

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



**ITEM: 22.4
(ID # 28586)**

MEETING DATE:
Tuesday, October 07, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240070 (GPA240070) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240070 to change the General Plan Foundation Component of two (2) parcels from Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Commercial Retail (CD: CR), to allow for submittal of an application for the construction of a Brandon’s Diner restaurant and parking lot, along with other commercial office uses that may support the community. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240070 is initiated by the Board of Supervisors. – Second Supervisorial District – Woodcrest District – Lake Mathews / Woodcrest Area Plan – Applicant: Armando Benitez c/o Brandon’s Diner – Engineer / Representative: Mitch Adkinson c/o Adkan Engineers – Existing Zoning: R-A (Residential Agriculture) – Existing Land Use: Very Low Density Residential (RC: VLDR) – Location: north of Caton Ct, east of Porter Ave, south of Van Buren Blvd, and west of Gamble Ave – APN(s): 274-102-001 and 274-102-002 – 3.45 Gross Acres - Not a Project under CEQA - District 2. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

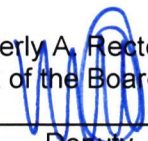
1. **CONSIDER** whether to recommend the initiation of **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240070 (GPA240070)**; and,
2. If recommended, **ADOPT** an order initiating **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240070 (GPA240070)** and requiring the applicant submit to the County the project within 6 months.

ACTION:Policy

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Gutierrez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended to adopt an order initiating Foundation Component General Plan Amendment No. 240070 and requiring the applicant to submit the implementing project within six (6) months.

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: October 7, 2025
xc: Planning

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND

Summary

The Foundation Component General Plan Amendment No. 240070 (GPA240070) 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 Commercial Retail (CR), on two (2) parcel(s), totaling 3.45 gross acres.

The two parcels are located north of Caton Court, east of Porter Avenue, south of Van Buren Boulevard, and west of Gamble Avenue.

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

Further determination of zoning classifications, neighborhood compatibility, and other development factors or findings shall be made if the proposed FC-GPA (GPA240070) is initiated by the Board of Supervisors. Any FC-GPA initiated by the Board of Supervisors will require the submittal of an implementing project within six (6) months from initiation.

Applicant Proposal

FC-GPA240070 is a proposal to change the Foundation Component Land Use Designation from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Commercial Retail (CD:CR).

The parcel(s) are not located in a policy or overlay.

If the initiation for GPA240070 is approved, the applicant intends to apply for implementing a project consisting of the construction of a Brandon's Diner restaurant and parking lot, along with other commercial office uses that may support the community.

Proposed Future Land Use

The proposed Community Development (CD) Foundation encompasses many underlying land use designations. The proposed Commercial Retail (CD-CR) Land Use Designation allows for local and regional serving retail and service uses.

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised on the Riverside County Planning Department website. Additionally, public hearing notices in English and Spanish, pursuant to department policy and in accordance with the requirements of Ordinance 348, were mailed to property owners within 600 feet of the project site for both the General Plan Advisory Committee and Planning Commission public hearings.

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

No comments were received after the close of the Planning Commission public hearing and as of the writing of this staff report.

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA 240070 was held before the General Plan Advisory Committee on October 21, 2024. At that public hearing, the applicant presented their request for the proposal, and the Committee opened the hearing for public comments. No members of the public provided public testimony.

The Committee discussed the project. Issues that were discussed included comments that the request was a cleanup effort that is complementary of this area. The result of the Committee's discussion of the initiation is provided below.

Support: 2nd, 3rd, 5th Districts

Against:

Neutral:

Not Present: 1st, 4th Districts

Abstain:

Planning Commission Proceedings

A duly noticed public hearing to discuss FC-GPA 240070 was held before the Planning Commission on November 20, 2024. At that public hearing, the applicant presented their request for the proposal, and the Commission opened the hearing for public comments. Four (4) members of the public provided public testimony.

Of the public comments received, three (3) were against initiation of a General Plan Amendment, and one (1) was in support. Comments for the initiation of the GPA cited opportunity for commercial development. Comments against the initiation cited concerns over potential development conflicts.

The Committee discussed the project with support, encouraging full use of the site, and development of the area. Issues that were discussed included the loss of the pumpkin patch and Christmas tree sales use and promoting further outreach to the surrounding neighbors. The final result of the Planning Commission's discussion of the initiation is provided below.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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Support: 1st, 2nd, 4th, 5th District

Against:

Neutral:

Not Present: 3rd District

Abstain:

IMPACT ON RESIDENTS AND BUSINESS

The proposed Foundation Component General Plan Amendment is merely a request to initiate a General Plan Amendment, not the General Plan Amendment itself. Thus, the request today is not a project under the California Environmental Quality Act (CEQA) and no impact on residents will occur at this stage. If the Foundation Component General Plan Amendment request is approved as recommended, within 6 months the applicant must submit an implementing project along with the initiated General Plan Amendment. All impacts on residents and businesses will be considered at the time the implementing project is heard.

ADDITIONAL FISCAL INFORMATION

All fees are paid by the applicant. There is no General Fund obligation.

ATTACHMENTS:

Attachment A – Vicinity Maps

Attachment B – Existing Land Use Designations

Attachment C – Existing Zoning Classifications

Attachment D – Noticing Radius and Labels

Attachment E – Applicant's Exhibits

Attachment F – GPAC Hearing Package

Attachment G – PC Hearing Package



Jason Farin, Principal Policy Analyst

9/30/2025

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240070

VICINITY/POLICY AREAS

Supervisor: KAREN SPIEGEL

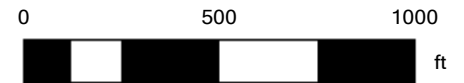
Date: 9-25-2025

District: 2



Zoning Area/District: WOODCREST

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>



RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240070

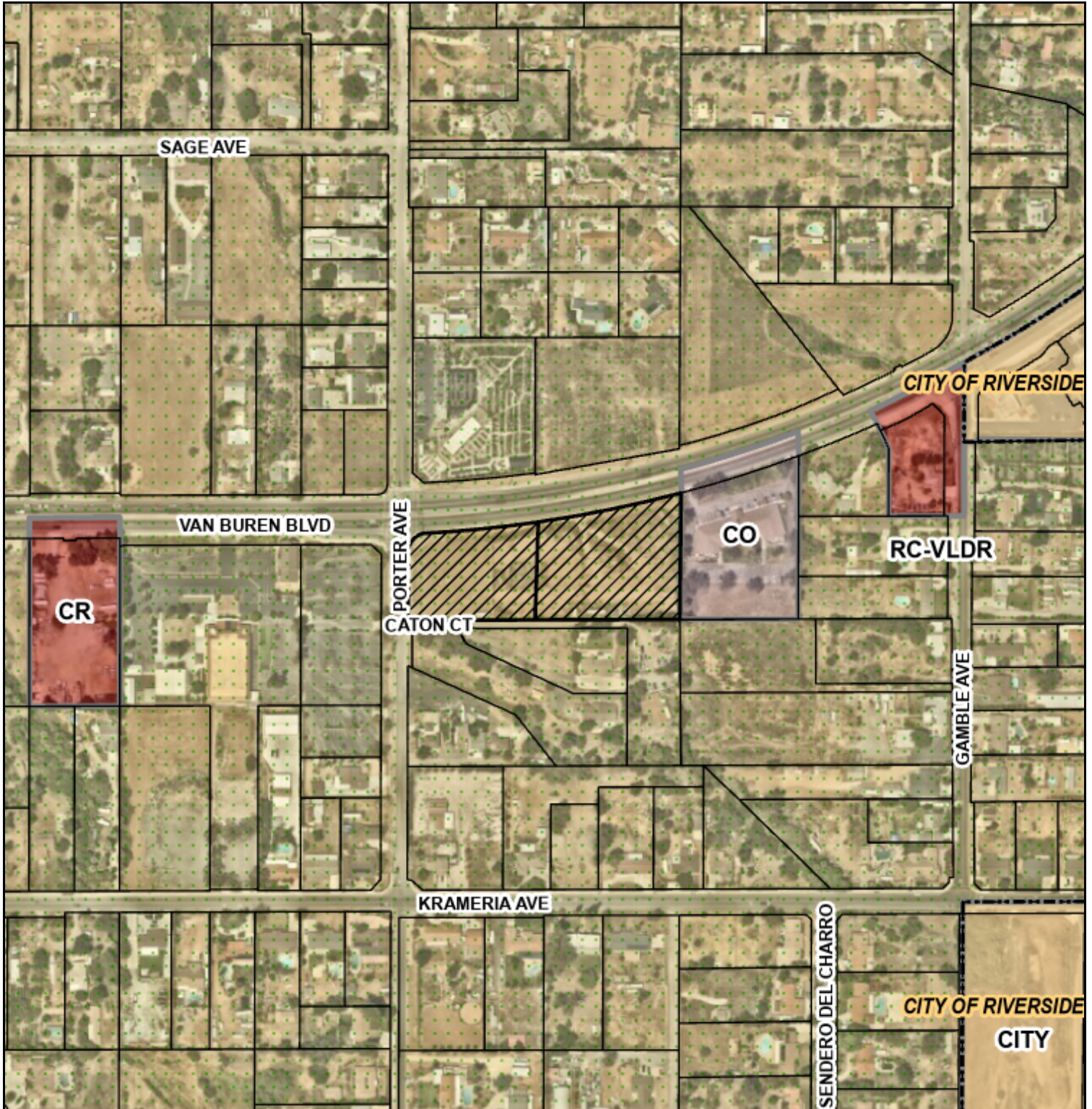
EXISTING GENERAL PLAN

Supervisor: KAREN SPIEGEL

Date: 9-25-2025

District: 2

Exhibit: 5



Zoning Area/District: WOODCREST

Author:



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240070

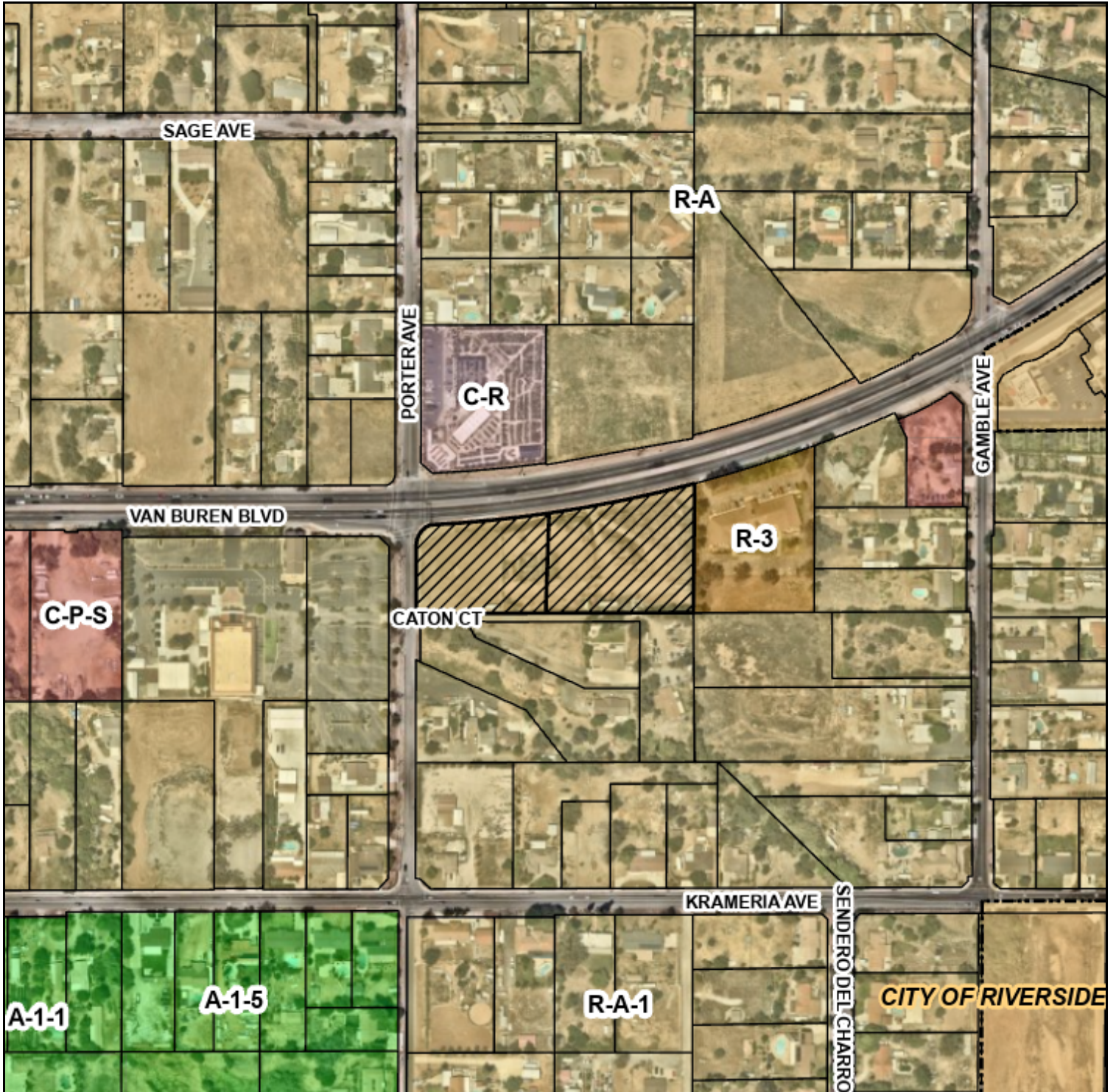
EXISTING ZONING

Supervisor: KAREN SPIEGEL

Date: 9-25-2025

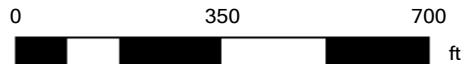
District: 2

Exhibit: 2



Zoning Area/District: WOODCREST

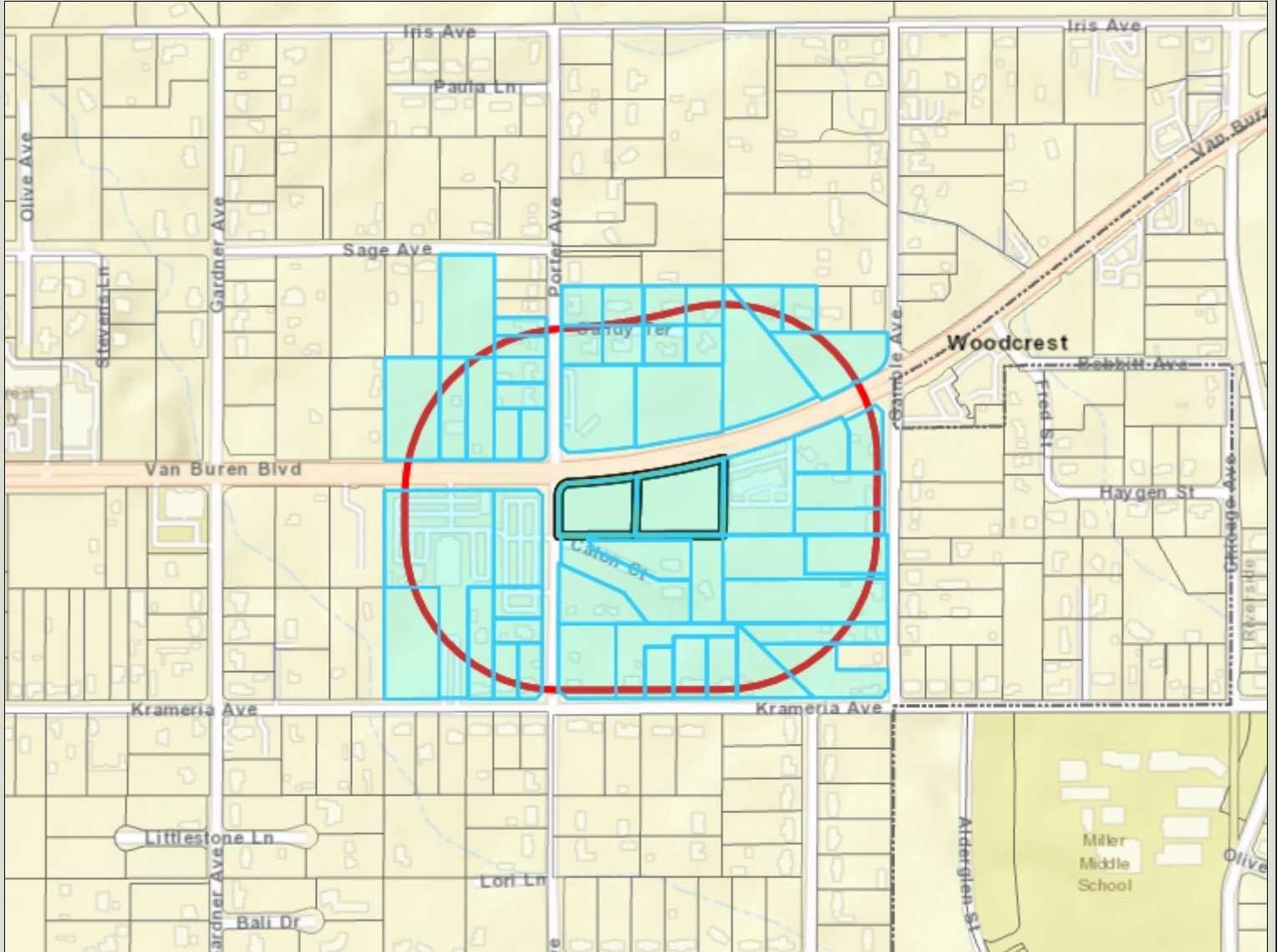
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GPA240070

Riverside County GIS Mailing Labels



Legend

- County Boundary
- Cities
- Parcels
- World_Street_Map

Notes

600FT RADIUS



0 752 1,505 Feet

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

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274060008
ISHII EMIKO TRUST DATED 10/12/2019
3047 WILLARD AVE
ROSEMEAD CA 91770

274060012
BALDOMERO CABEZON
16225 PORTER AVE
RIVERSIDE CA 92504

274060013
ERICK MADRIGAL
16265 PORTER AVE
RIVERSIDE CA 92504

274060015
NHO XUAN LE
17440 VAN BUREN BLVD
RIVERSIDE CA 92504

274060016
WILLIS G. MOORE
17408 VAN BUREN BLVD
RIVERSIDE CA 92504

274060017
SOMEREST INC
14400 METCALF AVE
OVERLAND PARK KS 66223

274060023
ANDREW E. HOCH
16275 PORTER AVE
RIVERSIDE CA 92504

274060024
ARMANDO MACIAS
5469 DIRK CIR
LA PALMA CA 90623

274060025
ELITE COMMERCIAL PROP 2
16790 TREETOP LN
RIVERSIDE CA 92503

274060026
ELITE COMMERCIAL PROP 2
16790 TREETOP LN
RIVERSIDE CA 92503

274070011
ROSALINA QUINTERO
17460 KRAMERIA AVE
RIVERSIDE CA 92504

274070013
SANDALS CHURCH
150 PALMYRITA AVE
RIVERSIDE CA 92507

274070022
AJA HOUSING
1757 S EUCLID AVE
ONTARIO CA 91762

274070028
ALBERT M. LOPEZ
17482 KRAMERIA AVE
RIVERSIDE CA 92504

274070032
SANDALS CHURCH
150 PALMYRITA AVE
RIVERSIDE CA 92507

274070033
SANDALS CHURCH
150 PALMYRITA AVE
RIVERSIDE CA 92507

274070034
SANDALS CHURCH
150 PALMYRITA AVE
RIVERSIDE CA 92507

274070035
SANDALS CHURCH
150 PALMYRITA AVE
RIVERSIDE CA 92507

274090018
DEVI E. LINO
4185 VIA SAN LUIS
RIVERSIDE CA 92504

274090019
MICHAEL PENN
16201 GAMBLE AVE
RIVERSIDE CA 92508

274090021
LUEBKE ROBERT & PATRICE FAMILY TRUST
DATED 2/10/2004
17515 SANDY TERR
RIVERSIDE CA 92504

274090022
JOSE CRUZ DUENAS
17551 SANDY TER
RIVERSIDE CA 92504

274090023
JUAN GODINEZ OCEGUEDA
17585 SANDY TERR
RIVERSIDE CA 92504

274090024
RUEL ANGLE
17615 SANDY TERRACE
RIVERSIDE CA 92504

274090025
SHARI F. VOORHEES
16220 PORTER AVE
RIVERSIDE CA 92504

274090027
ROBERT JOSEPH LUEBKE
17550 SANDY TERR
RIVERSIDE CA 92504

274090028
JEFFREY A. STAUB
17580 SANDY TERR
RIVERSIDE CA 92504

274090029
GUILLERMO LOPEZ
17610 SANDY TERR
RIVERSIDE CA 92504

274101002
KEVIN THANH DOAN
PO BOX 8338
HUNTINGTON BEACH CA 92615

274101004
VJM LEGACY TRUST UTA DTD 06/21/2012
PO BOX 1350
RIVERSIDE CA 92502

274101005
BLUE BANNER CO INC
PO BOX 226
RIVERSIDE CA 92502

274101006
JUANITA C. FERNANDEZ
16310 PORTER AVE
RIVERSIDE CA 92504

274102001
BRANDONS DINER INC
16846 ORANGE CREST CT
RIVERSIDE CA 92504

274102002
BRANDONS DINER INC
16846 ORANGE CREST CT
RIVERSIDE CA 92504

274102003
IL WOO NAM
17181 FIRST LIGHT LN
RIVERSIDE CA 92503

274102005
YUNG CHONG LEE
16380 EVERETTS WAY
RIVERSIDE CA 92504

274102009
ALFONSO DELATORRE
16345 GAMBLE AVE
RIVERSIDE CA 92508

274102010
HENRY A. PENA
16369 GAMBLE AVE
RIVERSIDE CA 92508

274102015
BALWANT JHAWAR
16273 KRAMERIA AVE
RIVERSIDE CA 92504

274110001
RUBEN MONTELLANO
18320 AVENUE C
PERRIS CA 92570

274110003
EDWIN ADRIAN MAUEL
16385 GAMBLE AVE
RIVERSIDE CA 92508

274110004
EDWIN ADRIAN MAUEL
16385 GAMBLE AVE
RIVERSIDE CA 92508

274110005
ALLEN CORNWELL
16415 GAMBLE AVE
RIVERSIDE CA 92508

274110013
BRANDON A. MONTANINO
16435 GAMBLE AVE
RIVERSIDE CA 92508

274110016
JOSE JESUS PADILLA
17600 KRAMERIA AVE
RIVERSIDE CA 92504

274110018
TIMOTHY LAWLER
17550 KRAMERIA AVE
RIVERSIDE CA 92504

274110019
TIMOTHY LAWLER
17550 KRAMERIA AVE
RIVERSIDE CA 92504

274110020
MFI
5870 ARLINGTON AVE
RIVERSIDE CA 92504

274110021
MAYLING JOHANNA YCAZA
17535 CATON CT
RIVERSIDE CA 92504

274110022
DIANA ZAHARUK
17515 CATON CT
RIVERSIDE CA 92504

274110023
THOMPSON LIVING TRUST DATED 12/23/19
17620 KRAMERIA AVE
RIVERSIDE CA 92504

274110024
IVAN DIAZ SANCHEZ
2046 EVANSTON CIR
CORONA CA 92881

274110025
SILVERIO ORDAZ
17650 KRAMERIA AVE
RIVERSIDE CA 92504

274110026
SHAUN LAVENANT
17744 KRAMERIA AVE
RIVERSIDE CA 92504



FC General Plan Amendment No. 240070

Planning Commission

Prepared by:

adkan
ENGINEERS

Existing General Plan Land Use Designation

Existing Land Use Designation:

Rural Community (RC)
Very Low Density Residential (VLDR)

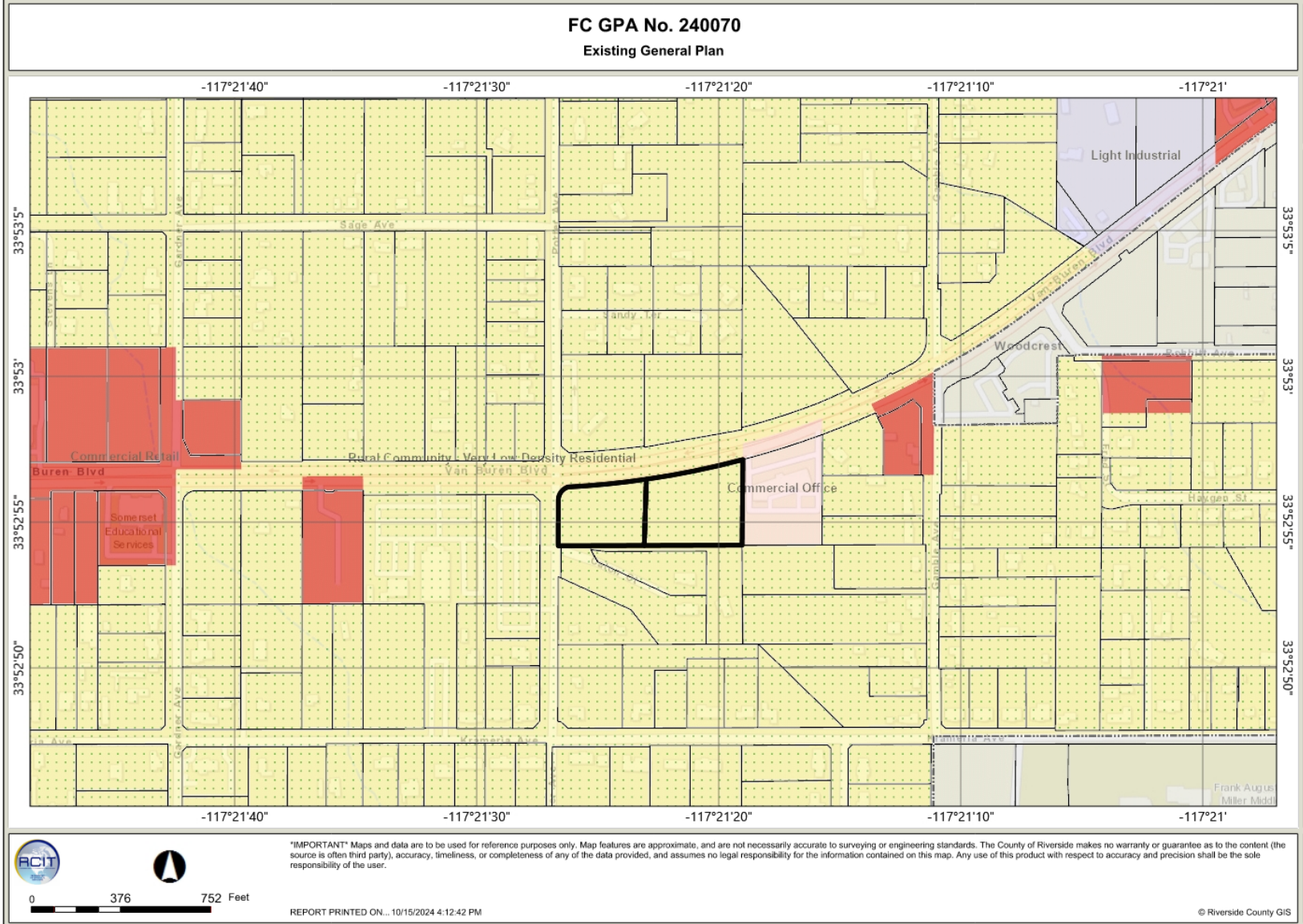
Surrounding Land Use Designations:

North:
Rural Community (RC)
Very Low Density Residential (VLDR)

East:
Community Development (CD)
Commercial Office (CO)

South:
Rural Community (RC)
Very Low Density Residential (VLDR)

West:
Rural Community (RC)
Very Low Density Residential (VLDR)





Project Site Zone Classification:
Residential Agricultural (R-A)

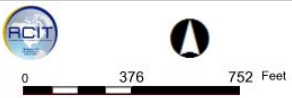
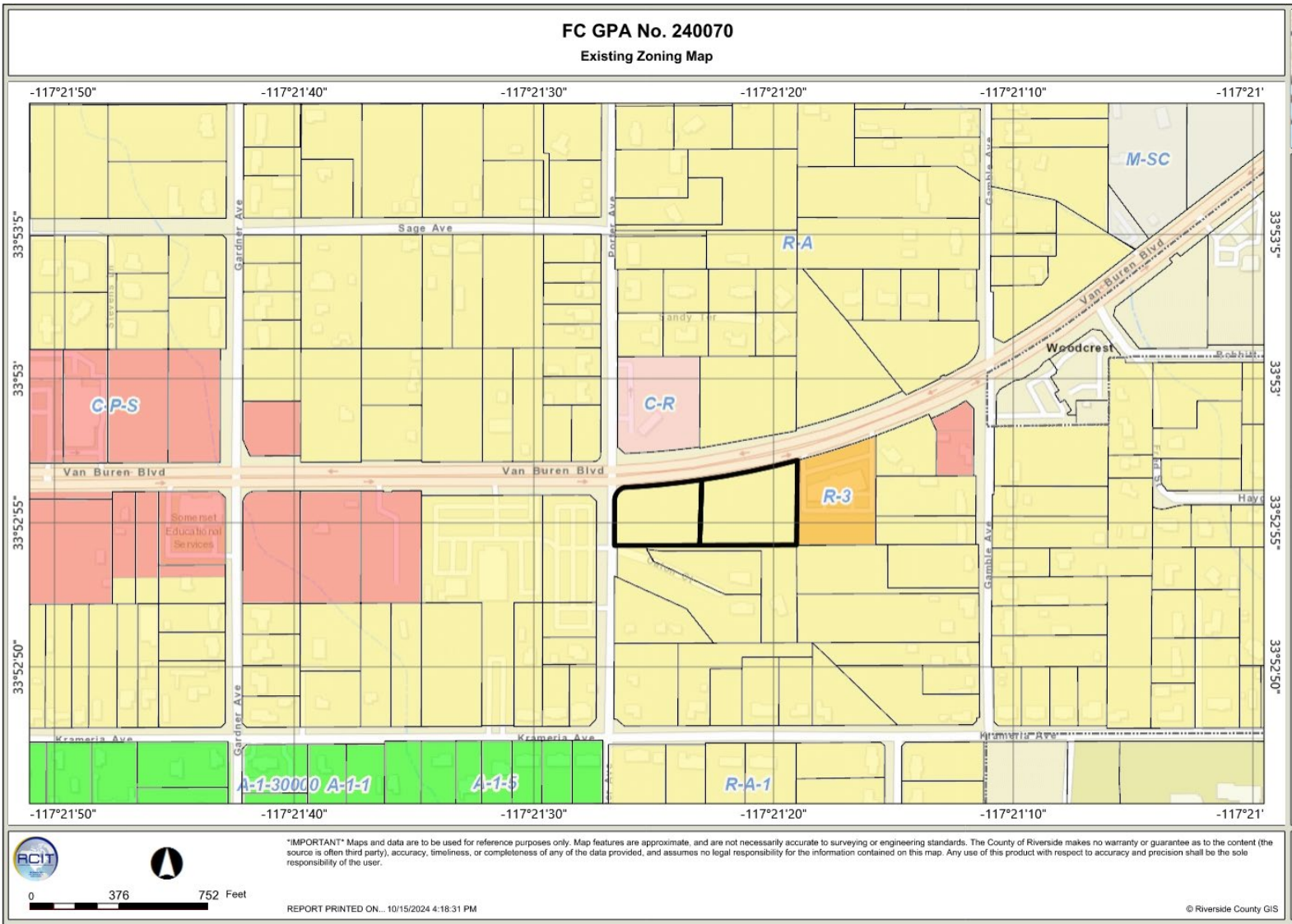
Surrounding Land Use Designations:
North:
Commercial Retail (C-R)
Residential Agricultural (R-A)

East:
General Residential Zone (R-3)
(Currently Operating as Office)

South:
Residential Agricultural (R-A)

West:
Residential Agricultural (R-A)
Operating with PUP as Church (11.6 Acres)

Existing Zoning Map

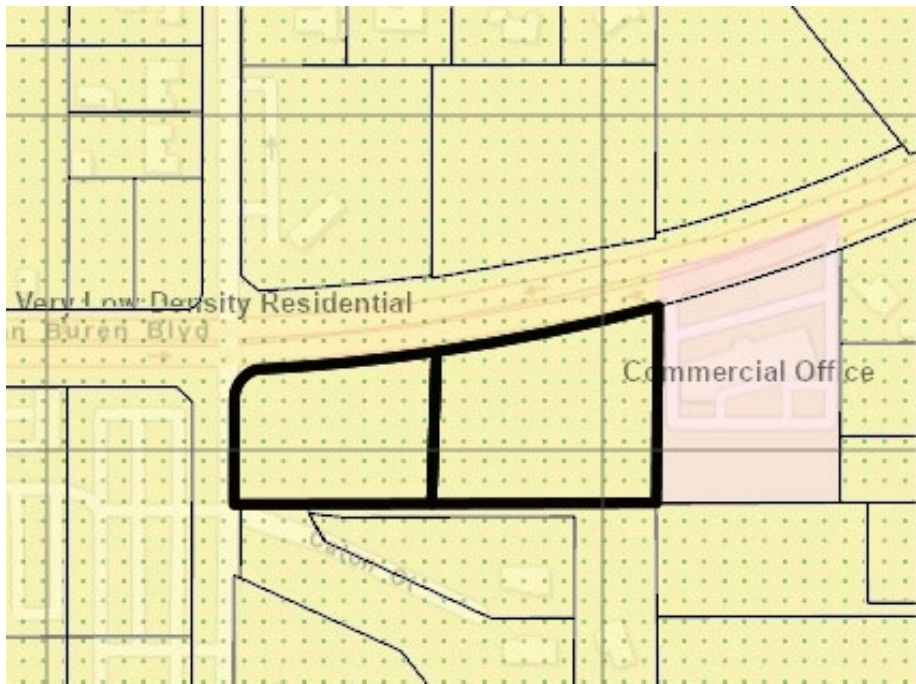


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Proposed FC-General Plan Amendment Land Use



Proposed FC-General Plan Amendment

Existing Land Use Designation:
 Rural Community (RC)
 Very Low Density Residential (VLDR)

Proposed Land Use Designation:
 Community Development (CD)
 Commercial Retail (CR)

Recommend to Initiate Foundation Change GPA:

• Rural Community (Riverside County General Plan)

Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	0.5 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 0.5 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.

• Rural Community Foundation Component only allows Area Land Use Plan Designation of Residential at a minimum density of 2 Unites/Acres, No Commercial Uses allowed.

• Low Density Residential is not appropriate directly adjacent to Van Buren Blvd (6 Lane Urban Arterial Highway)

• Low Density Residential is not appropriate with the existing surrounding Land Uses and Designations:

- West: Operating Large Church (Lighting/Noise/Events)
- East: Commercial Office
- North: Commercial/Retail – Retail Nursery

Property owner/applicant Brandon’s Diner:
 Proposing to develop a commercial/retail center anchored by a **Brandon’s Diner**, other potential tenants currently unknown.
 Will develop site plan on initiation of FC-GPA



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

Director's Hearing: July 29, 2024

PROPOSED PROJECT

Case Number(s):	GPA240070 (Initiation Proceeding)	Applicant(s):	Armando Benitez c/o
Environmental:	Exempt		Brandon's Diner
Area Plan:	Lake Mathews/Woodcrest	Representative(s):	Mitch Adkinson
Zoning Area/District:	Woodcrest District		c/o Adkan Engineers
Supervisory District:	Second District		
Project Planner:	Richard Marshalian		
Project APN(s):	274-102-001 and -002		
			<hr/> John Hildebrand Planning Director

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 Commercial Retail (CR), on two parcels, totaling 3.45 gross acres.

The two parcels are located north of Caton Court, east of Porter Avenue, south of Van Buren Boulevard, and west of Gamble Avenue.

PROJECT RECOMMENDATION

RECOMMENDATIONS:

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

CONSIDER whether to recommend the initiation of **GENERAL PLAN AMENDMENT NO. 240070 (GPA240070)**.

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:	Commercial Retail (CR)
Policy / Overlay Area:	
Surrounding General Plan Land Uses	
North:	Very Low Density Residential (VLDR)
East:	Commercial Retail (CR)
South:	Very Low Density Residential (VLDR)
West:	Very Low Density Residential (VLDR)
Existing Zoning Classification:	R-A (Residential Agriculture)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	R-A (Residential Agriculture) C-R (Rural Commercial)
East:	R-3 (General Residential)
South:	R-A (Residential Agriculture)
West:	R-A (Residential Agriculture)
Existing Use:	Vacant
Surrounding Uses	
North:	Vacant Nursery
East:	Commercial Retail Parking Lot
South:	Single-Family Dwellings
West:	Commercial Retail Parking Lot

Located Within:

City's Sphere of Influence:	Yes – Riverside
Community Service Area ("CSA"):	Yes – 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or Partially Within
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base

Environmental Justice Community | No

PROJECT LOCATION MAP

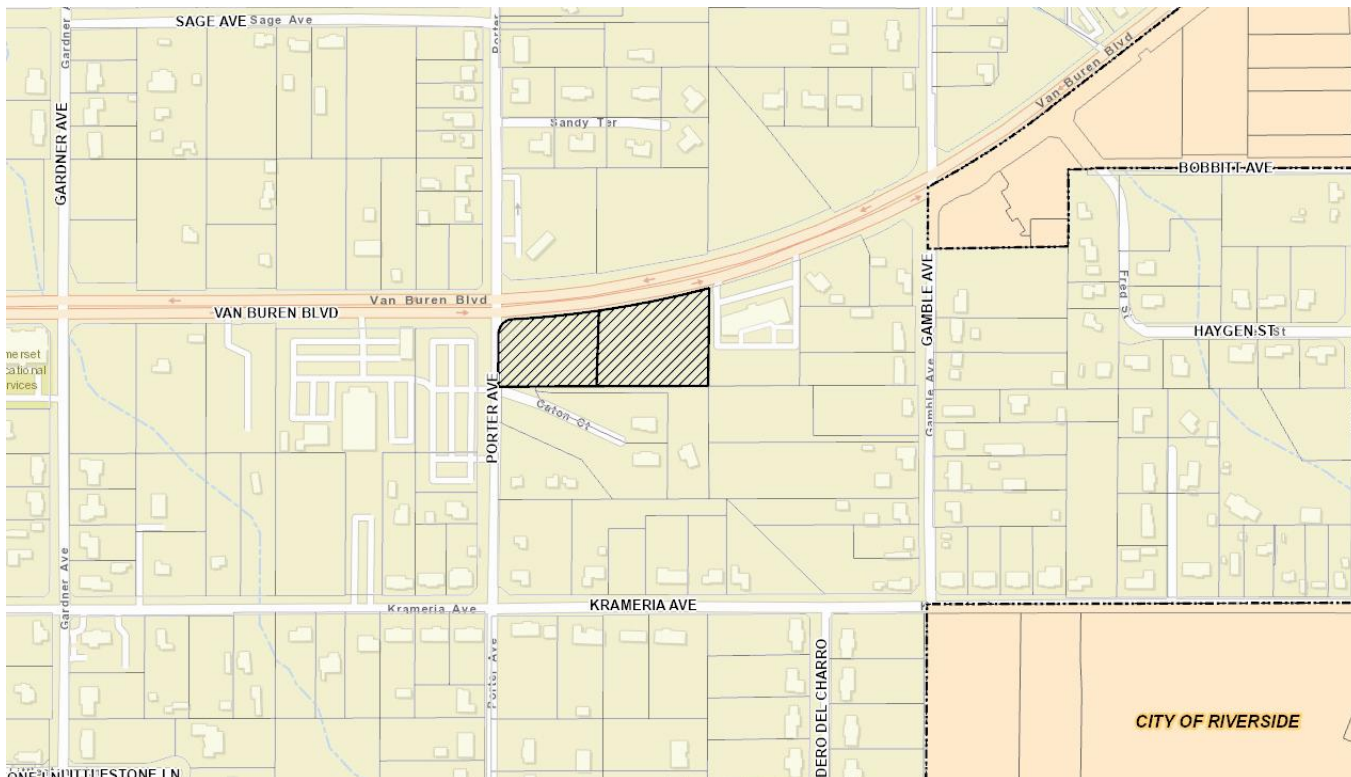


Figure 1: Project Location Map

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, most recently occurring in 2024. All property owners and applicants wanting to change their Foundation Components are required to submit their proposals for land use designation changes to the County of Riverside for consideration and possible initiation by the Board of Supervisors.

Further determination of zoning classifications, neighborhood compatibility, and other development factors or findings shall be made if the proposed FC-GPA (GPA240070) 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

GPA240070 is a proposal to change the Foundation Component Land Use Designation from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Commercial Retail (CD:CR). The parcel(s) are not located in a policy or overlay.

If the initiation for GPA240070 is approved, the applicant intends to apply for implementing a project consisting of the construction of a Brandon's Diner restaurant and parking lot, along with other commercial office uses that may support the community.

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 Commercial Retail (CD-CR) Land Use Designation allows for local and regional serving retail and service uses.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised on the Riverside County Planning Department website. Additionally, public hearing notices in English and Spanish, pursuant to department policy and in accordance with the requirements of Ordinance 348, were mailed to property owners within 600 feet of the project site.

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

ATTACHMENTS

- Exhibit A – Map of Vicinity**
- Exhibit B – Existing Land Use Designations**
- Exhibit C – Existing Zoning Classifications**
- Exhibit D – Applicant's Exhibits**
- Exhibit E – Noticing Radius and Labels**
- Exhibit F – Public Comments**

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240070

VICINITY/POLICY AREAS

Supervisor: KAREN SPIEGEL

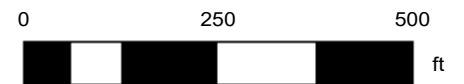
District: 2

Date: 8-30-2024

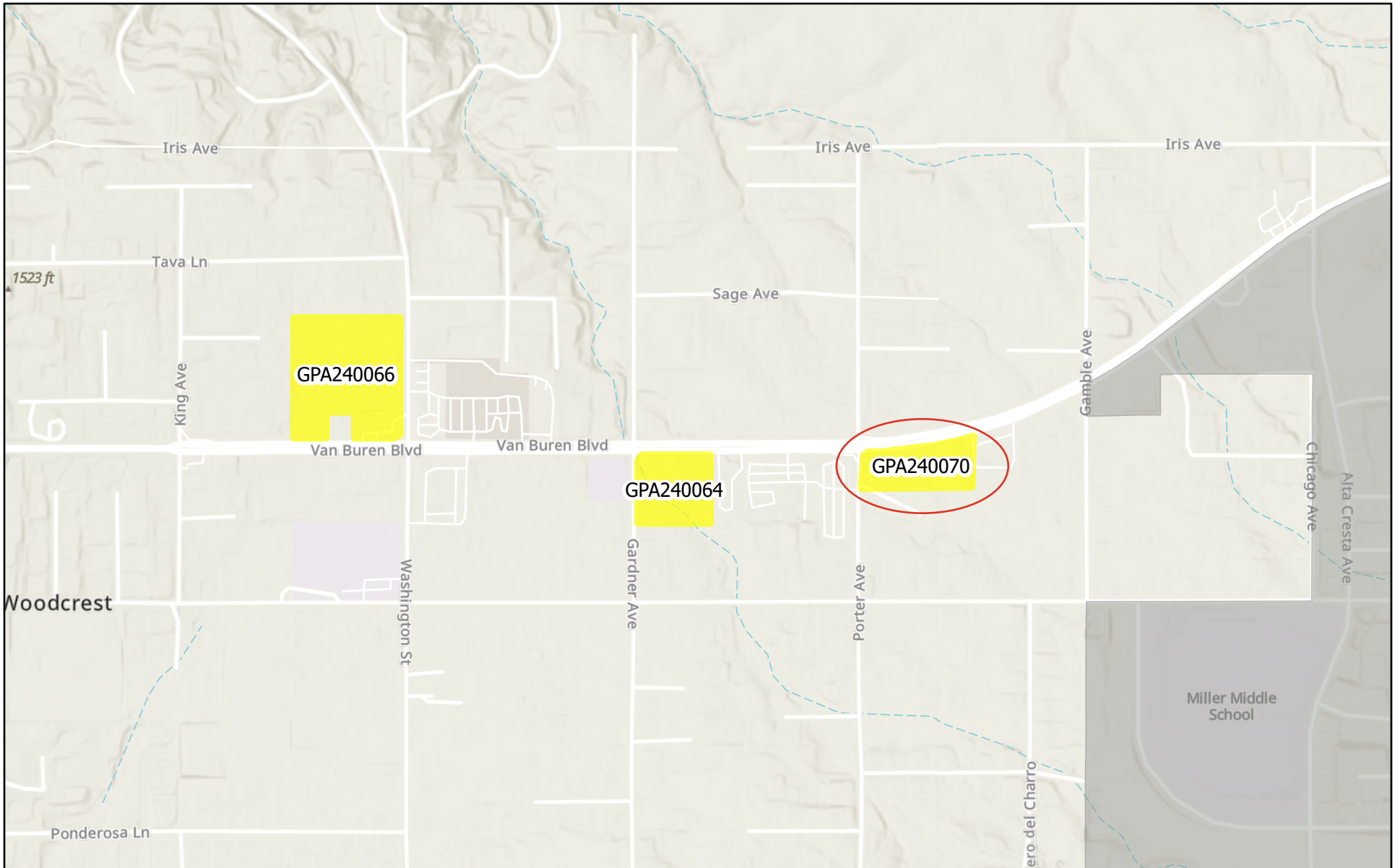


Zoning Area/District: WOODCREST

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>



FGPA Status Map

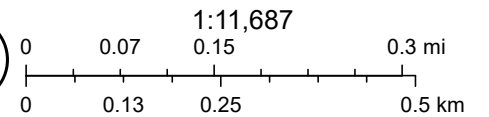


11/14/2024

 FGPA Web Map

World Hillshade

 Cities - CITIES



Esri Community Maps Contributors, City of Riverside, County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies,

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240070

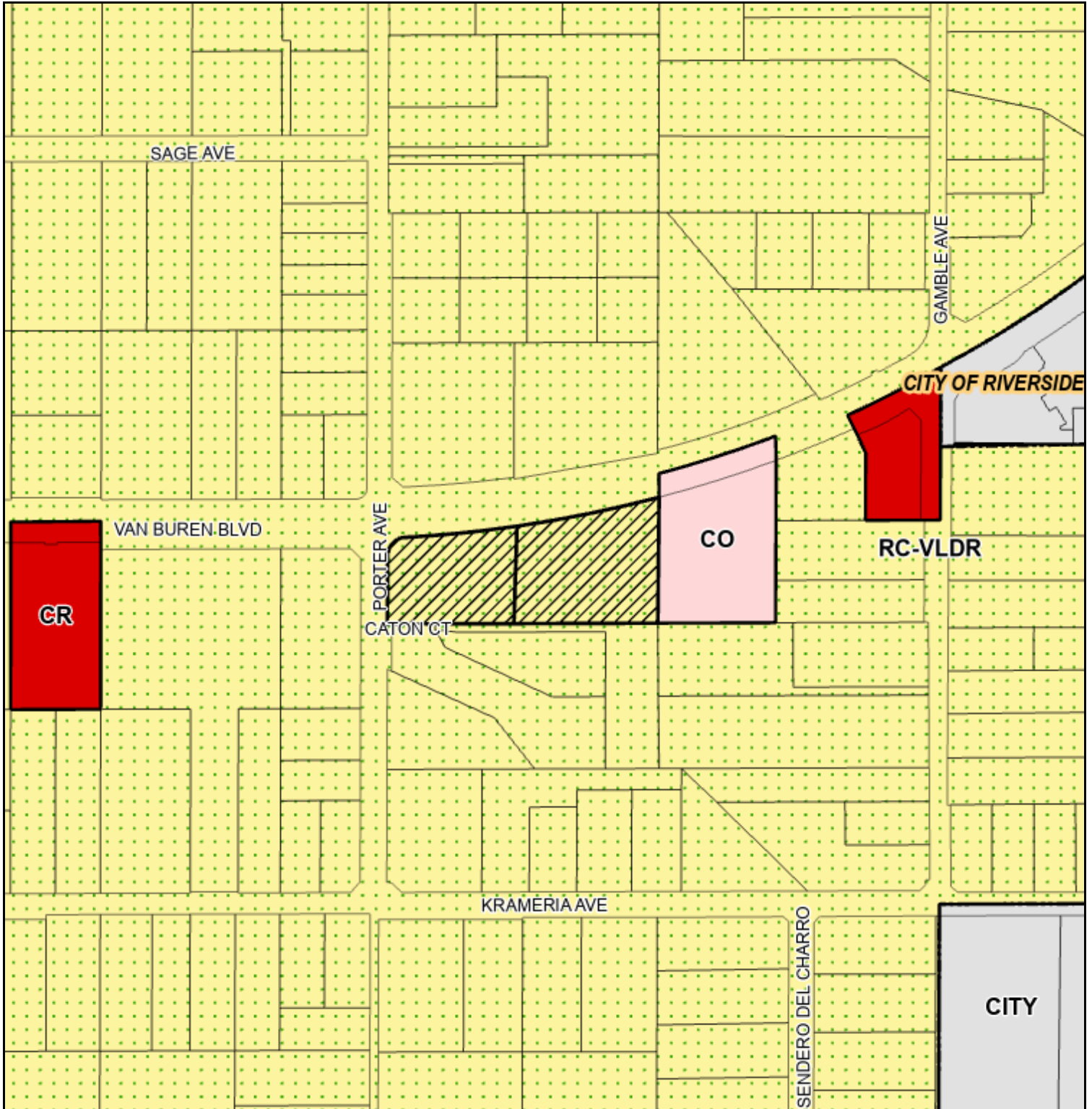
EXISTING GENERAL PLAN

Supervisor: KAREN SPIEGEL

Date: 8-30-2024

District: 2

Exhibit: 5



Zoning Area/District: WOODCREST

Author:



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240070

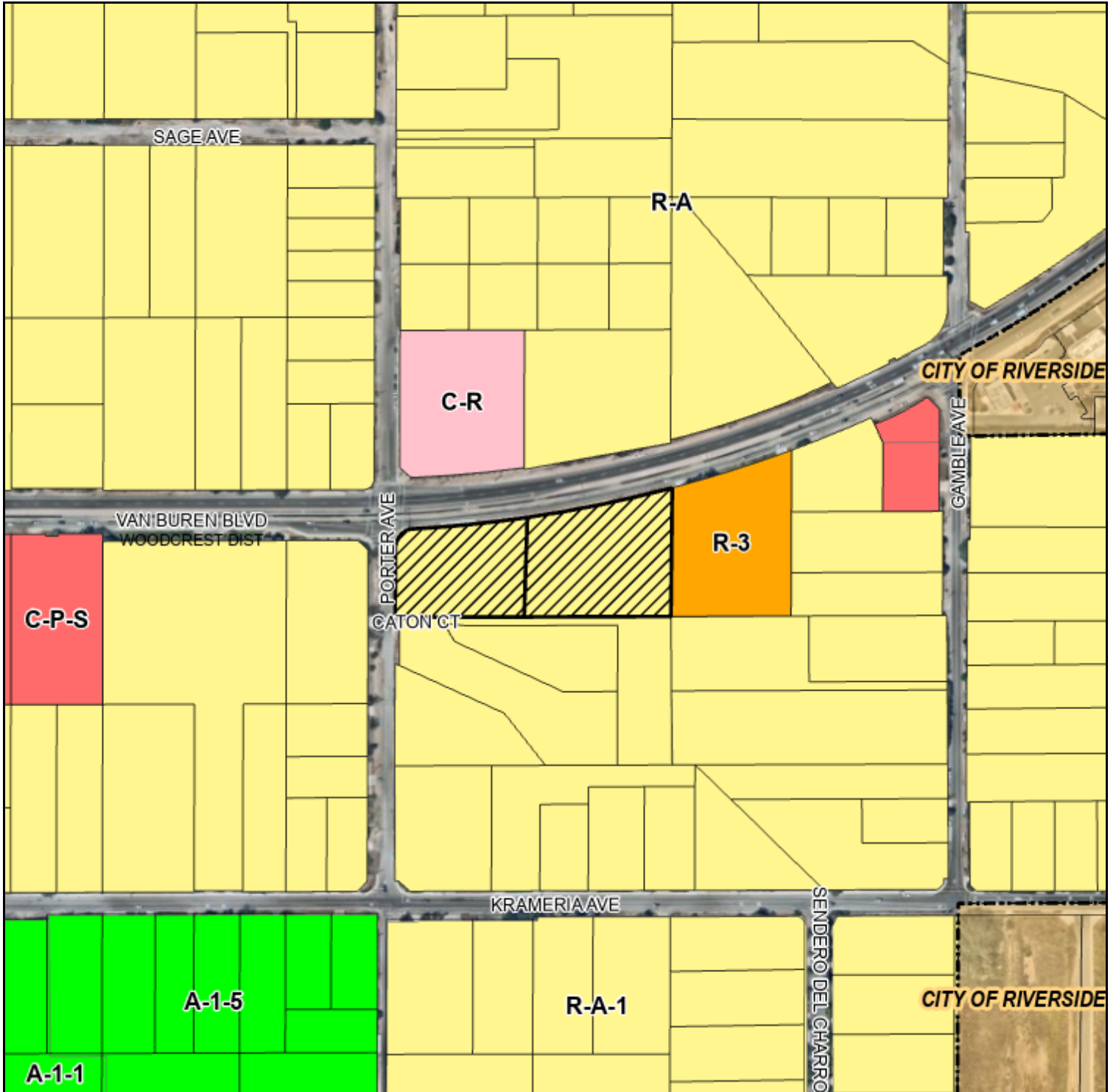
EXISTING ZONING

Supervisor: KAREN SPIEGEL

Date: 8-30-2024

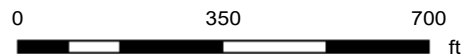
District: 2

Exhibit: 2



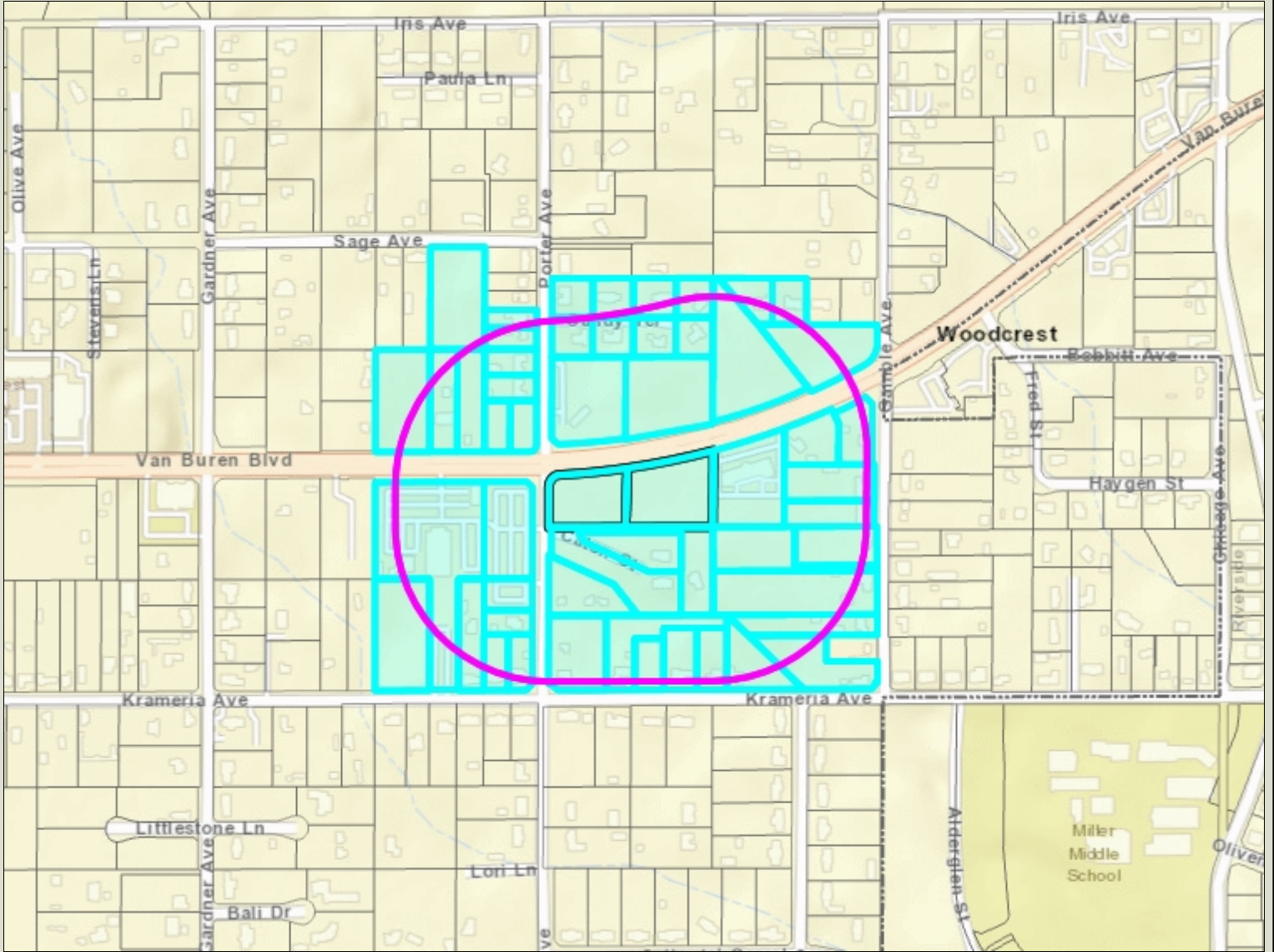
Zoning Area/District: WOODCREST

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>



Riverside County GIS Mailing Labels

GPA240070



- Legend**
- County Boundary
 - Cities
 - Parcels
 - World Street Map

Notes



0 752 1,505 Feet

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information 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... 9/3/2024 10:03:14 AM

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274060008
ISHII EMIKO TRUST DATED 10/12/2019
3047 WILLARD AVE
ROSEMEAD CA 91770

274060012
BALDOMERO CABEZON
16225 PORTER AVE
RIVERSIDE CA 92504

274060013
ERICK MADRIGAL
16265 PORTER AVE
RIVERSIDE CA 92504

274060015
NHO XUAN LE
17440 VAN BUREN BLVD
RIVERSIDE CA 92504

274060016
WILLIS G. MOORE
17408 VAN BUREN BLVD
RIVERSIDE CA 92504

274060017
SOMEREST INC
14400 METCALF AVE
OVERLAND PARK KS 66223

274060023
ANDREW E. HOCH
16275 PORTER AVE
RIVERSIDE CA 92504

274060024
ARMANDO MACIAS
5469 DIRK CIR
LA PALMA CA 90623

274060025
ELITE COMMERCIAL PROP 2
16790 TREETOP LN
RIVERSIDE CA 92503

274070011
ROSALINA QUINTERO
17460 KRAMERIA AVE
RIVERSIDE CA 92504

274070013
SANDALS CHURCH
150 PALMYRITA AVE
RIVERSIDE CA 92507

274070022
CIESIELSKI FAMILY TRUST DTD
09/25/1998 AMENDED 10/30/21
17470 KRAMERIA AVE
RIVERSIDE CA 92504

274070028
ALBERT M. LOPEZ
17482 KRAMERIA AVE
RIVERSIDE CA 92504

274090018
DEVI E. LINO
4185 VIA SAN LUIS
RIVERSIDE CA 92504

274090019
MICHAEL PENN
16201 GAMBLE AVE
RIVERSIDE CA 92508

274090021
LUEBKE ROBERT & PATRICE FAMILY
TRUST DATED 2/10/2004
17515 SANDY TERR
RIVERSIDE CA 92504

274090022
JOSE CRUZ DUENAS
17551 SANDY TER
RIVERSIDE CA 92504

274090023
JUAN GODINEZ OCEGUEDA
17585 SANDY TERR
RIVERSIDE CA 92504

274090024
RUEL ANGLE
17615 SANDY TERRACE
RIVERSIDE CA 92504

274090025
SHARI F. VOORHEES
16220 PORTER AVE
RIVERSIDE CA 92504

274090027
ROBERT JOSEPH LUEBKE
17550 SANDY TERR
RIVERSIDE CA 92504

274090028
JEFFREY A. STAUB
17580 SANDY TERR
RIVERSIDE CA 92504

274090029
GUILLERMO LOPEZ
17610 SANDY TERR
RIVERSIDE CA 92504

274101002
KEVIN THANH DOAN
PO BOX 8338
HUNTINGTON BEACH CA 92615

274101004
VJM LEGACY TRUST UTA DTD 06/21/2012
PO BOX 1350
RIVERSIDE CA 92502

274101005
BLUE BANNER CO INC
PO BOX 226
RIVERSIDE CA 92502

274101006
JUANITA C. FERNANDEZ
16310 PORTER AVE
RIVERSIDE CA 92504

274102001
BRANDONS DINER INC
16846 ORANGE CREST CT
RIVERSIDE CA 92504

274102003
IL WOO NAM
17675 VAN BUREN BLVNO. D
RIVERSIDE CA 92504

274102005
YUNG CHONG LEE
16380 EVERETTS WAY
RIVERSIDE CA 92504

274102009
ALFONSO DELATORRE
16345 GAMBLE AVE
RIVERSIDE CA 92508

274102010
HENRY A. PENA
16369 GAMBLE AVE
RIVERSIDE CA 92508

274102015
BALWANT JHAWAR
16273 KRAMERIA AVE
RIVERSIDE CA 92504

274110001
RUBEN MONTELLANO
18320 AVENUE C
PERRIS CA 92570

274110003
EDWIN ADRIAN MAUEL
16385 GAMBLE AVE
RIVERSIDE CA 92508

274110005
ALLEN CORNWELL
16415 GAMBLE AVE
RIVERSIDE CA 92508

274110013
BRANDON A. MONTANINO
16435 GAMBLE AVE
RIVERSIDE CA 92508

274110016
JOSE JESUS PADILLA
17600 KRAMERIA AVE
RIVERSIDE CA 92504

274110018
TIMOTHY LAWLER
17550 KRAMERIA AVE
RIVERSIDE CA 92504

274110020
MFI
5870 ARLINGTON AVE
RIVERSIDE CA 92504

274110021
MAYLING JOHANNA YCAZA
17535 CATON CT
RIVERSIDE CA 92504

274110022
DIANA ZAHARUK
17515 CATON CT
RIVERSIDE CA 92504

274110023
THOMPSON LIVING TRUST DATED
12/23/19
17620 KRAMERIA AVE
RIVERSIDE CA 92504

274110024
JORGE L. SALDANA
2200 HAMNER AVE STE 101
NORCO CA 92860

274110025
SILVERIO ORDAZ
17650 KRAMERIA AVE
RIVERSIDE CA 92504

274110026
SHAUN LAVENANT
17744 KRAMERIA AVE
RIVERSIDE CA 92504



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.9

(ID # 26585)

MEETING DATE:

Wednesday, November 20, 2024

SUBJECT: INITIATION OF GENERAL PLAN AMENDMENT NO. 240070 (GPA240070) Foundation Component – Applicant: Armando Benitez c/o Brandon’s Diner – Engineer / Representative: Mitch Adkinson c/o Adkan Engineers – Second Supervisorial District – Woodcrest Zoning Area/District – Lake Mathews/Woodcrest Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: North of Caton Court, east of Porter Avenue, south of Van Buren Boulevard, and west of Gamble Avenue – 3.45 Gross Acres – Existing Zoning: R-A (Residential Agriculture) & C-R (Rural Commercial)– REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240070 to change the General Plan Foundation Component of two (2) parcels from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Commercial Retail (CD:CR). Additional development applications and review by the county to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240070 is initiated by the Board of Supervisors. – APN: 274-102-001 and -002. Project Planner Jose Merlan at (951) 955 – 0314 or email at jmerlan@rivco.org.

PROPOSED PROJECT

Case Number(s):	GPA240070
Environmental Type:	Exemption
Area Plan No.	Lake Mathews/Woodcrest
Zoning Area/District:	Woodcrest District
Supervisorial District:	Second District
Project Planner:	Richard Marshalian
Project APN(s):	274-102-001 and -002
Continued From:	

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 Commercial Retail (CR), on two parcels, totaling 3.45 gross acres.

The two parcels are located north of Caton Court, east of Porter Avenue, south of Van Buren Boulevard, and west of Gamble Avenue.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240070 (GPA240070).

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:	Commercial Retail (CR)
Policy / Overlay Area:	
Surrounding General Plan Land Uses	
North:	Very Low Density Residential (VLDR)
East:	Commercial Retail (CR)
South:	Very Low Density Residential (VLDR)
West:	Very Low Density Residential (VLDR)
Existing Zoning Classification:	R-A (Residential Agriculture)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	R-A (Residential Agriculture) C-R (Rural Commercial)
East:	R-3 (General Residential)
South:	R-A (Residential Agriculture)
West:	R-A (Residential Agriculture)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

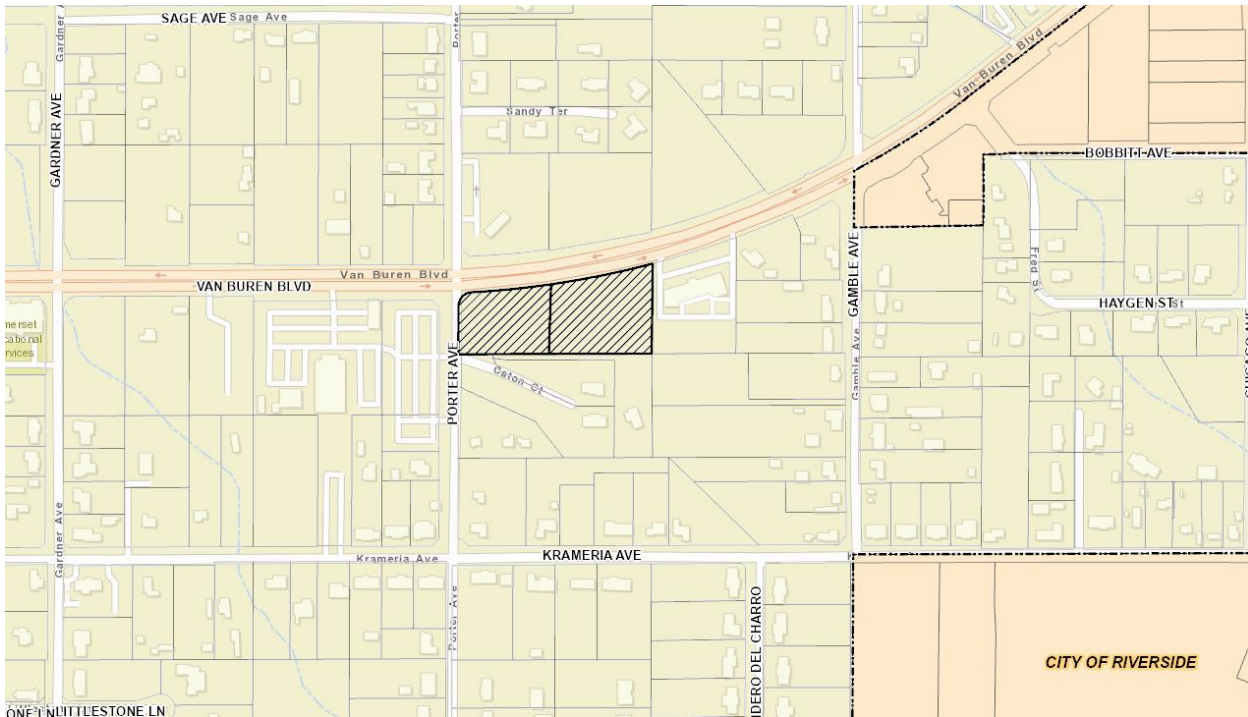
Existing Use:	Vacant
Surrounding Uses	
North:	Vacant Nursery
East:	Commercial Retail Parking Lot
South:	Single-Family Dwellings
West:	Commercial Retail Parking Lot

Located Within:

City's Sphere of Influence:	Yes – Riverside
Community Service Area ("CSA"):	Yes – 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or Partially Within
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base
Environmental Justice Community	No

PROJECT LOCATION MAP

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**



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, most recently occurring in 2024. All property owners and applicants wanting to change their Foundation Components are required to submit their proposals for land use designation changes to the County of Riverside for consideration and possible initiation by the Board of Supervisors.

Further determination of zoning classifications, neighborhood compatibility, and other development factors or findings shall be made if the proposed FC-GPA (GPA240070) 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

GPA240070 is a proposal to change the Foundation Component Land Use Designation from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Commercial Retail (CD:CR). The parcel(s) are not located in a policy or overlay.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

If the initiation for GPA240070 is approved, the applicant intends to apply for implementing a project consisting of the construction of a Brandon's Diner restaurant and parking lot, along with other commercial office uses that may support the community.

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 Commercial Retail (CD-CR) Land Use Designation allows for local and regional serving retail and service uses.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised on the Riverside County Planning Department website. Additionally, public hearing notices in English and Spanish, pursuant to department policy and in accordance with the requirements of Ordinance 348, were mailed to property owners within 600 feet of the project site for both the General Plan Advisory Committee and Planning Commission public hearings.

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

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA 240070 was held before the General Plan Advisory Committee on October 21, 2024. At that public hearing, the applicant presented their request for the proposal, and the Committee opened the hearing for public comments. No members of the public provided public testimony.

The Committee discussed the project. Issues that were discussed included comments that the request was a cleanup effort that is complementary of this area.

After discussion, the committee closed the public hearing.

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

Support: 2nd , 3rd , 5th Districts
Against:
Neutral:

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Not Present: 1st, 4th Districts
Abstain:

ATTACHMENTS

- Exhibit A – Vicinity Maps**
- Exhibit B – Existing Land Use Designations**
- Exhibit C – Existing Zoning Classifications**
- Exhibit D – Noticing Radius and Labels**



RIVERSIDE COUNTY PLANNING DEPARTMENT

54 x 2 = 108

Charissa Leach, P.E.
TLMA Director

DATE: 09/12/2025

TO: Clerk of the Board of Supervisors

FROM: Transportation and Land Management Agency - Planning Department (BOS Date 10/07/2025)

MT #: 28586

TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. GPA240070 (GPA240070) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240070 to change the General Plan Foundation Component of two (2) parcels from Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Commercial Retail (CD: CR), to allow for submittal of an application for the construction of a Brandon’s Diner restaurant and parking lot, along with other commercial office uses that may support the community. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240070 is initiated by the Board of Supervisors. – Second Supervisorial District – Woodcrest District – Lake Mathews / Woodcrest Area Plan – Applicant: Armando Benitez c/o Brandon’s Diner – Engineer / Representative: Mitch Adkinson c/o Adkan Engineers – Existing Zoning: R-A (Residential Agriculture) – Existing Land Use: Very Low Density Residential (RC: VLDR) – Location: north of Caton Ct, east of Porter Ave, south of Van Buren Blvd, and west of Gamble Ave – APN(s): 274-102-001 and 274-102-002 – 3.45 Gross Acres - – Planning Contact: Krista Mason at KMason@rivco.org or (951) 955-1722 – District 2 [Applicant Fees 100%]

General Plan Advisory Committee hearing on **October 21, 2024**. The final result of the Committee’s discussion of the initiation is: **Support: 3, Against: 0, Neutral: 0, Absent: 2**.

Planning Commission hearing on **November 20, 2024**. The final result of the Commission’s discussion of the initiation is: **Support: 4, Against: 0, Neutral: 0, Absent: 1**

The attached item(s) require the following action(s) by the Board of Supervisors:

- Place on Administrative Action
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Labels provided If Set For Hearing
 - 10 Day 20 Day 30 day
- Publish in Newspaper:
- CEQA Exempt
 - 10 Day 20 Day 30 day
- Notify Property Owners (app/agencies/property owner labels provided)

Designate Newspaper used by Planning Department for Notice of Hearing:

(None)

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

22.4

RECEIVED RIVERSIDE COUNTY
PLANNING DEPARTMENT
2025 SEP 15 AM 9:39

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240070 IN THE SECOND SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, October 7, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Initiation of Foundation Component General Plan Amendment No. 240070**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240070 to change the General Plan Foundation Component of two (2) parcels from Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Commercial Retail (CD: CR), to allow for submittal of an application for the construction of a Brandon's Diner restaurant and parking lot, along with other commercial office uses that may support the community. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240070 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN(s): 274-102-001 and 274-102-002. This proposed project is located: north of Caton Ct, east of Porter Ave, south of Van Buren Blvd, and west of Gamble Ave in the Second Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240070 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240070 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 KRISTA MASON, PROJECT PLANNER, AT (951) 955-1722 OR EMAIL KMASON@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: September 19, 2025

Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Supervisors Board Assistant

AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA N.º 240070 AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN EN EL SEGUNDO DISTRITO DE SUPERVISIÓN

POR EL PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de la Junta del 1.er piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el martes 7 de octubre de 2025** a las 10:00 a. m. o lo antes posible después de esa fecha, para considerar la recomendación de la Comisión de Planificación de aprobar la **Iniciación de la Enmienda No. 240070 al Plan General del Componente de Cimentación**. El solicitante solicita que el Condado de Riverside considere si recomendar la iniciación del GPA240070 para cambiar el Componente de Fundación del Plan General de dos (2) parcelas de Comunidad Rural: Residencial de Muy Baja Densidad (RC: VLDR) a Desarrollo Comunitario: Minorista Comercial (CD: CR), para permitir la presentación de una solicitud para la construcción de un restaurante Brandon's Diner y un estacionamiento, junto con otros usos de oficinas comerciales que puedan apoyar a la comunidad. Se requerirán solicitudes de desarrollo adicionales y una revisión por parte del Condado para confirmar que el proyecto general cumple con los estándares, políticas, hallazgos y otros requisitos aplicables si la Junta de Supervisores inicia el GPA240070 propuesto. La Enmienda al Plan General se encuentra en APN(s): 274-102-001 y 274-102-002. Este proyecto propuesto está ubicado: al norte de Caton Ct, al este de Porter Ave, al sur de Van Buren Blvd y al oeste de Gamble Ave en el Segundo Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** la posibilidad de recomendar la iniciación de la Enmienda al Plan General n.º GPA240070 y, de ser recomendado, **ADOpte** una orden que inicie la Enmienda al Plan General n.º GPA240033 y exija al solicitante que presente un proyecto al Condado en un plazo de 6 meses. **Esta acción no constituye un proyecto conforme a la CEQA (§21065) ni cumple con los requisitos de la §15061(b)(3), por lo que no se requiere ninguna revisión adicional de la CEQA.**

Los documentos de la reunión del proyecto propuesto pueden consultarse 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 MÁS INFORMACIÓN SOBRE ESTE PROYECTO, COMUNÍQUESE CON KRISTA MASON, PLANIFICADOR DEL PROYECTO, AL (951) 955-9294 O ENVÍE UN CORREO ELECTRÓNICO A KMASON@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 lugar indicados anteriormente. Todos los comentarios escritos recibidos antes de la audiencia pública se presentarán a la Junta de Supervisores, quien los considerará, además de cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

Si desafía el punto anterior ante el tribunal, podrá limitarse a plantear únicamente las cuestiones que usted u otra persona hayan planteado en la audiencia pública descrita en este aviso, o en correspondencia escrita dirigida al Departamento de Planificación o a la Junta de Supervisores durante la audiencia pública o con anterioridad a ella. Tenga en cuenta que, como resultado de la audiencia pública y de la consideración de todos los comentarios públicos, escritos y orales, la Junta de Supervisores podrá modificar, total o parcialmente, el proyecto o el documento ambiental 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, podrán modificarse de forma distinta a la propuesta específica.

Formatos alternativos disponibles previa solicitud para personas con discapacidad. Si necesita adaptaciones razonables, comuníquese con la secretaria de la Junta al (951) 955-1069.

Envíe toda correspondencia escrita a: secretaria de la Junta, 4080 Lemon Street, 1.er piso, apartado postal 1147, Riverside, CA 92502-1147 o envíe un correo electrónico a cob@rivco.org

Fecha: 19 de septiembre de 2025

Kimberly A. Rector, secretaria de la Junta

Por: Cindy Fernandez, Asistente de la Junta de Supervisores

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cindy Fernandez, Supervisors Board Assistant, do hereby certify that I am not a party to the within
action or proceeding; that on September 19, 2025, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

GPA240070

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in
the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: October 7, 2025 @ 10:00 a.m.

SIGNATURE: Cindy Fernandez DATE: September 19, 2025
Cindy Fernandez

274060008
ISHII EMIKO TRUST DATED 10/12/2019
3047 WILLARD AVE
ROSEMEAD CA 91770

274060012
BALDOMERO CABEZON
16225 PORTER AVE
RIVERSIDE CA 92504

274060013
ERICK MADRIGAL
16265 PORTER AVE
RIVERSIDE CA 92504

274060015
NHO XUAN LE
17440 VAN BUREN BLVD
RIVERSIDE CA 92504

274060016
WILLIS G. MOORE
17408 VAN BUREN BLVD
RIVERSIDE CA 92504

274060017
SOMEREST INC
14400 METCALF AVE
OVERLAND PARK KS 66223

274060023
ANDREW E. HOCH
16275 PORTER AVE
RIVERSIDE CA 92504

274060024
ARMANDO MACIAS
5469 DIRK CIR
LA PALMA CA 90623

274060025
ELITE COMMERCIAL PROP 2
16790 TREETOP LN
RIVERSIDE CA 92503

274060026
ELITE COMMERCIAL PROP 2
16790 TREETOP LN
RIVERSIDE CA 92503

274070011
ROSALINA QUINTERO
17460 KRAMERIA AVE
RIVERSIDE CA 92504

274070013
SANDALS CHURCH
150 PALMYRITA AVE
RIVERSIDE CA 92507

274070022
AJA HOUSING
1757 S EUCLID AVE
ONTARIO CA 91762

274070028
ALBERT M. LOPEZ
17482 KRAMERIA AVE
RIVERSIDE CA 92504

274070032
SANDALS CHURCH
150 PALMYRITA AVE
RIVERSIDE CA 92507

274070033
SANDALS CHURCH
150 PALMYRITA AVE
RIVERSIDE CA 92507

274070034
SANDALS CHURCH
150 PALMYRITA AVE
RIVERSIDE CA 92507

274070035
SANDALS CHURCH
150 PALMYRITA AVE
RIVERSIDE CA 92507

274090018
DEVI E. LINO
4185 VIA SAN LUIS
RIVERSIDE CA 92504

274090019
MICHAEL PENN
16201 GAMBLE AVE
RIVERSIDE CA 92508

274090021
LUEBKE ROBERT & PATRICE FAMILY TRUST
DATED 2/10/2004
17515 SANDY TERR
RIVERSIDE CA 92504

274090022
JOSE CRUZ DUENAS
17551 SANDY TER
RIVERSIDE CA 92504

274090023
JUAN GODINEZ OCEGUEDA
17585 SANDY TERR
RIVERSIDE CA 92504

274090024
RUEL ANGLE
17615 SANDY TERRACE
RIVERSIDE CA 92504

274090025
SHARI F. VOORHEES
16220 PORTER AVE
RIVERSIDE CA 92504

274090027
ROBERT JOSEPH LUEBKE
17550 SANDY TERR
RIVERSIDE CA 92504

274090028
JEFFREY A. STAUB
17580 SANDY TERR
RIVERSIDE CA 92504

274090029
GUILLERMO LOPEZ
17610 SANDY TERR
RIVERSIDE CA 92504

274101002
KEVIN THANH DOAN
PO BOX 8338
HUNTINGTON BEACH CA 92615

274101004
VJM LEGACY TRUST UTA DTD 06/21/2012
PO BOX 1350
RIVERSIDE CA 92502

274101005
BLUE BANNER CO INC
PO BOX 226
RIVERSIDE CA 92502

274101006
JUANITA C. FERNANDEZ
16310 PORTER AVE
RIVERSIDE CA 92504

274102001
BRANDONS DINER INC
16846 ORANGE CREST CT
RIVERSIDE CA 92504

274102002
BRANDONS DINER INC
16846 ORANGE CREST CT
RIVERSIDE CA 92504

274102003
IL WOO NAM
17181 FIRST LIGHT LN
RIVERSIDE CA 92503

274102005
YUNG CHONG LEE
16380 EVERETTS WAY
RIVERSIDE CA 92504

274102009
ALFONSO DELATORRE
16345 GAMBLE AVE
RIVERSIDE CA 92508

274102010
HENRY A. PENA
16369 GAMBLE AVE
RIVERSIDE CA 92508

274102015
BALWANT JHAWAR
16273 KRAMERIA AVE
RIVERSIDE CA 92504

274110001
RUBEN MONTELLANO
18320 AVENUE C
PERRIS CA 92570

274110003
EDWIN ADRIAN MAUEL
16385 GAMBLE AVE
RIVERSIDE CA 92508

274110004
EDWIN ADRIAN MAUEL
16385 GAMBLE AVE
RIVERSIDE CA 92508

274110005
ALLEN CORNWELL
16415 GAMBLE AVE
RIVERSIDE CA 92508

274110013
BRANDON A. MONTANINO
16435 GAMBLE AVE
RIVERSIDE CA 92508

274110016
JOSE JESUS PADILLA
17600 KRAMERIA AVE
RIVERSIDE CA 92504

274110018
TIMOTHY LAWLER
17550 KRAMERIA AVE
RIVERSIDE CA 92504

274110019
TIMOTHY LAWLER
17550 KRAMERIA AVE
RIVERSIDE CA 92504

274110020
MFI
5870 ARLINGTON AVE
RIVERSIDE CA 92504

274110021
MAYLING JOHANNA YCAZA
17535 CATON CT
RIVERSIDE CA 92504

274110022
DIANA ZAHARUK
17515 CATON CT
RIVERSIDE CA 92504

274110023
THOMPSON LIVING TRUST DATED 12/23/19
17620 KRAMERIA AVE
RIVERSIDE CA 92504

274110024
IVAN DIAZ SANCHEZ
2046 EVANSTON CIR
CORONA CA 92881

274110025
SILVERIO ORDAZ
17650 KRAMERIA AVE
RIVERSIDE CA 92504

274110026
SHAUN LAVENANT
17744 KRAMERIA AVE
RIVERSIDE CA 92504

Riverside County Board of Supervisors
Request to Speak

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

APPLICANT

SPEAKER'S NAME: MIZIT ADKISON

Address: 6879 AIRPORT DR

City: RIVERSIDE Zip: 92504

Phone #: 951-688-0241

Date: 10-7-2025 Agenda # ~~4~~ 22.4

PLEASE STATE YOUR POSITION BELOW:

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

_____ Support _____ Oppose _____ Neutral

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

_____ Support _____ Oppose _____ Neutral

I give my 3 minutes to: _____

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

(Revised: 04/23/2025)

BOARD RULES

Requests to Address Board on "Agenda" Items:

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

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

Power Point Presentations/Printed Material:

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

Individual Speaker Limits:

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

Group/Organized Presentations:

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 coarse, 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.