

CP-23-05035 Werner Trucking Requested Action: Recommendation to the BOCC on changing the Future Land Use assignment on 42 acres from Commercial to Industrial, and on 14 acres from Agricultural to Industrial.

I, Beverly Steele, who resides in the historic Community Of Royal, do not support the above referenced cases.

This intensification of zoning would be inconsistent with the original intent behind our Forefathers' and Foremothers' who passed the land through their generations since 1865. It is incompatible with the historic value of our beloved Royal Community and is over-development for said Community.

In the currently adopted comp plan it is Future Land Use Element Policy 1.4.6 - PUD Thresholds. The policy states in part: "The following developments shall be developed as a PUD.....within the UDA....industrial projects 50 acres or more...".

The purpose and intent of IP District states "IP is appropriate for industrial development....where the potential for negative impacts to surrounding uses exist."

This would negatively impact our historic Community of Royal.

Simply stated: Stay out of Royal, Keep existing zoning.

Steele

Beverly Steele
Royal Resident

5/1/2023