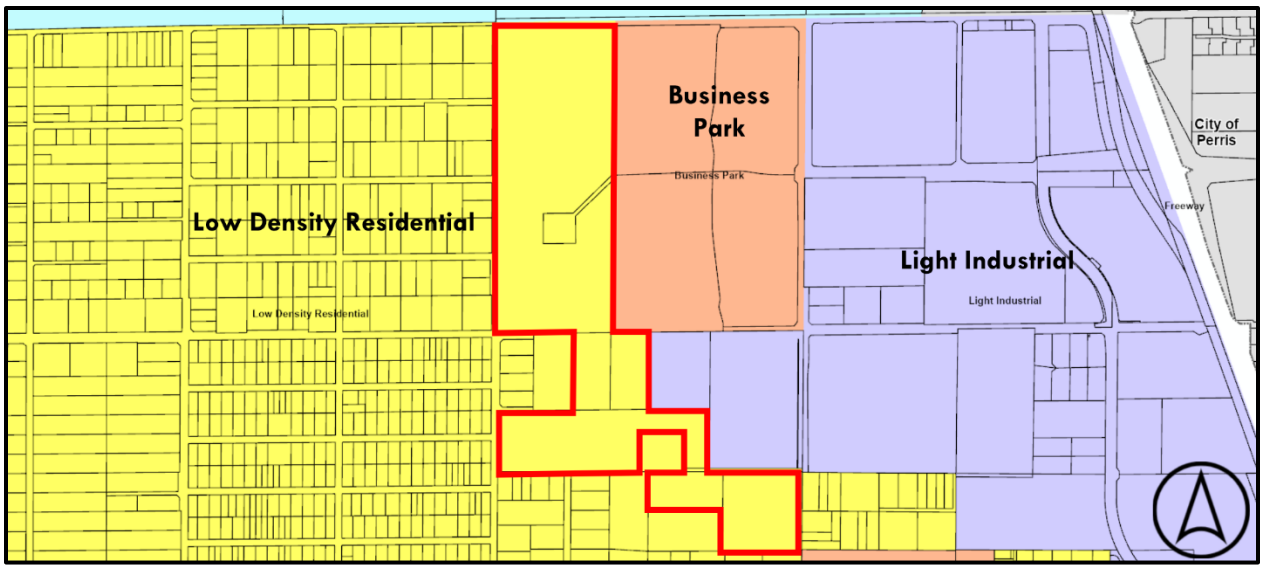
Figure 2: Project Site Aerial



4.0 Existing General Plan Land Use

The project site has a General Plan land use of Low Density Residential (RC-LDR) within the Rural Community Foundation Component of the Land Use Element. See Figure 3 for the project site's existing General Plan land use.

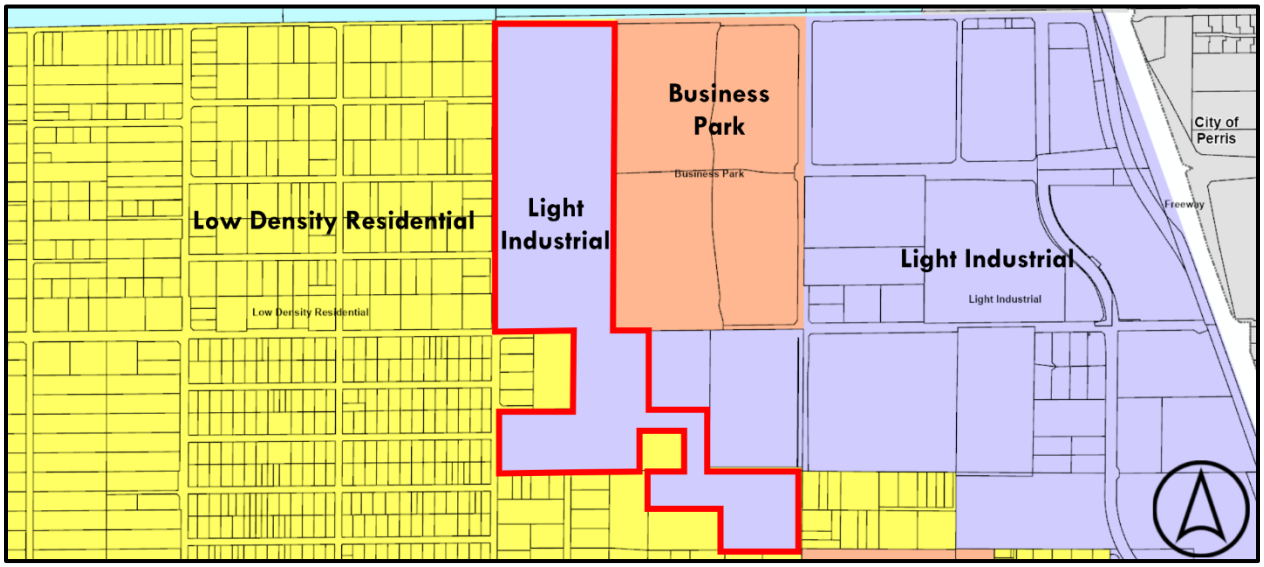
Figure 3: Existing General Plan Land Use



5.0 Proposed General Plan Land Use

The proposed project includes an FGPA to re-designate the site's Foundation Component from Rural Community to Community Development. In addition to an FGPA, the project requires a General Plan Amendment (herein after referred to as "GPA") to change the General Plan land use from Low Density Residential (RC-LDR) to Light Industrial (LI). See Figure 4 for the proposed General Plan land use.

Figure 4: Proposed General Plan Land Use



6.0 Justification

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

New Conditions

An important consideration of any proposed FGPA is that new conditions justify modifying the General Plan. Since the last FGPA cycle, Mead Valley area has seen significant development which has led to the transition of the area from a more rural condition to a more suburban environment. A significant contributor to this change that was not planned for in the General Plan is related to several changes in the global and local economy, including the growth of demand for goods purchased via e-commerce and the resulting demand for space to house those goods. This was accelerated with the COVID-19 pandemic and changed the way people live and work. It also placed a greater emphasis on the need to improve the goods' movement supply chain. In April 2018 Southern California Association of Governments (SCAG) published *Industrial Warehousing in the SCAG Region*. According to the document, the SCAG region, for which this project is part of, is

a vibrant hub for international and domestic trade because of its large transportation base and extensive multimodal transportation system.

The SCAG region's freight transportation system includes warehouses and distribution centers; the Ports of Los Angeles, Long Beach, and Hueneme; airports; rail intermodal terminals; rail lines, and local streets, State highways and interstates. Together the system enables the movement of goods from source to market, facilitating uninterrupted global commerce. The regions attract robust logistics activities and is a major reason the region is a critical mode in the global supply chain. (SCAG, 2018, p. ES-1). Therefore, the need for light industrial land uses has increased significantly. As shown in Figure 2 (Page 2), this is evidenced around the project site where industrial buildings have been built and are designated to be built to the east of the project site.

Riverside County Vision

The FGPA will allow for currently underutilized, vacant property to become an economically viable, and employment-generating land use in an area of the unincorporated County that has a low jobs-housing ratio as identified in the General Plan and Land Use Policy LU 8.12 "Improve the relationship and ratio between jobs and housing so that residents have an opportunity to live and work within the county." The Riverside County Integrated Project (RCIP) Vision intended to improve the relationship between jobs and housing opportunities, as follows: "Land use strategies being implemented in the County reflect an improved balance of jobs and housing, resulting in significant reduction in the average commute times and related motor vehicle pollutants." The future industrial use is expected to create full time jobs for the community and will allow the County to attract new employment generating businesses and provide for a more equal jobs to housing balance. Industrial commerce generates employment across various skill levels, from production line workers to engineers and managers. It provides opportunities for skills development, vocational training, and career advancement, contributing to human capital development.

Consistency with the Riverside County General Plan

The FGPA is consistent with all applicable policies in the Riverside County General Plan and will not create an internal inconsistency among the elements of the General Plan. The FGPA's consistency with the various elements of the General Plan is detailed below.

Land Use Element Policies

LU 8.1 Accommodate the development of a balance of land uses that maintain and enhance Riverside County's fiscal viability, economic diversity, and environmental integrity.

The FGPA accommodates the development of a balance of land uses in that it permits the development of more economically viable light industrial land uses on vacant, underutilized, residential land.

LU 8.2 Promote and market the development of a variety of stable employment and business uses that provide a diversity of employment opportunities.

The FPGA will provide for stable employment in that the resulting land industrial uses will generate good paying, full-time employment opportunities for residents.

LU 8.3 Promote the development of focused employment centers rather than inefficient strip commercial development.

The FGPA will promote the development of focused employment centers as it will add approximately 103 acres of additional light industrial land uses adjacent to over 460 acres of existing and future business park and light industrial uses.

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

The FGPA will stimulate industrial clusters that facilitate competitive advantage in the marketplace and provide attractive and well landscaped work environments as the future light industrial land uses will be developed to a high standard in regard to architecture and landscaping, and potentially attract new firms to Riverside County.

LU 8.10 Locate job centers so they have convenient access to Riverside County's multi-modal transportation facilities.

The FGPA will locate light industrial uses within 0.8 miles of Interstate (I) 215, allowing for the efficient movement of goods.

LU 8.12 Improve the relationship and ratio between jobs and housing so that residents have an opportunity to live and work within the county.

The FGPA will provide for employment opportunities to residents of Riverside County, particularly because of its proximity to the growing community of Mead Valley.

LU 11.1 Provide sufficient commercial and industrial development opportunities in order to increase local employment levels and thereby minimize long-distance commuting.

The FGPA will minimize long-distance commuting as it will provide for employment opportunities near the residents of Mead Valley.

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

The FGPA will locate light industrial uses within 0.8 miles of Interstate (I) 215, allowing for the efficient movement of goods, and easy access for workers.

Circulation Element

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

The FGPA will increase goods movement related employment opportunities for Riverside County residents in that it will complement the surrounding manufacturing, warehousing, distribution, and other light industrial land uses.

Air Quality Element

AQ 7.1 Provide incentives to encourage new firms to locate within the County and existing firms to expand operations.

The approval of the FGPA is an incentive to encourage new firms to locate within the County as it will allow for an additional over 103 acres to be developed with light industrial land uses.

AQ 8.1 Locate new public facilities in job-poor areas of the county.

Future development resulting from the approval of the FGPA will locate new public facilities including streets, sidewalks, curbs, gutters, landscaping, and streetlights in an area of Riverside County in need of additional economic development.

AQ 8.2 Emphasize job creation and reductions in vehicle miles traveled in job-poor areas to improve air quality over other less efficient methods.

The FGPA will reduce vehicle miles traveled for residents in the Mead Valley community in that they will have more employment opportunities near them and will not need to travel longer distances for work.

Sources:

Riverside County General Plan (2021)

Industrial Warehousing in the SCAG Region (2018)

OLEANDER COMMERCE CENTER

FOUNDATION GENERAL PLAN AMENDMENT

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

MARCH 2024

ASSESSOR'S PARCEL NUMBERS

295-310-001, 295-310-002, 314-020-008, 314-020-009, 314-020-019, 314-030-023, 314-030-025

SITE ADDRESS

VACANT LAND, IN UNINCORPORATED RIVERSIDE WITHIN THE SPHERE OF INFLUENCE OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA 92570

OWNER:

OLEANDER VENTURES, LLC
LOMAS SANTE FE DR, SUITE 230
SOLANA BEACH, CA 92075
(858) 523-0719

APPLICANT:

LANSING COMPANIES
P.O. BOX 1235
RIVERSIDE, CA 92502
(909) 553-5792
CONTACT: TRIP HORD

ENGINEER/PREPARER:

KWC ENGINEERS
1880 COMPTON AVENUE, SUITE 100
CORONA, CA 92881-3370
(951) 734-2130
CONTACT: BRANDON M. BARNETT, P.E.
BRANDON.BARNETT@KWCENGINEERS.COM

REPRESENTATIVE:

EPD SOLUTIONS
3333 MICHELSON DR, SUITE 500
IRVINE, CA 92612
(949) 794-1180
CONTACT: JEREMY KROUT

UTILITY PURVEYORS

CABLE	SPECTRUM 7337 CENTRAL AVENUE, RIVERSIDE, CA 92504 (833) 267-6097 REY LOPEZ	GAS	SOUTHERN CALIFORNIA GAS COMPANY (RIVERSIDE) 1981 W LUGONIA AVE REDLANDS, CA 92374 (833) 335-7955 GEARY AMBERS	SEWER	EASTERN MUNICIPAL WATER DISTRICT 2270 TRUMBLE RD, PERRIS, CA 92570 (951) 928-6107 CAMERON VALENZUELA	SCHOOL	VAL VERDE UNIFIED SCHOOL DISTRICT 975 MORGAN ST, PERRIS, CA 92571 (951) 940-6100
ELECTRICITY	SOUTHERN CALIFORNIA EDISON (SAN JACINTO) 26100 MENIFEE RD, ROMOLAND, CA 92585 (714) 514-5654 JOHN LE	PHONE	AT&T 22311 BROOKHURST ST STE 203, HUNTINGTON BEACH, CA 92504 (714) 963-7964 JOSEPH FORKERT	SEWER	WESTERN MUNICIPAL WATER DISTRICT 14205 MERIDIAN PARKWAY, RIVERSIDE, CA 92518 (951) 571-7100	TRASH	CR&R WASTE SERVICES 1706 GOETZ RD, PERRIS, CA 92570 (951) 943-1991
						WATER	EASTERN MUNICIPAL WATER DISTRICT 2270 TRUMBLE RD, PERRIS, CA 92570 (714) 928-6107 CAMERON VALENZUELA

ACREAGE CALCULATION

LEGAL DESCRIPTION (FEE)	= 4,604,505 SF (GROSS) = 105.70 AC
PROPOSED DEDICATION OF STREET	= 248,594 SF = 5.71 ACRES (DEDICATED)
NET=GROSS-DEDICATION	= 4,355,911 SF (NET) = 100.00 ACRES (NET)

LAND USE/ZONING

EXISTING LAND USE	RURAL COMMUNITY (RC-VLDR)
PROPOSED LAND USE	COMMUNITY DEVELOPMENT-LIGHT INDUSTRIAL (CD-LI) – FOUNDATION GPA INCLUDING EXTRAORDINARY FINDINGS AND MANDATORY FINDINGS PER RCIP AND ORD 348 (OUT OF CYCLE)
EXISTING ZONING	LIGHT AGRICULTURE (A-1-2 1/2 & A-1-1)
PROPOSED ZONING	INDUSTRIAL PARK (I-P) OR MANUFACTURING SERVICE-COMMERCIAL (M-SC)
EXISTING AREA PLAN	MEAD VALLEY AREA PLAN

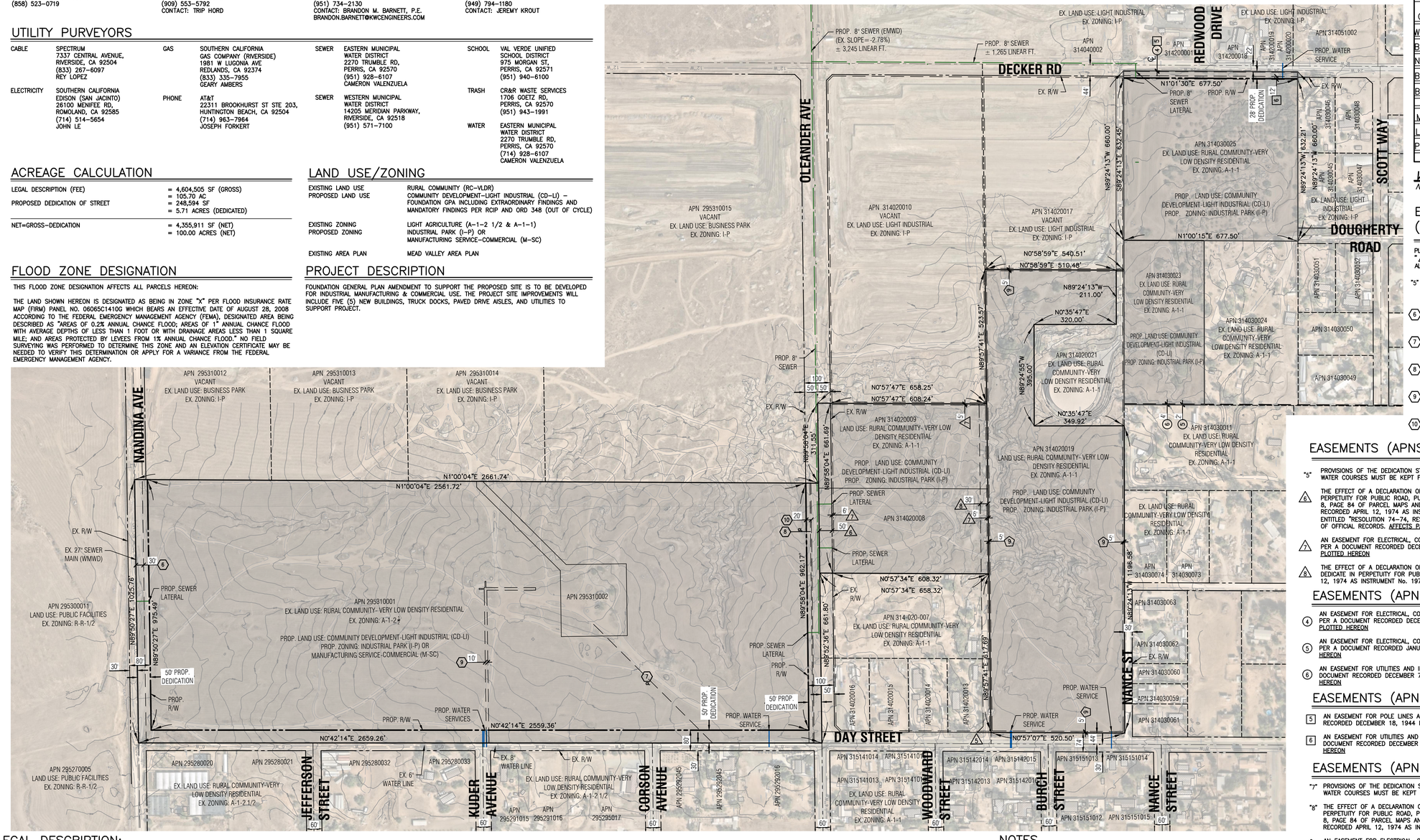
FLOOD ZONE DESIGNATION

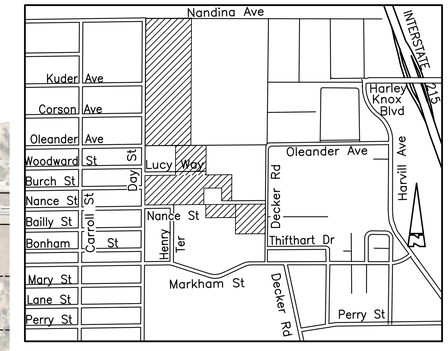
THIS FLOOD ZONE DESIGNATION AFFECTS ALL PARCELS HEREON:

THE LAND SHOWN HEREON IS DESIGNATED AS BEING IN ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 06065C1410G WHICH BEARS AN EFFECTIVE DATE OF AUGUST 28, 2008 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), DESIGNATED AREA BEING DESCRIBED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1" ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD." NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PROJECT DESCRIPTION

FOUNDATION GENERAL PLAN AMENDMENT TO SUPPORT THE PROPOSED SITE IS TO BE DEVELOPED FOR INDUSTRIAL MANUFACTURING & COMMERCIAL USE. THE PROJECT SITE IMPROVEMENTS WILL INCLUDE FIVE (5) NEW BUILDINGS, TRUCK DOCKS, PAVED DRIVE AISLES, AND UTILITIES TO SUPPORT PROJECT.





VICINITY MAP
NOT TO SCALE

EASEMENTS (APNs 295-310-001 & 295-310-002):

PLOTTABLE EASEMENTS ARE SHOWN PER OWNER-SUPPLIED TITLE REPORTS INDICATED BY A " ○ ", " △ ", " ⬡ ", " □ ", OR " ⬠ ", AND NON-PLOTTABLE EASEMENTS ARE INDICATED BY " ' ' " ALL WITHIN SCHEDULE B, PART II "EXCEPTIONS" ITEMS OF THE RESPECTIVE TITLE REPORTS.

"5" CONDITIONS AND RESERVATIONS AS SET OUT IN THE DEED FROM SOUTHERN PACIFIC RAILROAD COMPANY, A CORPORATION, TO C. HANFORD HENDERSON RECORDED 7/14/1909 IN BOOK 288, PAGE 226 OF DEEDS. DOES NOT AFFECT FEE PARCEL

6 AN EASEMENT FOR PUBLIC HIGHWAY, PUBLIC UTILITIES AND INCIDENTAL PURPOSES GRANTED TO COUNTY OF RIVERSIDE IN THE DOCUMENT RECORDED MARCH 3, 1942 IN BOOK 534, PAGE 218 OF OFFICIAL RECORDS. AFFECTS PARCEL: PLOTTED HEREON

7 AN EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES GRANTED TO CALIFORNIA ELECTRIC POWER COMPANY IN THE DOCUMENT RECORDED DECEMBER 18, 1944 IN BOOK 653, PAGE 390 OF OFFICIAL RECORDS. AFFECTS PARCEL: PLOTTED HEREON

8 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES GRANTED TO CALIFORNIA ELECTRIC POWER COMPANY IN THE DOCUMENT RECORDED DECEMBER 6, 1963 AS INSTRUMENT No. 1963-128743, OFFICIAL RECORDS. AFFECTS PARCEL: PLOTTED HEREON

9 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, IN THE DOCUMENT RECORDED DECEMBER 16, 1971 AS INSTRUMENT No. 1971-143742, OFFICIAL RECORDS. AFFECTS PARCEL: PLOTTED HEREON

10 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, IN THE DOCUMENT RECORDED SEPTEMBER 9, 1982 AS INSTRUMENT No. 1982-1555898, OFFICIAL RECORDS. AFFECT PARCEL: PLOTTED HEREON

EASEMENTS (APNS 315-020-008 & 315-020-009):

"5" PROVISIONS OF THE DEDICATION STATEMENT ON MAP RECORDED AS PARCEL MAP 5454, P.M.B.12/55 WHICH CITE THAT THE NATURAL WATER COURSES MUST BE KEPT FREE FROM BUILDINGS, OBSTRUCTIONS, AND ENCROACHMENTS FROM LAND FILLS. BLANKET IN NATURE

△6 THE EFFECT OF A DECLARATION OF DEDICATION, EXECUTED BY BELLE M. PURMONT, PURPORTING TO IRREVOCABLY DEDICATE IN PERPETUITY FOR PUBLIC ROAD, PUBLIC UTILITY AND PUBLIC SERVICE PURPOSES AS SHOWN ON PARCEL MAP 5042, ON FILE IN BOOK 8, PAGE 84 OF PARCEL MAPS AND AS PER A DOCUMENT RECORDED JUNE 5, 1973 AS INSTRUMENT No. 1973-72894 ALSO AS RECORDED APRIL 12, 1974 AS INSTRUMENT No. 1974-43062, BOTH OF OFFICIAL RECORDS AND AS MODIFIED BY A DOCUMENT ENTITLED "RESOLUTION 74-74, RESOLUTION ABANDONING HIGHWAY", RECORDED FEBRUARY 22, 1974 AS INSTRUMENT No. 1974-21254 OF OFFICIAL RECORDS. AFFECTS PARCEL: PLOTTED HEREON.

△1 AN EASEMENT FOR ELECTRICAL, COMMUNICATION AND INCIDENTAL PURPOSES GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY AS PER A DOCUMENT RECORDED DECEMBER 6, 1973 AS INSTRUMENT No. 1973-157864 OF OFFICIAL RECORDS. AFFECTS PARCEL: PLOTTED HEREON

△2 THE EFFECT OF A DECLARATION OF DEDICATION, EXECUTED BY RONALD L. AND CLAUDINE L. FROEBE, PURPORTING TO IRREVOCABLY DEDICATE IN PERPETUITY FOR PUBLIC ROAD, PUBLIC UTILITY AND PUBLIC SERVICE PURPOSES AS PER A DOCUMENT RECORDED APRIL 12, 1974 AS INSTRUMENT No. 1974-43062 OF OFFICIAL RECORDS. AFFECTS PARCEL: PLOTTED HEREON

EASEMENTS (APN 314-030-023):

4 AN EASEMENT FOR ELECTRICAL, COMMUNICATION AND INCIDENTAL PURPOSES GRANTED TO CALIFORNIA ELECTRIC POWER COMPANY AS PER A DOCUMENT RECORDED DECEMBER 18, 1944 IN BOOK 655, PAGE 278 OF OFFICIAL RECORDS. DOES NOT AFFECT PARCEL: PLOTTED HEREON

5 AN EASEMENT FOR ELECTRICAL, COMMUNICATION AND INCIDENTAL PURPOSES GRANTED TO CALIFORNIA ELECTRIC POWER COMPANY AS PER A DOCUMENT RECORDED JANUARY 18, 1950 IN BOOK 1139, PAGE 503 OF OFFICIAL RECORDS. AFFECTS PARCEL: PLOTTED HEREON

6 AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES GRANTED TO CALIFORNIA WATER AND TELEPHONE COMPANY AS PER A DOCUMENT RECORDED DECEMBER 78, 1965 AS INSTRUMENT No. 1965-137436 OF OFFICIAL RECORDS. AFFECT PARCEL: PLOTTED HEREON

EASEMENTS (APN 314-030-025):

5 AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES GRANTED TO CALIFORNIA ELECTRIC POWER COMPANY AS PER A DOCUMENT RECORDED DECEMBER 18, 1944 IN BOOK 655, PAGE 278 OF OFFICIAL RECORDS. AFFECTS PARCEL: PLOTTED HEREON

6 AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES GRANTED TO CALIFORNIA WATER AND TELEPHONE COMPANY AS PER A DOCUMENT RECORDED DECEMBER 78, 1965 AS INSTRUMENT No. 1962-12459 OF OFFICIAL RECORDS. AFFECTS PARCEL: PLOTTED HEREON

EASEMENTS (APN 314-020-019):

"7" PROVISIONS OF THE DEDICATION STATEMENT ON MAP RECORDED AS PARCEL MAP 5454, P.M.B.12/55 WHICH CITE THAT THE NATURAL WATER COURSES MUST BE KEPT FREE FROM BUILDINGS, OBSTRUCTIONS, AND ENCROACHMENTS FROM LAND FILLS. BLANKET IN NATURE

"8" THE EFFECT OF A DECLARATION OF DEDICATION, EXECUTED BY BELLE M. PURMONT, PURPORTING TO IRREVOCABLY DEDICATE IN PERPETUITY FOR PUBLIC ROAD, PUBLIC UTILITY AND PUBLIC SERVICE PURPOSES AS SHOWN ON PARCEL MAP 5042, ON FILE IN BOOK 8, PAGE 84 OF PARCEL MAPS AND AS PER A DOCUMENT RECORDED JUNE 5, 1973 AS INSTRUMENT No. 1973-72894 ALSO AS RECORDED APRIL 12, 1974 AS INSTRUMENT No. 1974-43062, BOTH OF OFFICIAL RECORDS. DOES NOT AFFECTS PARCEL 4;

9 AN EASEMENT FOR ELECTRICAL, COMMUNICATION AND INCIDENTAL PURPOSES GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY AS PER A DOCUMENT RECORDED DECEMBER 6, 1973 AS INSTRUMENT No. 1973-157864 OF OFFICIAL RECORDS. AFFECTS PARCEL: PLOTTED HEREON

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN AN UNINCORPORATED AREA KNOWN AS PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

APN 295-310-001 & 295-310-002

THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY

EXCEPTING THEREFROM THE EASTERLY 100 ACRES.

APN 314-020-008 & 314-020-009

PARCELS 3 AND 4 OF PARCEL MAP 5454, IN THE COUNTY OF RIVERSIDE, AS PER MAP RECORDED IN BOOK 12, PAGE 55 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN 314-020-019

PARCEL 4 OF PARCEL MAP 5042, IN THE COUNTY OF RIVERSIDE, AS PER MAP RECORDED IN BOOK 8, PAGE 84 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE COUNTY OF RIVERSIDE, AS SET FORTH AND DESCRIBED IN THAT CERTAIN FINAL ORDER OF CONDEMNATION RECORDED NOVEMBER 1, 1993 AS INSTRUMENT NO. 503848 OF OFFICIAL RECORDS AND SINCE PASSED TO EASTERN MUNICIPAL WATER DISTRICT, A MUNICIPAL WATER DISTRICT, AS SET FORTH IN A QUITCLAIM DEED DATED MARCH 13,1995 AS INSTRUMENT NO. 075680 OF OFFICIAL RECORDS OF SAID COUNTY.

APN 314-030-023

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 2, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, THENCE EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 640 FEET; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 312.50 FEET; THENCE WEST AND PARALLEL TO THE NORTH LINE OF THE SOUTHEASTER QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, THENCE NORTH ALONG SAID WEST LINE, 315.50 FEET TO THE POINT OF BEGINNING.

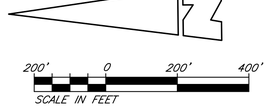
APN 314-030-025

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 2, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, THENCE EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, 640.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, 677.50 FEET; THENCE EAST AND PARALLEL TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, 660.00 FEET; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, 677.50 FEET; THENCE WEST ALONG THE NORTH LINE OF SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, 660.00 FEET TO THE POINT OF BEGINNING.

NOTES

1. 2008 THOMAS BROS. MAP – PAGE 747, GRID A6, A7, B7
2. FEMA COMMUNITY PANEL NO. 06065C1410G, ZONE X (OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), COUNTY OF RIVERSIDE.
3. SUBSURFACE SEPTIC SEWAGE IS NOT INTENDED FOR THIS SITE.
4. THERE ARE NO EXISTING BUILDINGS ON THIS SITE
5. THERE ARE NO MOBILE HOMES OR RECREATIONAL VEHICLES ON THIS SITE.
6. UNIFORM BUILDING CODE OCCUPANCY GROUP: B/S-1
7. CONSTRUCT TYPE: III-B
8. PROPERTY PARCELS TO BE MODIFIED BY LOT-LINE ADJUSTMENT OR LOT MERGER. NO PARCEL MAP IS PROPOSED AT THIS TIME.
9. THIS AREA IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARDS NOTED WITHIN ANY SPECIAL STUDIES ZONES. (TO BE VERIFIED BY SOIL STUDY)
10. EXISTING EASEMENTS ARE AS SHOWN ON THIS SITE.
11. THERE ARE NO OPEN CHANNELS PROPOSED ON THIS SITE
12. ALL EXISTING UTILITIES ON THIS PLAN ARE APPROXIMATE IN LOCATION AND SIZE
13. ALL NEW UTILITIES WILL BE UNDERGROUND
14. NO EXISTING WATER SERVICE ONSITE.
15. NO EXISTING SEWER CONNECTION ONSITE.
16. THE SITE IN NOT LOCATED WITHIN A SPECIFIC PLAN.
17. THE SITE IS LOCATED WITHIN THE MEAD VALLEY PLAN.
18. SITE IS LOCATED WITHIN THE FEE AREA FOR RIVERSIDE COUNTY REGIONAL PARK AND OPEN SPACE.



COUNTY OF RIVERSIDE

OLEANDER COMMERCE CENTER

FOUNDATION GENERAL PLAN AMENDMENT

SCALE: 1"=200'	W.O.
DATE: 3/6/2024	SHEET 1 OF 1 SHEETS
DESIGNED: BMB	
CHECKED: BMB	DWG. NO.
PLN CK REF:	
F.B.	

KWC ENGINEERS
CIVIL ENGINEERS / PLANNERS / SURVEYORS
1880 COMPTON AVENUE, SUITE 100 • CORONA, CA 92881-3370 • 951-734-2130

R:\2019\PRELIM\EXH\FOUNDATION GPA\2019_FGPA_EXHIBIT A - Rev.dwg 03/27/2024 11:16

JOB #2019.02.05

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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

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

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

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

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

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

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

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

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

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

Sent from my iPhone

Camacho, Maria

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

Here you go...

Kind Regards,

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

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

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

Dear Mr. Wheeler and Supervisor Jeffries,

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

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

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

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

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

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

Sincerely,
Jonathan Peaslee
92508

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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

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

Sincerely,
Brian Wardle
92508

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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

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

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

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

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

Sincerely,

Karen Jakpor MD, MPH
92504

Camacho, Maria

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

For 3.1 thru 3.7

Kind Regards,

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

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

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

Dear Mr. Wheeler and Supervisor Jeffries,

I am writing to you to oppose the proposed General Plan Amendments to alter the General Plan Foundation Component in items 3.1-3.7 to be discussed at the July 29 Planning Department Director's Hearing.

Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of this garbage development along the 215 – no more warehouses.

These amendments are piecemealing 1,000 acres of rezoning that will add millions of additional square feet of warehouses to an unincorporated community that is already the most disproportionately burdened in the Inland Empire with warehouse land-uses. It undermines the County's requirement to build 44,000 units of housing in the 6th cycle RHNA and likely violates the California Fair Employment and Housing Act and the federal Fair Housing Act which prohibit land use practices that have discriminatory effect on members of a protected class. Additionally, it likely violates the Housing Crisis Act of 2019 (SB 330) which requires local governments to designate replacement housing capacity when it rezones or re-designates land to remove residential capacity. Finally, the seven individual amendments cannot be considered piecemeal and should be considered as cumulative, as required under CEQA Section 15355.

Item 3.6 provides insufficient information to understand the relative fractions of land dedicated to land use types, which will include open space, residential, commercial/retail, and industrial/business park. Given its description of

SIERRA CLUB

SAN GORGONIO CHAPTER

Moreno Valley Group

https://oag.ca.gov/system/files/media/warehouse-best-practices.pdf
Attorney General's Warehouse Projects: Best Practices and Mitigation Measures to Comply with the California Environmental Quality Act (CEQA)

Good morning Mr. Wheeler, July 28, 2024

RE: **GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

The Sierra Club is very concerned that the seven projects listed below have not been proper noticed to enough of the public - especially the Environmental Justice (EJ) community that they will impact. If all you have done is perhaps trying to honor 300 feet notifications, then it is woefully inadequate. All the projects you are considering at this meeting and which are listed below must use the Attorney General's Warehouse Projects: *Best Practices and Mitigation Measures to Comply with the California Environmental Quality Act* (CEQA) throughout their entire process with the County. In section III "Community Engagement" of the AG's Best Practices in the link found above it reads "Early and Consistent Community Engagement" and "Robust Community Engagement" must be part of the process.

This hearing fails on many levels to reach out for community engagement. and therefore this hearing Must be continued to allow for such. The very essence of the EJ element in General Plans is to notice and involve this special community from the very beginning of any process. This must also involve any group that tries to represent and speak for EJ communities like the Center for Community Action and Environmental Justice (CCAEJ) and the Sierra Club.

We are in a non-attainment area and all of these projects listed below are changing agricultural/rural/low/ or very low density zoning/housing for Community Development/Light Industrial which will permit warehousing along with their toxic diesel trucks. These proposed projects will add significant pollution to our non-attainment area compared to the land uses they would replace. Those negative impacts will reach way beyond the projects boundaries as their diesel trucks drive throughout the Inland Empire. This again shows the importance of notifying many more people and groups than has been done to date.

The April 2018 Southern California Association of Governments (SCAG) Industrial Warehousing in the SCAG Region doesn't give any justification or cover for placing warehousing along with their diesel truck routes near EJ communities. Using that report along with changing buying patterns since COVID doesn't give cover to any decision maker to support projects that will impact the Health, Safety and Welfare of Riverside residents- especially children and the elderly.

Cajalco Road widening for goods movement isn't a done deal and must not be considered as justification for any of these seven projects.

Adding more warehousing on top of more warehousing doesn't diversify our economy or job opportunities. These warehouses do not ensure anything except poor paying jobs and health-impacting pollution while negatively impacting the roads/circulation systems. The County's standards for such do little to truly mitigate warehouse goods movement traffic impacts on all the roads they use. That is why the Riverside County Transportation Commission (RCTC) collects sales tax from the residents and plans to ask for more in 2025.

Creating mix land uses doesn't mean allowing users like warehousing that discourages most uses like homes, schools and other sensitive uses to be built within 1000 feet as recommended by the California Air Resources Board (CARB) and the Attorney General's office.

Cajalco Road is basically a two lane road which must not be part of this discussion, because nothing has been approved to change that and adding all these projects would make it a nightmare for the public that already suffers from too many polluting diesel class 7 & 8 tucks on the road. The fact that Cajalco Road is being discussed shows that the impacts of this project go way beyond 300 feet from its proposed project boundary. This includes family homes adjacent to Cajalco Road

Just because Cajalco Road is listed as a certain width doesn't mean it will be built as such this year or even 15 years from now. Its environmental documents have not been approved or certified, nor is their money to make it four lanes or six lanes.

The way the County is pushing all the projects found below they could be built many years prior to the entire length of Cajalco Road becomes more than two lanes. Just see how long has it taken the entire Ramona Expressway to become the Mid County Parkway (MCP) — we are still many years and maybe decades away from that happening.

Most in the professional transportation community accept that you cannot build yourself out of congestion. They also realize that widening roads induces even more traffic. Both of these realizations will significantly impact Caljalco Road and the communities that currently use it.

"Ensure Compatibility" regarding Healthy Community Element might work for the warehouse, but not for any residents/sensitive receptor along diesel truck routes or within 1,000 feet of the project as recommended by CARB. Just because the Board of Supervisors approve and certify future CEQA documents doesn't "ensure compatibility" with anything.

1. 25635 : INITIATION OF GENERAL PLAN AMENDMENT NO. 240027 (Foundation Component) – Applicant: Hill Investment Enterprises, c/o Austin Hill

2. 25634 : INITIATION OF GENERAL PLAN AMENDMENT NO. 240026 (Foundation Component) – Applicant: Trammell Crow Company, c/o David Nazaryk

3. 25628 : INITIATION OF GENERAL PLAN AMENDMENT NO. 230008 (Foundation Component) – Applicant: Thrifty Oil Co., c/o Stephane Wandel

4. 25629 : INITIATION OF GENERAL PLAN AMENDMENT NO. 240004 (Foundation Component) – Applicant: Groundswell Pacific Land, c/o Rett Coluccio

5. 25631 : INITIATION OF GENERAL PLAN AMENDMENT NO. 240005 (Foundation Component) – Applicant: Groundswell Pacific Land, c/o Rett Coluccio

6. 25632 : INITIATION OF GENERAL PLAN AMENDMENT NO. 240022 (Foundation Component) – Applicant: MV Landco, LLC., c/o Travis Duncan

7. 25633 : INITIATION OF GENERAL PLAN AMENDMENT NO. 240023 (Foundation Component) – Applicant: Lansing Companies, c/o Trip Hord

The Sierra Club recognizes the seven listings above as projects as does your supporting documentation with each one. We again strongly recommend a continuance of this hearing on all seven items listed above until many more people are notified — the radius should be extended until at least 1,000 people are notified on each project listed above— this must include tenants and renters in addition to property owners. These notices must be in both English and Spanish as should all documents related to these projects. This is all part of your responsibility of involving the EJ community as well as everyone else. Many portions of Mead Valley can be considered an EJ community

Please keep the Sierra Club undated on each of these project's Staff Reports, documents and hearings through emails and mailings.

Sincerely,

George Hague
Sierra Club
Moreno Valley Group
Conservation Chair

P.O. Box 1325
Moreno Valley, CA 92556

Camacho, Maria

From: Maria Rivas <mariadejesusrivas35@gmail.com>
Sent: Sunday, July 28, 2024 10:23 PM
To: twheeler@rctlma.org
Cc: stwheeler@rivco.org; TLMA Planning Hearings
Subject: Comment for General Plan Amendment Initiation Proceedings 07/29

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Riverside Planning Department,

I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near homes and schools. I not only urge you to oppose the changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items.

My name is Maria Rivas / Pinedo
Me and my family reside in Mead Valley.
We would like to ask to reconsider not going through with these proposals. We would like to continue being a Rural Zone for many reasons. We want to keep our streets decongestant from future traffic with all the warehouse buildings. Not to mention our concern from all the health problem hazards from the building materials used to build to all the air contamination from the semi trucks passing by day and night. We also would like to keep our ranches. I have an autistic young adult and she enjoys seen farm animals in the area. She loves a farm setting Community here in Mead Valley.
Please help us stop this proposed plan , we will greatly thank you and appreciate you so much.
Please help the people in this city.
Thank you in advance from me and my family.
Contact # is (951) 210-8908 ,leave your name number and your message and I will get back at you as soon as I can.
Thank you once again.

Maria Rivas & Family
Sunday July 28,2024@10:22pm.

Camacho, Maria

From: Lailah Lopez <lailah107@icloud.com>
Sent: Sunday, July 28, 2024 10:07 PM
To: Wheeler, Timothy; TLMA Planning Hearings
Subject: Rezoning

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Dear Riverside Planning Department,
I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near homes and schools. I not only urge you to oppose these changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items.

the increasing number of warehouses in Meadvalley is already putting significant pressure on our local infrastructure and resources. As these warehouses expand, they can exacerbate issues such as traffic congestion, environmental concerns, and a decline in the quality of local amenities. Let's keep our area rural so our community can thrive! Stop being a sellout and think of the people!

Sent from my iPhone

Camacho, Maria

From: Isaiah Granados <isaiah.gra0305@gmail.com>
Sent: Sunday, July 28, 2024 11:14 PM
To: Wheeler, Timothy; TLMA Planning Hearings
Subject: Comment for General Plan Amendment Initiation Proceedings 7/29

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My family has lived in Mead Valley for the past 50 years and takes pride in its tradition and community centered around the rural lifestyle. We currently live on Marquez Rd next to Cajalco. Over the past ten years, I have witnessed just how much the communities of Perris and Mead Valley have changed due to the rapid development of logistic buildings. I believe that this rapid development is detrimental and harmful to the health, environment and lifestyle of Mead Valley. In addition, I believe that it is unnecessary given the already expansive industrial areas in Perris.

I was not informed about the development until recently and I am afraid that many of my neighbors are unaware due to the language barrier and lack of access to the internet. Please consider the health, environment and safety of the future generations of Mead Valley residents.

All the best,
Isaiah E. Granados

Camacho, Maria

From: G. Valdivia <gree78@hotmail.com>
Sent: Sunday, July 28, 2024 12:07 PM
To: twheeler@rctlma.org
Cc: stwheeler@rivco.org; TLMA Planning Hearings
Subject: Comment for General Plan Amendment Initiation Proceedings 07/29

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Dear Riverside Planning Department,

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Our roads in our community are bad as it is. The semi-truck traffic will only make matters worse. It's easy to make decisions that won't affect you. If you can please take a step back from a monetary gain perspective and consider what negative impacts it will have to the livelihood of our community.

Thank you for considering my comments before you vote on these changes.

Respectfully,
Griselda Valdivia

Camacho, Maria

From: daniela viramontes <danielavir97@gmail.com>
Sent: Sunday, July 28, 2024 12:55 PM
To: twheeler@rctlma.org
Cc: TLMA Planning Hearings; stwheeler@rivco.org
Subject: Comment for General Plan Amendment Initiation Proceedings 07/29

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By allowing more warehouse to be built, you are allowing more traffic to enter our neighborhoods. Neighborhoods where our children are attending schools, and families going out for walks. Cajalco Rd already is a busy street with all daily traffic that passes by. As a result, Markham St as well has become very busy with traffic and for many that's the only street for them to get home. Not only will there be an increase in traffic but as well as an increase in noise level from increase of production of the warehouses. Many residents choice to live in Mead Valley due to calm environment that the area brings. With the few warehouses that already exist in the area , their has been an increase of more industrial noise in the area.

Thank you for considering my comments before you vote on these changes.

Camacho, Maria

From: Cesar Torres <torrescesar0325@gmail.com>
Sent: Sunday, July 28, 2024 12:57 PM
To: twheeler@rctlma.org
Cc: TLMA Planning Hearings; stwheeler@rivco.org
Subject: Comment for General Plan Amendment Initiation Proceedings 07/29

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Thank you for considering my comments before you vote on these changes.

Camacho, Maria

From: Angela <angela.rez0124@hotmail.com>
Sent: Sunday, July 28, 2024 1:11 PM
To: twheeler@rctlma.org
Cc: stwheeler@rivco.org; TLMA Planning Hearings
Subject: Comment for General Plan Amendment Initiation Proceedings 07/29

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Dear Riverside Planning Department,

I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near homes and schools. I not only urge you to oppose the changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items.

Thank you for considering my comments before you vote on these changes.

Camacho, Maria

From: Yesenia Contreras <yesenia.contreras26@yahoo.com>
Sent: Sunday, July 28, 2024 1:27 PM
To: Wheeler, Timothy
Cc: TLMA Planning Hearings
Subject: Comment for General Plan Amendment Initiation Proceedings 7/29

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Riverside Planning Department,

I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near homes and schools. Mead Valley is known for its rural living, including farming and animal husbandry. As such, many residents spend their time outdoors. Unfortunately, warehouses and trucks significantly contribute to the local air pollution, which has led to Riverside County having the second worst air pollution in the nation. Such air pollution is not only detrimental to the health of residents in general, but more so to those that spend significant time outdoors. These rezones could, and very likely will, lead to more warehouses in the area- warehouses that residents do not need, and more importantly do not want! I not only urge you to oppose these changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items.

Thank you for considering my comments before you vote on these changes.

Camacho, Maria

From: Wheeler, Timothy
Sent: Sunday, July 28, 2024 3:25 PM
To: Camacho, Maria; Hildebrand, John; Moore, Sarah; Cushman, Melissa
Subject: Fwd: Concerns and comments for general plan amendments initiation proceedings 7/29

FYI

Get Outlook for iOS

From: Franco <inlandvalleyalliance@gmail.com>
Sent: Sunday, July 28, 2024 3:14:17 PM
To: twheeler@rctmla.org <twheeler@rctmla.org>; TLMA Planning Hearings <planninghearings@rivco.org>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; Office of 2nd District Supervisor <District2@rivco.org>; District3 <District3@Rivco.org>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; District 5 <District5@rivco.org>; Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Concerns and comments for general plan amendments initiation proceedings 7/29

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Riverside Planning Department,

My name is Franco Pacheco, I am writing as a concerned resident of Mead Valley who opposes the rezoning of Mead Valley areas from rural community to Community Development and light industrial. such rezones would make it substantially easier for logistics buildings to be built near homes and schools. I not only urge you to oppose these changes in the General plan, but i also request continuation so that residents and local community groups who have not been informed of these proposals have ample time to review the agenda items.

We cannot allow any areas outside the industrial corridor to be rezoned for more industrial use. We have seen the negative effects of the oversaturation of these types of projects in our community. The county needs to put a stop to more of these industrial projects that are now encroaching deep into the valley. We have a higher risk of respiratory diseases and cancer risks according to multiple studies.We are an EJ community. The American lung association "state of the air report" 2024 also ranks riverside county as #2 in the worst air quality in the nation. It also reinforces the studies done on the harms done to us by the logistics industry. Approving these rezones to industrial and CD will only worsen the problem of our air quality among other things. We also have very poor infrastructure and will not be able to support the increase of trucks and traffic. No one in the community was properly notified about these proposals. Therefore I request a continuance for these proposals and proper notification of residents and local groups to review these proposals that are being brought up at the monday July 29th meeting.

Regards,
Franco Pacheco
Inland Valley Alliance

Camacho, Maria

From: Franco Pacheco <dankofoo93@gmail.com>
Sent: Sunday, July 28, 2024 7:50 PM
To: Wheeler, Timothy; Supervisor Jeffries - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; TLMA Planning Hearings
Subject: public comment for agenda items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries,

I am writing to you to oppose the proposed General Plan Amendments to alter the General Plan Foundation Component in items 3.1-3.7 to be discussed at the July 29 Planning Department Director's Hearing.

The notice was not properly presented to the community and local community groups. Also the email provided on the public meeting notice is incorrect. I am also requesting a continuation to a later date so the public can be properly informed and correct information be provided on the notice.

Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of this garbage development along the 215 – no more warehouses.

These amendments are piecemealing 1,000 acres of rezoning that will add millions of additional square feet of warehouses to an unincorporated community that is already the most disproportionately burdened in the Inland Empire with warehouse land-uses. It undermines the County's requirement to build 44,000 units of housing in the 6th cycle RHNA and likely violates the California Fair Employment and Housing Act and the federal Fair Housing Act which prohibit land use practices that have discriminatory effect on members of a protected class. Additionally, it likely violates the Housing Crisis Act of 2019 (SB 330) which requires local governments to designate replacement housing capacity when it rezones or re-designates land to remove residential capacity. Finally, the seven individual amendments cannot be considered piecemeal and should be considered as cumulative, as required under CEQA Section 15355.

Item 3.6 provides insufficient information to understand the relative fractions of land dedicated to land use types, which will include open space, residential, commercial/retail, and industrial/business park. Given its description of 'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,

Lucilo Pacheco

92570

Camacho, Maria

From: Karla Cervantes <karlacerv92@gmail.com>
Sent: Sunday, July 28, 2024 8:07 PM
To: Wheeler, Timothy; District3; Supervisor Jeffries - 1st District; Office of 2nd District Supervisor; District 4 Supervisor V. Manuel Perez; District 5; TLMA Planning Hearings
Subject: public comment for agenda items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries,

I am a resident of Mead Valley, I am writing to you to oppose the proposed General Plan Amendments to alter the General Plan Foundation Component in items 3.1-3.7 to be discussed at the July 29 Planning Department Director's Hearing.

The concerns of the community have been continuously ignored especially by the MAC board of Mead Valley which does not properly address concerns of residents overwhelming public comments of rejecting new Industrial Warehousing in Mead Valley.When these issues are brought up we are met with insults and suppression of our concerns from board members at the public meeting.

The notice was not properly posted to the community and local groups. The contact email on the notice is also incorrect. I am requesting a continuation in order to properly inform the community and provide the correct contact information for the public.

Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of this garbage development along the 215 – no more warehouses.

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Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,

Karla Cervantes

92570

Camacho, Maria

From: Sabrina Olsen <sjolsen1997@gmail.com>
Sent: Sunday, July 28, 2024 9:40 PM
To: TLMA Planning Hearings; Wheeler, Timothy
Subject: Comment for General Plan Amendment Initiation Proceedings 7/29

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Riverside Planning Department,
I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near homes and schools. I not only urge you to oppose these changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items.
My family has lived here for over thirty years. The reason my grandparents moved here was to live in a rural area away from warehouses where they could enjoy their home. Mead Valley and Perris was meant to be rural and we do not want warehouses taking away from the beautiful views we have enjoyed for many years.
Thank you for considering my comments before you vote on these changes.

Camacho, Maria

From: Catalina Munoz <catalina745@yahoo.com>
Sent: Sunday, July 28, 2024 9:46 PM
To: TLMA Planning Hearings
Cc: Wheeler, Timothy
Subject: Comment for General Plan Amendment Initiation Proceedings 7/29

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I oppose this rezoning for the negative impact it will pose to my community of rural homes.

We are a rural community and want to stay rural.

Thank you for considering my comments before you vote on these changes.
Catalina Muñoz

Camacho, Maria

From: Ivonne Lopez <imnotaryservices@gmail.com>
Sent: Sunday, July 28, 2024 9:56 PM
To: TLMA Planning Hearings; Wheeler, Timothy
Subject: Comment for General Plan Amendment Initiation Proceedings 7/29

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Riverside Planning Department,
I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near homes and schools. I not only urge you to oppose these changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items.

I want to continue living in a rural community not surrounded by warehouses which affect my quality of living

Thank you for considering my comments before you vote on these changes.

Respectfully,
Ivonne Lopez

Camacho, Maria

From: George Hague <gbhague@gmail.com>
Sent: Monday, July 29, 2024 8:43 AM
To: Wheeler, Timothy
Cc: Camacho, Maria; Clerk of the Board
Subject: Additional Sierra Club Comments for Directors Hearing General Plan Amendments (GPA) Initiation Proceeding 7/29/2024

CAUTION: This email originated externally from the Riverside County email system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Good morning again Mr Wheeler,

The following are some additional Sierra Club comments on the Directors Hearing General Plan Amendments (GPA) Initiation Proceeding being heard today.

The seven areas you are considering and which I identified in our previous letter will cumulatively add significant pollutions to our non-attainment areas. These pollution impacts are not limited to Greenhouse Gas (GHG) and air quality, but also include noise, vibration, light as well as water runoff.

These pollution burdens are suppose to be reduced in SB 535 communities by Riverside County's actions, but instead you will be adding to them both directly and indirectly as you move forward with possible approvals of these projects. Each one of these will also be growth inducing for additional polluting warehousing with their health-impacting diesel trucks instead of maintaining current land use designations.

We again strongly urge you to postpone this hearing on these projects until you have fully notify the communities and groups that will be impacted by any possible future approvals of these projects.

Sincerely,

George Hague
Sierra Club
Moreno Valley Group
Conservation Chair

Camacho, Maria

From: Brandy Esquivias <brandyesquivias@gmail.com>
Sent: Monday, July 29, 2024 8:49 AM
To: Wheeler, Timothy
Cc: Supervisor Jeffries - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; TLMA Planning Hearings
Subject: Comment for General Plan Amendment Initiation Proceeding 7/29

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Riverside Planning Department,

I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near homes and schools. I not only urge you to oppose these changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items.

I grew up in Perris and am now raising my own child who attends an elementary school in Perris. It is concerning as a parent to see the amount of warehouses popping up like daisies and how close they are being placed to residential areas and schools. My entire family, including my son, all suffer from horrible allergies and even asthma which I did not deal with growing up. The air quality around here is consistently crappy, the roads/freeways are all messed up, and in all honestly, the view is just plain ugly. What we need are trees, more green spaces, a hospital with an E.R., another middle school, things that benefit our growing community, not more and more warehouses. It's about time city and county officials start actually listening and making decisions for the good of their communities instead of the good of their own wallets.

Thank you for considering my comments before you vote on these changes.

Brandy E.

Camacho, Maria

From: Kate J Beltran <kjbeltra@health.ucsd.edu>
Sent: Monday, July 29, 2024 8:53 AM
To: Wheeler, Timothy
Cc: Supervisor Jeffries - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; TLMA Planning Hearings
Subject: Comment for General Plan Amendment Initiation Proceedings 7/29

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Riverside Planning Department,
I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near homes and schools. I not only urge you to oppose these changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items.
My family has lived in Mead Valley for over 10 years now and would be directly impacted by the new warehouses that are being proposed. We live on Woodward St. which is only just across the street from one of proposed warehouse locations. We are a community who has comfortably lived here our entire lives— we've grown up here, raised families, started businesses, built strong community friendships, and so much more.

Residents will either be pushed out of their communities or forced to live with the increased air and noise pollution, and increased traffic. **It is crucial to prioritize sustainable practices that mitigate the negative impacts on the environment and the people in these communities.**

I am strongly against creating more warehouses in Mead Valley and directly impacting our marginalized communities. Thank you for considering my comments before you vote on these changes.

Kate Beltrán
Research Assistant
UC San Diego
Psychiatry Department

Camacho, Maria

From: Esteban Vargas Avila <estebanvargas2468@gmail.com>
Sent: Monday, July 29, 2024 8:56 AM
To: Wheeler, Timothy; TLMA Planning Hearings
Subject: Comment for General Plan Amendment Initiation Proceedings 7/29

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Riverside Planning Department,
I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near homes and schools. I not only urge you to oppose these changes in the General Plan, but I also request a continuation so that residents, who have NOT been informed of these proposals, have ample time to review the agenda items. I was not aware of these proposals until Friday and when I asked my neighbors and family in the area almost all were unaware as well.

Preserving the rural charm of our small town is about safeguarding the essence of our community and way of life. Our town, with its open fields, rolling hills, and close-knit relationships, represents a sanctuary from the relentless pace of modern life. The proposed rezoning for warehouses threatens not just our landscape, but our very identity. Our rural character fosters a unique sense of belonging and continuity that is irreplaceable. The quiet, unspoiled environment is a backdrop to the shared experiences and personal connections that define our community. This environment supports local agriculture, recreation, and traditions that have been passed down through generations. Building warehouses could lead to increased traffic, noise, and pollution, disrupting the tranquility and cohesion that makes our town special. By rejecting the rezoning, we protect not just our land, but our community's heritage and future. Our town is a testament to a way of life that values connection over convenience and serenity over speed. Keeping it rural means preserving a place where people know their neighbors, where children can play safely, and where our shared history and values continue to thrive. Let's stand together to protect the special character of our home and ensure that it remains a place where we can all continue to cherish and nurture our roots.

PROJECT: GPA240022

Thank you for considering my comments before you vote on these changes.

Camacho, Maria

From: Nau Viramontes <nviramontes98@gmail.com>
Sent: Sunday, July 28, 2024 11:12 AM
To: twheeler@rctlma.org
Cc: stwheeler@rivco.org; TLMA Planning Hearings
Subject: Comment for General Plan Amendment Initiation Proceedings 07/29

CAUTION: This email originated externally from the Riverside County email system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Dear Riverside Planning Department,

I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near homes and schools. I not only urge you to oppose the changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items.

Allowing these warehouses to be built will no only cause even more and long lasting environmental damage to the inland empire but also increase health issues to the residents because of poor air quality.

Thank you for considering my comments before you vote on these changes.

Camacho, Maria

From: Evelyn Vargas <evelynvargas2016@gmail.com>
Sent: Sunday, July 28, 2024 11:15 AM
To: TLMA Planning Hearings; stwheeler@rivco.org; twheeler@rctlma.org
Subject: General Plan Amendment Initiation Proceedings 07/29

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Riverside Planning Department,

I am writing as a concerned resident and teacher who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near homes and schools. I not only urge you to oppose the changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items. As a teacher in the Mead Valley and Perris areas, I am concerned for our community and the future for our kids. Thank you for considering my comments before you vote on these changes.

Kind regards,

Evelyn Vargas

Camacho, Maria

From: nancy vargas <nv509219@yahoo.com>
Sent: Sunday, July 28, 2024 11:09 AM
To: twheeler@rctlma.org
Cc: stwheeler@rivco.org; TLMA Planning Hearings
Subject: Comment for General Plan Amendment Initiation Proceedings 07/29

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Dear Riverside Planning Department,

I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near homes and schools. I not only urge you to oppose the changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items.

Thank you for considering my comments before you vote on these changes.

Thank you.

'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region. We have enough "light industrial" in our area. We need housing. Please stop with these undesirable developments.

Sincerely,
Susan Nipper
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:19 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Kirk wolf <wolfcoug@gmail.com>
Sent: Sunday, July 28, 2024 10:07 PM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries,

I am writing to you to oppose the proposed General Plan Amendments to alter the General Plan Foundation Component in items 3.1-3.7 to be discussed at the July 29 Planning Department Director's Hearing.

Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of this garbage development along the 215 – no more warehouses.

These amendments are piecemealing 1,000 acres of rezoning that will add millions of additional square feet of warehouses to an unincorporated community that is already the most disproportionately burdened in the Inland Empire with warehouse land-uses. It undermines the County's requirement to build 44,000 units of housing in the 6th cycle RHNA and likely violates the California Fair Employment and Housing Act and the federal Fair Housing Act which prohibit land use practices that have discriminatory effect on members of a protected class. Additionally, it likely violates the Housing Crisis Act of 2019 (SB 330) which requires local governments to designate replacement housing capacity when it rezones or re-designates land to remove residential capacity. Finally, the seven individual amendments cannot be considered piecemeal and should be considered as cumulative, as required under CEQA Section 15355.

Item 3.6 provides insufficient information to understand the relative fractions of land dedicated to land use types, which will include open space, residential, commercial/retail, and industrial/business park. Given its description of

'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Kirk

Kirk Wolf, CFA
Wolfcoug@gmail.com
Riverside, CA 92508
818-212-6461

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:20 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: fera momtaz <fera_momtaz@yahoo.com>
Sent: Sunday, July 28, 2024 10:09 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries,

I am writing to you to oppose the proposed General Plan Amendments to alter the General Plan Foundation Component in items 3.1-3.7 to be discussed at the July 29 Planning Department Director's Hearing.

Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of this garbage development along the 215 – no more warehouses.

These amendments are piecemealing 1,000 acres of rezoning that will add millions of additional square feet of warehouses to an unincorporated community that is already the most disproportionately burdened in the Inland Empire with warehouse land-uses. It undermines the County's requirement to build 44,000 units of housing in the 6th cycle RHNA and likely violates the California Fair Employment and Housing Act and the federal Fair Housing Act which prohibit land use practices that have discriminatory effect on members of a protected class. Additionally, it likely violates the Housing Crisis Act of 2019 (SB 330) which requires local governments to designate replacement housing capacity when it rezones or re-designates land to remove residential capacity. Finally, the seven individual amendments cannot be considered piecemeal and should be considered as cumulative, as required under CEQA Section 15355.

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Fera S.Momtaz
Orange Crest community
92508

Sent from my iPhone

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:21 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: mkymsecltr <mkymsecltr@aol.com>
Sent: Sunday, July 28, 2024 10:10 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries,

I am writing to you to oppose the proposed General Plan Amendments to alter the General Plan Foundation Component in items 3.1-3.7 to be discussed at the July 29 Planning Department Director's Hearing.

Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of this garbage development along the 215 – no more warehouses.

These amendments are piecemealing 1,000 acres of rezoning that will add millions of additional square feet of warehouses to an unincorporated community that is already the most disproportionately burdened in the Inland Empire with warehouse land-uses. It undermines the County's requirement to build 44,000 units of housing in the 6th cycle RHNA and likely violates the California Fair Employment and Housing Act and the federal Fair Housing Act which prohibit land use practices that have discriminatory effect on members of a protected class. Additionally, it likely violates the Housing Crisis Act of 2019 (SB 330) which requires local governments to designate replacement housing capacity when it rezones or re-designates land to remove residential capacity. Finally, the seven individual amendments cannot be considered piecemeal and should be considered as cumulative, as required under CEQA Section 15355.

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
John W. Hagmann
Mission Grove, 92506

Sent from my Verizon, Samsung Galaxy smartphone

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:21 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Steven Balmer <sjgbalmer@gmail.com>
Sent: Sunday, July 28, 2024 10:19 PM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries,

I am writing to you to oppose the proposed General Plan Amendments to alter the General Plan Foundation Component in items 3.1-3.7 to be discussed at the July 29 Planning Department Director's Hearing. No no no!

Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of this garbage development along the 215 – no more warehouses.

These amendments are piecemealing 1,000 acres of rezoning that will add millions of additional square feet of warehouses to an unincorporated community that is already the most disproportionately burdened in the Inland Empire with warehouse land-uses. It undermines the County's requirement to build 44,000 units of housing in the 6th cycle RHNA and likely violates the California Fair Employment and Housing Act and the federal Fair Housing Act which prohibit land use practices that have discriminatory effect on members of a protected class. Additionally, it likely violates the Housing Crisis Act of 2019 (SB 330) which requires local governments to designate replacement housing capacity when it rezones or re-designates land to remove residential capacity. Finally, the seven individual amendments cannot be considered piecemeal and should be considered as cumulative, as required under CEQA Section 15355.

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region. No no no!

Sincerely,
Steve Balmer
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:29 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Nageen Asadi <nageenz91@gmail.com>
Sent: Sunday, July 28, 2024 11:13 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries,

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Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of this garbage development along the 215 – no more warehouses.

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,

Nageen Asadi
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:30 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: FRANK ERDODI <honiebun2k@aol.com>
Sent: Sunday, July 28, 2024 11:50 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries,

I am writing to you to oppose the proposed General Plan Amendments to alter the General Plan Foundation Component in items 3.1-3.7 to be discussed at the July 29 Planning Department Director's Hearing.

Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of this garbage development along the 215 – no more warehouses.

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Frank and Michelle Erdodi
92508

Sent from my iPad

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:31 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Mob Everywhere <officialmobeverywhere@gmail.com>
Sent: Monday, July 29, 2024 12:01 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries,

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Conner
92507

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:31 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Steve Parker <jstevenparker428@gmail.com>
Sent: Monday, July 29, 2024 1:08 AM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries,

I am writing to you to oppose the proposed General Plan Amendments to alter the General Plan Foundation Component in items 3.1-3.7 to be discussed at the July 29 Planning Department Director's Hearing.

Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of this garbage development along the 215 – no more warehouses.

These amendments are piecemealing 1,000 acres of rezoning that will add millions of additional square feet of warehouses to an unincorporated community that is already the most disproportionately burdened in the Inland Empire with warehouse land-uses. It undermines the County's requirement to build 44,000 units of housing in the 6th cycle RHNA and likely violates the California Fair Employment and Housing Act and the federal Fair Housing Act which prohibit land use practices that have discriminatory effect on members of a protected class. Additionally, it likely violates the Housing Crisis Act of 2019 (SB 330) which requires local governments to designate replacement housing capacity when it rezones or re-designates land to remove residential capacity. Finally, the seven individual amendments cannot be considered piecemeal and should be considered as cumulative, as required under CEQA Section 15355.

Item 3.6 provides insufficient information to understand the relative fractions of land dedicated to land use types, which will include open space, residential, commercial/retail, and industrial/business park. Given its description of

'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,

James Steven Parker
951-662-7272
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:32 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: L S <nichole19161@gmail.com>
Sent: Monday, July 29, 2024 2:05 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

CAUTION: This email originated externally from the Riverside County email system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Wheeler and Supervisor Jeffries,

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Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of these garbage developments along the 215 – no more warehouses! Our communities, roads and freeways can't take any more of the types of developments.

These amendments are piecemealing 1,000 acres of rezoning that will add millions of additional square feet of warehouses to an unincorporated community that is already the most disproportionately burdened in the Inland Empire with warehouse land-uses. It undermines the County's requirement to build 44,000 units of housing in the 6th cycle RHNA and likely violates the California Fair Employment and Housing Act and the federal Fair Housing Act which prohibit land use practices that have discriminatory effect on members of a protected class. Additionally, it likely violates the Housing Crisis Act of 2019 (SB 330) which requires local governments to designate replacement housing capacity when it rezones or re-designates land to remove residential capacity. Finally, the seven individual amendments cannot be considered piecemeal and should be considered as cumulative, as required under CEQA Section 15355.

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,

Laura Sandidge
Nichole19161@gmail.com
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:32 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Don Fitzgerald <doartclay@gmail.com>
Sent: Monday, July 29, 2024 2:43 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Don Fitzgerald
92503

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:07 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: peasleeamber <peasleeamber@gmail.com>
Sent: Sunday, July 28, 2024 7:16 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Amber Peaslee, RN, MSN, AMB-BC
92508

Sent via the Samsung Galaxy S24+, an AT&T 5G smartphone

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:08 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: Carlos LLiguin <malinalli_1997@yahoo.com>
Sent: Sunday, July 28, 2024 7:19 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Carlos Lliguin
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:09 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: Joe Aklufi <jaklufi@gmail.com>
Sent: Sunday, July 28, 2024 7:20 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.
We have too many warehouses. Too many heavy trucks. We truly don't need more. They will never be an asset to our County. It's become a national embarrassment and a joke and the joke is on us! Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Joseph Aklufi
Riverside, 92506

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:09 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Eunhee Kim <eunster@yahoo.com>
Sent: Sunday, July 28, 2024 7:35 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to the region.

Sincerely,

Eunhee Kim, R-NOW member
Raleigh, NC 27615

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:09 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: Candy Blokland <blokland@yahoo.com>
Sent: Sunday, July 28, 2024 7:38 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Candy Blokland
92508

Sent from my iPhone

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:09 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: Candy Blokland <blokland@yahoo.com>
Sent: Sunday, July 28, 2024 7:38 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Sincerely,
Candy Blokland
92508

Sent from my iPhone

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:10 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Carney, Kevin P. <KCarney@socalgas.com>
Sent: Sunday, July 28, 2024 7:45 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,

Kevin Carney

8268 Laurel Ridge Rd

Riverside

92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:11 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: Carolyn Rasmussen <cgrasmus@gmail.com>
Sent: Sunday, July 28, 2024 8:12 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Carolyn Rasmussen
92508

Sent from my iPhone

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:11 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: john hathaway <john363444@gmail.com>
Sent: Sunday, July 28, 2024 8:23 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,

John Hathaway (92506)

Camacho, Maria

To: Wheeler, Timothy
Subject: RE: Public Comment for Agenda Items 3.1-3.6

Good morning,
Your comments have been received and forwarded to the GPA members.

Best Regards,

Maria Camacho
Planning Commission Secretary
TLMA - Planning Department | County of Riverside P.O. Box 1409
4080 Lemon Street, 12th Floor
Riverside, CA 92501-1409
Phone: (951) 955-7436 | Information Line: (951) 955-3200 Mail Stop 1070

From: christine martin <cmcelsemartin@gmail.com>
Sent: Sunday, July 28, 2024 8:29 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Wheeler and Supervisor Jeffries,

I am writing to you to oppose the proposed General Plan Amendments to alter the General Plan Foundation Component in items 3.1-3.7 to be discussed at the July 29 Planning Department Director's Hearing.

Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of this garbage development along the 215 – no more warehouses.

These amendments are piecemealing 1,000 acres of rezoning that will add millions of additional square feet of warehouses to an unincorporated community that is already the most disproportionately burdened in the Inland Empire with warehouse land-uses. It undermines the County's requirement to build 44,000 units of housing in the 6th cycle RHNA and likely violates the California Fair Employment and Housing Act and the federal Fair Housing Act which prohibit land use practices that have discriminatory effect on members of a protected class. Additionally, it likely violates the Housing Crisis Act of 2019 (SB 330) which requires local governments to designate replacement housing capacity when it rezones or re-designates land to remove residential capacity. Finally, the seven individual amendments cannot be considered piecemeal and should be considered as cumulative, as required under CEQA Section 15355.

Item 3.6 provides insufficient information to understand the relative fractions of land dedicated to land use types, which will include open space, residential, commercial/retail, and industrial/business park. Given its description of 'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:12 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Greg Renne <gregrenne@hotmail.com>
Sent: Sunday, July 28, 2024 8:31 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,

Greg Renne
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:12 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: William Landa <wisaiahlanda@gmail.com>
Sent: Sunday, July 28, 2024 8:36 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
William Landa
92518

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:13 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Aaron Bushong <aaron.bushong@verizon.net>
Sent: Sunday, July 28, 2024 8:38 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries:

I am writing to you to oppose the proposed General Plan Amendments to alter the General Plan Foundation Component in items 3.1-3.7 to be discussed at the July 29 Planning Department Director's Hearing.

Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development.

As a community member I want to stress that we are tired of this garbage development along the 215 – no more warehouses. These amendments are piecemealing 1,000 acres of rezoning that will add millions of additional square feet of warehouses to an unincorporated community that is already the most disproportionately burdened in the Inland Empire with warehouse land-uses. It undermines the County's requirement to build 44,000 units of housing in the 6th cycle RHNA and likely violates the California Fair Employment and Housing Act and the federal Fair Housing Act which prohibit land use practices that have discriminatory effect on members of a protected class. Additionally, it likely violates the Housing Crisis Act of 2019 (SB 330) which requires local governments to designate replacement housing capacity when it rezones or re-designates land to remove residential capacity. Finally, the seven individual amendments cannot be considered piecemeal and should be considered as cumulative, as required under CEQA Section 15355.

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Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Thank you,
Aaron Bushong
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:13 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: Sally Quintana <quintanasb@yahoo.com>
Sent: Sunday, July 28, 2024 8:38 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries,

I am writing to you to oppose the proposed General Plan Amendments to alter the General Plan Foundation Component in items 3.1-3.7 to be discussed at the July 29 Planning Department Director's Hearing.

Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of this garbage development along the 215 – no more warehouses.

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Sally Quintana>
<92508>

Sent from my iPhone

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:14 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: Molly Nazeck <mnazeck@gmail.com>
Sent: Sunday, July 28, 2024 8:40 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

CAUTION: This email originated externally from the Riverside County email system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Wheeler and Supervisor Jeffries,

I am writing to you to oppose the proposed General Plan Amendments to alter the General Plan Foundation Component in items 3.1-3.7 to be discussed at the July 29 Planning Department Director's Hearing.

Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of this garbage development along the 215 – no more warehouses.

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

As a Riverside County resident who has struggled to find affordable housing for my family, I know firsthand how dire the housing needs are in this community. I have three young children and my husband is a nurse at Riverside County Hospital and we have always struggled to find safe, affordable housing for our family because of the emphasis that has been placed on building warehouses rather than homes.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Molly Nazeck
92518

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:14 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Kerry Hanson <khcorps@yahoo.com>
Sent: Sunday, July 28, 2024 8:44 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

CAUTION: This email originated externally from the Riverside County email system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Wheeler and Supervisor Jeffries,
I am writing to you to strongly oppose the proposed General Plan Amendments to alter the General Plan Foundation Component in items 3.1-3.7 to be discussed at the July 29 Planning Department Director's Hearing.

Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development.

As a community member I want to stress that our family is tired of this constant assault on our community. Your push to develop this region appears to be part of a plan to ruin your constituents' quality of life and dramatically reduce residential property values.

These amendments are piecemealing 1,000 acres of rezoning that will add millions of additional square feet of warehouses to an unincorporated community that is already the most disproportionately burdened in the Inland Empire with warehouse land-uses. It undermines the County's requirement to build 44,000 units of housing in the 6th cycle RHNA and likely violates the California Fair Employment and Housing Act and the federal Fair Housing Act which prohibit land use practices that have discriminatory effect on members of a protected class. Additionally, it likely violates the Housing Crisis Act of 2019 (SB 330) which requires local governments to designate replacement housing capacity when it rezones or re-designates land to remove residential

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Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Kerry Hanson
92506

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:14 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: Colleen Radulski <colleenradulski@gmail.com>
Sent: Sunday, July 28, 2024 8:44 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries,

I am writing to you to oppose the proposed General Plan Amendments to alter the General Plan Foundation Component in items 3.1-3.7 to be discussed at the July 29 Planning Department Director's Hearing.

Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of this garbage development along the 215 – no more warehouses.

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Colleen Radulski
92508

Sent from my iPhone

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:14 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: aramjim09@gmail.com <aramjim09@gmail.com>
Sent: Sunday, July 28, 2024 8:49 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries,

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Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Ana R
92508

Sent from my iPhone

Camacho, Maria

To: Wheeler, Timothy
Subject: RE: Public Comment for Agenda Items 3.1-3.6

-----Original Message-----
From: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Sent: Monday, July 29, 2024 9:15 AM
To: Camacho, Maria <MCamacho@Rivco.org>
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: Michele Muehls <michelebello@hotmail.com>
Sent: Sunday, July 28, 2024 8:50 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries,

I am writing to you to oppose the proposed General Plan Amendments to alter the General Plan Foundation Component in items 3.1-3.7 to be discussed at the July 29 Planning Department Director's Hearing.

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Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Michele Muehls
Hawarden 92506

~Michele
Sent from my iPhone

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:15 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: Berenice Dixon <tb2truedixons@yahoo.com>
Sent: Sunday, July 28, 2024 8:57 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries,

I am writing to you to oppose the proposed General Plan Amendments to alter the General Plan Foundation Component in items 3.1-3.7 to be discussed at the July 29 Planning Department Director's Hearing.

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
<Name>
<Zip code>

Berenice Dixon
(951) 550-7773

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:15 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Daniele Singleton <msgsingleton@gmail.com>
Sent: Sunday, July 28, 2024 9:02 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries,

I am writing to you to oppose the proposed General Plan Amendments to alter the General Plan Foundation Component in items 3.1-3.7 to be discussed at the July 29 Planning Department Director's Hearing.

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These amendments are piecemealing 1,000 acres of rezoning that will add millions of additional square feet of warehouses to an unincorporated community that is already the most disproportionately burdened in the Inland Empire with warehouse land-uses. It undermines the County's requirement to build 44,000 units of housing in the 6th cycle RHNA and likely violates the California Fair Employment and Housing Act and the federal Fair Housing Act which prohibit land use practices that have discriminatory effect on members of a protected class. Additionally, it likely violates the Housing Crisis Act of 2019 (SB 330) which requires local governments to designate replacement housing capacity when it rezones or re-designates land to remove residential capacity. Finally, the seven individual amendments cannot be considered piecemeal and should be considered as cumulative, as required under CEQA Section 15355.

Item 3.6 provides insufficient information to understand the relative fractions of land dedicated to land use types, which will include open space, residential, commercial/retail, and industrial/business park. Given its description of

'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
D. Singleton
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:16 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Gayle Dicarlantonio <gayledmail@gmail.com>
Sent: Sunday, July 28, 2024 9:13 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Wheeler and Supervisor Jeffries,

I am writing to you to oppose the proposed General Plan Amendments to alter the General Plan Foundation Component in items 3.1-3.7 to be discussed at the July 29 Planning Department Director's Hearing.

Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of this garbage development along the 215 – no more warehouses.

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely
G DiCarlantonio
92507

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:16 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: TOM PARKINSON <tbckp@aol.com>
Sent: Sunday, July 28, 2024 9:15 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries,

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.
We do not need any more warehouses.
Please utilize all the empty warehouse buildings.
Sincerely,
Brenda Parkinson
92508

Sent from Brenda's IPhone

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:17 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Christopher Gate <gatedad61@aol.com>
Sent: Sunday, July 28, 2024 9:30 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries,

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The real action you should be taking is requiring all trucks already servicing the area warehouses be clean air vehicles. We need to clean the air in this area, not make it worse. There is current engines that will run on RNG that have a better carbon intensity than electric truck that aren't even viable at this time anyway.

Sincerely,
Chris Gate
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:32 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Jen L <jlarrattsmith@gmail.com>
Sent: Monday, July 29, 2024 5:52 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Jen Larratt-Smith
Chair, R-NOW

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:33 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: Jean Aklufi <jeanaklufi@gmail.com>
Sent: Monday, July 29, 2024 6:02 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Jean Aklufi. 92506

>

Jean

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:33 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: ANTHONY SCIMIA JR <tscimia@sbcglobal.net>
Sent: Monday, July 29, 2024 6:12 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely
Anthony Scimia Jr
20829 Indigo Point
Riverside, CA, 92508

Sent from my iPhone

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:33 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: John N.(Nick)Chizo <jnchizo@aol.com>
Sent: Monday, July 29, 2024 6:40 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Thank you,
Have A Great Day
John N. (Nick) Chizo
847-302-0540
951-878-7221

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:34 AM
To: Camacho, Maria
Cc: Cushman, Melissa; Moore, Sarah; Hildebrand, John
Subject: FW: Foundation Amendment Initiation Requests for GPA230008, GPA240004, GPA24000, GPA240022, and GPA240027; Riverside County Planning Department - Directors Hearing Agenda Items 3.1, 3.3, 3.4, 3.5, and 3.6
Attachments: RAMV Letter re Foundation Amendment Initiation Requests .pdf

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Jamie Hall <jamie.hall@channellawgroup.com>
Sent: Monday, July 29, 2024 7:27 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>
Cc: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; Office of 2nd District Supervisor <District2@rivco.org>; District3 <District3@Rivco.org>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; District 5 <District5@rivco.org>
Subject: Foundation Amendment Initiation Requests for GPA230008, GPA240004, GPA24000, GPA240022, and GPA240027; Riverside County Planning Department - Directors Hearing Agenda Items 3.1, 3.3, 3.4, 3.5, and 3.6

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Honorable Supervisors and Mr. Wheeler:

This firm represents the Rural Association of Mead Valley ("RAMV") with regard to the County of Riverside's ("County") processing of Foundation Amendment Initiation Requests for the following five projects: GPA230008, GPA240004, GPA24000, GPA240022, and GPA240027. The County has prepared a "Notice of Public Hearing" for each request that indicates that the General Plan Advisory Committee will hold a meeting on July 29, 2024, at 1:30 pm to consider the request. The attached letter is intended to inform the County that the hearings cannot move forward because the County has not provided the notice required by law nor prepared a legally sufficient environmental clearance document for the requests.

Please confirm receipt.

Regards,

Jamie T. Hall
Channel Law Group, LLP
8383 Wilshire Blvd., Suite 750
Beverly Hills, CA 90211
Main Number: (310) 347-0050
Direct: (310) 982-1760
Fax: (323) 723-3960
Email:jamie.hall@channellawgroup.com
Website: www.channellawgroup.com

****NOTICE****

I receive many e-mails on a daily basis and am unable to respond to all of them despite my best efforts. If you have sent me an e-mail that requires my attention and I have not responded, it may have been overlooked. I ask that you contact my paralegal, Veronica Lebron, at paralegal@channellawgroup.com. She will ensure your e-mail is elevated and a response received. Thank you for your patience and understanding.

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Channel Law Group, LLP

8383 Wilshire Blvd.
Suite 750
Beverly Hills, CA 90211

Phone: (310) 347-0050
Fax: (323) 723-3960
www.channellawgroup.com

JULIAN K. QUATTLEBAUM, III
JAMIE T. HALL *
CHARLES J. McLURKIN
GREGORY WITTMANN

*ALSO Admitted in Texas

Writer's Direct Line: (310) 982-1760
jamie.hall@channellawgroup.com

July 28, 2024

VIA ELECTRONIC MAIL

Riverside County Planning Department
Attention: Time Wheeler
P.O. Box 1409
Riverside, CA 92502-1409
twheeler@rivco.org

Riverside County Board of Supervisors
4080 Lemon Street
Riverside, CA 92501
cob@rivco.org

Re: Foundation Amendment Initiation Requests for GPA230008, GPA240004, GPA24000, GPA240022, and GPA240027; Riverside County Planning Department - Directors Hearing Agenda Items 3.1, 3.3, 3.4, 3.5, and 3.6

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[1] RAMV does not offer any comments or opposition to the Foundation Amendment Initiation Requests filed by the applicants for GPA240023 and GPA240026.

I. Notice Provided Does Not Comport to Constitutional Minimums

The County only provided notice to those persons that lives within close proximity to the project sites (ranging from 300 feet to 1100 feet) even though the general plan amendments will necessary significantly impact those that live outside of these radius areas. As a result, the County has failed to provide the notice required by law. The Due Process clause of the California Constitution requires that a public agency, including the County, give notice that is reasonably calculated to apprise interested parties of the pendency of an action and an opportunity to present their objections. *Horn v. Cnty. of Ventura* (1979) 24 Cal.3d 605, 617. The *Horn* Court observed: "[D]epending on the magnitude of the project, and the degree to which a particular landowner's interests may be affected, acceptable techniques might include notice by mail to owners of record of property situated within a designated radius of the subject property, or by posting of notice at or near the project site, or both. Notice must, of course, occur sufficiently prior to a final decision to permit a "meaningful" predeprivation hearing to affected landowners." (Id. at p. 618.). The County must comply with *Horn* and provide notice to all persons that may have a substantial property interest effected by the proposed projects. The County should also publish the Notice of Public Hearing in a newspaper.

II. The Advisory Committee Cannot Make a Recommendation on the Requests Until Environmental Analysis is Completed

The Advisory Committee is not allowed to recommend approval of a foundation amendment initiation request without first complying with the California Environmental Quality Act ("CEQA"). This is a fundamental CEQA principle. CEQA Guidelines, section 15004(a), entitled "Time of Preparation," states as follows: "Before granting any approval of a project subject to CEQA, every Lead Agency or Responsible Agency shall consider a final EIR or Negative Declaration or another document authorized by these Guidelines to be used in the place of an EIR or Negative Declaration." Notably, advisory boards must also consider environmental clearance documents prior to making any recommendations. CEQA Guidelines Section 15074(a) states as follows:

> "Any advisory body of a public agency making a recommendation to the decisionmaking body shall consider the proposed negative declaration or mitigated negative declaration before making its recommendation."

The staff reports published by the Planning Department do not contain *any* discussion of the environmental clearance documents prepared for the projects. Rather, the reports indicate "Exemption" under "Environmental Type." Presumably, staff believes these projects are exempt from CEQA. As explained below, however, this is not the case.

Because the County has failed to prepare an environmental clearance document prior to agendizing the requests for the Advisory Committee's consideration, the Advisory Committee is prohibited from recommending any approvals of the initiation requests.

III. The Activity is a "Project" under CEQA

Apparently, staff contends these requests are not a "project" under CEQA and therefore they are exempt and need not be analyzed for reasonably foreseeable environmental impacts. This is incorrect. The activity in question is a "project" under CEQA. Changing the foundation

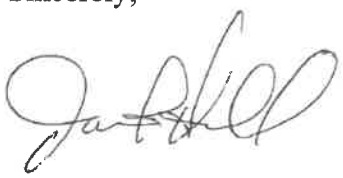
components to allow for more intensive land uses necessary contemplates changes to the physical environment. As such, the activity is a "project" under CEQA. Our Supreme Court made this clear in *Union of Medical Marijuana Patients, Inc. v. City of San Diego* (2019) 7 Cal.5th 1171, 1197. "[A] proposed activity is a CEQA project if, by its general nature, the activity is capable of causing a direct or reasonably foreseeable indirect physical change in the environment. This determination is made without considering whether, under the specific circumstances in which the proposed activity will be carried out, these potential effects will actually occur." *Id.* The activities being contemplated clearly meet this threshold test.

IV. Conclusion

For the foregoing reasons, the Advisory Committee cannot act on the initiation requests. The hearings should be re-agendized with proper notice and environmental analysis. Please add this firm to the list of interested parties for the Project, including any environmental notices.

I may be contacted at 310-982-1760 or at jamie.hall@channellawgroup.com if you have any questions, comments or concerns.

Sincerely,



Jamie T. Hall

cc: district1@rivco.org, district2@rivco.org, district3@rivco.org, district4@rivco.org, district5@rivco.org

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:38 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: LaDonna Ardary <ladonnaardary@icloud.com>
Sent: Monday, July 29, 2024 7:39 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

CAUTION: This email originated externally from the Riverside County email system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Wheeler and Supervisor Jeffries,

I am writing to you to oppose the proposed General Plan Amendments to alter the General Plan Foundation Component in items 3.1-3.7 to be discussed at the July 29 Planning Department Director's Hearing.

Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of this garbage development along the 215 – no more warehouses.

These amendments are piecemealing 1,000 acres of rezoning that will add millions of additional square feet of warehouses to an unincorporated community that is already the most disproportionately burdened in the Inland Empire with warehouse land-uses. It undermines the County's requirement to build 44,000 units of housing in the 6th cycle RHNA and likely violates the California Fair Employment and Housing Act and the federal Fair Housing Act which prohibit land use practices that have discriminatory effect on members of a protected class. Additionally, it likely violates the Housing Crisis Act of 2019 (SB 330) which requires local governments to designate replacement housing capacity when it rezones or re-designates land to remove residential capacity. Finally, the seven individual amendments cannot be considered piecemeal and should be considered as cumulative, as required under CEQA Section 15355.

Item 3.6 provides insufficient information to understand the relative fractions of land dedicated to land use types, which will include open space, residential, commercial/retail, and industrial/business park. Given its description of

'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
LaDonna Ardary
92508

LaDonna Ardary
Sent from my iPhone

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:39 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: Ajay Shah <ajayatsc@yahoo.com>
Sent: Monday, July 29, 2024 7:40 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,

Ajay Shah
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:39 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: Ira and Rajean Long <longfam6@att.net>
Sent: Monday, July 29, 2024 8:14 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Ira and Rajean Long
Riverside, 92506

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:42 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: K Doty <dkdoty2@gmail.com>
Sent: Monday, July 29, 2024 8:18 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries,

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Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of this garbage development along the 215 – no more warehouses. There is already a glut of warehouses along this transportation corridor. No more!!!

These amendments are piecemealing 1,000 acres of rezoning that will add millions of additional square feet of warehouses to an unincorporated community that is already the most disproportionately burdened in the Inland Empire with warehouse land-uses. It undermines the County's requirement to build 44,000 units of housing in the 6th cycle RHNA and likely violates the California Fair Employment and Housing Act and the federal Fair Housing Act which prohibit land use practices that have discriminatory effect on members of a protected class. Additionally, it likely violates the Housing Crisis Act of 2019 (SB 330) which requires local governments to designate replacement housing capacity when it rezones or re-designates land to remove residential capacity. Finally, the seven individual amendments cannot be considered piecemeal and should be considered as cumulative, as required under CEQA Section 15355.

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
K Doty
92508

Sent from my iPhone

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:43 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: david doty <animal.adventure.army@gmail.com>
Sent: Monday, July 29, 2024 8:24 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
David Doty
92508

Sent from my iPhone

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:43 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: KELLEY PAGE <kpage68684@verizon.net>
Sent: Monday, July 29, 2024 8:33 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Suzanne Page
92508

Sent from my iPad

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:49 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Mark Lien <marklien7@gmail.com>
Sent: Monday, July 29, 2024 8:36 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Please please, no more re-zoning for warehouses. Warehouses cause too much pollution from the trucks coming by, and also the noise and traffic is unbearable.

Sincerely,
Mark Lien
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:50 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: Mary Viafora <mlviafora@gmail.com>
Sent: Monday, July 29, 2024 8:44 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region!!

Sincerely,
Mary Viafora
92508

Sent from my iPhone

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:53 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Jerry Shearer Jr. <jsydor@yahoo.com>
Sent: Monday, July 29, 2024 8:57 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Item 3.6 provides insufficient information to understand the relative fractions of land dedicated to land use types, which will include open space, residential, commercial/retail, and industrial/business park. Given its description of 'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses. The industry has no plans of growing right now, in fact, companies are having a hard time paying their rent in these buildings and in keeping employees who see only part time work without benefits. This is a bad land use and our region is over saturated with them.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,

Jerry Shearer
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:54 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Roseann Reynolds <roseannreynolds1@gmail.com>
Sent: Monday, July 29, 2024 9:11 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please remember that you all are public servants, which means you serve the community. Keep that in mind as we strongly ask that you reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,

Roseann Reynolds

92518

Camacho, Maria

From: Reza, Mariely S. <mreza@valverde.edu>
Sent: Monday, July 29, 2024 9:58 AM
To: twheeler@rctlma.org
Cc: stwheeler@rivco.org; TLMA Planning Hearings
Subject: Comment for General Plan Amendment Initiation Proceedings 07/29

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Riverside Planning Department,

I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near homes and schools. I not only urge you to oppose the changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items.

(Pollution, traffic)

Thank you for considering my comments before you vote on these changes.

Get Outlook for iOS

Camacho, Maria

From: Angel Garcia <a8garcia1@gmail.com>

Sent: Monday, July 29, 2024 9:59 AM
To: twheeler@rctima.org
Cc: stwheeler@rivco.org
Subject: Comment for General Plan Amendment Initiation Proceedings 07/29

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(ADD YOUR PERSONAL REASONS FOR OPPOSING HERE)

Pollution and traffic.

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 9:59 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Suzanne Pearson <suzsir@yahoo.com>
Sent: Monday, July 29, 2024 9:17 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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These amendments are piecemealing 1,000 acres of rezoning that will add millions of additional square feet of warehouses to an unincorporated community that is already the most disproportionately burdened in the Inland Empire with warehouse land-uses. It undermines the County's requirement to build 44,000 units of housing in the 6th cycle RHNA and likely violates the California Fair Employment and Housing Act and the federal Fair Housing Act which prohibit land use practices that have discriminatory effect on members of a protected class. Additionally, it likely violates the Housing Crisis Act of 2019 (SB 330) which requires local governments to designate replacement housing capacity when it rezones or re-designates land to remove residential capacity. Finally, the seven individual amendments cannot be considered piecemeal and should be considered as cumulative, as required under CEQA Section 15355.

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Please REGECT these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,

Suzanne Pearson
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 10:00 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Jill Menez <jillmenez99@gmail.com>
Sent: Monday, July 29, 2024 9:40 AM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries,

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Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of this garbage development along the 215 – no more warehouses.

These amendments are piecemealing 1,000 acres of rezoning that will add millions of additional square feet of warehouses to an unincorporated community that is already the most disproportionately burdened in the Inland Empire with warehouse land-uses. It undermines the County's requirement to build 44,000 units of housing in the 6th cycle RHNA and likely violates the California Fair Employment and Housing Act and the federal Fair Housing Act which prohibit land use practices that have discriminatory effect on members of a protected class. Additionally, it likely violates the Housing Crisis Act of 2019 (SB 330) which requires local governments to designate replacement housing capacity when it rezones or re-designates land to remove residential capacity. Finally, the seven individual amendments cannot be considered piecemeal and should be considered as cumulative, as required under CEQA Section 15355.

Item 3.6 provides insufficient information to understand the relative fractions of land dedicated to land use types, which will include open space, residential, commercial/retail, and industrial/business park. Given its description of

'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

This area has already become over-industrialized and this impedes the quality of life of both the nearby Mead Valley and Perris residents. Our community has become fractured and fragmented as development projects and plans such as these have taken root between our homes, schools and parks. I urge you - as a resident of this area as well as an advocate for our burdened community - please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region and to our community.

Sincerely,
Jillian Menez
Perris Neighbors in Action
92570

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 10:00 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Michael Hampton <hampton2005@gmail.com>
Sent: Monday, July 29, 2024 9:45 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Michael Hampton
92506

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 10:00 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Larry Iest <iestlarry@gmail.com>
Sent: Monday, July 29, 2024 9:47 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Our area is littered with MEGA warehouses and it is negatively impacting the quality of life in this beautiful place to live. I know you live here too, look at the gray sky and the never-ending warehouses as you drive around.

These amendments are piecemealing 1,000 acres of rezoning that will add millions of additional square feet of warehouses to an unincorporated community that is already the most disproportionately burdened in the Inland Empire with warehouse land-uses. It undermines the County's requirement to build 44,000 units of housing in the 6th cycle RHNA and likely violates the California Fair Employment and Housing Act and the federal Fair Housing Act which prohibit land use practices that have discriminatory effect on members of a protected class. Additionally, it likely violates the Housing Crisis Act of 2019 (SB 330) which requires local governments to designate replacement housing capacity when it rezones or re-designates land to remove residential capacity. Finally, the seven individual amendments cannot be considered piecemeal and should be considered as cumulative, as required under CEQA Section 15355.

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Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Thank you
Larry Iest
92508

Camacho, Maria

From: Mariely Reza Vazquez <mariely.reza99@gmail.com>
Sent: Monday, July 29, 2024 10:00 AM
To: twheeler@rctlma.org
Cc: stwheeler@rivco.org; TLMA Planning Hearings
Subject: Comment for General Plan Amendment Initiation Proceedings 07/29

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Dear Riverside Planning Department,

I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near homes and schools. I not only urge you to oppose the changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items.

(Pollution, traffic)
Thank you for considering my comments before you vote on these changes.

Get Outlook for iOS

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 10:00 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: Lenora Mitchell <rageturner@gmail.com>
Sent: Monday, July 29, 2024 9:53 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,

Lenora Mitchell
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 10:01 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: john farnsworth <johnrfarnsworth@att.net>
Sent: Monday, July 29, 2024 9:56 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Sir:
Enough is enough. Riverside County does NOT need any more warehouses. Please vote against the agenda item change to our way of life.

John Farnsworth
Riverside, CA 92506

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 10:01 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: John Viafora <jrviafora@gmail.com>
Sent: Monday, July 29, 2024 9:55 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
John Viafora
Indigo point, Orange crest
92508

Sent from my iPhone

Camacho, Maria

From: Yolanda Najera <yolandanajera@hotmail.com>
Sent: Monday, July 29, 2024 10:26 AM
To: twheeler@rctlma.org
Cc: TLMA Planning Hearings; stwheeler@rivco.org
Subject: General plan Amendment Initiation Proceedings 07/29

CAUTION: This email originated externally from the Riverside County email system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Email: twheeler@rctlma.org
CC: stwheeler@rivco.org, planninghearings@rivco.org

Subject: Comment for General Plan Amendment Initiation Proceedings 07/29

Dear Riverside Planning Department,

I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near homes and schools. I not only urge you to oppose the changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items.

(ADD YOUR PERSONAL REASONS FOR OPPOSING HERE)

Thank you for considering my comments before you vote on these changes.

Camacho, Maria

From: Michael McCarthy <MikeM@radicalresearch.llc>
Sent: Monday, July 29, 2024 10:38 AM
To: Clerk of the Board; Camacho, Maria
Subject: FW: public comment on Planning Director's Hearing July 29, 2024 - items 3.1-3.7
Attachments: GP_amendment_comments.pdf

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Ms. Camacho, Clerk,

Just in case you need to be cc'd on these items for public comment on today's Planning Director's Hearing.

Mike McCarthy

From: Michael McCarthy
Sent: Monday, July 29, 2024 10:04 AM
To: 'twheeler@rivco.org' <twheeler@rivco.org>
Cc: district1@rivco.org; planninghearings@rivco.org
Subject: public comment on Planning Director's Hearing July 29, 2024 - items 3.1-3.7

Mr. Wheeler,

Attached please find public comments on the proposed general plan amendments 3.1-3.7 to the Mead Valley area that would rezone residential and agricultural to light industrial to hundreds of acres of warehouses. It is a shame that the County would actively undermine its RHNA obligationsto create 44,000 dwelling units but has the capacity to find plenty of land for warehouses full of robots.

I am extremely disappointed in the County for considering this.

Mike McCarthy
Riverside Neighbors Opposing Warehouses
92508

July 29, 2024

Mr. Tim Wheeler
Email: twheeler@rivco.org
Project Planner
Riverside County Planning Department

Dear Mr. Wheeler,

My name is Mike McCarthy and I am a member of a grassroots community group called Riverside Neighbors Opposing Warehouses (RNOW). The County Planning Department Director's Hearing is discussing multiple items on today's agenda to being the process to amend the General Plan of the County.

Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development, with an unspecified distribution of land uses but including more industrial and business park. This is a piecemeal planning effort to redesign Mead Valley and add hundreds of acres of additional warehouses to a community that is already disproportionately overburdened with that land-use. As a member of RNOW, I'd like to ask for No More Warehouses along the 215 corridor until the County is in compliance with its RHNA housing mandate, especially when amending the planned land-uses to remove residential zoning.

Mead Valley is already the third most disproportionately overburdened community in the Inland Empire for warehouse land-uses as shown in **Figure 1**, barely behind Beaumont and the adjacent March JPA planning area.

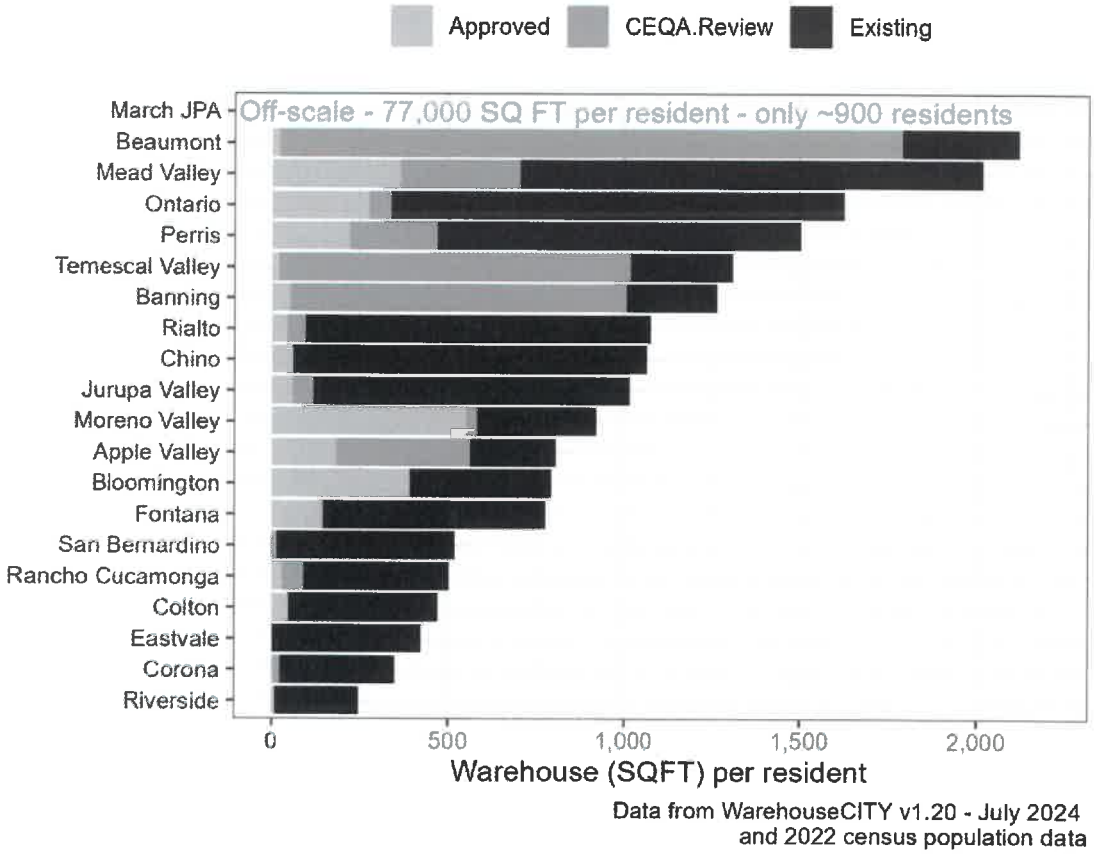


Figure 1 – Rank ordered warehouse land-use per capita for communities in the Inland Empire.

In addition, the areas that items 3.1-3.7 target for foundational changes are already within 6 miles of one of the highest density warehouse land-uses in the county, with over 95M SQ FT of existing warehouse footprint, and another 27M SQ FT either approved or under CEQA review. As seen in **Figure 2**, There is an abundance of this type of land-use already present in Mead Valley, Perris, Menifee, March JPA, and Moreno Valley providing substantial existing opportunities for anyone who wants to work in a warehouse. This doesn't even include key regional mega-projects like the World Logistics Center, Stoneridge Commerce Center, Serrano Commerce Center, Beaumont Pointe, West Campus Upper Plateau, and Legacy Highlands which will add another 100M SQ FT of warehouses. These cumulatively significant projects need to be included in a regional analysis justifying amending the Mead Valley General Plan to upzone parcels for warehouse development.

Additionally, the census tracts these items are addressing are in and adjacent to SB 535 disadvantaged census tracts in Mead Valley and Perris – tract 06065042904, 06065042010, 06065042901. Please include an Environmental Justice analysis justification for adding yet more warehouses to disadvantaged Environmental Justice (EJ) communities by demonstrating that there is a large local contingent of residents that want more warehouses to be developed in this area. There is a large and active grassroots movement to get a warehouse moratorium, including the Mead Valley Clean Air Coalition, Perris Neighbors in Action, Inland Valley Alliance for Environmental Justice, Riverside Neighbors Opposing

Warehouses, Sierra Club Moreno Valley Group, Center for Community Action and Environmental Justice, the People's Collective for Environmental Justice, and the San Jacinto Valley Green Coalition.



Figure 2. Map of warehouses along the 215/60 corridor and future mid-County Expressway in the Cities of Riverside, Perris, Moreno Valley, Beaumont, and San Jacinto, and unincorporated communities of Mead Valley, Nuevo, and March JPA.

Overall, these general plan amendments are inconsistent with a proper cumulative impact analysis as required under CEQA Section 15355, are inconsistent with the County's obligations for building 44,000 housing units under the 6th cycle RHNA, and likely violate the Housing Crisis Act of 2019 (SB 330) which requires local governments to designate replacement housing capacity when it rezones or re-designates land to remove residential capacity.

No More Warehouses.

Mike McCarthy, PhD

92508

7/20/24

RE: GPA240005

ATT: GPAC

I am a property owner, a business owner and a veteran in the affected area owning the little lot at 19641 Seaton Ave and I am for this project. Over the years I have run a business out of my yard and have not fared well, but I am not quitting, I have no choice but to work. I have been a responsible owner; I pay my property taxes. I maintain and keep my land clean. I maintain my building. I clean my side of the street and cut fire breaks on my neighbor's land to protect my property. I feel and have always said that the person who pays, works, bleeds and sweats taking care of his land should benefit from the growth of that land. My neighbor to my south has a building in such poor state she can only rent to unscrupulous people resulting in a lot of criminal activity culminating in a shooting and heinous murder 1 year ago. Since then, there have still been numerous raids by the police for stolen vehicles and ATV's, her situation has her trapped to renting only to the destitute. My neighbor directly to the rear and south of me struggles to keep homeless encampments off his land and has spent thousands to clean, it is a never-ending problem. AOC chemical company at the end of Seaton and Rider streets vents their tanks at night and the odor of the fumes would make the decision to limit land use to only residential a very poor choice. The neighbors to the northwest behind my property allow homeless to park RV's on his 10 acres and they are a constant source or problems resulting in assaults, shootings, occasional fires, never-ending string of stolen vehicles, eyesore from accumulating trash, constant smell of urine and feces, bags of feces thrown onto my property, and I can keep going, they are literally driving me crazy and a burden to everyone around him. This development will eliminate that plight to the county and community.

Prior to me being aware of all these problems, 16 years ago when I purchased the land, I may have still considered running my business here. Despite what I saw, I had always been successful in my other locations in LA, Ventura and Santa Clarita. Now I realize, those areas had a high concentration of self-employed skilled blue collar business owners. Those are the type of people that use and can afford my goods and services. Today, when I factor the crime and plight with the lack of a skilled labor in the community I need to sell to, coupled with the exorbitant cost of county CUP fees and studies that are far more than the income my business can generate I would say that this piece of land would make a better Industrial building for the thousands of unskilled blue collar workers here in Mead Valley, more so than a home or the services a small business can provide. I feel that the only suitable purpose for my land may be this project in that it will bring much needed improvement, suitable jobs and eliminate the obvious eyesore and burden to the county while bringing prosperity. I am sure you have considered the enormous tax benefit, infrastructure improvement and the much-needed jobs that this project will bring to the community, not to mention the park but also consider what you would be replacing a huge eyesore. I would say, any group who has so much hope for the community that they would be willing to invest so much and bet on this community to succeed, when most of the landowners themselves seem

to have quit, should get our support. Like they say, put your money where your mouth is. Back the guy who is willing to bet on Riverside County and its people, back this project. Therefore, all things considered, I am willing to and have no objections to selling my property for this project. I have worked, bled, cried and sacrificed for my land, my business and my community and it was not a light decision. They are taking care of me financially and considering the 16 years I have put into this county trying to make my business work, it is a lifechanging sum making this one man's efforts finally worthwhile and redeeming the choice I made to come here to Riverside County 16 long hard years ago. Thanks for your consideration.



Paz Trevino

19641 Seaton Ave.

Perris Ca 92570

818-259-3070 cell

Urena,Yolanda
21957 Burch St.
Mead Valley, Ca. 92570

951-229-3138
July 23,2024

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: TIM WHEELER
P.O. Box 1409
Riverside, CA. -1409

Dear Tim Wheeler,

General Plan amendment No. 240023

I am writing to provide feedback to the proposed amendment to change seven parcels from Rural Community Zoning to Light Industrial Zoning. I have been a resident here for over 20 years. In the Notice of Public Meeting, Project: GPA240023, there is a map on the back page that states, "the features of the map are approximate". However, the buffer zones definitely look to be encroaching on the surrounding neighborhoods. The borders are too close to the residential areas. I urge you to seriously consider not changing the zoning.

We are a rural community. By definition we chose to live in the country, among spacious land, with a low population. The element of country has allowed us to have a small town feel.Our intention is to keep it that way. Rural communities require space, thus, the description, "Very Low Density Residential," is the most accurate zone for our community. The request to change our neighborhoods into a Light Industrial Zone, is a highly inconsiderate proposition. It is asking our community to change how we identify. The fact that our community is described as Very Low Density Residential, in essence, describes what we are; a community that enjoys living within a rural space, in other words, country living.

Since the commencement of the development of warehouses there has been an increase in traffic, and commuting time. We are surrounded by warehouses to the North, and East. There are few options to exit our town since there aren't many avenues available.Our roads are saturated with industrial trucks. The request to alter the zoning would add more havoc to an already conflicted area. I haven't witnessed any adjustments or applied critical thinking skills to relieve these strains. In case of an emergency, where our community might need to be evacuated, such as the incident in August, of 2022, where a train car, carrying chemicals, on a hot summer day, weather, typical to our area, had an increasingly rising temperature, and in danger of exploding, had to be held in place, in between the 215 fwy, and the warehouse

developments. Are there any viable plans in place to successfully evacuate employees at the warehouses, and our residents? Consider the scarce availability of roads, with a possible freeway closure?

Another example, was in September of 2023, a reported F-16 armed Fighting Falcon, crashed in a Moreno Valley warehouse also parallel to the 215 fwy. An example that is not too far fetched, considering March Air Force Base has a long history in our vicinity. How do all the warehouse developments affect the air force base, and their pilots? The aircraft operators fly their practice paths over Mead Valley and surrounding areas, and all of their residents. Are all the required steps being taken not to interfere with their successful aerial training and operations?

Please consider these tweaks that are being considered, on the surface, may seem of little to no consequence, but trying to expand industrial zoning, as light and non-invasive as may be presented, has huge consequences to our Mead Valley town and surrounding communities. Safety, ecological life,history and overall quality of life are in play here.

Mr. Wheeler, you and the General Plan Advisory Committee, have a great task, and I hope you all can embrace this moment as an opportunity to find a way to lay down a plan that will conserve a valuable area that contains a rich ecological space. I have been blessed with the opportunity to witness the migration of large quantities of butterflies by residing here. I've also seen hummingbirds,lizards,coyotes,toads, squirrels, snakes, woodpeckers,bats, owls,hawks, a mix of plants native to our location, in addition, its numerous insects such as, centipedes, scorpions, the list goes on.

Mead Valley should mean more to warehouse investors than cheap land and proximity to freeways. Consumers are increasingly more aware of carbon footprints. In addition,these same consumers are also well aware of good business ethics that can have an impact and ensure both business and rural communities can survive and thrive. The state of California needs these rural areas to help support our rich ecological life which is a huge element to maintain integrity, and historical value.

Thank you for your attention to this matter, I look forward to your prompt response.

Sincerely,

Yolanda Urena

Camacho, Maria

From: Jocelyn Delgado <delgado.jocelyn1123@gmail.com>
Sent: Monday, July 29, 2024 10:52 AM
To: TLMA Planning Hearings; twheeler@rctlma.org; Wheeler, Timothy
Subject: Comment for General Plan Amendment Initiation Proceedings 7/29

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Riverside Planning Department,

I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near homes and schools. I not only urge you to oppose these changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items.

Mead valley is known due to its rural nature. Families and individuals move to mead valley for what is offers, land. Individuals, families, and children thrive in rural areas such as mead valley and Perris due to its stronger sense of community. Urban and more developed areas cause individuals and families to move more frequently disassembling the community aspect of rural communities. Not only will it have an impact on the social integration of individuals but on their health as well. The Mead Valley area houses a lot of the first generation community, there are a substantial amount of challenges these families face already. A more developed and industrial community will increase the social inequality within these communities. With the rich getting richer and a the low income community still struggling paycheck to paycheck. I do not support these changes and I hope you consider stopping these proposals.

Thank you for considering my comments before you vote on these changes.

Camacho, Maria

From: Mercedes Lily <mercedeslilyhernandez@gmail.com>
Sent: Monday, July 29, 2024 11:05 AM
To: Wheeler, Timothy
Cc: Supervisor Jeffries - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; TLMA Planning Hearings
Subject: Comment for General Plan Amendment Initiation Proceedings 7/29

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Dear Riverside Planning Department,
I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near homes and schools. I not only urge you to oppose these changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items.
As a member of the community I implore you to seek reason in putting a stop to the industrialization of our community. I have grown up in Mead Valley and have seen the negative health impacts of the rapid growth in industrialization. Being a nurse has helped me understand how imperative it is to protect the health of the community and our growing population. I have worked as a nurse within the Perris Union High School District and I found it disheartening that our children felt as if they were a tool to keep industrialization growing by feeling stuck in one place and seeing their beautiful rural community turn into a developer's playground.
Our community does not need to be filled with jobs that require back breaking labor or low wages. We do not need more traffic and increasing declines in our respiratory health. We must keep our community rural.

Thank you for considering my comments before you vote on these changes.

Camacho, Maria

From: Lid Garcia <garcia.lidia001@gmail.com>
Sent: Monday, July 29, 2024 11:22 AM
To: Wheeler, Timothy
Cc: Supervisor Jeffries - 1st District; Supervisor Jeffries - 1st District; Supervisor Jeffries - 1st District; Supervisor Jeffries - 1st District; TLMA Planning Hearings; Supervisor Jeffries - 1st District
Subject: Comment for general plan amendment initiation proceedings 7/29

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Riverside Planning Department,
I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near homes and schools. I not only urge you to oppose these changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items.
As a lifetime resident of Mead Valley, I am deeply concerned about our air quality due to the influx of warehouses and transport trucks. I, along with many others in the community, have lungs that have been damaged due to a pulmonary embolism. Therefore, the harsh air conditions make me fear for my physical health as well as the health of immunocompromised or sensitive lunged members of the community.
Additionally, the unused land in the area is one of the beautiful things Mead Valley is known for. We are a RURAL area. And we must continue to be rural. I miss seeing the beautiful hills and sunsets on my way home from school. I miss seeing the wildflowers bloom in the empty fields in the spring time. I miss driving around without worrying about how the traffic is going to affect my drive. I also feel it is unfair for the proceedings to be held at such a time, knowing that a majority of mead valley residents are at work during the day. The people of our community deserve the time, access to resources and compassion needed to solve the issue together as one.
Thank you for considering my comments before you vote on these changes.

Lidia Garcia
BA English Literature
Garcia.lidia001@gmail.com

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 11:35 AM
To: Jamie Hall; Clerk of the Board; Camacho, Maria
Cc: Supervisor Jeffries - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5
Subject: RE: Foundation Amendment Initiation Requests for GPA230008, GPA240004, GPA24000, GPA240022, and GPA240027; Riverside County Planning Department - Directors Hearing Agenda Items 3.1, 3.3, 3.4, 3.5, and 3.6

Received. This email/letter will be provided to the GPAC members.

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Jamie Hall <jamie.hall@channellawgroup.com>
Sent: Monday, July 29, 2024 7:27 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>
Cc: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; Office of 2nd District Supervisor <District2@rivco.org>; District3 <District3@Rivco.org>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; District 5 <District5@rivco.org>
Subject: Foundation Amendment Initiation Requests for GPA230008, GPA240004, GPA24000, GPA240022, and GPA240027; Riverside County Planning Department - Directors Hearing Agenda Items 3.1, 3.3, 3.4, 3.5, and 3.6

CAUTION: This email originated externally from the Riverside County email system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Honorable Supervisors and Mr. Wheeler:

This firm represents the Rural Association of Mead Valley ("RAMV") with regard to the County of Riverside's ("County") processing of Foundation Amendment Initiation Requests for the following five projects: GPA230008, GPA240004, GPA24000, GPA240022, and GPA240027. The County has prepared a "Notice of Public Hearing" for each request that indicates that the General Plan Advisory Committee will hold a meeting on July 29, 2024, at 1:30 pm to consider the request. The attached letter is intended to inform the County that the hearings cannot move forward because the County has not provided the notice required by law nor prepared a legally sufficient environmental clearance document for the requests.

Please confirm receipt.

Regards,

Jamie T. Hall
Channel Law Group, LLP
8383 Wilshire Blvd., Suite 750
Beverly Hills, CA 90211
Main Number: (310) 347-0050
Direct: (310) 982-1760
Fax: (323) 723-3960
Email: jamie.hall@channellawgroup.com
Website: www.channellawgroup.com

****NOTICE****

I receive many e-mails on a daily basis and am unable to respond to all of them despite my best efforts. If you have sent me an e-mail that requires my attention and I have not responded, it may have been overlooked. I ask that you contact my paralegal, Veronica Lebron, at paralegal@channellawgroup.com. She will ensure your e-mail is elevated and a response received. Thank you for your patience and understanding.

****CONFIDENTIAL & PRIVILEGED TRANSMISSION****
The information contained within this e-mail and any attached document(s) is confidential and/or privileged. It is intended solely for the use of the addressee(s) named above. Unauthorized disclosure, photocopying, distribution or use of the information contained herein is prohibited. If you believe that you have received this e-mail in error, please notify the sender by reply transmission and delete the message without copying or disclosing it.


Please consider the environment before printing this email

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 11:37 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: E E_____Ha__ <eestrella25@msn.com>
Sent: Monday, July 29, 2024 10:20 AM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

CAUTION: This email originated externally from the Riverside County email system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Wheeler and Supervisor Jeffries,

I am writing to you to oppose the proposed General Plan Amendments to alter the General Plan Foundation Component in items 3.1-3.7 to be discussed at the July 29 Planning Department Director's Hearing.

Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of this garbage development along the 215 – NO MORE warehouses.

These amendments are piecemealing 1,000 acres of rezoning that will add millions of additional square feet of warehouses to an unincorporated community that is already the most disproportionately burdened in the Inland Empire with warehouse land-uses. It undermines the County's requirement to build 44,000 units of housing in the 6th cycle RHNA and likely violates the California Fair Employment and Housing Act and the federal Fair Housing Act which prohibit

land use practices that have discriminatory effect on members of a protected class. Additionally, it likely violates the Housing Crisis Act of 2019 (SB 330) which requires local governments to designate replacement housing capacity when it rezones or re-designates land to remove residential capacity. Finally, the seven individual amendments cannot be considered piecemeal and should be considered as cumulative, as required under CEQA Section 15355.

Item 3.6 provides insufficient information to understand the relative fractions of land dedicated to land use types, which will include open space, residential, commercial/retail, and industrial/business park. Given its description of 'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Thank you for your time.

Sincerely,

Elisa Estrella-Hahn

92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 11:38 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Andrew Silva <aesilva4@earthlink.net>
Sent: Monday, July 29, 2024 10:33 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Wheeler and Supervisor Jeffries,

I am writing to you to oppose the proposed General Plan Amendments to alter the General Plan Foundation Component in items 3.1-3.7 to be discussed at the July 29 Planning Department Director's Hearing.

Do not make the I-215 Corridor and Mead Valley the new Bloomington, as the poster child for horrible land use decisions that prioritize one industry over a sustainable vision for our region's future, including affordable housing and liveable communities. God ain't making any more land, and to cover what we have left in this region with monolithic, soulless warehouses is a crime against this and future generations.

In 30 years of involvement with local government, I have never seen elected and appointed officials make decisions that have so damaged the future of an entire region. (The Inland Empire is once again being treated -- by its own representatives -- like a Third World country to be exploited for its resources regardless of the impact on its citizens. In this case, the resources are cheap dirt and cheap labor.)

Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of this garbage development along the 215 – no more warehouses.

These amendments are piecemealing 1,000 acres of rezoning that will add millions of additional square feet of warehouses to an unincorporated community that is already the most disproportionately burdened in the Inland Empire with warehouse land-uses.

It undermines the County's requirement to build 44,000 units of housing in the 6th cycle RHNA and likely violates the California Fair Employment and Housing Act and the federal Fair Housing Act which prohibit land use practices that have discriminatory effect on members of a protected class. Additionally, it likely violates the Housing Crisis Act of 2019 (SB 330) which requires local governments to designate replacement housing capacity when it rezones or re-designates land to remove residential capacity. Finally, the seven individual amendments cannot be considered piecemeal and should be considered as cumulative, as required under CEQA Section 15355.

Item 3.6 provides insufficient information to understand the relative fractions of land dedicated to land use types, which will include open space, residential, commercial/retail, and industrial/business park. Given its description of 'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,

Andrew Silva

Riverside (92508, Orangecrest/Mission Grove)

Camacho, Maria

From: Jackie A <jackieaguilera@msn.com>
Sent: Monday, July 29, 2024 11:39 AM
To: twheeler@rclma.org
Cc: Wheeler, Timothy; TLMA Planning Hearings
Subject: Comment for General Plan Amendment Initiation Proceedings 7/29

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Riverside Planning Department,

I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near my home and schools. I not only urge you to oppose these changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items.

I have lived in the area in question for over 20 years and oppose any changes to the General Plan.

Thank you for considering my comment before you vote on these changes.

Jacqueline Aguilera
19725 Tyler Rd
Perris CA 92570

Camacho, Maria

From: Jackie Camarena <jackiecamarena101@gmail.com>
Sent: Monday, July 29, 2024 11:42 AM
To: twheeler@rctlma.org
Cc: Wheeler, Timothy; TLMA Planning Hearings
Subject: Comment for General Plan Amendment Initiation Proceedings 7/29

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Riverside Planning Department,
I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Community to Community Development and Light Industrial. Rezones would make it substantially easier for logistics buildings to be built near homes and schools. I not only urge you oppose these changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items.
I urge that the committee to instead add parks or recreational areas to our neighborhood that all members of our community can enjoy. Please be considerate of the members of the community who enjoy the rural community the ranching lifestyle that Mead Valley community is made of

Thank you for considering my comments before you vote on these changes.

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 11:47 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Ellen Nguyen <ellen.winn04@gmail.com>
Sent: Monday, July 29, 2024 10:46 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Wheeler and Supervisor Jeffries,

I am writing to you to oppose the proposed General Plan Amendments to alter the General Plan Foundation Component in items 3.1-3.7 to be discussed at the July 29 Planning Department Director's Hearing.

Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of this garbage development along the 215 – no more warehouses.

These amendments are piecemealing 1,000 acres of rezoning that will add millions of additional square feet of warehouses to an unincorporated community that is already the most disproportionately burdened in the Inland Empire with warehouse land-uses. It undermines the County's requirement to build 44,000 units of housing in the 6th cycle RHNA and likely violates the California Fair Employment and Housing Act and the federal Fair Housing Act which prohibit land use practices that have discriminatory effect on members of a protected class. Additionally, it likely violates the Housing Crisis Act of 2019 (SB 330) which requires local governments to designate replacement housing capacity when it rezones or re-designates land to remove residential capacity. Finally, the seven individual amendments cannot be considered piecemeal and should be considered as cumulative, as required under CEQA Section 15355.

Item 3.6 provides insufficient information to understand the relative fractions of land dedicated to land use types, which will include open space, residential, commercial/retail, and industrial/business park. Given its description of

'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Ellen Nguyen
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 11:47 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Silvia Tercero <tercerosilvia@gmail.com>
Sent: Monday, July 29, 2024 10:50 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries,

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Silvia Tercero
92571

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 11:48 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Amy Cisneros <amycisneros28@gmail.com>
Sent: Monday, July 29, 2024 11:18 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

CAUTION: This email originated externally from the Riverside County email system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Wheeler and Supervisor Jeffries,

I am writing to you to oppose the proposed General Plan Amendments to alter the General Plan Foundation Component in items 3.1-3.7 to be discussed at the July 29 Planning Department Director's Hearing.

Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of this garbage development along the 215 – no more warehouses.

These amendments are piecemealing 1,000 acres of rezoning that will add millions of additional square feet of warehouses to an unincorporated community that is already the most disproportionately burdened in the Inland Empire with warehouse land-uses. It undermines the County's requirement to build 44,000 units of housing in the 6th cycle RHNA and likely violates the California Fair Employment and Housing Act and the federal Fair Housing Act which prohibit land use practices that have discriminatory effect on members of a protected class. Additionally, it likely violates the Housing Crisis Act of 2019 (SB 330) which requires local governments to designate replacement housing capacity when it rezones or re-designates land to remove residential capacity. Finally, the seven individual amendments cannot be considered piecemeal and should be considered as cumulative, as required under CEQA Section 15355.

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Amelia Cisneros
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 11:49 AM
To: Camacho, Maria
Subject: FW: Comment for General Plan Amendment Initiation Process 7/29

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Evelyn Escalante <evelynescalante1682@yahoo.com>
Sent: Monday, July 29, 2024 11:20 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Cc: district1@rivco.gov; district2@rivco.gov; district3@rivco.gov; district4@rivco.gov; district5@rivco.gov; planninghearings@rivco.gov
Subject: Comment for General Plan Amendment Initiation Process 7/29

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Riverside Planning Department,

I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near homes and schools. I not only urge you to oppose these changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items.

Mead Valley is a unique area. I do not feel the City of Perris would have our best interest or make the fest decisions for the residents and our property. Keep Mead Valley rural. Stop building these trash warehouses. They are adding to the pollution, traffic and raising the taxes to our area. With no benefit to the local residents. This is a money grab by the City of Perris.

Thank you for considering my comments before you vote on these changes.

Yahoo Mail: Search, Organize, Conquer

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 11:51 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Shaan Saigol <shaansaigol@gmail.com>
Sent: Monday, July 29, 2024 11:24 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries,

I am writing to you to oppose the proposed General Plan Amendments to alter the General Plan Foundation Component in items 3.1-3.7 to be discussed at the July 29 Planning Department Director's Hearing.

Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of this garbage development along the 215 – no more warehouses.

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Shaan Saigol
Zip: 92508

Camacho, Maria

From: Andrea Aguilera <andrea.aguilera2@yahoo.com>
Sent: Monday, July 29, 2024 11:52 AM
To: twheeler@rctlma.org
Cc: TLMA Planning Hearings
Subject: Rezoning on Mead Valley

CAUTION: This email originated externally from the Riverside County email system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Dear Riverside Planning Department,

I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near my home and schools. I not only urge you to oppose these changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items.

I have lived in the area in question for over 20 years and oppose any changes to the General Plan.

Thank you for considering my comment before you vote on these changes.

19725 Tyler Rd
Perris CA 92570

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 12:05 PM
To: Camacho, Maria
Subject: FW: Comment for General Plan Amendment Initiation Proceedings 7/29

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Rudy L <rodolfo11286@gmail.com>
Sent: Monday, July 29, 2024 11:46 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Comment for General Plan Amendment Initiation Proceedings 7/29

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Riverside Planning Department,

I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near homes and schools. I not only urge you to oppose these changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items.

Come up with better projects

Thank you for considering my comments before you vote on these changes.

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 12:05 PM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: Patti Rodriguez <mrsmstrblstr@sbcglobal.net>
Sent: Monday, July 29, 2024 11:55 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries,

I am writing to you to oppose the proposed General Plan Amendments to alter the General Plan Foundation Component in items 3.1-3.7 to be discussed at the July 29 Planning Department Director's Hearing.

Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of this garbage development along the 215 – no more warehouses.

These amendments are piecemealing 1,000 acres of rezoning that will add millions of additional square feet of warehouses to an unincorporated community that is already the most disproportionately burdened in the Inland Empire with warehouse land-uses. It undermines the County's requirement to build 44,000 units of housing in the 6th cycle RHNA and likely violates the California Fair Employment and Housing Act and the federal Fair Housing Act which prohibit land use practices that have discriminatory effect on members of a protected class. Additionally, it likely violates the Housing Crisis Act of 2019 (SB 330) which requires local governments to designate replacement housing capacity when it rezones or re-designates land to remove residential capacity. Finally, the seven individual amendments cannot be considered piecemeal and should be considered as cumulative, as required under CEQA Section 15355.

Item 3.6 provides insufficient information to understand the relative fractions of land dedicated to land use types, which will include open space, residential, commercial/retail, and industrial/business park. Given its description of

'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

There is already far too much traffic on Van Buren Blvd. We, the residents were assured that would not happen when the first warehouses went up. It has happened, the traffic is ridiculous! As is the traffic on the side streets when the semis don't travel Van Buren boulevard!

Sincerely,
Pat Page-Rodriguez
92504

Sent from my iPhone

Camacho, Maria

From: Marven Norman <marven.n@ccaej.org>
Sent: Monday, July 29, 2024 12:28 PM
To: TLMA Planning Hearings
Subject: Agenda Items 3.1-7
Attachments: rctlma_directors_hearing_29jul24.pdf

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Please find attached a letter from CCAEJ regarding several items on this afternoon's agenda. A response confirming receipt would be appreciated.

Cheers,
Marven E. Norman (he/him/his), Policy Coordinator
Center for Community Action and Environmental Justice
Centro de Acción Comunitaria y Justicia Ambiental
| C: (951) 543-1743 | E: marven.n@ccaej.org | W: https://www.ccaej.org

Camacho, Maria

From: Karina Zepeda <programs@theieiyc.org>
Sent: Monday, July 29, 2024 12:41 PM
To: Wheeler, Timothy
Cc: Supervisor Jeffries - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; TLMA Planning Hearings
Subject: Comment for General Plan Amendment Initiation Proceedings 7/29

CAUTION: This email originated externally from the Riverside County email system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

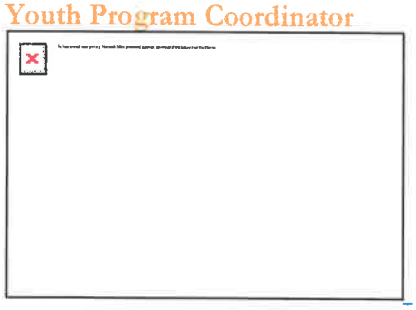
Dear Riverside Planning Department,

I am writing as a concerned Perris resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near homes and schools. I not only urge you to oppose these changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items.

I've lived in Perris for the past 18 years and it is incredibly sad to see how the changes you are approving have affected communities. I urge you to think about the thousands of Perris & Med Valley resident's safety and livelihood before you make a decision.

Thank you for considering my comments before you vote on these changes.

--
In community,
Karina Zepeda Zamorano
Youth Program Coordinator



General: (951)800-3006
DONATE TODAY
Facebook - **Twitter** -**Instagram**

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, July 29, 2024 12:43 PM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: Karen Bartell <kjbartell@sbcglobal.net>
Sent: Monday, July 29, 2024 12:40 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

CAUTION: This email originated externally from the Riverside County email system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Wheeler and Supervisor Jeffries,

I am writing to you to oppose the proposed General Plan Amendments to alter the General Plan Foundation Component in items 3.1-3.7 to be discussed at the July 29 Planning Department Director's Hearing.

Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of this garbage development along the 215 – no more warehouses.

These amendments are piecemealing 1,000 acres of rezoning that will add millions of additional square feet of warehouses to an unincorporated community that is already the most disproportionately burdened in the Inland Empire with warehouse land-uses. It undermines the County's requirement to build 44,000 units of housing in the 6th cycle RHNA and likely violates the California Fair Employment and Housing Act and the federal Fair Housing Act which prohibit land use practices that have discriminatory effect on members of a protected class. Additionally, it likely violates the Housing Crisis Act of 2019 (SB 330) which requires local governments to designate replacement housing capacity when it rezones or re-designates land to remove residential capacity. Finally, the seven individual amendments cannot be considered piecemeal and should be considered as cumulative, as required under CEQA Section 15355.

Item 3.6 provides insufficient information to understand the relative fractions of land dedicated to land use types, which will include open space, residential, commercial/retail, and industrial/business park. Given its description of

'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Karen Bartell
92508

Sent from my iPhone

Camacho, Maria

From: Jimena Lopez <jimena.lop1219@gmail.com>
Sent: Monday, July 29, 2024 1:07 PM
To: Wheeler, Timothy
Cc: Supervisor Jeffries - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; TLMA Planning Hearings
Subject: Comment for General Plan Amendment Initiation Proceedings 7/29

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Riverside Planning Department,
I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near homes and schools. I not only urge you to oppose these changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items.

The industrialization of Mead Valley has made the roads become traffic heavy. There's a noticable difference of living in Mead Valley 10 years ago compared to now. Warehouse will destroy the essence of Mead Valley. Keep this area rural and stop making our oxygen worse. The view of Mead Valley has become more depressing and many of the residents miss our empty fields.

Thank you for considering my comments before you vote on these changes.

Camacho, Maria

From: Michelle Rodriguez <duhmichelly@gmail.com>
Sent: Monday, July 29, 2024 1:07 PM
To: Wheeler, Timothy; Supervisor Jeffries - 1st District
Cc: Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; TLMA Planning Hearings
Subject: Public Comment for Agenda Items 3.1-3.6

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Wheeler and Supervisor Jeffries,

I am writing to you concerning the proposed General Plan Amendments in items 3.1-3.7 today at the Planning Department Director's Hearing.
I am deeply concerned that these radical changes are being proposed without adequate notification. Most of us work and need time to request time off from work to show up to these crucial meetings and voice our concerns.

I ask for a continuance of agenda items 3.1 to 3.7. Our community has expressed opposition to the warehouse sprawl but with such a short notice it seems nefarious to move forward.

Our community is predominantly Latino and many of our members don't speak English. We need these important meetings to be advertised with time, in English and Spanish, in our community. We are members of a protected class and warehouses in our community will poorly impact our health.

Please reject or table these agenda items proposing to change the foundational plan.

Best Regards,

Michelle Buenrostro
20395 Myron St.
Perris, CA 92570

Camacho, Maria

From: Mateo Mendez <mateomm130@gmail.com>
Sent: Monday, July 29, 2024 1:41 PM
To: TLMA Planning Hearings
Subject: IMPORTANT

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Riverside Planning Department, I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near my home and schools. I not only urge you to oppose these changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items. I have lived in the area in question for over 20 years and oppose any changes to the General Plan. Thank you for considering my comment before you vote on these changes. 19725 Tyler Rd Perris CA 92570

Camacho, Maria

From: Eduardo Aguilera <eduardoaguilera2002@yahoo.com>
Sent: Monday, July 29, 2024 3:36 PM
To: Wheeler, Timothy; TLMA Planning Hearings
Subject: rezoning

CAUTION: This email originated externally from the Riverside County email system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Dear Riverside Planning Department,

I am writing as a concerned resident who opposes the rezoning of Mead Valley and Perris areas from Rural Community to Community Development and Light Industrial. Such rezones would make it substantially easier for logistics buildings to be built near my home and schools. I not only urge you to oppose these changes in the General Plan, but I also request a continuation so that residents, who have not been informed of these proposals, have ample time to review the agenda items.

I have lived in the area in question for over 20 years and oppose any changes to the General Plan.

Thank you for considering my comment before you vote on these changes.

19725 Tyler Rd
Perris CA 92570

Camacho, Maria

From: Wheeler, Timothy
Sent: Tuesday, July 30, 2024 7:44 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: Denette Lemons <lemonsdenette@gmail.com>
Sent: Monday, July 29, 2024 2:09 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries,

I am writing to you to oppose the proposed General Plan Amendments to alter the General Plan Foundation Component in items 3.1-3.7 to be discussed at the July 29 Planning Department Director's Hearing.

Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of this garbage development along the 215 – no more warehouses.

These amendments are piecemealing 1,000 acres of rezoning that will add millions of additional square feet of warehouses to an unincorporated community that is already the most disproportionately burdened in the Inland Empire with warehouse land-uses. It undermines the County's requirement to build 44,000 units of housing in the 6th cycle RHNA and likely violates the California Fair Employment and Housing Act and the federal Fair Housing Act which prohibit land use practices that have discriminatory effect on members of a protected class. Additionally, it likely violates the Housing Crisis Act of 2019 (SB 330) which requires local governments to designate replacement housing capacity when it rezones or re-designates land to remove residential capacity. Finally, the seven individual amendments cannot be considered piecemeal and should be considered as cumulative, as required under CEQA Section 15355.

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Denette Lemons
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Tuesday, July 30, 2024 7:44 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Josie Sosa <josie.sosa@gmail.com>
Sent: Monday, July 29, 2024 2:14 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,

Josie Sosa
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Tuesday, July 30, 2024 7:45 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: Colleen Radulski <colleenradulski@gmail.com>
Sent: Monday, July 29, 2024 3:21 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
<Colleen Radulski >
<92508>

Sent from my iPhone

Camacho, Maria

From: Wheeler, Timothy
Sent: Tuesday, July 30, 2024 7:46 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Mike Lien <mikelien@gmail.com>
Sent: Monday, July 29, 2024 3:59 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries,

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Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Mike Lien
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Tuesday, July 30, 2024 7:46 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

-----Original Message-----
From: Clinton Clark <clintonc27bel@gmail.com>
Sent: Monday, July 29, 2024 4:54 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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Dear Mr. Wheeler and Supervisor Jeffries,

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,Clinton Clark
<Zip code>92508

Sent from my iPhone

Camacho, Maria

From: Wheeler, Timothy
Sent: Tuesday, July 30, 2024 7:47 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Trish Welbourne <twelbournewhite@gmail.com>
Sent: Monday, July 29, 2024 7:02 PM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

CAUTION: This email originated externally from the Riverside County email system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Wheeler and Supervisor Jeffries
Im a concerned citizen that votes so please reconsider your stance on this subject

I am writing to you to oppose the proposed General Plan Amendments to alter the General Plan Foundation Component in items 3.1-3.7 to be discussed at the July 29 Planning Department Director's Hearing.

Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of this garbage development along the 215 – no more warehouses.

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Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Patricia welbourne
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Tuesday, July 30, 2024 7:48 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Cindy <clchiek@gmail.com>
Sent: Monday, July 29, 2024 7:54 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

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'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Cindy Chiek
92508

Camacho, Maria

From: Wheeler, Timothy
Sent: Tuesday, July 30, 2024 7:48 AM
To: Camacho, Maria
Subject: FW: Public Comment for Agenda Items 3.1-3.6

For 3.1 thru 3.7

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: rjpeters13 <rjpeters13@yahoo.com>
Sent: Monday, July 29, 2024 8:31 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Public Comment for Agenda Items 3.1-3.6

CAUTION: This email originated externally from the Riverside County email system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Wheeler and Supervisor Jeffries,

I am writing to you to oppose the proposed General Plan Amendments to alter the General Plan Foundation Component in items 3.1-3.7 to be discussed at the July 29 Planning Department Director's Hearing.

Items 3.1-3.5 and 3.7 suggest amending the General Plan of the County of Riverside to remove Agricultural or Residential and replace it with Community Development: Light Industrial. Item 3.6 suggests rezoning to Community Development. As a community member I want to stress that we are tired of this garbage development along the 215 – no more warehouses.

These amendments are piecemealing 1,000 acres of rezoning that will add millions of additional square feet of warehouses to an unincorporated community that is already the most disproportionately burdened in the Inland Empire with warehouse land-uses. It undermines the County's requirement to build 44,000 units of housing in the 6th cycle RHNA and likely violates the California Fair Employment and Housing Act and the federal Fair Housing Act which prohibit land use practices that have discriminatory effect on members of a protected class. Additionally, it likely violates the Housing Crisis Act of 2019 (SB 330) which requires local governments to designate replacement housing capacity when it rezones or re-designates land to remove residential capacity. Finally, the seven individual amendments cannot be considered piecemeal and should be considered as cumulative, as required under CEQA Section 15355.

Item 3.6 provides insufficient information to understand the relative fractions of land dedicated to land use types, which will include open space, residential, commercial/retail, and industrial/business park. Given its description of

'industrial/business clusters' and similar language, we assume it is skewed towards unnecessary and undesirable industrial development and oppose any additional warehouse land-uses.

Please reject these agenda items proposing to change the foundational plan, as it would be disastrous to our region.

Sincerely,
Ronald Peters
92508

Sent from my Galaxy

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, September 16, 2024 8:24 AM
To: Camacho, Maria
Cc: Hildebrand, John; Moore, Sarah; Marshalian, Richard
Subject: FW: Good Morning (FCGPA for DH & PC)

FYI...

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Michael Ruan <mkruan03@icloud.com>
Sent: Saturday, September 14, 2024 7:56 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Good Morning

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

I'm writing you in regards to to rezoning mead valley I think it's a huge mistake and should be shot down with all the traffic, air pollution and crazy drivers just makes the area unsafe/ unhealthy for our children .

Thank you
Michael Ruan

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, September 16, 2024 8:25 AM
To: Camacho, Maria
Cc: Hildebrand, John; Moore, Sarah; Marshalian, Richard
Subject: FW: Rezoning (for FCGPA on DH & PC)

FYI...

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Maricela Lopez <maricela.lopez20@outlook.com>
Sent: Saturday, September 14, 2024 1:58 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Re: Rezoning

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Maricela Lopez
20901 Old Elsinore Rd
Perris, Ca 92570
Maricela.lopez20@outlook.com
951-435-9410
9/14/24

Tim Wheeler
Project Planner Riverside County Planning Department

4080 Lemon St, 12 floor
Riverside, Ca 92501

Dear Tim Wheeler,

I am writing to express my strong opposition to the proposed rezoning of rural land in Mead Valley for the development of warehouses. As a resident of this community, I am deeply concerned about the potential negative impacts this project could have on our area.

Camacho, Maria

From: Patrick Rutten <pjrutten707@gmail.com>
Sent: Tuesday, September 17, 2024 3:58 PM
To: Wheeler, Timothy
Cc: Clerk of the Board; Camacho, Maria
Subject: GPA Meade Valley

CAUTION: This email originated externally from the Riverside County email system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

I am writing this email on behalf of the 800 members of Save Temescal Valley.

We are aware that the County is hearing a request to rezone approximately 1,000 acres to light industrial. That means warehouses.

It is wrong to have this unchecked light industrial growth with a FULL evaluation of the air and traffic impacts. It is also wrong to continue warehouse growth in the face of the State AG's position on Environmental Justice. This is an air quality impacted area.

We request that the County stop and let residents be fully heard on this GPA proposal, and that the County stop all warehouse approvals until the a GENERAL PLAN EIR is completed.

The County is one step away from a Grand Jury complaint on warehouse land use and approvals.

Patrick Rutten
11547 Explorer Ct
Temescal valley, CA. 92883
707 396-4271

Sent from my iPad

Camacho, Maria

From: George Hague <gbhague@gmail.com>
Sent: Tuesday, September 17, 2024 4:49 PM
To: Wheeler, Timothy
Cc: Camacho, Maria; Clerk of the Board
Subject: Comments for Planning Commission 9.18.2024 meeting items 2.1, 2.2, 2.3, 2.4, 2.5, 2.6. and 2.7 on General Plan Amendments (GPA)
Attachments: SC PC letter Riverside Co. seven GPA .pdf; Untitled attachment 00053.txt

Good afternoon Mr Wheeler,

Please provide the comments found below to the Planning Commission prior to their hearing on items 2.1, 2.2, 2.3, 2.4, 2.5, 2.6. and 2.7 on General Plan Amendments (GPA).

Please confirm you have received these and could open the attachment.

Thank you,

George Hague

SAN GORGONIO CHAPTER

Moreno Valley Group

Good morning Planning Commissioner, September 17, 2024

RE: Item 2 General Plan Amendment Initiation Proceedings: #1 through #7

Prior to voting Please Read the Sierra Club letter in the "GPAC Public Comments 7.29.24" for each project and NOT approve these going forward as was done with at the GPAC meeting. You will find it among the 100 emails opposing moving any of these GPA's to the next level.

The GPAC never approved any of these to go forward. If you eliminate District 4 GPAC rep who always just said "I support the staff" – even when the other three reps in attendance voted no like on GPA 240023 – then none of the votes would even been close.

Mead Valley is still a rural area as the county acknowledged less than a year ago in the Mead Valley Area Plan (MVAP). Just because developers now want it otherwise doesn't mean the families do nor should you allow these GPA which will cover almost 750 acres.

Cumulative impacts from all these GPA's are not even part of the discussion or analysis. This effort with these seven GPA's is piecemealing a much larger project.

Sincerely,

George Hague
Sierra Club
Moreno Valley Group
Conservation Chair

Printed on Recycled Paper. ....To explore, enjoy and preserve the nation's forests, waters, wildlife, and wilderness.

Camacho, Maria

From: Catherine Barrett-Fischer <cbfcentury@aol.com>
Sent: Tuesday, September 17, 2024 4:38 PM
To: TLMA Planning Hearings
Subject: Riverside County Planning Commission September 18, 2024, Comments

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TLMA Commission Secretary
Riverside County Administrative Center
4080 Lemon Street 12th Floor
P.O. Box 1409
Riverside, CA 92502
E-mail: planninghearings@rivco.org

Dear Planning Commissioners,

Over 1,300 acres in Mead Valley are on the agenda on September 24, 2024, to be considered to be rezoned
from Rural Residential to Light Industrial by the Planning Commission. Mead Valley is an Environmental Justice Community and there is a critical housing shortage statewide in California. Please advise the Planning Commissioners that our members are opposed to replacing Rural Residential zoning that will allow the construction of much needed housing to Light Industrial zoning which will allow the construction of more warehouses in an area already overburdened by the noise, air pollution, truck traffic and low paying jobs generated by warehouses. Thank you.

Best regards,

Catherine Barrett-Fischer
Executive Committee Chairwoman
Community Alliance for Riverside's Economy & Environment (CAREE)
(951) 461-9443

Camacho, Maria

From: Wheeler, Timothy
Sent: Tuesday, September 17, 2024 10:48 PM
To: Camacho, Maria
Cc: Hildebrand, John; Moore, Sarah; Cushman, Melissa; Gettis, Aaron
Subject: Fwd: Opposition to Proposed Rezones for Mead Valley General Plan Amendment Agenda Items 2.1-2.7

FYI...

Get Outlook for iOS

From: Yesenia Contreras <yesenia.contreras26@yahoo.com>
Sent: Tuesday, September 17, 2024 6:17:54 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Opposition to Proposed Rezones for Mead Valley General Plan Amendment Agenda Items 2.1-2.7

CAUTION: This email originated externally from the Riverside County email system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Wheeler,

My name is Yesenia Contreras and I am writing to you as a resident of Perris to inform you of my opposition to the planned rezoning of Mead Valley. The proposed rezones would allow for more industrial warehouses in the region and we have an excessive amount already. These warehouses have lead to horrible air quality, crumbling roads, jobs that do not pay livable wages, and a decreased quality of life. We do not need any more.

Thank you,
Yesenia Contreras

Camacho, Maria

From: Wheeler, Timothy
Sent: Tuesday, September 17, 2024 10:49 PM
To: Camacho, Maria
Cc: Hildebrand, John; Moore, Sarah; Cushman, Melissa; Gettis, Aaron
Subject: Fwd: Mead Valley Warehouse -OPPOSED

FYI...

Get Outlook for iOS

From: Vanessa Garcia <nessavg20@gmail.com>
Sent: Tuesday, September 17, 2024 8:11:26 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Mead Valley Warehouse -OPPOSED

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My name is Vanessa Garcia and I am resident of Perris and have family in Mead valley.
I am opposed to the rezoning to allow for more warehouses in the area.
I have lived in this area for 15 years and recently bought a house so I plan to stay and raise a family here.
My years in Perris/Mead valley have been a constant battle against warehouses, time after time we have to beg our counsel to think of our kids and the air quality.
Friends and family located in Menifee, Murrieta and Temecula don't face these constant battles, I wonder why?

Industrial zoning is bad for the environment , bad for the roads and bad for our quality of life. We already have some of the worse air quality in the Inland Empire.
If you would like some suggestions for items to build instead - grocery stores, schools, urgent care, homes, apartments , county buildings, shelters , restaurants. So much is needed in this community, the list goes on and on but WAREHOUSES is not one of them.

This meeting was scheduled during work hours if not I would be there in person , along with my family, to oppose this.

Thank you

Vanessa Garcia
951-413-4019

Camacho, Maria

From: Wheeler, Timothy
Sent: Tuesday, September 17, 2024 10:50 PM
To: Camacho, Maria
Cc: Hildebrand, John; Moore, Sarah; Cushman, Melissa; Gettis, Aaron
Subject: Fwd: Proposed rezones for Mead Valley General Plan Amendment agenda items 2.1-2.7

FYI...

Get Outlook for iOS

From: Pascual Pablo <pascualpablo316@gmail.com>
Sent: Tuesday, September 17, 2024 8:30:19 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Proposed rezones for Mead Valley General Plan Amendment agenda items 2.1-2.7

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Wheeler,

My name is Pascual Pablo Mateo, and I am a resident of Perris. I am writing to let you know that I oppose the planned rezoning to allow for industrial warehouses.

Our region has enough warehouses poising our air and ruining our roads. We do not need anymore.

Thank you,

Pascual Pablo

Camacho, Maria

From: Wheeler, Timothy
Sent: Tuesday, September 17, 2024 10:51 PM
To: Camacho, Maria
Cc: Hildebrand, John; Moore, Sarah; Cushman, Melissa; Gettis, Aaron
Subject: Fwd: Proposed Rezones for Mead Valley General Plan Amendment Agenda Items 2.1 - 2.7

FYI...

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From: Jackie Camarena <jackiecamarena101@gmail.com>
Sent: Tuesday, September 17, 2024 8:46:33 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Proposed Rezones for Mead Valley General Plan Amendment Agenda Items 2.1 - 2.7

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Dear Mr. Wheeler, My name is Jacquelynne Camaren and I am a resident of Mead Valley/Perris for the past 23 years. I am writing to let you know that I oppose the planned rezoning to allow for industrial warehouses. Our region has enough warehouses poisoning our air and ruining our roads. We do not need any more.
Thank you,
Jacquelynne Camarena

Camacho, Maria

From: Wheeler, Timothy
Sent: Tuesday, September 17, 2024 10:53 PM
To: Camacho, Maria
Cc: Hildebrand, John; Moore, Sarah; Cushman, Melissa; Gettis, Aaron
Subject: Fwd: Proposed Rezones for Mead Valley General Plan Amendment Agenda Items 2.1 - 2.7

FYI...

Get Outlook for iOS

From: beeswax_boatmen0s@icloud.com <beeswax_boatmen0s@icloud.com>
Sent: Tuesday, September 17, 2024 9:47:24 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Proposed Rezones for Mead Valley General Plan Amendment Agenda Items 2.1 - 2.7

CAUTION: This email originated externally from the Riverside County email system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Wheeler,

My name is Abby and I am a resident of Mead Valley/Perris. I am writing to let you know that I oppose the planned rezoning to allow for industrial warehouses. Our region has enough warehouses poisoning our air and ruining our roads. There have also been studies that link warehouse-dense areas with higher rates of cancer and respiratory illnesses. We do not need any more warehouses.

Thank you,
Abby Rivera

Dear [Recipient/Community Members/Decision-Makers],

I am writing to express my strong support for the proposed warehouse industrial development project in our area, which is situated in the rural residential zone of Mead Valley. As a property owner with deep roots in this community, I have witnessed firsthand the significant transformation of our region over the years—from a serene, rural environment to a more industrial landscape.

This transition, which began long before the current project was proposed, reflects a natural progression towards a more diversified and economically robust community. The development of a warehouse facility on this property is not only a logical step given the surrounding industrial activity but also a strategic use of land that aligns with the evolving character of our neighborhood.

Here are several key reasons why I believe this development is beneficial for our community: **Enhanced Property Value and Community Benefits**: By supporting this development, we are contributing to a more vibrant and economically diverse neighborhood. A well-executed industrial project can enhance property values, attract further investments, and create job opportunities that benefit all residents. It also ensures that the area's transformation is handled in a way that respects its past while preparing it for a prosperous future.

In conclusion, the new warehouse industrial development project represents a necessary and advantageous evolution for our community. It aligns with the ongoing changes in our area, supports local economic growth, and provides a practical solution for the use of this property. I wholeheartedly support this initiative and urge others to consider the long-term benefits it will bring to our neighborhood.

Thank you for your attention and consideration.

Sincerely,

Laura Vazquez
(951) 552-4496
3482 Churchill Ln.
Perris, CA 92571

Camacho, Maria

From: Franco <inlandvalleyalliance@gmail.com>
Sent: Wednesday, September 18, 2024 12:23 AM
To: Wheeler, Timothy; Camacho, Maria; TLMA Planning Hearings
Subject: Planning commission meeting 9-18-24 comments 2.1-2.7

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Hello , Planning commission,

I am sending in this message as a resident in Mead valley that is opposed to the rezoning of the proposed land to industrial. The county needs to consider the cumulative effects of this amount of industry. Mead valley is an environmental justice community, there has already been a failure from the county to protect residents from worsing air, noise , light and traffic pollution caused by the logistics industry. We should not be removing housing zoning for more industrial. These actions may put us back into non compliance with the fair housing laws in place now. Our community is already overburdened by existing warehousing in the area and adding more will significantly make our quality of life worse. Please consider all the facts, we have already seen what warehousing has done to the area, we are #2 in worst air quality in the country. We have just heard from families on monday that they are being forced out because they have a giant warehouse in front of their residences so the only thing they can do is sell out to a developer. This is even more evidence that we are losing housing because of these types of projects. Please vote no to all the rezones Proposals to industrial.

Franco Pacheco
92570

Camacho, Maria

From: Franco <inlandvalleyalliance@gmail.com>
Sent: Wednesday, September 18, 2024 12:23 AM
To: Wheeler, Timothy; Camacho, Maria; TLMA Planning Hearings
Subject: Planning commission meeting 9-18-24 comments 2.1-2.7

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Hello , Planning commission,

I am sending in this message as a resident in Mead valley that is opposed to the rezoning of the proposed land to industrial. The county needs to consider the cumulative effects of this amount of industry. Mead valley is an environmental justice community, there has already been a failure from the county to protect residents from worsing air, noise , light and traffic pollution caused by the logistics industry. We should not be removing housing zoning for more industrial. These actions may put us back into non compliance with the fair housing laws in place now. Our community is already overburdened by existing warehousing in the area and adding more will significantly make our quality of life worse. Please consider all the facts, we have already seen what warehousing has done to the area, we are #2 in worst air quality in the country. We have just heard from families on monday that they are being forced out because they have a giant warehouse in front of their residences so the only thing they can do is sell out to a developer. This is even more evidence that we are losing housing because of these types of projects. Please vote no to all the rezones Proposals to industrial.

Franco Pacheco
92570

70 x 2 = 140

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

Hearing Date: January 27, 2026

To: Clerk of the Board of Supervisors

From: Planning Department – Riverside (Planner: Phayvanh Nanthavongdouangsy)

MinuteTraq #: 29696

Project Description:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF GENERAL PLAN AMENDMENT NO. 240023 (GPA240023) Foundation Component – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240023 to change the General Plan Foundation Component and Land Use Designation of seven (7) parcels from Rural Community: Very Low Density Residential (RC- VLDR) to Community Development: Light Industrial (CD-LI). – First Supervisorial District - Not a Project under CEQA – Applicant: Lansing Companies c/o Trip Hord – Engineer/Representative: EPD Solutions, Inc. c/o Selena Kelaher. – Mead Valley Zoning District – Mead Valley Area Plan – Rural Community: Very Low Density Residential (RC-VLDR) – Location: north of Markham St, south of Nandina Ave, west of Decker Rd, and east of Day St – 103.37 +/- Gross Acres – Existing Zoning: Light Agriculture 1-Acre Minimum (A-1-1) and Light Agriculture 2½ Acre Minimum (A-1-2½) – APNs: 295-310-001, -002; 314-020-008, -009, -019; 314-030-023, -025. Planning Contact: Phayvanh Nanthavongdouangsy, at 951-955-1964 or email at pnanthav@rivco.org

Planning Commission Date: September 18, 2024 / Commissioner Vote: 2nd & 5th Districts – Support; 1st & 3rd District – Absent; 4th District – Neutral

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:
  1st District Enterprise
- ☒ CEQA Exempt
  - ☐ 10 Day ☐ 20 Day ☐ 30 day
- ☒ Notify Property Owners (app/agencies/property owner labels provided)

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240023 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, January 27, 2026 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. 240023.** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240023 to change the General Plan Foundation Component and Land Use Designation of seven (7) parcels from Rural Community: Very Low Density Residential (RC- VLDR) to Community Development: Light Industrial (CD-LI). – First Supervisorial District - Not a Project under CEQA – Applicant: Lansing Companies c/o Trip Hord – Engineer/Representative: EPD Solutions, Inc. c/o Selena Kelaher. – Mead Valley Zoning District – Mead Valley Area Plan – Rural Community: Very Low Density Residential (RC-VLDR). The General Plan Amendment is located on APN(s): 295-310-001, -002; 314-020-008, -009, -019; 314-030-023, -025. This proposed project is located: north of Markham St, south of Nandina Ave, west of Decker Rd, and east of Day St 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. 240023 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. 240023 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: January 14, 2026

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 DEL PROCESO DE MODIFICACIÓN DEL PLAN GENERAL, COMPONENTE FUNDAMENTAL, N.° 240023, EN EL PRIMER DISTRITO DE SUPERVISIÓN.

POR LA PRESENTE se notifica que se celebrará 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 Sesiones de la Junta, ubicada en el primer piso del Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el **martes 27 de enero de 2026 a las 10:00 a. m.** o tan pronto como sea posible después de esa hora, para considerar la recomendación de la Comisión de Planificación de aprobar el inicio del proceso de **Enmienda del Plan General del Componente Fundamental n.° 240023**. El solicitante solicita que el Condado de Riverside considere la posibilidad de recomendar el inicio del expediente GPA240023 para modificar el Componente Fundamental del Plan General y la Designación de Uso del Suelo de siete (7) parcelas, pasando de Comunidad Rural: Residencial de Muy Baja Densidad (RC-VLDR) a Desarrollo Comunitario: Industria Ligera (CD-LI). – Primer Distrito de Supervisión - No constituye un proyecto según la CEQA – Solicitante: Lansing Companies a través de Trip Hord – Ingeniero/Representante: EPD Solutions, Inc. a través de Selena Kelaher. – Distrito de Zonificación de Mead Valley – Plan del Área de Mead Valley – Comunidad Rural: Residencial de Muy Baja Densidad (RC-VLDR). La Enmienda al Plan General se ubica en las parcelas con número de identificación fiscal (APN): 295-310-001, -002; 314-020-008, -009, -019; 314-030-023, -025. Este proyecto propuesto se encuentra ubicado al norte de Markham St, al sur de Nandina Ave, al oeste de Decker Rd y al este de Day St, en el Primer Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores CONSIDERE si recomienda el inicio de la Enmienda al Plan General n.° 240023 y, en caso afirmativo, ADOPTE una orden que inicie dicha enmienda y exija al solicitante que presente al Condado un proyecto en un plazo de 6 meses. **Esta acción no constituye un proyecto según la Ley de Calidad Ambiental de California (CEQA) (§21065), o bien cumple con los requisitos de la sección (§15061(b)(3)), por lo que no se requiere una revisión adicional conforme a la CEQA.**

Los documentos de la reunión para el proyecto propuesto se pueden consultar 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, PÓNGASE EN CONTACTO CON Phayvanh Nanthavongdouangsy, PLANIFICADORA DEL PROYECTO, AL (951) 955-1964 O POR 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 la fecha y el lugar indicados anteriormente. Todos los comentarios escritos recibidos antes de la audiencia pública se presentarán a la Junta de Supervisores, la cual los considerará, además de cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

Si desafía el punto anterior ante los tribunales, es posible que solo pueda plantear las cuestiones que usted u otra persona hayan presentado en la audiencia pública descrita en este aviso, o en la correspondencia escrita dirigida al Departamento de Planificación o a la Junta de Supervisores antes o durante dicha audiencia pública. Tenga en cuenta que, como resultado de la audiencia pública y tras la consideración de todos los comentarios públicos, tanto escritos como orales, la Junta de Supervisores podrá modificar, total o parcialmente, el proyecto y/o el documento ambiental correspondiente. En consecuencia, las designaciones, las normas de desarrollo, el diseño o las mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, pueden modificarse de una manera diferente a la propuesta inicialmente.

Existen formatos alternativos disponibles para personas con discapacidad que lo soliciten. Si necesita alguna adaptación razonable, comuníquese con la Secretaría de la Junta Directiva al (951) 955-1069.

Por favor, envíe toda la correspondencia escrita a: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 o por correo electrónico a cob@rivco.org.

Fecha: 14 de enero del 2026

Kimberly A. Rector, Secretaria de la Junta
Por: Naomy Sicra, Asistente del Secretaria de la Junta

295280019
JORGE ALVARADO
2158 MARY ST
PERRIS CA 92570

295280020
ANDRES TORRES
18373 BROWN ST
PERRIS CA 92570

295280021
TONATIO SALVADOR GONZALEZ
18825 MALKOHA ST
PERRIS CA 92570

295280032
ODILON URIBE
760 E 9TH ST SP 67
SAN BERNARDINO CA 92410

295280033
RODNEY LYNN RODGERS
19510 VAN BUREN BLVD # F3
RIVERSIDE CA 92508

295280034
ANTONIO G. LUEVANO
21964 KUDER AVE
PERRIS CA 92570

295291014
FRANCISCO RAMIREZ
21919 KUDER AVE
PERRIS CA 92570

295291015
JOHN R. RAMSEY
17771 DAY ST
PERRIS CA 92570

295291017
ALFREDO TOPETE
21934 CORSON AVE
PERRIS CA 92570

295291018
BRADLEY S. WAGNER
21870 CORSON AVE
PERRIS CA 92570

295291042
ROSARIO FLORES
3037 S ROSEWOOD
SANTA ANA CA 92707

295292013
FERMIN RIVERA
26417 GOVERNOR AVE
HARBOR CITY CA 90710

295292016
ANGEL FLORES
17995 DAY ST
PERRIS CA 92570

295292017
AYALA CAMILO V INTER VIVOS TRUST DTD 1999
PO BOX 5023
DOWNEY CA 90241

295292045
EPIGMENIO HUMBERTO RUIZ
17907 DAY ST
PERRIS CA 92570

295292046
J GUADALUPE VIRAMONTES
17915 DAY ST
PERRIS CA 92570

295310001
OLEANDER VENTURES
505 LOMAS SANTAN FE DR STE 230
SOLANA BEACH CA 92075

295310091
SRG PERRIS
3501 JAMBOREE RD STE 3000
NEWPORT BEACH CA 92660

295310092
PECHANGA BAND OF INDIANS
PO BOX 1477
TEMECULA CA 92593

314020007
JOSUE VALENZUELA
10806 WOODRUFF AVE
DOWNEY CA 90241

314020013
HERNANDEZ VERA M LIVING TRUST U/A DTD 6/21/22
18098 DAY ST
PERRIS CA 92570

314020014
FERNANDINO MACHADO AVILA
18175 DAY ST
PERRIS CA 92570

314020015
RAMON ALDACO GUTIERREZ
18040 DAY ST
PERRIS CA 92570

314020016
ALBERTO DE LA CRUZ MARTINEZ
733 W CALIFORNIA NO B
VISTA CA 92083

314020024
KNOX LOGISTICS III & IV
2323 VICTORY AVE STE 1500
DALLAS TX 75219

314020026
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

314030011
RODRIGO NAVARRO
21740 OLD ELSINORE RD
LAKE MATHEWS CA 92570

314030024
RODOLFO PADILLA
22430 MARKHAM ST
PERRIS CA 92570

314030045
ALBERTO DOMINGUEZ JUAREZ MARIO
18400 DOUGHERTY RD
PERRIS CA 92570

314030046
GUILLERMO A. HERNANDEZ
18301 ELLSWORTH ST
PERRIS CA 92570

314030047
JESUS MALDONADO
22400 SCOTT WAY
PERRIS CA 92570

314030048
WALSH TRUST 8/14/19
PO BOX 2244
PERRIS CA 92572

314030050
SANTOS MEDINA
22310 SCOTT WAY
PERRIS CA 92570

314030051
YVONNE VAZQUEZ
18405 DOUGHERTY RD
PERRIS CA 92570

314030052
ROSA I. GONZALEZ
22302 CROWN PRINCESS CT
NUEVO CA 92567

314030059
CHERE MICHELLE NERIDA
22017 NANCE ST
PERRIS CA 92570

314030060
EVARISTO PEREZ CHUM
22045 NANCE ST
PERRIS CA 92570

314030061
EDGAR M. DURAN
12519 ANDRETTI ST
MORENO VALLEY CA 92557

314030062
CLAUDIE R. MILLER
22075 NANCE ST
PERRIS CA 92570

314030063
JOSE LUIS MARTINEZ
22153 NANCE ST
PERRIS CA 92570

314030064
EDUARDO RAMIREZ FLORES
18370 DAY ST
PERRIS CA 92570

314030073
JOSE ALEXIS PENALOZA
1175 W SPRING ST # D
RIVERSIDE CA 92507

314030074
MARIO ZAMORA
18260 HENRY TERRACE
PERRIS CA 92570

314051002
GROUP V SAN BERNARDINO
4900 SANTA ANITA AVE 2C
EL MONTE CA 91731

314200001
BETTY WASSO
22510 REDWOOD DR
PERRIS CA 92570

314200002
SHERRY WASSO
22530 REDWOOD DR
PERRIS CA 92570

314200003
EVARISTO MENDOZA
10875 BENNETT DR
FONTANA CA 92337

314200017
ROSA EVELIA RAMIREZ
22555 REDWOOD DR
PERRIS CA 92570

314200018
JACK STEVE STANKA
18330 DECKER RD
PERRIS CA 92570

314200019
STANLEY DEBBIE REVOCABLE LIVING TRUST DTD 04/08/25
18360 DECKER RD
PERRIS CA 92570

314200020
GROUP XIII PROP LP
2234 E COLORADO BLVD
PASADENA CA 91107

315141012
MARIA DE JESUS ADAME
21955 OLEANDER AVE
PERRIS CA 92570

315141013
R & R VAZQUEZ TRUST DTD 03/09/2020
13032 BARRETT LN
SANTA ANA CA 92705

315141014
MARCIANO ROMERO CORTES
21990 WOODWARD ST
PERRIS CA 92570

315141016
JOSE FLORES
21976 WOODWARD ST
PERRIS CA 92570

315142012
YURI DUBON
21937 WOODWARD ST
PERRIS CA 92570

315142013
MARTHA AVITIA
3366 DIVISION ST
LOS ANGELES CA 90065

315142014
FRANCISCO NEGRETE
21999 WOODWARD ST
PERRIS CA 92570

315142016
MARCOS ATENCIO
17641 HAINES ST
PERRIS CA 92570

315142017
PEREZ OC FAMILY LIVING TRUST DTD 05/07/23
21944 BURCH ST
PERRIS CA 92570

315151011
ALEJANDRO URENA
21957 BURCH ST
PERRIS CA 92570

315151012
BECKER LAWRENCE J
21985 BURCH ST
PERRIS CA 92570

315151013
BECKER LAWRENCE J
21985 BURCH ST
PERRIS CA 92570

315151014
DARNELL MORGAN
15310 DOMART AVE
NORWALK CA 90650

315151015
NAHUM GOMEZ GARCIA
21976 NANCE ST
PERRIS CA 92570

315151016
ERIC ANDRADE
21962 NANCE ST
PERRIS CA 92570

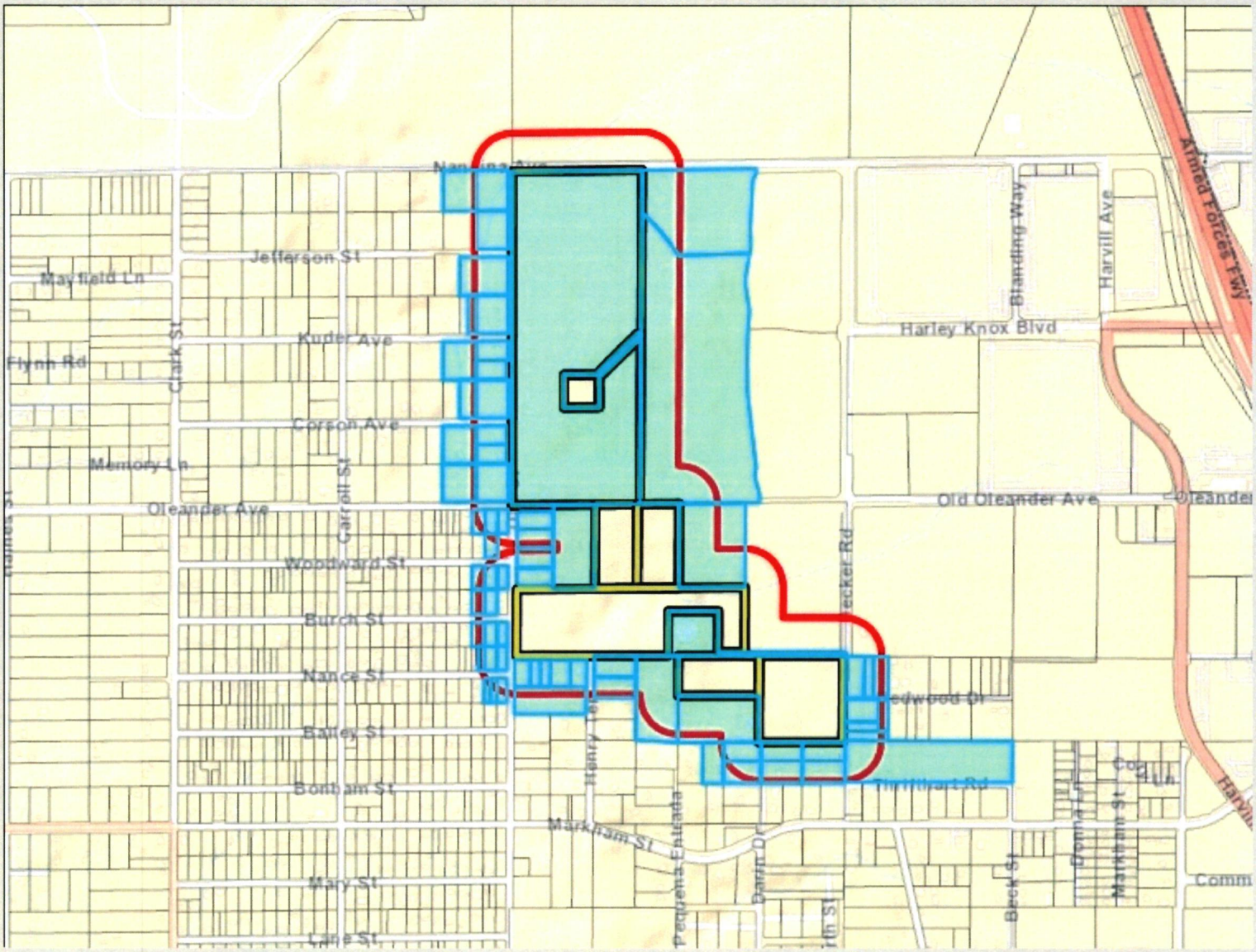
315152013
WILLIAM KWOK
3031 MANN ST
LAS VEGAS NV 89146

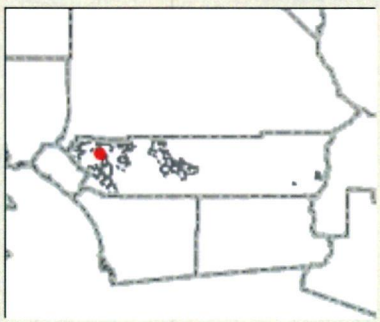
315152014
MENDEZ FAMILY REVOCABLE LIVING TRUST DATED 06/01/2024
20220 WARREN RD
PERRIS CA 92571

315152015
ALBERT CRUMP
21981 NANCE ST
PERRIS CA 92570

GPA240023

Riverside County GIS Mailing Labels





Legend

- County Boundary
- Cities
- Parcels
- World_Street_Map

Notes

300 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... 1/8/2026 9:38:29 AM

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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. 240023 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, January 27, 2026 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. 240023.** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240023 to change the General Plan Foundation Component and Land Use Designation of seven (7) parcels from Rural Community: Very Low Density Residential (RC- VLDR) to Community Development: Light Industrial (CD-LI). – First Supervisorial District - Not a Project under CEQA – Applicant: Lansing Companies c/o Trip Hord – Engineer/Representative: EPD Solutions, Inc. c/o Selena Kelaher. – Mead Valley Zoning District – Mead Valley Area Plan – Rural Community: Very Low Density Residential (RC-VLDR). The General Plan Amendment is located on APN(s): 295-310-001, -002; 314-020-008, -009, -019; 314-030-023, -025. This proposed project is located: north of Markham St, south of Nandina Ave, west of Decker Rd, and east of Day St 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. 240023 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. 240023 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.

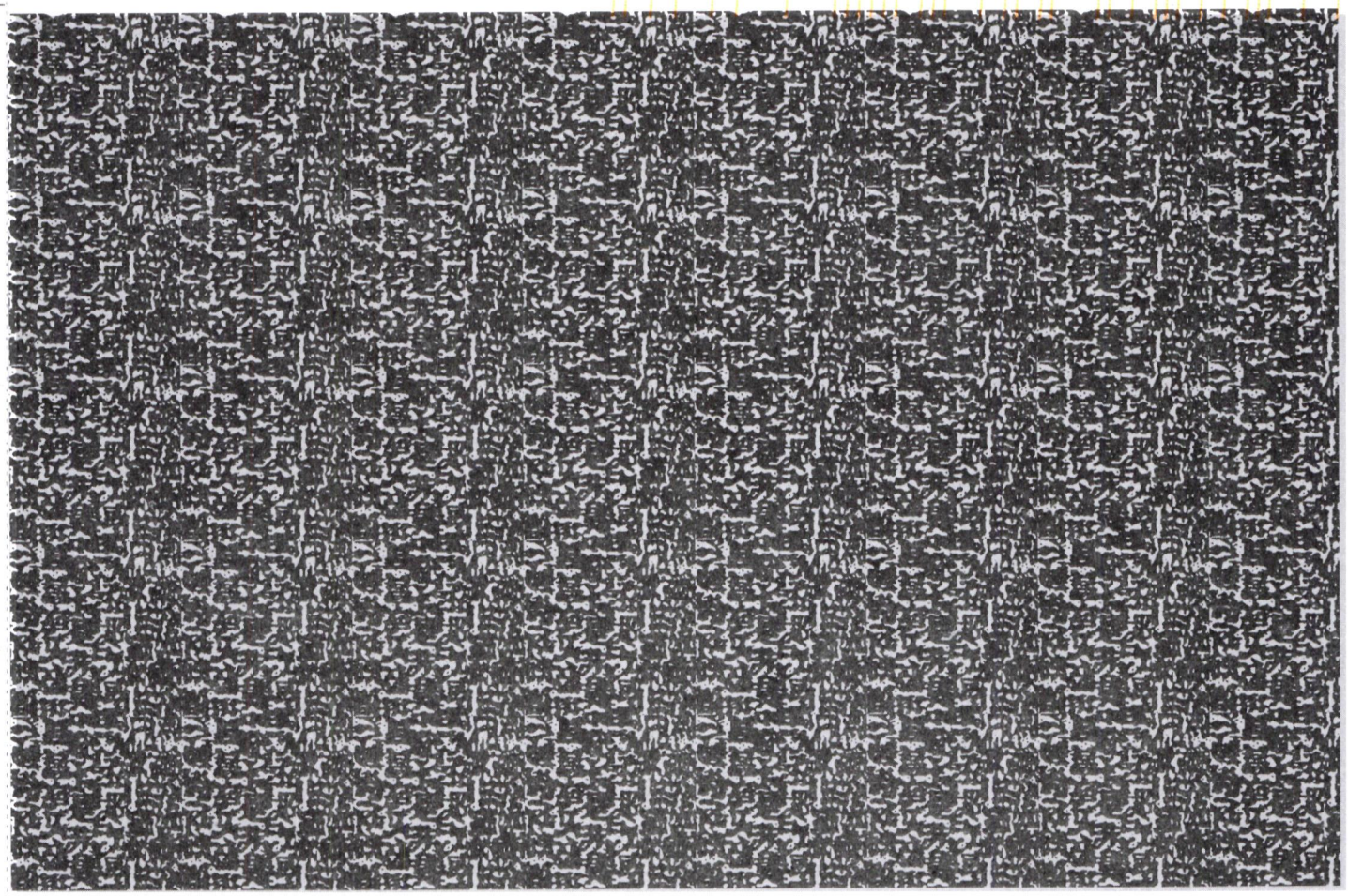
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org.

Dated: January 14, 2026

Kimberly A. Rector, Clerk of the Board
By: Naomy Sicra, Clerk of the Board Assistant

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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DEL PROCESO DE MODIFICACIÓN DEL PLAN GENERAL, COMPONENTE FUNDAMENTAL, N.° 240023, EN EL PRIMER DISTRITO DE SUPERVISIÓN.

POR LA PRESENTE se notifica que se celebrará 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 Sesiones de la Junta, ubicada en el primer piso del Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el **martes 27 de enero de 2026 a las 10:00 a. m.** o tan pronto como sea posible después de esa hora, para considerar la recomendación de la Comisión de Planificación de aprobar el inicio del proceso de **Enmienda del Plan General del Componente Fundamental n.° 240023**. El solicitante solicita que el Condado de Riverside considere la posibilidad de recomendar el inicio del expediente GPA240023 para modificar el Componente Fundamental del Plan General y la Designación de Uso del Suelo de siete (7) parcelas, pasando de Comunidad Rural: Residencial de Muy Baja Densidad (RC-VLDR) a Desarrollo Comunitario: Industria Ligera (CD-LI). – Primer Distrito de Supervisión - No constituye un proyecto según la CEQA – Solicitante: Lansing Companies a través de Trip Hord – Ingeniero/Representante: EPD Solutions, Inc. a través de Selena Kelaher. – Distrito de Zonificación de Mead Valley – Plan del Área de Mead Valley – Comunidad Rural: Residencial de Muy Baja Densidad (RC-VLDR). La Enmienda al Plan General se ubica en las parcelas con número de identificación fiscal (APN): 295-310-001, -002; 314-020-008, -009, -019; 314-030-023, -025. Este proyecto propuesto se encuentra ubicado al norte de Markham St, al sur de Nandina Ave, al oeste de Decker Rd y al este de Day St, en el Primer Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores CONSIDERE si recomienda el inicio de la Enmienda al Plan General n.° 240023 y, en caso afirmativo, ADOPTE una orden que inicie dicha enmienda y exija al solicitante que presente al Condado un proyecto en un plazo de 6 meses. **Esta acción no constituye un proyecto según la Ley de Calidad Ambiental de California (CEQA) (§21065), o bien cumple con los requisitos de la sección (§15061(b)(3)), por lo que no se requiere una revisión adicional conforme a la CEQA.**

Los documentos de la reunión para el proyecto propuesto se pueden consultar 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, PÓNGASE EN CONTACTO CON Phayvanh Nanthavongdouangsy, PLANIFICADORA DEL PROYECTO, AL (951) 955-1964 O POR 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 la fecha y el lugar indicados anteriormente. Todos los comentarios escritos recibidos antes de la audiencia pública se presentarán a la Junta de Supervisores, la cual los considerará, además de cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

Si desafía el punto anterior ante los tribunales, es posible que solo pueda plantear las cuestiones que usted u otra persona hayan presentado en la audiencia pública descrita en este aviso, o en la correspondencia escrita dirigida al Departamento de Planificación o a la Junta de Supervisores antes o durante dicha audiencia pública. Tenga en cuenta que, como resultado de la audiencia pública y tras la consideración de todos los comentarios públicos, tanto escritos como orales, la Junta de Supervisores podrá modificar, total o parcialmente, el proyecto y/o el documento ambiental correspondiente. En consecuencia, las designaciones, las normas de desarrollo, el diseño o las mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, pueden modificarse de una manera diferente a la propuesta inicialmente.

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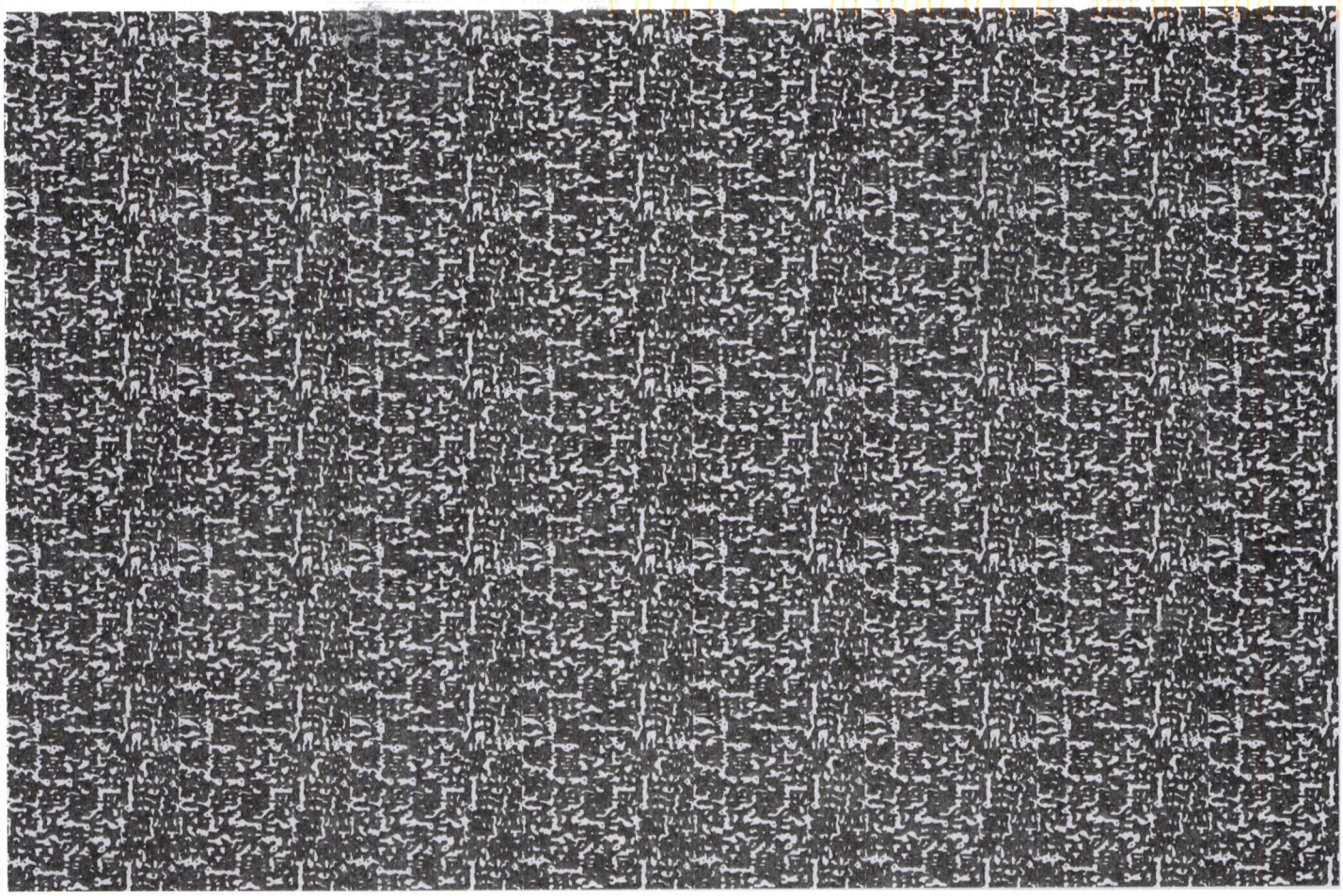
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Fecha: 14 de enero del 2026

Kimberly A. Rector, Secretaria de la Junta
Por: Naomy Sicra, Asistente del Secretaria de la Junta

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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DEL PROCESO DE MODIFICACIÓN DEL PLAN GENERAL, COMPONENTE FUNDAMENTAL, N.° 240023, EN EL PRIMER DISTRITO DE SUPERVISIÓN.

POR LA PRESENTE se notifica que se celebrará 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 Sesiones de la Junta, ubicada en el primer piso del Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el **martes 27 de enero de 2026 a las 10:00 a. m.** o tan pronto como sea posible después de esa hora, para considerar la recomendación de la Comisión de Planificación de aprobar el inicio del proceso de **Enmienda del Plan General del Componente Fundamental n.° 240023**. El solicitante solicita que el Condado de Riverside considere la posibilidad de recomendar el inicio del expediente GPA240023 para modificar el Componente Fundamental del Plan General y la Designación de Uso del Suelo de siete (7) parcelas, pasando de Comunidad Rural: Residencial de Muy Baja Densidad (RC-VLDR) a Desarrollo Comunitario: Industria Ligera (CD-LI). – Primer Distrito de Supervisión - No constituye un proyecto según la CEQA – Solicitante: Lansing Companies a través de Trip Hord – Ingeniero/Representante: EPD Solutions, Inc. a través de Selena Kelaher. – Distrito de Zonificación de Mead Valley – Plan del Área de Mead Valley – Comunidad Rural: Residencial de Muy Baja Densidad (RC-VLDR). La Enmienda al Plan General se ubica en las parcelas con número de identificación fiscal (APN): 295-310-001, -002; 314-020-008, -009, -019; 314-030-023, -025. Este proyecto propuesto se encuentra ubicado al norte de Markham St, al sur de Nandina Ave, al oeste de Decker Rd y al este de Day St, en el Primer Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores CONSIDERE si recomienda el inicio de la Enmienda al Plan General n.° 240023 y, en caso afirmativo, ADOPTE una orden que inicie dicha enmienda y exija al solicitante que presente al Condado un proyecto en un plazo de 6 meses. **Esta acción no constituye un proyecto según la Ley de Calidad Ambiental de California (CEQA) (§21065), o bien cumple con los requisitos de la sección (§15061(b)(3)), por lo que no se requiere una revisión adicional conforme a la CEQA.**

Los documentos de la reunión para el proyecto propuesto se pueden consultar en línea en: https://rivcocob.org/2025-agendas-and-proceedings o https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle cuando estén disponibles.

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Cualquier persona que desee testificar a favor o en contra del proyecto podrá hacerlo por escrito entre la fecha de este aviso y la audiencia pública, o podrá comparecer y ser escuchada en la fecha y el lugar indicados anteriormente. Todos los comentarios escritos recibidos antes de la audiencia pública se presentarán a la Junta de Supervisores, la cual los considerará, además de cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

Si desafía el punto anterior ante los tribunales, es posible que solo pueda plantear las cuestiones que usted u otra persona hayan presentado en la audiencia pública descrita en este aviso, o en la correspondencia escrita dirigida al Departamento de Planificación o a la Junta de Supervisores antes o durante dicha audiencia pública. Tenga en cuenta que, como resultado de la audiencia pública y tras la consideración de todos los comentarios públicos, tanto escritos como orales, la Junta de Supervisores podrá modificar, total o parcialmente, el proyecto y/o el documento ambiental correspondiente. En consecuencia, las designaciones, las normas de desarrollo, el diseño o las mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, pueden modificarse de una manera diferente a la propuesta inicialmente.

Existen formatos alternativos disponibles para personas con discapacidad que lo soliciten. Si necesita alguna adaptación razonable, comuníquese con la Secretaría de la Junta Directiva al (951) 955-1069.

Por favor, envíe toda la correspondencia escrita a: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 o por correo electrónico a cob@rivco.org.

Fecha: 14 de enero del 2026

Kimberly A. Rector, Secretaria de la Junta
Por: Naomy Sicra, Asistente del Secretaria de la Junta

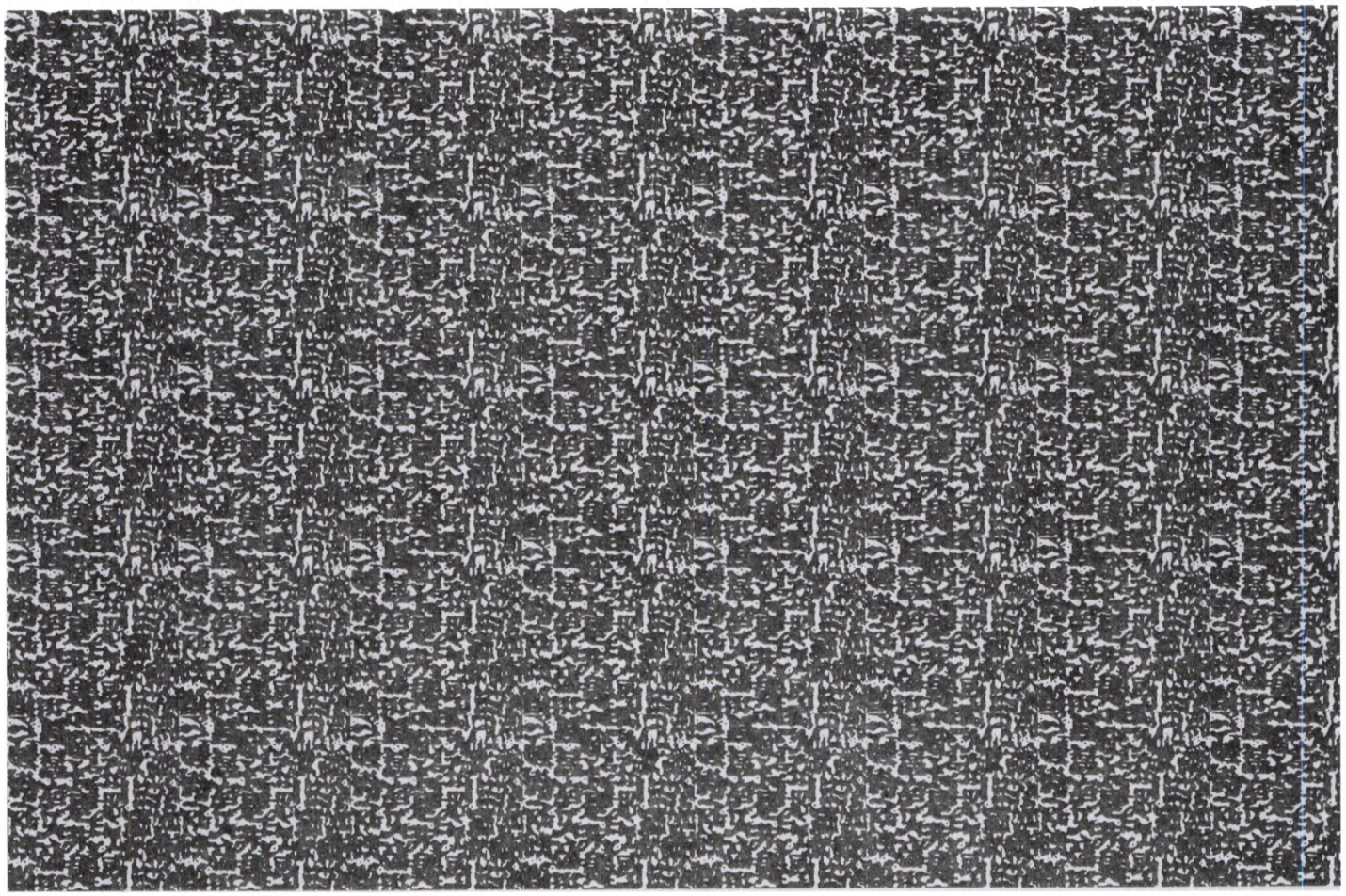
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Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

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US POSTAGE PITNEY BOWES
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PUBLIC HEARING NOTICE

This may affect your property

SEE OTHER SIDE FOR
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RECEIVED RIVERSIDE COUNTY
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2026 JAN 23 AM 11:59

295280019
JORGE ALVARADO
2158 MARY ST
PERRIS CA 92570

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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. 240023 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, January 27, 2026 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. 240023.** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240023 to change the General Plan Foundation Component and Land Use Designation of seven (7) parcels from Rural Community: Very Low Density Residential (RC- VLDR) to Community Development: Light Industrial (CD-LI). – First Supervisorial District - Not a Project under CEQA – Applicant: Lansing Companies c/o Trip Hord – Engineer/Representative: EPD Solutions, Inc. c/o Selena Kelaher. – Mead Valley Zoning District – Mead Valley Area Plan – Rural Community: Very Low Density Residential (RC-VLDR). The General Plan Amendment is located on APN(s): 295-310-001, -002; 314-020-008, -009, -019; 314-030-023, -025. This proposed project is located: north of Markham St, south of Nandina Ave, west of Decker Rd, and east of Day St 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. 240023 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. 240023 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.

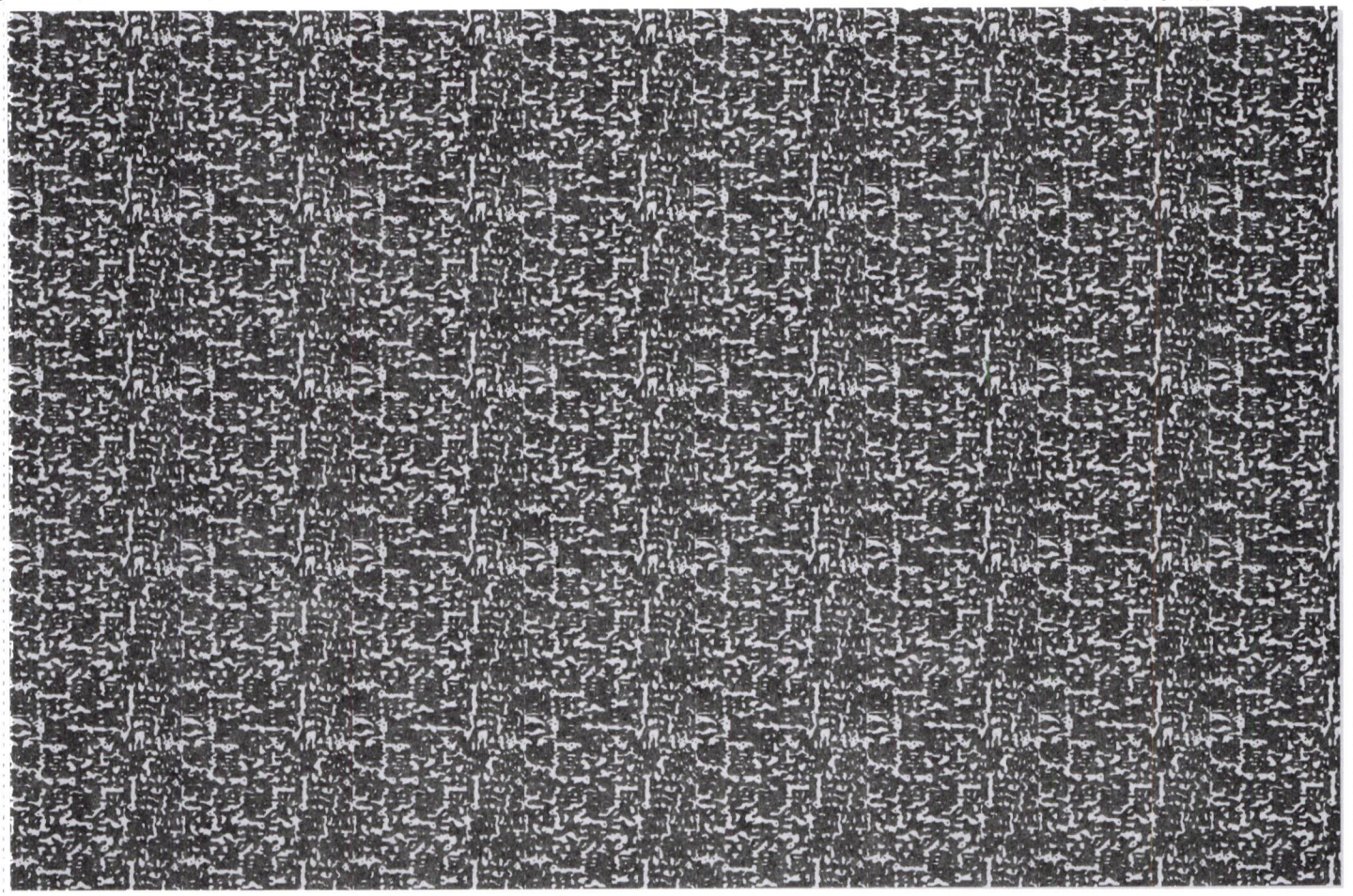
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org.

Dated: January 14, 2026

Kimberly A. Rector, Clerk of the Board
By: Naomy Sicra, Clerk of the Board Assistant

REMOVE SIDE EDGES FIRST
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION



REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

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Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

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PUBLIC HEARING NOTICE

This may affect your property

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2026 JAN 23 AM 11:59

SEE OTHER SIDE FOR
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295280019
JORGE ALVARADO
2158 MARY ST
PERRIS CA 92570

NIXIE 911 5E 1270 0001/21/26

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 92502114747 *2152-01527-21-17

IA
KSJL RMR 92502>1147

Flores, Kate

From: Acquia Mail
Sent: Monday, January 26, 2026 12:55 PM
To: Clerk of the Board
Subject: Public Comments Web Submission



The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select https://rivcocob.org/request-to-speak and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on January 26, 2026

Submitted values are:

First Name
Gladis

Last Name
Marquez

Address (Street, City and Zip)
21060 Rider St, Perris 92570

Phone
9512519588

Email
gladis.mar0224@gmail.com

Agenda Date
01/27/2026

Agenda Item # or Public Comment
Item 22.1

22.1

State your position below
Oppose

Flores, Kate

From: Acquia Mail
Sent: Monday, January 26, 2026 2:22 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 20260127.** 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 January 26, 2026

Submitted values are:

First Name
Franco

Last Name
Pacheco

Phone
9517967757

Agenda Date
01/27/2026

Agenda Item # or Public Comment
22.1 , 23.1 and public comment

State your position below
Oppose

Flores, Kate

From: The Harvilla Family <harvilla4@msn.com>
Sent: Monday, January 26, 2026 3:16 PM
To: Clerk of the Board; Supervisor Medina - 1st District; District 4 Supervisor V. Manuel Perez
Cc: Office of 2nd District Supervisor; District 5; District3
Subject: GPA 240023

Dear Supervisor Medina and Other Supervisors,

Please do not vote for GPA 240023 Item 22.1. The area along I-215 is already suffering from too many warehouses. There are many recently-built warehouses that are still vacant. Plus, warehouses typically do not employ that many people, due to the advent of AI and automation.

Thank you for your consideration.

George Harvilla
Orangecrest
92508

22.1

Flores, Kate

From: Acquia Mail
Sent: Monday, January 26, 2026 1:54 PM
To: Clerk of the Board
Subject: Public Comments Web Submission



The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select https://rivcocob.org/request-to-speak and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on January 26, 2026

Submitted values are:

First Name
Yesenia

Last Name
Contreras

Phone
9514979708

Agenda Date
01/27/2026

Agenda Item # or Public Comment
22.1

State your position below
Oppose

Flores, Kate

From: Acquia Mail
Sent: Monday, January 26, 2026 2:21 PM
To: Clerk of the Board
Subject: Public Comments Web Submission
Attachments: mead-valley-gpa-2.pdf



The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select https://rivcocob.org/request-to-speak and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on January 26, 2026

Submitted values are:

First Name
Chris

Last Name
Rice

Phone
none

Email
chris@morenobadlands.org

Agenda Date
01/27/2026

Agenda Item # or Public Comment
22.1

State your position below
Oppose

Comments
Please see attached comments on this agenda item.

Attachments (Must be .pdf, .doc, or .docx)
mead-valley-gpa-2.pdf

Board of Supervisors
County of Riverside
4080 Lemon Street
Riverside, CA 92501

VIA EMAIL

January 26, 2026

RE: OPPOSITION TO INITIATION of Foundation Component General Plan Amendment No. 240023 (GPA240023); Agenda Item 22.1 (Jan. 27, 2026 Meeting)

Dear Supervisors:

On behalf of The Moreno Badlands Conservancy, we request that the Board of Supervisors **DECLINE** to adopt an order initiating GPA240023. This proposal to convert 103.37 acres from Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Light Industrial (CD: LI) has been rejected at every stage of community review and fails to meet the discretionary standard required for initiation.

The Board Has No Obligation to Initiate

Under Riverside County Ordinance No. 348, the Board has sole discretion to determine whether a Foundation Component amendment is in the best interest of the County. This is not a ministerial act. It is a policy decision, and it is the Board's prerogative to say no.

The administrative record before you provides every justification to exercise that discretion:

- The General Plan Advisory Committee voted against initiation
- The 1st, 2nd, and 5th District representatives opposed this proposal
- The sole vote in favor came from the 4th District - outside the affected community

The Board's own appointed advisors, applying their local knowledge, recommended rejection.

Public opposition was unanimous and overwhelming. The GPAC received 119 written comments and 4 verbal comments. Every single one opposed initiation. Not one resident, business owner, or community member spoke in favor. In a County that processes hundreds of land use applications, this level of unified opposition is extraordinary.

The Planning Commission heard from residents on the impacts of existing facilities on their area. These community members took the time to express to the Commissioners that Mead Valley is already 'overburdened by industrial uses.' No Commissioner disputed this characterization. Neither did the applicant in rebuttal. This is not a community asking for more warehouses. This is a community pleading for relief.

Premature CEQA Analysis Cannot Justify Initiation

At every GPA hearing, staff admonishes the public and decision-makers that initiation is "not project approval" and that environmental review comes later. Yet here, the Commission's vote turned on questions not before it.

Commissioner Gruytch stated:

> *"...I don't think that's an appropriate land use designation anyways to create transitional housing for one-acre lots, so this is going to get a green from me."*[1]

This is alternatives analysis, evaluating what uses the current designation can support and using that evaluation to justify a change. That determination belongs to CEQA review under Guidelines Section 15126.6, supported by environmental baseline data, public notice, and an opportunity to comment.

Even setting aside that this analysis was procedurally improper, it is substantively irrelevant. The applicant did not propose a residential amendment. The applicant proposed Light Industrial, a designation that permits warehouses and distribution centers, not housing of any kind. Riverside County's General Plan provides multiple pathways for higher-density and transitional housing. The applicant was free to pursue any of them. They chose not to. The community should not bear the burden of industrial intensification because a developer brought a square peg to a round hole.

The Chair similarly noted that the parcel currently serves as a buffer and stated the applicant would need to *"demonstrate how you're going to mitigate that when going through the process."*[2] This acknowledges a land use impact and defers it to future mitigation, precisely the impact-and-mitigation framework that CEQA governs.

These were not stray comments. Staff memorialized this reasoning in the Form 11 report now before the Board, summarizing that the Commission "noted that the existing low-density designation would not support transitional housing" and engaged in "additional discussion" regarding buffers and compatibility. The County's own documentation confirms that the Commission's recommendation rests on CEQA determinations made outside the CEQA process.

---

[1] See Riverside County Planning Commission Meeting, September 18, 2024, at 2:34:00; https://riversidecountyca.iqm2.com/Citizens/SplitView.aspx?Mode=Video&MeetingID=2974&MinutesID=2772&Format=Minutes&MediaFileFormat=mpeg4

[2] *Ibid.* 2:34:54

The Commission cannot simultaneously tell the public that CEQA comes later while basing its recommendation on reasoning that belongs exclusively to that later process. By reaching these conclusions at initiation, the Commission has foreclosed alternatives and prejudged impacts that CEQA requires remain open. If the Board adopts this reasoning, environmental review will begin with housing eliminated and buffer loss accepted as mitigable; not through public analysis, but through a preliminary vote the public was told would not address such questions.

This Proposal Abandons the Mead Valley Vision

The Mead Valley Area Plan exists because this community fought for a voice in its own future. The Plan is organized around preserving rural community character and the "cherished rural/semi-rural lifestyle" that residents chose when they made Mead Valley home.

This GPA paves over that vision.

Converting 103 acres of residential land to Industrial designation, allowing up to 2.7 million square feet of warehouse and distribution facilities, is not an incremental adjustment.[3] It is a fundamental repudiation of what the Area Plan promised. The families who live near this site, who send their children to nearby schools, who invested in this community based on its rural character, deserve better than to have their neighborhood industrialized over their unanimous objection.

Property Rights Do Not Compel Initiation

[3] *See Agenda Item 22.1, Form 11*: "The HI land use designation allows for more intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances on surrounding uses. Building intensity ranges from 0.15 to 0.5 Floor Area Ratio (FAR). The proposed Light Industrial (LI) is intended to allow for a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses. Building intensity ranges from 0.25 to 0.6 Floor Area Ratio (FAR)."

During deliberations on contested projects, this Board often opines that property owners have rights that must be considered against the objectors. That instinct, while generally valiant, is misguided here.

The applicant already has property rights. Those rights are defined by the current General Plan designation (Rural Community: Very Low Density Residential) and current zoning (Light Agriculture). The applicant may develop this property today under those entitlements. No one is proposing to take that away.

What the applicant seeks is not vindication of existing rights but the creation of new ones. They propose a dramatic expansion of development intensity that the community never anticipated and the General Plan never promised. A Foundation Component amendment is not a right. It is a request for the County to fundamentally alter the rules in the applicant's favor.

Every neighboring property owner made investments based on the same Rural Community designation. They bought homes, raised families, and built lives with a reasonable expectation that the area would develop consistent with its adopted land use plan. Those property owners have rights too. Their reliance interests deserve at least equal consideration.

If "property rights" meant automatic entitlement to any land use designation an owner desires, there would be no purpose to a General Plan at all. The entire framework of California planning law rests on the premise that communities may plan for their future and that individual intensification requests must yield to the collective vision when the two conflict.

The applicant's property rights are not at stake today. The applicant is asking for a favor. The Board is entitled to say no.

Denial of Initiation is a Leadership Decision

If this proposal earns initiation despite 119 comments in opposition and a negative GPAC recommendation, the stewards of the People's business have failed. It would tell this community that their letters mean nothing, that their Advisory Committee's recommendation means nothing, that the promises embedded in the Mead Valley Area Plan mean nothing.

This proposal does not merit initiation. The applicant may return in a future cycle with a project that has community support. That is how the system is designed to work.

Environmental Justice Cannot Be Deferred

The County maintains that CEQA review has not yet commenced. But the Board's discretion is not exercised in a vacuum.

This project sits in a community that CalEnviroScreen identifies as being in the 97th percentile statewide for ozone burden.[4] Sensitive receptors, homes, schools, children, are in proximity to the site. Moreover, every surrounding city has recently imposed warehouse moratoriums to assess the impact these mega facilities have inflicted their residents with.

Mead Valley already bears a disproportionate pollution burden from existing industrial uses, a reality the community made clear in testimony that went unrebutted.

Initiation is a discretionary, legislative act. It is the first step in a chain of approvals that, if completed, will bring millions of square feet of industrial development to an environmental justice community. The Board need not await a formal CEQA document to recognize what is plainly foreseeable.

We ask that the Board weigh these realities now, not defer them. Deny initiation of GPA240023.

[4] CalEnviroScreen 4.0, Census Tract 6065042010

Respectfully submitted,

/s/Chris M. Rice

Executive Director

The Moreno Badlands Conservancy

Flores, Kate

From: Acquia Mail
Sent: Monday, January 26, 2026 2:23 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 20260127.** 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 January 26, 2026

Submitted values are:

First Name
Aliana

Last Name
Pacheco

Phone
+1 (951) 593-5911

Agenda Date
01/27/2026

Agenda Item # or Public Comment
22.1

State your position below
Oppose

Flores, Kate

From: Nanthavongdouangsy, Phayvanh
Sent: Tuesday, January 27, 2026 8:24 AM
To: Flores, Kate
Subject: FW: Public Comments - 1/27/26 BOS

Good morning Kate,

For 1/27/26 Agenda Item No. 22.1 GPA 240023, I received the applicant's comment for Board's consideration. Can you please forward this comment the Board of Supervisors?

Please let me know if you have any questions.

Best regards,
Phayvanh

Phayvanh Nanthavongdouangsy
Principal Planner
TLMA – Planning Department | County of Riverside
4080 Lemon St., 12th Floor, Riverside, CA 92501
Main: 951.955.3200 | Direct: 951.955.1964
planning.rctlma.org | **How are we doing? Click the link to tell us**

From: Gregory Lansing <glansing@lansingccompanies.com>
Sent: Tuesday, January 27, 2026 8:06 AM
To: Nanthavongdouangsy, Phayvanh <PNanthav@rivco.org>
Cc: Selena Kelaher <selena@epdsolutions.com>; norah@epdsolutions.com; andrea@epdsolutions.com
Subject: Re: Public Comments - 1/27/26 BOS

Can you please put a comment in from myself? Something came up and I have a family matter today or today so I will not be there personally.
——. ——-

Item 22.1. GPIP hearing

To the honorable county supervisors:

Unfortunately, due to a scheduling conflict, I could not be there this morning but I did want to get my initial comment to the board.

I have owned this property for quite a few years and look forward to the opportunity to create a development that everyone can be proud of.

22.1

I would respectfully. ask for five green lights at the GP hearing on item 22.1 today

I do see that there are some folks who have put in an opposition memo. I would like to point out that we will work hard with those folks between now and the actual project hearing to try and overcome their concerns as we always do.
Community engagement is and always will be top priority with all of our projects .

We also have quite a bit of support for the project that will come up at that time as well.

I want to thank the board for their time today as well as the hard work that you all put in every day for the entire community of Riverside County.

Sincerely.

Greg Lansing
Lansing companies.

Sent from my iPhone

Flores, Kate

From: Acquia Mail
Sent: Monday, January 26, 2026 9:54 PM
To: Clerk of the Board
Subject: Public Comments Web Submission



The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select https://rivcocob.org/request-to-speak and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on January 26, 2026

Submitted values are:

First Name
Lisa

Last Name
Curiel

Address (Street, City and Zip)
20877 Myron St Perris Ca 92570

Phone
9514368235

Email
lisacuriel@ymail.com

Agenda Date
01/27/2026

Agenda Item # or Public Comment
22.1

State your position below

Oppose

Comments

As a resident I oppose this project and I'm not surprised that they're trying to bring them our way since they put a hold on bringing them to Perris. We already have terrible traffic with the construction they're doing and do not want anymore. We like living away from the city and away from the warehouses. We ask that you fill the empty warehouse that we have now and not bring anymore to Mead Valley. Thank you

Flores, Kate

From: Acquia Mail
Sent: Monday, January 26, 2026 9:47 PM
To: Clerk of the Board
Subject: Public Comments Web Submission



The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select https://rivcocob.org/request-to-speak and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on January 26, 2026

Submitted values are:

First Name
David

Last Name
Curiel

Address (Street, City and Zip)
20877 Myron St Perris Ca 92570

Phone
9512240022

Agenda Date
01/27/2026

Agenda Item # or Public Comment
22.1

State your position below
Oppose

Comments

As a resident I oppose this project and want our area to stay warehouse free.

Flores, Kate

From: Acquia Mail
Sent: Monday, January 26, 2026 9:43 PM
To: Clerk of the Board
Subject: Public Comments Web Submission

The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select https://rivcocob.org/request-to-speak and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on January 26, 2026

Submitted values are:

First Name
Elissa

Last Name
Curiel

Address (Street, City and Zip)
20877 Myron St Perris Ca 92570

Phone
9515509341

Email
Elissacuriel@gmail.com

Agenda Date
01/27/2026

Agenda Item # or Public Comment
22.1 As a Mead resident I oppose this project.

State your position below

Oppose

Comments

As a Mead Valley resident I oppose this project and was one of the residents that did receive a call asking if I could support it. I was shocked on how they're trying to manipulate me with bringing retail when its really about bringing in a warehouse. The call was very dishonest and manipulative. We have plenty of warehouses and do not want anymore even if that includes retail. Id rather travel than to have another warehouse close to our community. I understand that the developers see dollar signs but I see not only one but three schools in that area and we do not want our children to be surrounded by pollution. Most of the residents bought our land to keep it rural and away from the city and industrial. So I ask that you please consider the residents and not the corporations. Thank you.

Flores, Kate

From: Acquia Mail
Sent: Monday, January 26, 2026 1:31 PM
To: Clerk of the Board
Subject: Public Comments Web Submission



The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select https://rivcocob.org/request-to-speak and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on January 26, 2026

Submitted values are:

First Name
Stacy

Last Name
Soriano

Address (Street, City and Zip)
21897 mary st

Phone
9099553315

Email
sorianophoto@gmail.com

Agenda Date
01/27/2026

Agenda Item # or Public Comment
Comment

State your position below

22.1

Oppose

Comments
I highly oppose this land being sold for warehouses. We moved here in 1997 and as a kid I walked those hills and explored searching for lizards and flowers. Rode dirt bikes with my middle school friends who still live there. It's unfortunate that you want to take this from our community to help the 1%. They do not care for our health and this impacts not just Mead Valley but our neighboring cities like my original hometown Moreno Valley.

Please have a heart and belief in a higher power YHWH who gave his life for us to live in nature and harmony. This is opposite of Gods true nature.

God bless those with love in their agendas not greed!

Flores, Kate

From: Acquia Mail
Sent: Monday, January 26, 2026 7:35 PM
To: Clerk of the Board
Subject: Public Comments Web Submission

The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select https://rivcocob.org/request-to-speak and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on January 26, 2026

Submitted values are:

First Name
Cesar

Last Name
Salgado

Phone
951-314-1034

Agenda Date
01/27/2026

Agenda Item # or Public Comment
22.1

State your position below
Oppose

Comments
This region does not need more warehousing. Mead Valley already has one of the highest warehouse areas per resident, and the influx of semi-truck traffic, unsightly buildings, and all else should be enough reason to oppose this.

Flores, Kate

From: Acquia Mail
Sent: Monday, January 26, 2026 7:16 PM
To: Clerk of the Board
Subject: Public Comments Web Submission



The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select https://rivcocob.org/request-to-speak and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on January 26, 2026

Submitted values are:

First Name
Ivan

Last Name
Soto Gonzalez

Address (Street, City and Zip)
20090 Markham Street

Phone
9514595236

Email
ivangonz5236@gmail.com

Agenda Date
01/26/2026

Agenda Item # or Public Comment
22.1

State your position below

Oppose

Comments

As a near lifelong resident of Mead Valley the prospect of more industrial warehouses concerns me, especially when it's so close to the schools i grew up attending and that my siblings currently attend. These issues stem from the fact that the industrialization of residential areas in our community contribute to the further pollution of our already dire air conditions and the removal of what could have been more housing in our community. This is even more frustrating when you look at how many of our already existing warehouses remain empty, the job growth excuse is no longer acceptable when our logistics sector has been on a decline because of automation. We cannot continue to displace our residents, destroy our roads and compromise the health of our sensitive receptor residents purely on the false promise of economic growth.

Flores, Kate

From: Franco <inlandvalleyalliance@gmail.com>
Sent: Monday, January 26, 2026 5:09 PM
To: District 5; Supervisor Medina - 1st District; Office of 2nd District Supervisor; District 4 Supervisor V. Manuel Perez; District3; Clerk of the Board
Subject: Opposition to item 22.1 GPA amendment initiation.
Attachments: gpac vote against change .png

Riverside county board of supervisors,

Please deny this request for a zoning change of over 100 acres from Residential to industrial. Mead valley has been hard hit by logistic and industrial developments. I am also a mead valley resident that has been advocating against these types of land decisions. It is wrong to go forward with this while at the same time not allowing the residents a chance to review these changes via Jose Medina's Proposed warehouse boundary map which had already been drafted without any community input or workshops. Mead valley ranks #1 in the IE with the most warehouse space per resident and Riverside county ranks #2 in the nation's worst air quality for three years in a row per the American lung association. This project site is also directly next to residents and in very close proximity to two schools Tomas Rivera middle school and Mead valley elementary which both my children attend. Please put our kids' futures first. We have been subject to the negative effects of these projects and it is time to put a stop to more industrial development and focus on housing , medical, and other developments that would be more beneficial to our area and compatible with the rural lifestyle so many have chosen to live when settling here. The GPAC voted in overwhelming opposition to this amendment at the first hearing and received over 100 comments of opposition via email and 4 in person. Attached is the GPAC vote. Please vote no on item 22.1.

Regards,
--
Franco Pacheco
Inland Valley Alliance for Environmental Justice
IE Cultura Collective EJ Consejo

https://www.inlandvalleyalliance.org/

3.7 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240023 (Foundation Component)** – Applicant: Lansing Companies, c/o Trip Hord – Engineer/Representative: EPD Solutions, Inc., c/o Selena Kelaher – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan – Existing: General Plan Foundation Component: Rural Community (RC); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Markham Street, south of Nandina Avenue, west of

Planning Director's Actions:
Public Hearing: Closed

The Planning Director took the following actions:

RECOMMEND That General Plan Amendment No. 240023 move forward to Planning Commission.

Decker Road, and east of Day Street – 103.37 +/- Gross Acres – Existing Zoning: Light Agriculture 1-Acre Minimum (A-1-1) and Light Agriculture 2½ Acre Minimum (A-1-2½) – **REQUEST:** The applicant of General Plan Amendment No. 240023 (GPA240023) is making a request to the County of Riverside to change the General Plan Foundation Component of seven (7) 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 policies, findings, and other factors will be required if the proposed GPA240023 is initiated by the Board of Supervisors – APN: 295-310-001, 002; 314-020-008, 009, 019; 314-030-023, 025 – Planning Contact: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

General Plan Advisory Committee voted as follows:

District 1 – Oppose
District 2 – Oppose
District 3 – Absent
District 4 – Support
District 5 – Oppose

Flores, Kate

From: Debbie Walsh <abilene149@gmail.com>
Sent: Tuesday, January 27, 2026 7:25 AM
To: District 5; Supervisor Medina - 1st District; Office of 2nd District Supervisor; Clerk of the Board; District 4 Supervisor V. Manuel Perez; District3; Wheeler, Timothy; George Hague; Michael McCarthy
Subject: Item 22.1 FGPA 240023
Attachments: FGPA240023Debbie Walshlettterfinal.pdf

Letter attached for the Tuesday January 27, 2026 BOS meeting.

Please submit the following attached letter into the public record.

This project "will" open up Oleander and Nandina to tens of thousands of logistics trucks to travel west to Van Buren, Trautwein, Alessandro and hundreds of neighborhood streets.

The entire site is culturally and biologically sensitive and directly next to hundreds of homes. Home to burrowing owls that are now protected.

As other cities vote for moratoriums on warehouses, Riverside County is pushing for more warehouses outside of the Industrial Corridor that will destroy our community just like Bloomington. Wiping out schools and hundreds of homes with entire Hispanic neighborhoods destroyed so that a few billionaires' can get richer.

DO NOT VOTE FOR THIS GPA 240023.

Debbie Walsh

Debbie Walsh
RAMV
PO Box 2244
Perris, CA 92572

January 26, 2026

Tim Wheeler
Project Planner
Riverside County Board of Supervisors
4080 Lemon Street
Riverside, CA 92501
twheeler@rivco.org
Clerk of the Board
cob@rivco.org

Re: Item 22.1. Opposition to Foundation GPA No. 240023 to initiate a large number of large parcels totaling 104 acres from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) to Light Industrial (LI)

Greetings:

On behalf of concerned area residents of Mead Valley and Greater Lake Mathews, the entire Western Riverside County and RAMV.org, I hereby submit these comments in opposition to FGPA 240023.

As other cities vote for moratoriums on warehouses, Riverside County is pushing for more warehouses outside of the Industrial Corridor that will destroy communities just like Bloomington. Wiping out schools and hundreds of homes with entire Hispanic neighborhoods destroyed so that a few billionaires' can get richer.

The Project proposes to change highly sensitive cultural and biological land use to Industrial land use outside of the Industrial Corridor. The Project site is located south of Nandina, north of Markham, east of Day Street, and west of Harvill Avenue. Ellsworth Street/ Decker Road transects the Project site. The site is located approximately 0.4-miles west of I-215, 3 miles south of SR-60, and 5 miles southeast of the City of Riverside. Clearly this is a warehouse project.

One hundred and four acres of Industrial warehouses at this location will open up the entire area to thousands of massive logistics trucks traveling throughout our neighborhoods. Nandina Ave. and Oleander Ave., will be completed from Harvill to Barton and Day Street will be completed to Nandina.

I live just 300 feet from this Project and yet did not receive notification during the CPIP or Planning Commission hearings. RAMV did not receive notifications, numerous residents sent in letters of opposition and received no notice. The public is required to receive notice as this is a change to the General Plan.

I have lived near this property for 40 years. This proposed change is an assault on our rural equestrian lifestyle. This General Plan Amendment changes land use from rural to industrial outside of the Industrial Corridor and inside of our rural equestrian community next to homes. . These distribution warehouses will destroy our quality of life for residents in Mead Valley with noise pollution, air pollution, traffic congestion, light glare, property value loss and destruction of the tremendous view of Moreno and Perris Valley. In addition, these warehouses will destroy a blue line stream, riparian wetlands, historic cave, year round stream, wildlife habitat and very sensitive cultural and biological resources.

Adopting and Amending the Plan
https://www.ca-ilg.org/sites/main/files/file
attachments/resources__California_Planning_Guide_2005.pdf

Adopting and Amending the Plan
The process of adopting or amending a general plan requires public participation. Cities and counties must hold public hearings for such proposals. Advance notice of the place and time of the hearing must be published in the newspaper (when there is no paper, notice must be posted in the vicinity of the project site) and also mailed directly to the involved property owners. State planning law also requires that cities and counties consult with California Native American tribes prior to adopting or amending the general plan. Copies of the adopted or amended plans must be available for public purchase within two days after a final decision.

Public notice of zoning hearings must be given at least 10 days before the hearing by advertisement in a newspaper of general circulation and by direct mailing to the owners of property located within 300 feet of the proposal's boundaries.

This has not happened. A violation of the law.

Rezoning page 6
If a landowner proposes a use that is not allowed in that zone, then a change of zone (rezoning) is required for that use to occur.
The local planning commission and the city council or county board of supervisors must hold public hearings before property may be rezoned. The council or board is not obligated to approve requests for rezoning and, except in charter cities, **must deny such requests when the proposed zone conflicts with the general plan.**

These zone changes conflict with the General Plan. Industrial land uses must not be built next to residential homes (sensitive receptors).

Project Page 10

A project, as defined by CEQA, is any action that has the potential for a direct or indirect impact on the environment. A project can be any of the following: 1) an activity of a public agency, 2) an activity of someone who receives assistance, such as grants or loans, from a public agency, 3) an activity that involves receiving a lease, permit, or other permission for use that is issued by a public agency (California Code of Regulations 15378). https://www.ca-ilg.org/sites/main/files/file-attachments/resources__California_Planning_Guide_2005.pdf

Another 104 acres added to the over 1100 acres being initiated. Piecemealing is not allowed.

Will destroy very culturally sensitive Native American Land. The approved avoidance zone is not listed in the staff report. Therefore the initiation cannot go forward. The Native American Tribes have not been allowed input or been properly notified.

This warehouse project will impact the entire region by opening up Nandina, Oleander, Decker and Day Streets to increased massive truck traffic. If the County cannot pay for enforcement to keep these trucks off our streets, they do not need to continue to approve more unwanted warehouses with no tenants.

Four Supervisor Districts will be impacted. Hundreds of parents are using Harvill and Markham to take their kids from "Moreno Valley" to Citrus Hill High in Mead Valley. Hundreds of parents are taking their children to Columbia Elementary, Thomas Rivera Middle School, and Manuel Real Elementary using Cajalco Road.

No funding to add lanes to Van Buren. No funding to add lanes to the I-215 Freeway.

Only one Advisory Committee Member in District 4 supported the initiation. The members who have districts that will be heavily impacted did not support the initiation. District 1, District 2, District 3 and District 5 will be heavily impacted with any additional trucks using the I-215 Freeway.

The staff report lists the Justification as:

"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 modification does not conflict with the overall Riverside County Vision, and that it will not create an internal inconsistency among the elements of the General Plan"

Clearly there is NO substantial evidence of any new changes to Mead Valley. The population has stayed relatively the same for over 10 years. Clearly this conflicts with the Vision in the General Plan for Mead Valley of a rural community and not an Industrial community. There is no consistency between Rural Community and Industrial Land uses. There are plenty of warehouse jobs in the area with fewer needed each year. Many warehouses in the mead Valley Industrial area are empty. We do not need more

warehouses outside of the Industrial Zone that allow thousands of logistics trucks to drive throughout our communities.

The industrial corridor must remain the same and no expansion is necessary or wanted. A clear buffer is necessary between Industrial Land Uses and residential homes.

Protected habitat and culturally sensitive land. What happened to the MSHCP?

• The Project land changes would allow for massive warehouse Projects next to a hundreds of sensitive receptors. Hundreds of Rural Residential homes are across Day Street. The Mead Valley Elementary School and Day care Center, Rollins Day Care center are just blocks away.

• The site contains an avoidance area for a large number of culturally sensitive areas within the parcels.

• Habitat land for burrowing owls. "After decades of effort to safeguard declining burrowing owl populations in California, the species has finally been afforded interim state protections where they're most needed — at least for the time being," said Pamela Flick, California program director with Defenders of Wildlife. "With burrowing owls no longer found in one-third of their former territory statewide, these temporary protections aren't coming a moment too soon." **https://biologicaldiversity.org/w/news/press-releases/california-burrowing-owls-one-step-closer-to-state-protections-2024-10-10/**

• When were the Native American Tribes notified of these changes to the zoning and ultimately destroying over 104 acres of very sensitive cultural and habitat land?

• Hundreds of residences (sensitive receptors) are located across the street and directly adjacent to the south. Just 30 feet from the project.

Buffer Zones: New or expanded logistics facilities must maintain specific setbacks from "sensitive receptors," which include homes, schools, parks, daycare facilities, nursing homes, and hospitals. Standard setbacks are typically 500 to 900 feet depending on the project size and location. The current distance between homes and these future warehouses is just 30 feet. Property line to property line.

• Would require removal of hundreds of homes and displace hundreds of residents.
• Environmental Justice Community.
• Targeting and Displacing low income Hispanic residents in a predominantly rural Hispanic community. Will our future be that like Bloomington removing our schools and homes to make room for unwanted warehouses to set vacant.

• Although the I-215 Freeway is just blocks away, this zone change and resulting numerous massive warehouses would result in thousands of logistics trucks traveling through the rural community of Mead Valley and Woodcrest, Orangecrest, Mission Grove, City of Riverside, and Temescal Valley.

• The majority of Mead Valley warehouse trucks traveling to and from the ports of LA and Long Beach use Cajalco Road, El Sobrante, Van Buren, Alessandro, Trautwein west to the I-15 and I-91 freeways.

• This initiation will result in the mass movement of thousands of trucks as the warehouse projects open up Nandina, Day Street, Oleander, Decker Road, Markham, Clark Street and Barton.

a. All 2 lane residential county roads.
b. Maintenance not paid for by the developers.
c. Road Widening not paid for by the developers.
d. Costing the County millions in road widening and repairs.

• Forces thousands of logistics trucks onto Van Buren, Cajalco and local roads and passing next to our schools, homes, Community Center, Library, Day Care Centers and more.

• The I-215 Freeway is already at capacity
• Cajalco Road is already gridlocked.
• Van Buren is gridlocked most of the day.
• Alessandro is a steep grade and yet logistics trucks use this road.

Local roads will be destroyed by heavy 80 foot logistics trucks. Cost to the County road system and taxpayers is millions each year. The City of Perris tried and failed to put forth a ballot measure to increase the sales tax to pay for the roads destroyed by trucks in the city. The City of Perris approved a Moratorium on Warehouses. The city of Moreno Valley is voting for a moratorium. WE DO NOT NEED ANY MORE WAREHOUSES. Many warehouses in Mead Valley are currently vacant. Mead Valley already has the most warehouse space per resident. Many are now being built on speculation. NO TENANT.

AB98 requirements

Key Provisions & Requirements

Effective January 1, 2026, the law introduces several statewide mandates aimed at mitigating environmental and community impacts from heavy-duty truck traffic and industrial operations:
Buffer Zones: New or expanded logistics facilities must maintain specific setbacks from "sensitive receptors," which include homes, schools, parks, daycare facilities, nursing homes, and hospitals. Standard setbacks are typically 500 to 900 feet depending on the project size and location.
Truck Routing Plans: Operators must submit and enforce specific truck routing plans to minimize traffic through residential areas.
Design Standards: Facilities must include separate heavy-duty truck entrances, high-efficiency HVAC systems, cool roofing, and EV charging readiness.
Zero-Emission Mandates: Requires the use of zero-emission forklifts and other small off-road engines.

Housing Replacement: Developers who demolish residential units to build a facility must replace them with two affordable housing units for every one unit lost.

Regional Impacts

Warehouse Concentration Region (WCR): Includes Riverside and San Bernardino counties, which are subject to stricter deadlines. Local governments in these areas must update their "circulation elements" to include official truck routes by January 1, 2026 (all other jurisdictions have until 2028).

Air Monitoring: The South Coast Air Quality Management District is required to deploy air monitoring systems near logistics developments in the WCR starting in 2026.

Please vote to deny this initiation. It will destroy very sensitive Native American Land. The Tribes were not notified. The approved avoidance area is not in the reports. This warehouse project will impact the entire region by opening up Nandina, Oleander, Decker and Day Streets to increased massive truck traffic. Markham is a winding steep grade where hundreds of parents take their children to school each day. The county "must" look at the huge significant impacts of adding more warehouses outside of the industrial corridor. The cost to the taxpayers and the County does not justify more warehouses. If the County cannot pay for enforcement to keep these trucks off our streets, they do not need to continue to approve more unwanted warehouses. We already have plenty of warehouse jobs. The County must vote for a moratorium on warehouses and deny this initiation.

Sincerely,

Debbie Walsh
President RAMV

Exhibit A


WEST MARCH
ORANGECREST
Orange Terrace Community Park
Orangecrest
ARNOLD HEIGHTS
March A Reserve B
Pizza Factory
Home2 Suites by Hilton Riverside March Air Res...
Van Buren Boulevard
Boulevard
Wood Rd
Cole Ave
Barton St
March Field Air Museum
General Old Golf Course
Children's Lighthouse of Riverside
Covell St
Barton
Nandina
Nandina Ave
Clark
Project
Mead Valley Elementary & Preschool
Oleander
Citrus Hill High School
Daycare
Markham
Markham St
215

Exhibit B

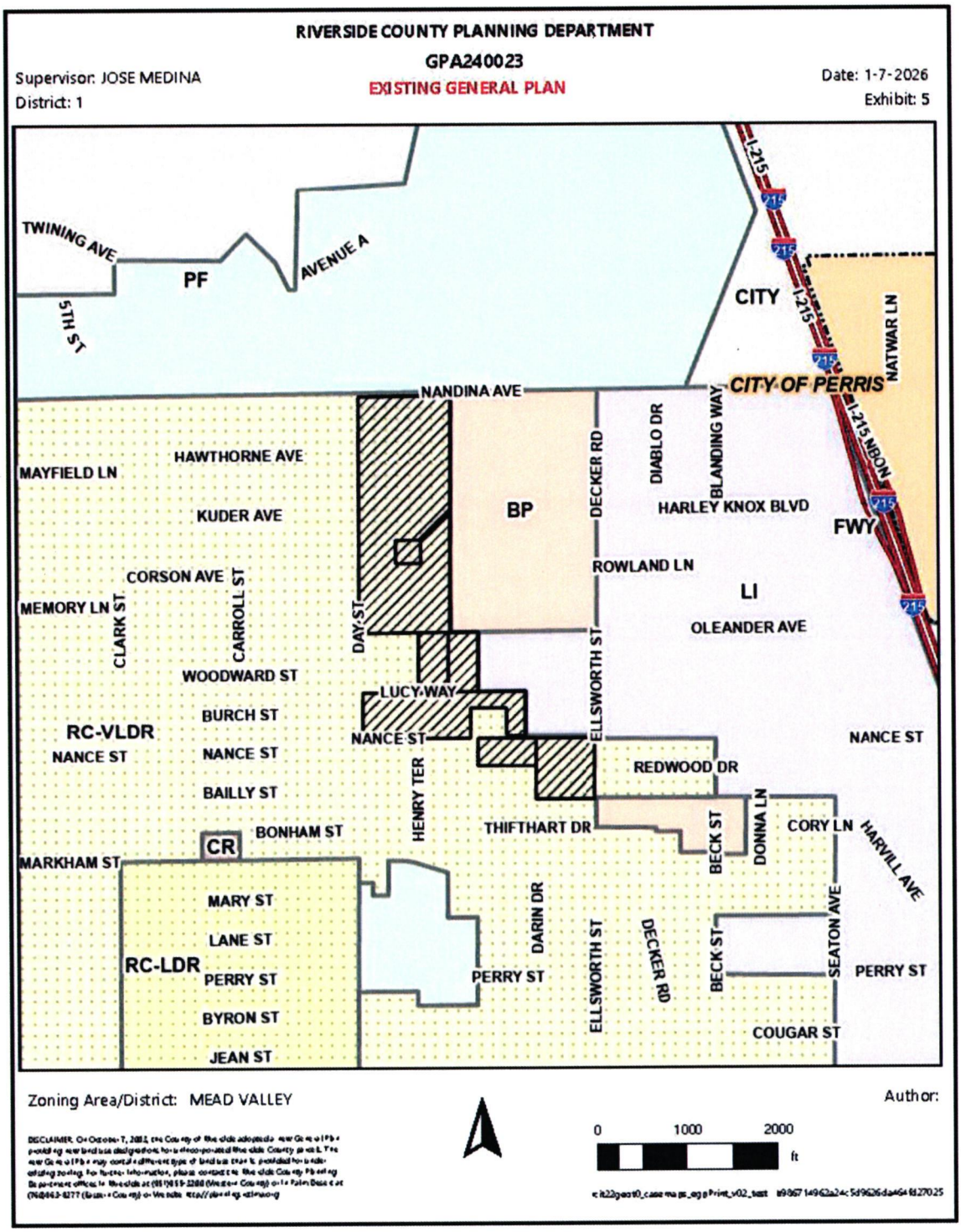

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA240023
EXISTING GENERAL PLAN
Supervisor: JOSE MEDINA
District: 1
Date: 1-7-2026
Exhibit: 5
TWINING AVE
PF
AVENUE A
5TH ST
CITY
I-215
NATWAR LN
CITY OF PERRIS
NANDINA AVE
MAYFIELD LN
HAWTHORNE AVE
KUDER AVE
BP
DECKER RD
DIABLO DR
BLANDING WAY
HARLEY KNOX BLVD
I-215 NBOUND
FWY
CORSON AVE
MEMORY LN
CLARK ST
CARROLL ST
DAY ST
ROWLAND LN
LI
OLEANDER AVE
WOODWARD ST
LUCY WAY
BURCH ST
RC-VLDR
NANCE ST
NANCE ST
NANCE ST
ELLSWORTH ST
REDWOOD DR
BAILLY ST
HENRY TER
THIFTHART DR
BECK ST
DONNA LN
CORY LN
HARVILL AVE
BONHAM ST
CR
MARKHAM ST
MARY ST
LANE ST
RC-LDR
PERRY ST
BYRON ST
JEAN ST
PERRY ST
DARIN DR
ELLSWORTH ST
DECKER RD
BECK ST
SEATON AVE
PERRY ST
COUGAR ST
Zoning Area/District: MEAD VALLEY
Author:
0
1000
2000
ft

Exhibit C

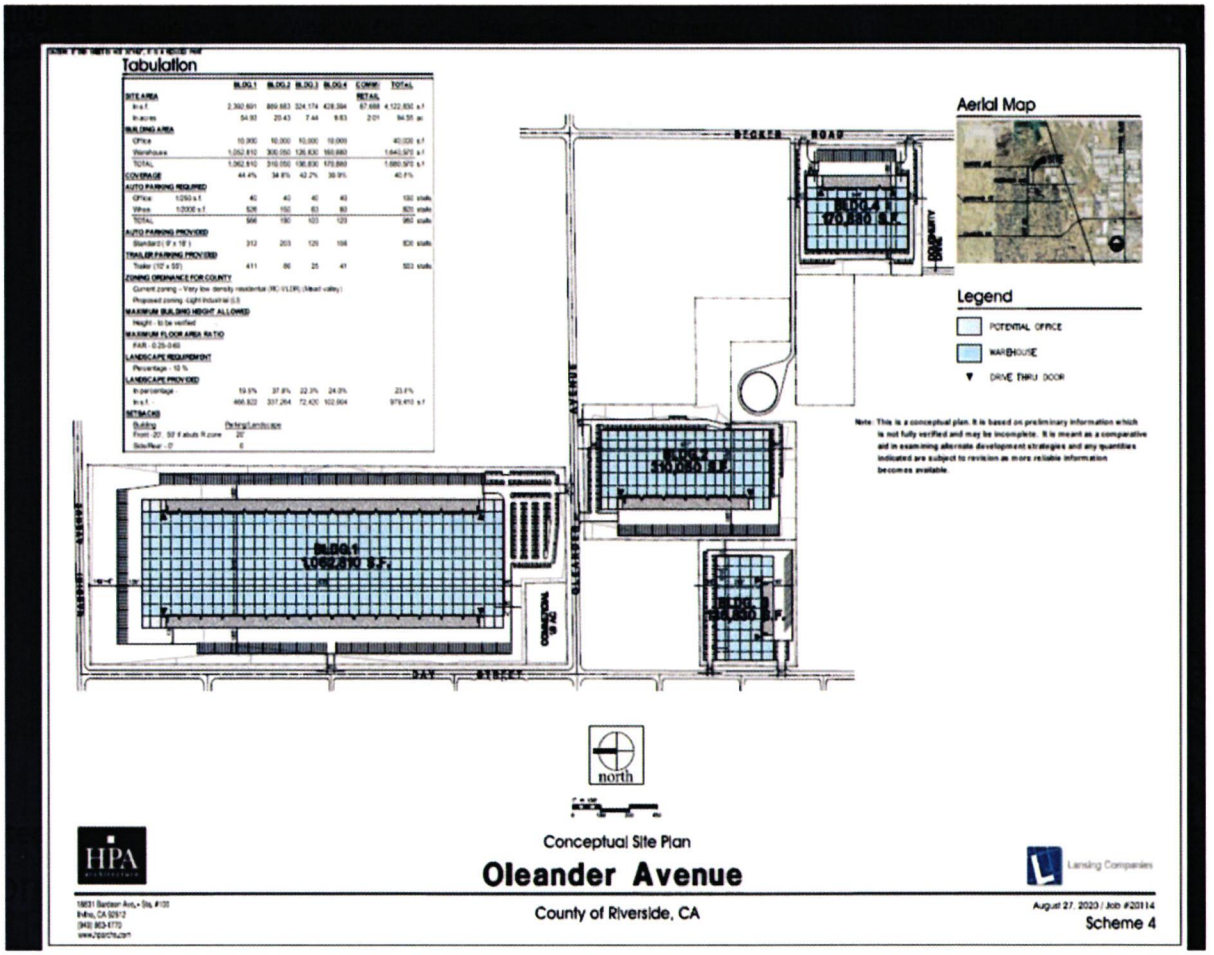
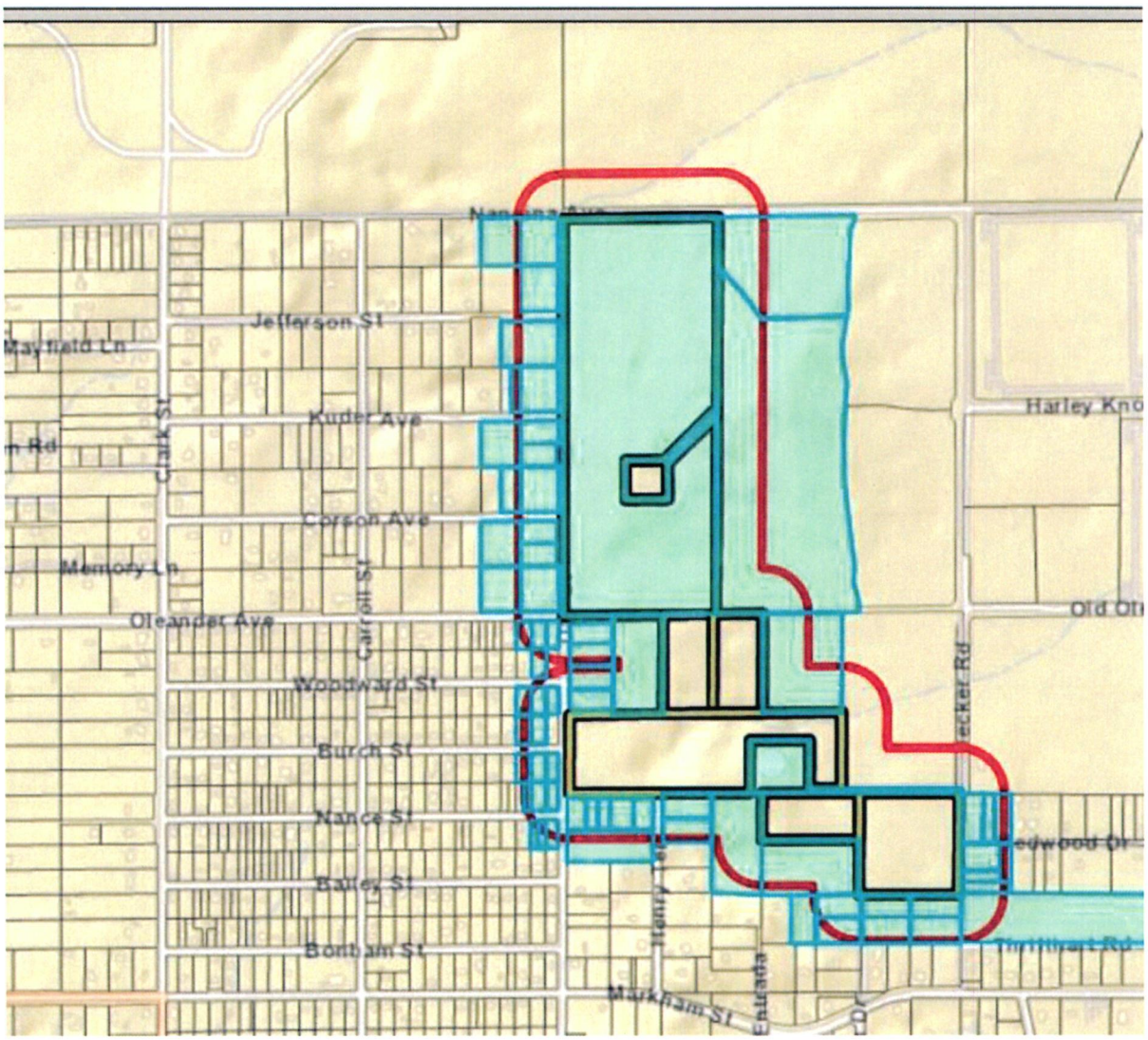

Tabulation
Aerial Map
Legend
POTENTIAL OFFICE
WAREHOUSE
DRIVE THRU DOOR
BECKER ROAD
OLEANDER AVENUE
HARLEY KNOX BOULEVARD
DAY STREET
north
Conceptual Site Plan
Oleander Avenue
County of Riverside, CA
Scheme 4

Exhibit D

GPA240023

Riverside County GIS Mailing Labels



Flores, Kate

From: Jamie Hall <jamie.hall@channellawgroup.com>
Sent: Tuesday, January 27, 2026 9:12 AM
To: Clerk of the Board
Cc: Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5
Subject: INITIATION OF GENERAL PLAN AMENDMENT NO. 240023; (GPA240023); Agenda Item 22.1
Attachments: 2026-01-27 Letter to Board of Supervisors re GPA24002.pdf

Honorable Supervisors:

This firm represents the Rural Association of Mead Valley ("RAMV") with regard to the County of Riverside's ("County") proposed initiation of a General Plan Amendment for the following seven parcels in Mead Valley: 295-310-001, 002; 314-020-008, 009, 019; 314-030-023, 025. As explained in the Staff Report, the applicant, Lansing Companies, has requested that the County consider whether to recommend the initiation of GPA 240023 to change the General Plan Foundation Component and Land Use Designation of these seven (7) parcels from Rural Community: Very Low Density Residential (RC- VLDR) to Community Development: Light Industrial.

The attached letter is intended to inform the County that this discretionary action triggers an environmental review under the California Environmental Quality Act ("CEQA"), which has not occurred. Therefore, the County cannot approve the initiation request.

Please confirm receipt.

Jamie T. Hall
Channel Law Group, LLP
8383 Wilshire Blvd., Suite 750
Beverly Hills, CA 90211
Main Number: (310) 347-0050
Direct: (310) 982-1760
Fax: (323) 723-3960
Email:jamie.hall@channellawgroup.com
Website: www.channellawgroup.com

****NOTICE****

I receive many e-mails on a daily basis and am unable to respond to all of them despite my best efforts. If you have sent me an e-mail that requires my attention and I have not responded, it may have been overlooked. I ask that you call me at 310-982-1760.

****CONFIDENTIAL & PRIVILEGED TRANSMISSION****
The information contained within this e-mail and any attached document(s) is confidential and/or privileged. It is intended solely for the use of the addressee(s) named above. Unauthorized disclosure, photocopying, distribution or use of the information contained herein is prohibited. If you believe that you have received this e-mail in error, please notify the sender by reply transmission and delete the message without copying or disclosing it.

Please consider the environment before printing this email

22.1

Channel Law Group, LLP

8383 Wilshire Blvd.
Suite 750
Beverly Hills, CA 90211

Phone: (310) 347-0050
www.channellawgroup.com

JULIAN K. QUATTLEBAUM, III
JAMIE T. HALL *
CHARLES J. McLURKIN
GREGORY WITTMANN

Writer's Direct Line: (310) 982-1760
jamie.hall@channellawgroup.com

*ALSO Admitted in Texas

January 27, 2026

VIA ELECTRONIC MAIL

Riverside County Board of Supervisors
4080 Lemon Street
Riverside, CA 92501
cob@rivco.org

Re: INITIATION OF GENERAL PLAN AMENDMENT NO. 240023; (GPA240023); Agenda Item 22.1

Honorable Supervisors:

This firm represents the Rural Association of Mead Valley ("RAMV") with regard to the County of Riverside's ("County") proposed initiation of a General Plan Amendment for the following seven parcels in Mead Valley: 295-310-001, 002; 314-020-008, 009, 019; 314-030-023, 025. As explained in the Staff Report, the applicant, Lansing Companies, has requested that the County consider whether to recommend the initiation of GPA 240023 to change the General Plan Foundation Component and Land Use Designation of these seven (7) parcels from Rural Community: Very Low Density Residential (RC- VLDR) to Community Development: Light Industrial.

This letter is intended to inform the County that this discretionary action triggers an environmental review under the California Environmental Quality Act ("CEQA"), which has not occurred. Therefore, the County cannot approve the initiation request.

I. The Activity is a "Project" under CEQA

The Staff Report prepared for this item states that the proposed action is not a "project" under CEQA. This is incorrect. In fact, the activity in question is a "project" under CEQA. Initiating the process to change the foundation components to allow for a more intensive land use necessary contemplates changes to the physical environment. The CEQA Guidelines state that environmental analysis should occur "*as early as feasible* in the planning process to enable environmental considerations to influence project program and design." CEQA Guidelines Section 15004(a). The Staff Report describes those reasonably foreseeable changes, noting the

following comments from the public at the Planning Commission hearing conducted on September 18, 2024:

> "Comments focused on inconsistency with the Mead Valley Area Plan and General Plan policies intended to preserve rural character, agricultural land, open space, scenic resources, and environmentally sensitive areas. Speakers raised concerns regarding **air quality, traffic, and safety impacts, truck traffic near existing homes and schools, and stated the area is already overburdened by industrial uses**. Commenters emphasized the need for housing rather than additional industrial development and raised concerns related to **environmental justice, community benefits, and public outreach**, including a request that Spanish translation services be provided at public hearings for projects located in predominantly Spanish-speaking areas. There were no speakers in favor of the proposed GPA."

As such, the activity is a "project" under CEQA. Our Supreme Court made this clear in *Union of Medical Marijuana Patients, Inc. v. City of San Diego* (2019) 7 Cal.5th 1171, 1197. "[A] proposed activity is a CEQA project if, by its general nature, the activity is capable of causing a direct or reasonably foreseeable indirect physical change in the environment. This determination is made without considering whether, under the specific circumstances in which the proposed activity will be carried out, these potential effects will actually occur." *Id.* The activities being contemplated clearly meet this threshold test and environmental review must be conducted now – not later.

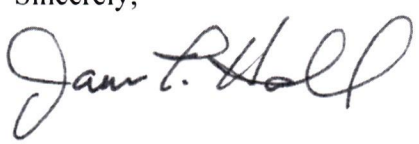
That environmental review must be conducted before an approval is granted is fundamental and was addressed by the California Supreme Court in *Laurel Heights Improvements Ass'n v. Regents of Univ. of California* (1988) 47 Cal.3d 376. The court stated as follows, "If postapproval environmental review were allowed, EIR's would likely become nothing more than post hoc rationalizations to support action already taken." Id. at p. 394; See also *Envtl. Def. Fund, Inc. v. Coastside Cnty. Water Dist.* (1972) 27 Cal.App.3d 695, 706 ("A study must not be a 'post hoc rationalization.' The research is to be directed towards formulation of a program, not to substantiate a program already decided upon.")

II. Conclusion

For the foregoing reasons, the Board cannot act on the initiation request without first conducting environmental review. Please add this firm to the list of interested parties for the Project, including any environmental notices.

I may be contacted at 310-982-1760 or at jamie.hall@channellawgroup.com if you have any questions, comments or concerns.

Sincerely,



Jamie T. Hall

cc: district1@rivco.org, district2@rivco.org, district3@rivco.org, district4@rivco.org, district5@rivco.org

Flores, Kate

From: Michael McCarthy <MikeM@radicalresearch.llc>
Sent: Monday, January 26, 2026 4:27 PM
To: District 5; Supervisor Medina - 1st District; Office of 2nd District Supervisor; District 4 Supervisor V. Manuel Perez; District3; Clerk of the Board
Cc: Elizalde, Rafael; Melinda.Coy@hcd.ca.gov; Franco
Subject: Public comment on Jan 27 item 23.1 - Foundation General Plan Amendment 240023 in Mead Valley
Attachments: GPA_240023.pdf

Honorable Supervisors, Clerk of the Board,

Attached please find a comment letter from Sierra Club Box Springs Group on the foundation General Plan Amendment #240023 to convert 103 acres of very low density residential to light industrial in Mead Valley adjacent to the Riverside National Cemetery.

Please vote no and reject the ongoing warehouse encroachment into Mead Valley.

Mike McCarthy
Co-Conservation Chair
Sierra Club Box Springs Group

SAN GORGONIO CHAPTER

Moreno Valley/Box Springs Group

SENT VIA EMAIL
January 26, 2026

Board of Supervisors
Clerk of the Board

Email: district1@rivco.org; district2@rivco.org; district3@rivco.org; district4@rivco.org; district5@rivco.org; cob@rivco.org

RE: Public comment for Item 22.1 - Foundation General Plan Amendment No. 240023

Dear Honorable Supervisors, Clerk,

Thank you for the opportunity to provide comments on the Foundation General Plan Amendment No. 240023.

The Project aims to initiate a Foundation General Plan Amendment from Rural Community: Very Low Density Residential to Community Development: Light Industrial for 103 acres in Mead Valley between Nandina Avenue and Markham St..

In our review, the Sierra Club Box Springs Group found the Foundation General Plan Amendment is deficient, inconsistent with the Mead Valley Area Plan, Riverside General Plan, and surrounding land-uses. Mead Valley already has more warehouse area per capita than any other community in the Inland Empire. Mead Valley has not built housing to meet its growth goals and has been losing population.

1. Cumulative warehouse impacts have not been analyzed as part of any general plan process and are being considered piecemeal by the County. The foundation general plan amendments within the Mead Valley Plan Area have specifically not been considered holistically and are not considered within the framework. Given the 1,000+ acres of general plan amendments considered as part of the Foundation General Plan Amendment cycle within Mead Valley, this is a significant and cumulatively considerable change which has not been analyzed. Moreover, there are many large mega-warehouse projects nearby that are similar rezones in Perris, Moreno Valley, and Nuevo, which need to be assessed.
2. The County of Riverside has failed to implement Assembly Bill 98 Truck Routes by the required date of January 1, 2026. The County should not be rezoning residential to light industrial for warehouse without having complied with state law on its circulation element. Given its failure to have any hearings, workshops, or outreach per 65302.02(g) on truck route implementation, the County is in willful noncompliance of the truck route provision.
    a. 65098.2.7 – Light industrial warehouse projects are required to be located on truck routes to minimize impacts on residential communities and enhance transportation efficiency,

Riverside County has not yet identified truck routes as required by 65302.02 and therefore this project cannot be initiated.

b. 65098.4 – Truck route plan – none described.
c. 65302.02(h) – The warehouse concentration region, which includes the County of Riverside (65098(h)) shall implement the truck route provisions by January 1, 2026.
d. 65098(e)(2) On or before January 1, 2026, all cities and counties int eh Warehouse Concentration region shall update its circulation element to include truck routes, as specified in Section 65302.02.

3. The FGPA applicant exhibit asserts that the surrounding land to the north is 'vacant land,' when it is planned future phases of the Riverside National Cemetery as duly notified by the US Department of Veterans Affairs. See figure below from draft environmental assessment of Riverside Gravesite Development Project Area Map[1] (2025). An industrial park adjacent to our national cemetery is disrespectful to all the fallen veterans who serve our country.



Figure 2-2. Riverside National Cemetery Master Plan

Figure 1. Riverside National Cemetery development Master Plan.

4. The FGPA was opposed by over 100 individual comment letters, and was voted against by the General Plan Advisory Commission. The Planning Commission had only 2 votes in support of the project, a single neutral, and two absent commission members, including the commissioner from District 1 representing the project. There were no letters or public comments of support in favor of this general plan amendment.
5. The project is adjacent to residential homes to the west and south and will encroach and surround multiple streets with industrial land-use including a dozen homes on Redwood Drive, and adding adjacent industrial land-use for at least 75 residential parcels along Day St., Henry Terrace, Decker Road, and Markham St. This is an environmental justice community and this is inconsistent with the Healthy Communities element land-use policies therein.
6. Despite building over 60M Square Feet of new warehouses and distribution centers since 2022, there are fewer jobs in logistics in the Inland Empire today than there were in 2022, as shown in

[1] https://www.cfm.va.gov/CFM/environmental/Draft_Environmental_Assessment.pdf

Figure 2. New warehouses are highly automated and are merely cannibalizing existing warehouse space while providing no net jobs to the region. Stop adding more useless more useless boxes that don't produce benefits to the public.

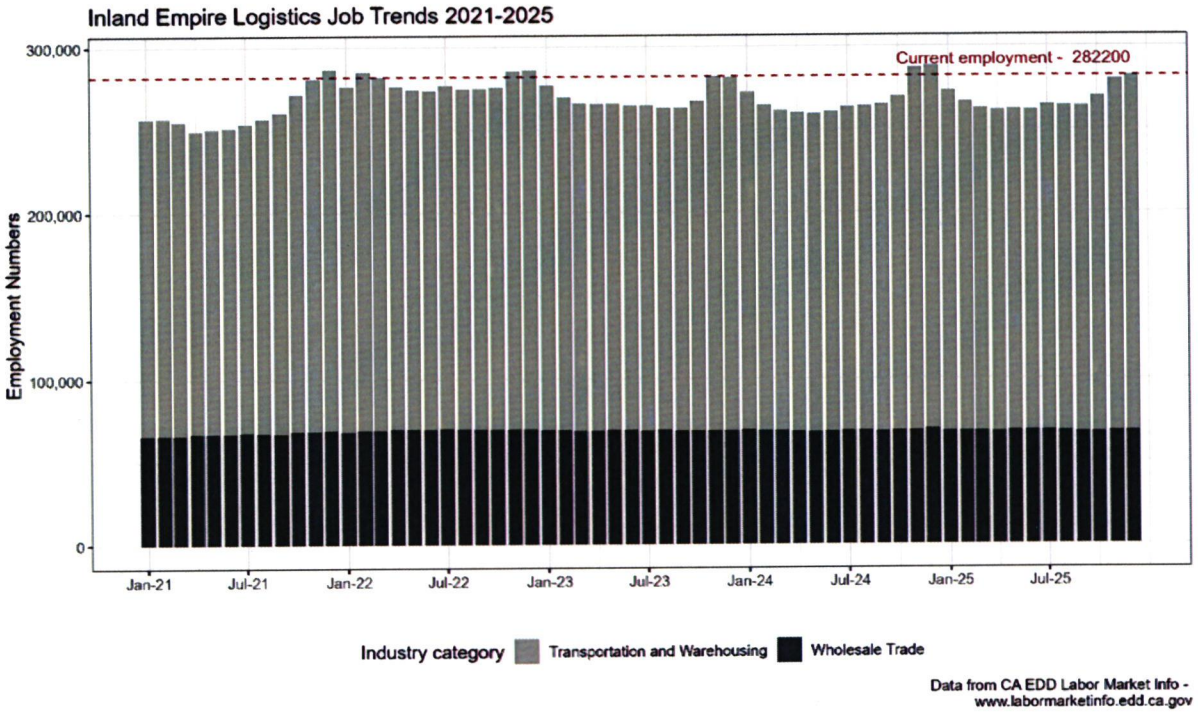


Figure 2. Inland Empire logistics employment numbers from California Employment Development Department from January 2021 through December 2025.

7. This proposal is in direct conflict with CA Code §66300(b)(1)(A) regarding no net loss of housing units. No Net Loss provisions implemented in the SB 330 Housing Crisis Act and revised in SB 8 freeze residential zoning standards such that a jurisdiction cannot lower the total number of housing units in an approved RHNA housing element. This project would reduce the housing units for the County of Riverside and continues to downzone available housing within the Mead Valley Area Plan with no commensurate upzoning or replacement housing. Cumulatively, the Mead Valley Area is losing 1,100 acres of very low density housing to industrial rezones as shown in **Figure 3**. The County needs to demonstrate compliance with housing standards.
8. The surrounding jurisdictions are implementing policies that are stopping warehouse development. Perris just adopted a yearlong warehouse moratorium[2] and updated its industrial development standards[3]. Moreno Valley is considering a warehouse moratorium[4] and is updating its truck route maps to comply with AB 98[5]. The City of Riverside is considering updates to its industrial development standards in response to multiple years of

[2] https://riversiderecord.org/perris-city-council-extends-warehouse-moratorium-to-december/

[3] https://riversiderecord.org/perris-city-council-approves-45-day-warehouse-moratorium-updates-development-standards/

[4] https://www.pressenterprise.com/2026/01/22/moreno-valley-could-impose-45-day-moratorium-on-new-warehouses/

[5] https://experience.arcgis.com/experience/13bc449c75504c4cb297b12d15c8b987

community comment on January 27, 2026[6]. Why is the County not adequately implementing policies that reflect the community position on warehouse developments?

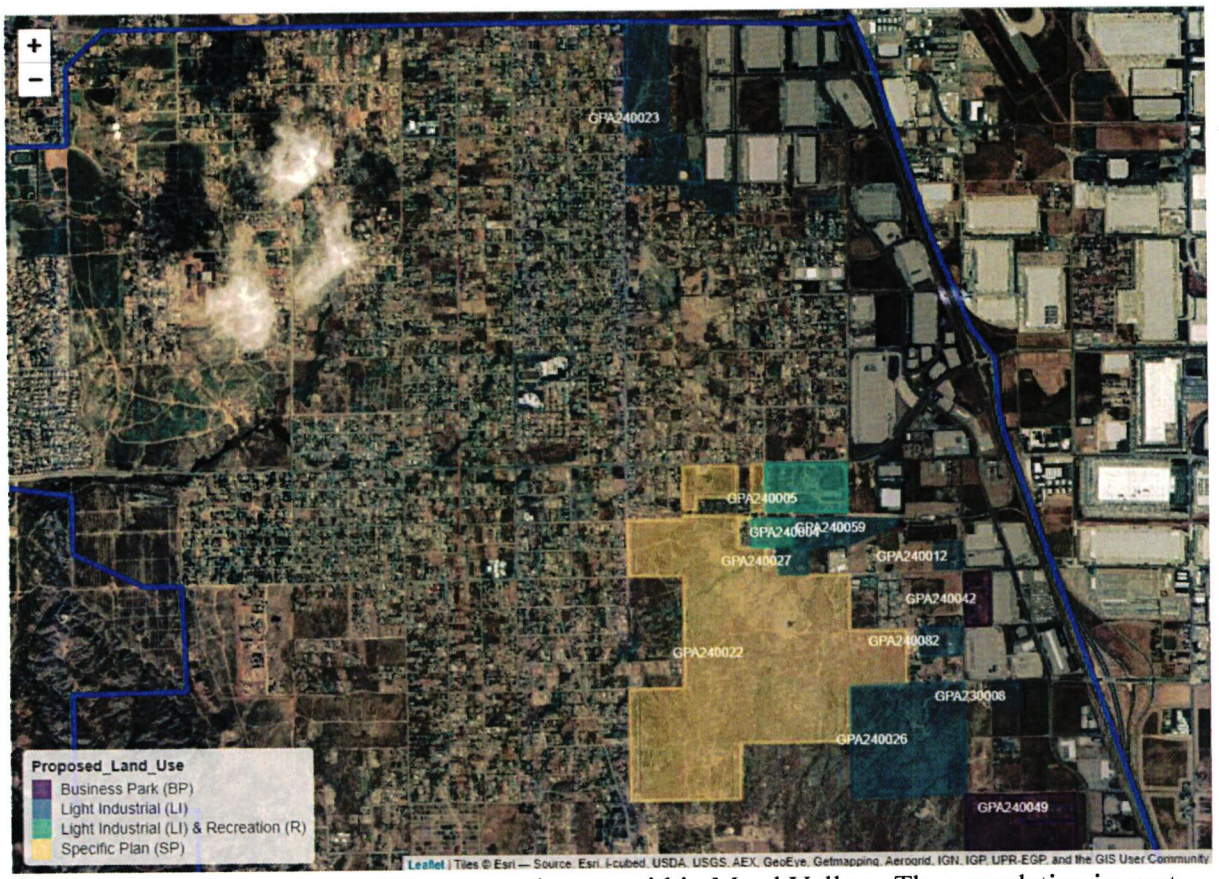


Figure 3. Foundation General Plan Amendments within Mead Valley. The cumulative impact will eliminate over 1,000 acres of residential zoning. Cumulative impacts of these proposed downzones were not analyzed as part of the foundation GPA process.

Thank you for the opportunity to provide comments on the Project. We hope the Board of Supervisors will reject this General Plan Amendment to extend the industrial corridor further into residential communities.

Please add the Sierra Club Box Springs Group to all notification lists for updated documents, public hearings, and meetings related to the project at the email and address below.

Sincerely,
Michael McCarthy, PhD
Sierra Club Moreno Valley/Box Springs Group
Co-Conservation Chair
Email: mikem@radicalresearch.llc
P.O. Box 1325
Moreno Valley, CA 92556-1325

[6] https://www.raincrossgazette.com/this-week-in-city-hall-january-26-2026/

Flores, Kate

From: Acquia Mail
Sent: Tuesday, January 27, 2026 10:23 AM
To: joaquincastillejos117@gmail.com
Cc: Clerk of the Board
Subject: Request to Speak Web Submission



Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 20260127.** 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 January 27, 2026

Submitted values are:

First Name
Joaquin

Last Name
Castillejos

Phone
9094344619

Email
joaquincastillejos117@gmail.com

Agenda Date
01/27/2026

Agenda Item # or Public Comment
22.1

State your position below
Oppose

Do you need a Spanish translator?
No

Flores, Kate

From: Acquia Mail
Sent: Monday, January 26, 2026 11:31 AM
To: Clerk of the Board
Subject: Public Comments Web Submission

The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select https://rivcocob.org/request-to-speak and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on January 26, 2026

Submitted values are:

First Name
Gema

Last Name
Macias

Phone
9512172462

Email
jemamaciasgascon@gmail.com

Agenda Date
01/27/2026

Agenda Item # or Public Comment
22.1

State your position below
Oppose

Comments

22.1

OPPOSE ITEM 22.1. Enough with the warehouses. Riverside county is beautiful and is being overrun by warehouses that sit empty.

Flores, Kate

From: Acquia Mail
Sent: Monday, January 26, 2026 12:18 PM
To: ismaelgonzalezca@gmail.com
Cc: Clerk of the Board
Subject: Request to Speak Web Submission
Attachments: oppose-item-22.1-general-plan-amendment.pdf



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 20260127.** 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 January 26, 2026

Submitted values are:

First Name
Ismael

Last Name
Gonzalez

Phone
7144225869

Email
ismaelgonzalezca@gmail.com

Agenda Date
01/27/2026

Agenda Item # or Public Comment
22.1

State your position below
Oppose

Do you need a Spanish translator?
No

Comments
Please protect your vulnerable constituents and residents of Mead Valley from unnecessary overdevelopment. Keep the zones residential. Do not allow any more warehouses in our oversaturated area! Oppose the amendment.

Attachments (Must be .pdf, .doc, or .docx)

oppose-item-22.1-general-plan-amendment.pdf

January 26, 2026

Riverside County Board of Supervisors: Jose Medina, Karen Spiegel, Chuck Washington, V. Manuel Perez, Yxstian Gutierrez, & County Staff

Re: Item 22.1 - Consideration of General Plan Amendment

Greetings County Supervisors and Staff,

My name is Ismael Gonzalez. I am a member of the Sierra Club San Gorgonio Chapter and the Inland Valley Alliance for Environmental Justice. More importantly, I am your constituent, a resident of Moreno Valley, County District 5, for about 20 years.

It is my wish with this letter to implore each of you to oppose Item 22.1 on tomorrow's agenda (1/27/26) which would consider the initiation of a General Plan Amendment to convert residential zoning to industrial zoning in the City of Mead Valley.

According to Moreno Valley's Environmental & Historical Preservation Commissioner Nathan Urena, there are 9 cities in the Inland Empire who have already adopted moratoriums or outright bans on industrial projects in order to study and mitigate environmental and health concerns. Those cities are Perris, Redlands, Hemet, Rialto, Norco, Pomona, Colton, Jurupa Valley, and Riverside.[1] Moreno Valley has recently approved a draft for a moratorium and is currently under consideration by their city council. Our area's saturated industrial zones are a leading contributor to the region's severe air pollution, increased risk for respiratory illnesses and cancers, increased traffic congestion, increased noise and light pollution, loss and endangerment of ecosystems and wildlife, and the lack of diverse quality jobs.

For more context, the Inland Empire is already home to over 1 billion square feet of warehouse and industrial area, with about another 170 million square feet on the way. In 1980, the region was home to 234 warehouses; there are now more than 4,000.[3] The approved World Logistics Center (WLC) alone would increase the region's industrial square footage by about 40 million and add 14,000 truck trips per day to the city! This single project to the east of the Moreno Valley is adjacent to countless residents and the San Jacinto Wildlife Area and is expected to generate 400,000 metric tons of greenhouse gas (GHG) emissions annually.[4] These added projections just for the WLC will be catastrophic, negligent, and unacceptable for Moreno Valley and the Inland Empire as our transportation corridors generate some 600,000 truck trips every day already, producing a staggering 50 million pounds of carbon dioxide.[3]

With these horrific levels of pollutants and GHG emissions, the American Lung Association (ALA) repeatedly ranks San Bernardino and Riverside Counties as first and second for the worst ozone pollution in the United States. The two counties also ranked in the top ten for the worst annual particle pollution nationally.[5] Air pollution in the Inland Empire kills more than 800 people each year.[4]

> "To bring this much additional traffic without any mitigation to an area with some of the worst air pollution is criminal. Thousands of studies have demonstrated that air pollution harms people, especially children. Strokes, heart disease, asthma and other respiratory diseases, including lung cancer and even low birth weight and birth defects are linked to air pollution." — Penny Newman, former executive director of the Center for Community Action and Environmental Justice[4]

Ozone (or smog) pollution forms when nitrogen oxides (NOx) and volatile organic compounds (VOCs) from tailpipes, smokestacks and other sources come into contact with sunlight. Particle pollution refers to a mix of tiny, often invisible solid and liquid airborne particles, which are highly concentrated near busy traffic corridors, industrial areas and in wildfire smoke.[5]

With the emergence of California Assembly Bill 98 (AB98), which took effect in January of 2026, sensitive receptors are defined as a residence, school, daycare facility, recreational facilities, nursing homes, hospitals, and similar facilities.[6] It is definitively clear that our current policies and truck routes in the County of Riverside endanger all sensitive receptors across the region with life-threatening pollutants and potential collisions with heavy vehicles. Many of the cities within the County of Riverside are failing to satisfy these requirements set out by AB98 and now opens the possibility that residents will pay a $50,000 penalty every 6 months enforced by the California Attorney General if their city has not enacted AB98 requirements.[6]

Many of those in favor of more warehouses and industrial areas will speak of outdated corporate propaganda that suggests these developments bring jobs to the city and region. Although they may be correct by the superficial numbers these corporations put on paper, they fail to mention how most jobs are degrading, low-wage positions with no or little opportunity for upward mobility. According to research conducted by Thrive Inland SoCal and the Inland Empire Labor Institute, a quality job is defined as being able to pay enough over the course of a year to cover a family's basic needs and leave some extra money left over for emergencies and savings; include health insurance (which tends to mean that the job offers other benefits as well); and provide a level of financial stability over the next ten years (either by continuing to be a quality job or by providing a path to a different quality job). Their analysis also reports a quality job must have an annual wage that can lift struggling working residents into self-sufficiency which would be roughly $63,036 a year (or about $31/hour) in 2025.[8] For context, for a single individual with no kids, the poverty level to meet basic needs is $28.76/hour.[9] According to the School of Business at UCR, the average non-supervisory warehouse worker earns $44,776/year or $21.52 which is well below the aforementioned poverty level wage.[10] On the other hand, corporations and CEOs rake in revenues upwards of millions and billions from the spaces we approve to establish a warehouse and the labor we provide. For further context, the average value for a home in Moreno Valley in 2025 is $541,184 according to Zillow.[11] That would take an average warehouse worker about 12 years to earn working full-time while disregarding paying taxes, insurances, bills, and basic needs.

We are blessed with amazing weather and views for most of the year here in Riverside County. It's truly shameful that we are denying ourselves that luxury to view the open environment and wild spaces in favor of endless walls of gray concrete that seemingly go on for miles. Additionally, municipalities and the developers they welcomed in have essentially burdened us all to a never-ending reality of traffic and gridlock with miles of semi trucks and heavy machinery on our roads and highways. It now takes about half an hour just to exit Moreno Valley in any direction. This surely poses a catastrophe risk if there were to be an emergency. Slow response times are real concerns for the canyon roads and highways. We have natural treasures adjacent to Mead Valley that we should be embracing and protecting: Lake Perris, Lake Matthews, & The San Jacinto Wildlife Area.

In regards to warehousing, enough is enough.

Please protect yourself, your family, your constituents from these external corporations, industrial entities, and the dangers they impose. **I implore each of you to oppose Item 22.1 on tomorrow's agenda (1/27/26) which would consider the initiation of a General Plan Amendment to convert residential zoning to industrial zoning in the City of Mead Valley.**

With sincerest regards,

Ismael Gonzalez
Moreno Valley Resident | County District 5
Member of Sierra Club, San Gorgonio Chapter, Box Springs Group
Member of Inland Valley Alliance for Environmental Justice
ismaelgonzalezca@gmail.com

Citations & Data

[1] "Opposition to Further Warehouse Development" by Commissioner Urena. 2026. Slide 2. https://www.instagram.com/p/DTmi2VbldAI/?img_index=1&igsh=MzRlODBiNWFlZA==

[2] "Inland Empire Population Is Still Rising In 2024, Like It Or Not" by David Allen, The Press Enterprise. 2024. https://www.pressenterprise.com/2024/05/12/inland-empire-population-is-still-rising-in-2024-like-it-or-not/

[3] "California Warehouse Boom Comes With Health, Environmental Costs For Inland Empire Residents" by Jim Newton, Cal Matters. Updated 2024. https://calmatters.org/commentary/2023/01/inland-empire-california-warehouse-development/

[4] "Targeting a Southern California Mega-Warehouse Project" by Earth Justice. 2015. https://earthjustice.org/case/targeting-sprawling-southern-california-mega-warehouse-project

[5] "Inland Empire Once Again Ranks As Worst in Nation for Air Quality" by Anthony Victoria, PBS SoCal. 2022. https://www.pbssocal.org/shows/earth-focus/inland-empire-once-again-ranks-as-worst-in-nation-for-air-quality

[6] "Assembly Bill No. 98" by Juan Carrillo. 2024 https://slcl.senate.ca.gov/system/files/2024-08/ab-98-j-carrillo.pdf

[7] "RE: Air Quality Mitigation Measures and Analysis for the Final Environmental Impact Report of the Moreno Valley General Plan Update 2040" by California Attorney General Rob Bonta. 2025. https://oag.ca.gov/system/files/media/11-17-25-comment-letter-moreno-valley.pdf

[8] "California Jobs First Regional Plan Part II" by THRIVE Inland SoCal. 2025. https://4e64ecab-90f5-432d-b7e0-de782c7767be.filesusr.com/ugd/ab0f44_97817fed100f49df9dd12d90f0117d6e.pdf

[9] "Living Wage Calculation for Riverside County, California" by Massachusetts Institute of Technology's Living Wage Calculator. 2026. https://livingwage.mit.edu/counties/06065

[10] "Report: IE Warehouse Workers Make Gains Through Collective Action" by Randy Black, School of Business, University of California, Riverside. 2025. https://business.ucr.edu/news/2025/10/14/ie-warehouse-workers-make-gains#:~:text=Released%20on%20August%2025%2C%202025,IE%20average%20salary%20of%20%2461%2C930.

Flores, Kate

From: daniela viramontes <danielavir97@gmail.com>
Sent: Thursday, January 22, 2026 10:46 PM
To: Clerk of the Board
Subject: oppose Mead Valley Industrial warehouse public hearing OLEANDER COMMERCE CENTER 1-27-26 item 22.1

Hello, I am a resident of the Meas Valley community. I actually happen to live by the area where these warehouse are to be built. I STRONGLY OPPOSE of the construction of these warehouse in my neighborhood because not only it will it lead to increase amount of car traffic and semis coming in out of those buildings. But it will also add to more pollution, an increase rate in crime due to more people coming in and out in order to work at those warehouse, more car related injuries, list goes on. But one important thing, that area has become a place where many go to walk, where kids go out and ride their bikes, people ride their horses. Instead of creating warehouses, that piece of land should be used for recreational purposes like a park or trails. Warehouse are NOT MEANT to be so close to homes and schools.

22.1

Flores, Kate

From: Acquia Mail
Sent: Saturday, January 24, 2026 2:58 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 20260127.** 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 January 24, 2026

Submitted values are:

First Name
Victoria

Last Name
Camarena

Phone
9512303916

Agenda Date
01/27/2026

Agenda Item # or Public Comment
22.1

State your position below
Oppose

Do you need a Spanish translator?
No

Comments
No more warehouses!

22.1

Flores, Kate

From: Acquia Mail
Sent: Sunday, January 25, 2026 12:27 AM
To: Clerk of the Board
Subject: Public Comments Web Submission



The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select https://rivcocob.org/request-to-speak and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on January 25, 2026

Submitted values are:

First Name
Lanny

Last Name
Del Real

Phone
9513455097

Agenda Date
01/27/2026

Agenda Item # or Public Comment
Item 22.1

State your position below
Oppose

Comments
I oppose item 22.1.
Keep warehouses out of our community!

Flores, Kate

From: Acquia Mail
Sent: Sunday, January 25, 2026 10:21 AM
To: Clerk of the Board
Subject: Public Comments Web Submission



The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select https://rivcocob.org/request-to-speak and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on January 25, 2026

Submitted values are:

First Name
Jennifer

Last Name
Sanchez

Address (Street, City and Zip)
20330 Gaston Rd

Phone
9512302901

Email
jennifersanchez20353@gmail.com

Agenda Date
01/27/2026

Agenda Item # or Public Comment
22.1

State your position below

Oppose

Comments
NO ON ITEM 22.1
Mead Valley has the highest warehouse area per resident in the Inland Empire according to WarehouseCITY, 2025.
This zone change is directly next to residents & 3 schools:
Mead Valley & Manuel Real Elementary, & Tomas Rivera
Middle School.
We don't want anymore warehouses that affect our environment and quality of life

Flores, Kate

From: Acquia Mail
Sent: Sunday, January 25, 2026 1:04 PM
To: Clerk of the Board
Subject: Public Comments Web Submission

The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select https://rivcocob.org/request-to-speak and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on January 25, 2026

Submitted values are:

First Name
Luis

Last Name
Ramos

Phone
9515912484

Agenda Date
01/27/2026

Agenda Item # or Public Comment
22.1 warehouse development on Nandina st mead valley

State your position below
Oppose

Comments
As a news valley resident I oppose the item "22.1" Warehouse development on Nandina st in mead valley. As a mead valley resident we have enough traffic and semi-trucks in the city as is we don't need nor want more creating more traffic. Majority of the people living in mead valley moved out the city to get

away from crowded places, traffic, and noise. We want more environment for nature to thrive and hills to walk and connect our self with nature. The streets of mead valley are barley maintained and kept smooth we do not want more semi trucks or more traffic in the city!

Riverside County Board of Supervisors
Request to Speak

Submit request to the Clerk of the Board (right of podium), Speakers are permitted 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: Debra WALSH

Address: RAMV

City: _____ **Zip:** _____

Phone #: _____

Date: Jan 27 **Agenda #** 22.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____**Support** X **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: _____

Do you need a Spanish translator? Yes____ **No** X

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 1/13/2026)

BOARD RULES

Requests to Address Board on "Agenda" Items:
You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:
Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

Power Point Presentations/Printed Material:
Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, ensuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please ensure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo. Speakers are prohibited from bringing signs, placards, or posters into the hearing room.

Individual Speaker Limits:
Individual speakers are limited to a maximum of three (3) minutes. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board. Please step up to the podium when the Chair calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chair adheres to a strict three (3) minutes per speaker. ***Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.***

Group/Organized Presentations:
Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chair's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chair:
The Chair will determine what order the speakers will address the Board and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using course, crude, profane or vulgar language while speaking to the Board members, staff, the public and/or meeting participants. Such behavior, at the discretion of the Board Chair may result in removal from the Board Chambers by Sheriff Deputies.

Riverside County Board of Supervisors
Request to Speak

Submit request to the Clerk of the Board (right of podium), Speakers are permitted 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: Ruth Brissenden

Address: _____

City: Temescal Valley **Zip:** 92883

Phone #: _____

Date: 1/27/26 **Agenda #** 22.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____**Support** ___X___**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: _____

Do you need a Spanish translator? Yes____ **No**X

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 1/13/2026)

BOARD RULES

Requests to Address Board on "Agenda" Items:
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SPEAKER'S NAME: Tatiana Flores

Address: 25187 Harker Lane

City: Moreno Valley **Zip:** 92551

Phone #: 951-269-7987

Date: January 27, 2026 **Agenda #** 22.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____**Support** X **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: _____

Do you need a Spanish translator? Yes____ **No** X

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 1/13/2026)

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SPEAKER'S NAME: Stacy Soriano

Address: 21897 Mary St.

City: Perris **Zip:** 92570

Phone #: 909 955 3315

Date: 1-27-2026 **Agenda #** 29696 item 22.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____**Support** X **Oppose** _____**Neutral**

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_____**Support** X **Oppose** _____**Neutral**

I give my 3 minutes to: State Why I oppose.

Do you need a Spanish translator? Yes____ **No** X

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(Revised: 1/13/2026)

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SPEAKER'S NAME: Karla Cervantes

Address: 21910 Old Elsinore rd

City: Perris CA **Zip:** 92570

Phone #: 951-892-9916

Date: 1-27-2025 **Agenda #** 22.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____**Support** ✓ **Oppose** ✓ _____**Neutral**

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_____**Support** _____**Oppose** _____**Neutral**

I give my 3 minutes to: _____

Do you need a Spanish translator? Yes____ **No** ✓

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(Revised: 1/13/2026)

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SPEAKER'S NAME: Mike McCarthy

Address: _____

City: Riverside **Zip:** 92508

Phone #: _____

Date: 1/27/2026 **Agenda #** 22.1 ~~& 23.1~~

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I give my 3 minutes to: _____

Do you need a Spanish translator? Yes_____ **No**_____

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SPEAKER'S NAME: Franco Pacheco

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 22.1

PLEASE STATE YOUR POSITION BELOW:

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SPEAKER'S NAME: Aliana Pacheco

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 22.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____**Support** _____**Oppose** _____**Neutral**

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SPEAKER'S NAME: Joaquin Catillejos

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 22.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____**Support** _____**Oppose** _____**Neutral**

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I give my 3 minutes to: _____

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Online

Riverside County Board of Supervisors
Request to Speak

Submit request to the Clerk of the Board (right of podium), Speakers are permitted to three (3) minutes, subject to Board Rules listed on the reverse side of this form. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

SPEAKER'S NAME: Victoria Camarena

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 22.1

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: _____

Do you need a Spanish translator? Yes_____ **No**_____

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 1/13/2026)

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.

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SPEAKER'S NAME: Ismael Gonzalez

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 22.1

PLEASE STATE YOUR POSITION BELOW:

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_____**Support** _____**Oppose** _____**Neutral**

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Flores, Kate

From: Acquia Mail
Sent: Monday, January 26, 2026 9:21 AM
To: Clerk of the Board
Subject: Public Comments Web Submission

The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select https://rivcocob.org/request-to-speak and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on January 26, 2026

Submitted values are:

First Name
Creiselda

Last Name
Varela

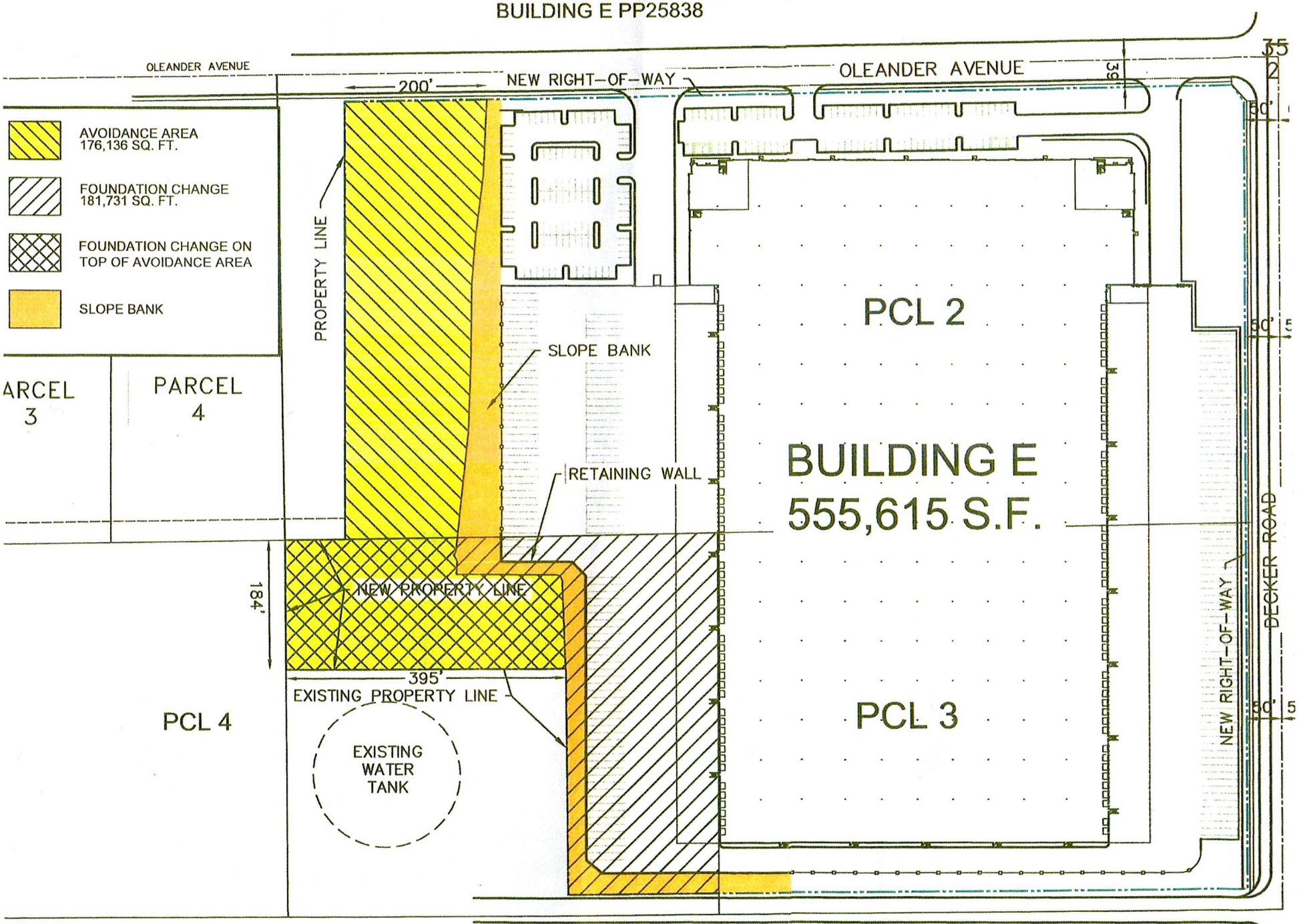
Phone
9512265070

Agenda Date
01/27/2026

Agenda Item # or Public Comment
22.1

State your position below
Oppose

KNOX BUSINESS PARK - FOUNDATION CHANGE EXHIBIT
BUILDING E PP25838



22'1 Debbie Walsh