

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



**ITEM: 1.2  
(ID # 29758)**

**MEETING DATE:**  
Tuesday, February 10, 2026

**FROM :** TLMA-PLANNING

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Receive and File the Planning Commission Decisions as Stated in the Report of Actions. All Districts. [\$0]

**RECOMMENDED MOTION:** The Planning Department recommends that the Board of Supervisors:

**RECEIVE AND FILE** the Planning Commission Notices of Decision for the cases acted on by the Planning Commission on **August 06, 2025; August 20, 2025; September 03, 2025; September 17, 2025; October 22, 2025; November 05, 2025; November 19, 2025; and December 17, 2025**, as stated in the Report of Actions.

**ACTION:** Consent

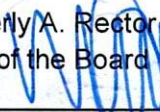
  
John Hildebrand, Planning Director 1/29/2026

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**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 received and filed as recommended.

Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez  
Nays: None  
Absent: None  
Date: February 10, 2026  
xc: Planning

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> N/A			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> N/A	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

A revision to Ordinance No. 348 (Land Use), approved by the Board of Supervisors on March 2, 2021, changed how actions taken by Riverside County’s Director’s Hearing and Planning Commission are reported to the Board of Supervisors. Previously, Ordinance No. 348 required certain types of projects to be individually heard by the Board of Supervisors as Receive and File (“R&F”) items. The amendment to Ordinance No. 348 standardized the reporting process by eliminating project-specific R&F items and instead consolidating all actions taken at each Director’s Hearing and Planning Commission meeting into a single Report of Actions item for the Board of Supervisors’ consideration.

The Planning Commission considered and took the following actions as stated in the Report of Actions related to hearings dated **August 06, 2025; August 20, 2025; September 03, 2025; September 17, 2025; October 22, 2025; November 05, 2025; November 19, 2025; and December 17, 2025.**

**Board Action**

The Planning Commission’s decision is final, and no action by the Board of Supervisors is required unless the applicant or an interested person timely files a complete appeal application within 10 days of the date the action was taken by the Planning Commission.

**Impact on Citizens and Businesses**

The impacts of these projects have been evaluated through the environmental review and public hearing process by the Planning Department and the Planning Commission.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

Each item’s fiscal information is detailed in the accompanying staff report package, which is available on the Riverside County Planning Department website here: <https://planning.rctlma.org/Public-Hearings>.

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

ATTACHMENTS:

- A. PLANNING COMMISSION REPORT OF ACTIONS – AUGUST 06, 2025
- B. PLANNING COMMISSION REPORT OF ACTIONS – AUGUST 20, 2025
- C. PLANNING COMMISSION REPORT OF ACTIONS – SEPTEMBER 03, 2025
- D. PLANNING COMMISSION REPORT OF ACTIONS – SEPTEMBER 17, 2025
- E. PLANNING COMMISSION REPORT OF ACTIONS – OCTOBER 22, 2025
- F. PLANNING COMMISSION REPORT OF ACTIONS – NOVEMBER 05, 2025
- G. PLANNING COMMISSION REPORT OF ACTIONS – NOVEMBER 19, 2025
- H. PLANNING COMMISSION REPORT OF ACTIONS – DECEMBER 17, 2025

  
Crystal Carrillo, Senior Management Analyst 2/4/2026



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – AUGUST 06, 2025 COUNTY ADMINISTRATIVE CENTER 1<sup>st</sup> Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1 <sup>st</sup> District Ariel Savage	2 <sup>nd</sup> District Marissa Gruytch Vice-Chair	3 <sup>rd</sup> District Shellie Clack	4 <sup>th</sup> District Bill Sanchez	5 <sup>th</sup> District Romelio Ruiz Chair
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**CALL TO ORDER:** 9:00 a.m.  
**OATH OF OFFICE**  
**ROLL CALL:** Members Present: Savage, Gruytch, Clack, Sanchez  
 Members Absent: Ruiz

**1.0 CONSENT CALENDAR**

1.1 SECOND EXTENSION OF TIME REQUEST FOR TENTATIVE TRACK NO. 37119 – Applicant: Albert A. Webb Associates c/o Shijie Sheng – Engineer/Representative: Matthew Benassat – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: High Density Residential (CD:HDR) – Community Development: Medium High Density Residential (CD: MHDR) – Open Space: Conservation (OS: C) – Open Space: Recreation (OS: R) – Community Development: Commercial Retail (CD: CR) – Zoning: Specific Plan 288 (The Crossroads) – APN: 461-220-005, 461-220-006, 461-220-015, 461-220-025, 461-220-026, 461-220-043, 461-220-042 – REQUEST: Second Extension of Time Request for approved Tentative Tract Map No. 37119 to extend the expiration date by three years to August 27, 2028, with a subsequent extension of 1 ½ years under AB 2729, resulting in a new expiration date of February 27, 2030. The extension will allow time for the recordation of the final map to subdivide 161.67 acres for 373 single-family residences – Project Planner: Hektor Soto at (951) 955-8702, or email at [hsoto@rivco.org](mailto:hsoto@rivco.org).

**Planning Commission Action:**  
Public Hearing: Closed

Motioned by Commissioner Clack, 2<sup>nd</sup> by Commissioner Sanchez

By vote of 4-0 (Commissioner Ruiz Absent) the Planning Commission took the following action:

**APPROVED** the Second Extension of Time Request for Tentative Tract Map No. 37119.

**2.0 PUBLIC HEARINGS CONTINUED**  
NONE

**3.0 PUBLIC HEARINGS – NEW**  
NONE

**4.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

4.1 INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240047 (GPA240047) – Applicant: Tony Hicks c/o Cherry Valley Partners LLC – Engineer / Representative: Travis Heaps c/o West Coast Entitlement – Fifth Supervisorial District – Cherry Valley District – The Pass Area Plan – Existing Zoning: A-1 (Light Agriculture) – Existing Land Use: Agriculture (AG: AG) and Very Low Density (RC: VLDR) – Location: North of Brookside Avenue, east of

**Planning Commission Action:**  
Public Hearing: Closed

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

**PLANNING COMMISSION – REPORT OF ACTIONS – AUGUST 06, 2025**

Union Street, south of Cherry Valley Boulevard, and west of Nancy Avenue – 84.46 Gross Acres – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240047 to change the General Plan Foundation Component of six (6) parcels from Agriculture: Agriculture (AG: AG) and Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Low Density Residential (CD: LDR) and Community Development: Commercial Retail (CD:CR), to allow for submittal of an application for a Tentative Tract Map (TTM) to subdivide properties into 1/2 acre lots featuring ranch style homes from 2,500 sq ft. to 3,500 sq ft. for 148 total lots and a local serving retail use. 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 GPA240047 is initiated by the Board of Supervisors – APN(s): 407-160-005, 407-160-006, 405-250-005, 405-250-006, 405-250-007, and 405-250-010 – Project Planner: Edward Lincoln at (951) 955-8514, or email at [elincoln@rivco.org](mailto:elincoln@rivco.org).

**RECOMMENDED** the Initiation of Foundation Component General Plan Amendment No. 240047 move forward to the Board of Supervisors.

4.2 INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240032 (GPA240032) – Applicant: Bill Deane – Engineer / Representative: Benjamin Egan c/o Egan Civil, Inc. – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Rural Residential (R:RR) – Location: North of Paradise Road, east of Conchita Road, south of Chuckawalla Road, and west of Willis Palms Lane – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240032 to change the General Plan Foundation Component of two (2) parcels from Rural: Rural Residential (R:RR) to Community Development: Medium Density Residential (CD:MDR), to allow for a resubmittal of an expired Tentative Tract Map for a 26-lot subdivision for single family dwellings, and associated grading plan, utility improvements, and buildings to be completed. Although the Tentative Tract Map has expired, substantial work has been completed, including rough grading of all pads, subgrade preparation for the street, installation of the domestic water system, and issuance of all necessary building permits. 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 GPA240032 is initiated by the Board of Supervisors – APNs: 651-162-

**Planning Commission Action:**

Public Hearing: Closed

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

**RECOMMENDED** the Initiation of Foundation Component General Plan Amendment No. 240032 move forward to the Board of Supervisors as modified at hearing.

**PLANNING COMMISSION – REPORT OF ACTIONS – AUGUST 06, 2025**

038 &-045 – Project Planner: Jordan Leffew at  
(951) 955-9721, or email at [jleffew@rivco.org](mailto:jleffew@rivco.org).

**5.0 WORKSHOPS**  
NONE

**6.0 PUBLIC COMMENTS**  
NONE

**7.0 DIRECTOR'S REPORT**  
NONE

**8.0 COMMISSIONER'S COMMENTS**  
NONE

**ADJOURNMENT: 10:09 A.M.**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – AUGUST 20, 2025 COUNTY ADMINISTRATIVE CENTER 1<sup>st</sup> Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1 <sup>st</sup> District Ariel Savage	2 <sup>nd</sup> District Marissa Gruytch Vice-Chair	3 <sup>rd</sup> District Shellie Clack	4 <sup>th</sup> District Bill Sanchez	5 <sup>th</sup> District Romelio Ruiz Chair
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**CALL TO ORDER:** 9:00 a.m.  
**OATH OF OFFICE**  
**ROLL CALL:** Members Present: Savage, Gruytch, Clack, Sanchez, Ruiz  
 Members Absent: None

**1.0 CONSENT CALENDAR**  
NONE

**2.0 PUBLIC HEARINGS CONTINUED**  
NONE

**3.0 PUBLIC HEARINGS – NEW**

3.1 **CONDITIONAL USE PERMIT NO. 180007 REVISION NO. 1 (CUP180007R01) – No New Environmental Documentation is Required, pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162 (Previous CEQ180035) – Applicant: Abdul Jobah, Wegdan Alawdi – Fourth Supervisorial District – Pass and Desert District – Western Coachella Valley Area Plan – Land Use: Community Development: Commercial Retail (CD:CR) – Zoning: Scenic Highway Commercial (C-P-S) – Location: South of Dillon Road, west of Worsley Road, north of Interstate 10, and east of Twentynine Palms Highway – 2.46 Acres – REQUEST: To revise the previously approved Conditional Use Permit No. 180007 to a project that proposes a travel center that contains a 4,000 sq. ft. convenience store combined with a 1,545 sq. ft. restaurant with a drive thru, and eight (8) fuel stations beneath a 6,043 sq. ft. canopy – APN: 668-200-018 – Project Planner: John Obing at (951) 955-6573, or email at [jobing@rivco.org](mailto:jobing@rivco.org).**

**Planning Commission Action:**  
Public Hearing: Closed

Motioned by Commissioner Sanchez, 2<sup>nd</sup> by Commissioner Ruiz

By a vote of 5-0, the Planning Commission took the following actions:

**FOUND** that No New Environmental Documentation is Required; and,

**APPROVED** the Conditional Use Permit No. 180007 Revision No. 1, subject to the Advisory Notification Document and Conditions of Approval as modified at hearing.

**4.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**  
NONE

**5.0 WORKSHOPS**  
NONE

**6.0 PUBLIC COMMENTS**  
NONE

**7.0 DIRECTOR'S REPORT**  
NONE

**8.0 COMMISSIONER'S COMMENTS**  
NONE

**ADJOURNMENT: 9:16 A.M.**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – SEPTEMBER 03, 2025 COUNTY ADMINISTRATIVE CENTER 1<sup>st</sup> Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1 <sup>st</sup> District Ariel Savage	2 <sup>nd</sup> District Marissa Gruytch Vice-Chair	3 <sup>rd</sup> District Shellie Clack	4 <sup>th</sup> District Bill Sanchez	5 <sup>th</sup> District Romelio Ruiz Chair
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**CALL TO ORDER:** 9:00 a.m.

**OATH OF OFFICE**

**ROLL CALL:** Members Present: Savage, Gruytch, Clack, Sanchez, Ruiz  
Members Absent: None

**1** **CONSENT CALENDAR**  
NONE

**2** **PUBLIC HEARINGS CONTINUED**  
NONE

**3** **PUBLIC HEARINGS – NEW**

3.1 TENTATIVE TRACT MAP NO. 38945 (TTM38945) – INTENT TO CONSIDER AN ADDENDUM NO. 1 TO A MITIGATED NEGATIVE DECLARATION (MND) – Applicant: Coachella Valley Housing Coalition – Pedro Rodriguez – Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan – Community Development: Medium Density Residential (CD:MDR) – Zoning: R-6 (Residential Incentive) – Location: The property is located along the east side of Lincoln Street, approximately 630 feet north of 64th Avenue – REQUEST: The Tentative Tract Map No. 38945 is for a Schedule "A" subdivision a 58.28 acre parcel to create a total of 291 single family lots. The project was previously approved as part of TTM38465, but the map has expired. APN: 727-030-037 – Project Planner: Jose Merlan at (951) 955-0314, or email at [jmerlan@rivco.org](mailto:jmerlan@rivco.org).

**Planning Commission Action:**  
Public Hearing: Closed

Motioned by Commissioner Gruytch, 2<sup>nd</sup> by Commissioner Clack

By vote of 4-0 (Commissioner Sanchez Absent), the Planning Commission took the following actions:

**CONSIDERED** Addendum No. 1 to a Mitigated Negative Declaration for Environmental Assessment No. EA41710; and,

**APPROVED** the Tentative Tract Map No. 38945, subject to the Advisory Notification Document and Conditions of Approval.

3.2 GENERAL PLAN AMENDMENT NO. 240005, CHANGE OF ZONE NO. 2200062, PLOT PLAN NO. 220050, TENTATIVE PARCEL MAP NO. 38601 – Intent to Certify an Environmental Impact Report – Applicant: Hillwood – Engineer: Albert A. Webb Associates – First Supervisorial District – Mead Valley Area Plan: Community Development: Commercial Retail (CD:CR) and Rural Community: Very Low Density Residential (RC:VLDR) – Location: south of Cajalco Road, west of Seaton Avenue, east of Decker Road, north of Rider Street – 58.0 Acres – North Perris Zoning Area – Zoning: Light Agriculture, one-acre minimum (A-1-1), Rural Residential, ½-acre minimum (R-R-1/2) – REQUEST: GPA No. 240005 is a proposal to: (1) in the northern portion of the project site, change the Foundation from Rural Community to Community

**Planning Commission Action:**  
Public Hearing: Closed

Motioned by Commissioner Gruytch, 2<sup>nd</sup> by Commissioner Ruiz

By vote of 3-2, the Planning Commission took the following actions:

**ADOPTED** Planning Commission Resolution No. 2025-004; and,

Recommended the Board of Supervisors take the following actions:

**ADOPT** a Resolution Certifying the Environmental Impact Report (EIR); and,

**PLANNING COMMISSION – REPORT OF ACTIONS – SEPTEMBER 03, 2025**

Development and the land use designation from Commercial Retail (CR) and Very Low Density Residential (VLDR) to Light Industrial (LI) and (2) in the southern portion of the project site, change the Foundation from Rural Community to Open Space and the land use designation from Very Low Density Residential (VLDR) to Recreation (R). CZ No. 2200062 is a proposal to change the zoning in the northern portion of the site from Light Agriculture, one-acre minimum (A-1-1) and Rural Residential, ½-acre minimum (R-R-1/2) to Industrial Park (I-P). TPM No. 38601 is a Schedule E subdivision of 44.84 acres (net) to consolidate the existing 16 parcels generally located north of the MWD parcel into one parcel. PPT No. 220050 is a proposal for the construction and operation of a total of 1,003,510 square foot warehouse / distribution / manufacturing development on 44.66-acres and development of a community park on 13.33 acres. APNs: 317-080-003 through 317-080-008, 317-080-013, 317-080-014, 317-080-019 through 317-080-023, 317-080-027, 317-080-028, 317-080-029, 317-090-003 through 317-090-007– Project Planner: Russell Brady at (951) 955-3025, or email at [rbrady@rivco.org](mailto:rbrady@rivco.org).

**TENTATIVELY APPROVE** General Plan Amendment No. 24005 and Change of Zone No. 2200013; and,

**APPROVE** Plot Plan No. 220050 and Tentative Parcel Map No. 38601, subject to the Advisory Notification Document and Conditions of Approval.

3.3 GENERAL PLAN AMENDMENT NO. 220009 (GPA220009), CHANGE OF ZONE NO. 2200031 (CZ2200031), AND TENTATIVE TRACT MAP NO. 38510 (TTM38510) – Intent to Certify an Environmental Impact Report (EIR) – CEQ220090 – Applicant: TTLC Riverside Chicago, LLC., Michael Torres – Engineer/Representative: TK Consulting, Inc., Tim Kihm – Second Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) – Location: North of Iris Avenue, south of Twin Lake Drive, east of Golden Star Avenue, and west of Chicago Avenue – 140.8 Gross Acres – Zoning: Light Agriculture, 10-acre lot minimum (A-1-10). – REQUEST: GPA220009 is a request to modify the current land use designation from Rural Community: Very Low Density Residential (RC:VLDR) (1 du/acre) to Rural Community: Low Density Residential, (RC:LDR) (2 du/acre); CZ2200031 is a proposal to change the zoning classification from Light Agriculture, 10-acre minimum lot size (A-1-10) to One-Family Dwelling, 10,000 sq. ft. lot minimum, (R-1-10,000); TTM38510 is a Schedule A Map to subdivide the 140.8 gross acre project site. Approximately 88.09 acres into 231 residential lots (1.6 du/acre), ranging in size from 10,000 sq. ft. lots to a maximum of one-acre lots. The smaller lots (10,890 – 14,520 sq. ft. lots) will be clustered within the internal areas and the larger 0.5 to 1 acre lots will be along the north, east, northwest, and southern project boundaries.

**Planning Commission Action:**

Public Hearing: Closed

Motioned by Commissioner Gruytch, 2nd by Commissioner Ruiz

By a vote of 5-0, the Planning Commission recommended the Board of Supervisors take the following actions:

**CERTIFY** an Environmental Impact Report (SCH No.2023030118); and,

**TENTATIVELY APPROVE** General Plan Amendment No. 220009 and Change of Zone No. 2200031; and,

**APPROVE** Tentative Tract Map No. 38510, subject to the Advisory Notification Document and Conditions of Approval.

**PLANNING COMMISSION – REPORT OF ACTIONS – SEPTEMBER 03, 2025**

Approximately 23.75 acres will be designated as open space, 0.55 acre trailhead with parking, 5.39 acres for water quality basins, 22.29 acres of roadway dedication and a 0.48 acre dedication on Chicago Avenue. APN(s): 245-300-001; 245-300-004 - Project Planner: Krista Mason at (951) 955-1722, or email at [kmason@rivco.org](mailto:kmason@rivco.org).

**4 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

4.1 INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240052 (GPA240052) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240052 to change the General Plan Foundation Component of one (1) parcel from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Low Density Residential (CD:LDR), to allow for submittal of an application for sixteen (16) custom homes on a half-acre (0.5) lot. 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 GPA240052 is initiated by the Board of Supervisors. – Fifth Supervisorial District - Cherry Valley Zoning District – The Pass Area Plan - Owner: Dilip Sheth – Existing Zoning: A-1 (Light Agriculture) – Existing Land Use: Very Low Density Residential (RC:VLDR) – Location: North of Brookside Avenue, east of Nancy Avenue, south of Cherry Valley Boulevard, and west of Virginia Lane – APN(s): 405-180-006 – 9.44 Gross Acres – Project Planner: Edward Lincoln at (951) 955-8514, or email at [elincoln@rivco.org](mailto:elincoln@rivco.org).

**Planning Commission Action:**  
Public Hearing: Closed

District 1 – Support  
District 2 – Neutral  
District 3 – Neutral  
District 4 – Support  
District 5 – Opposed

**RECOMMENDED** the Initiation of Foundation Component General Plan Amendment No. 240052 move forward to the Board of Supervisors.

**5 WORKSHOPS**

NONE

**6 PUBLIC COMMENTS**

PUBLIC COMMENTS RECEIVED

**7 DIRECTOR'S REPORT**

NONE

**8 COMMISSIONER'S COMMENTS**

NONE

**ADJOURNMENT: 12:21 P.M.**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – SEPTEMBER 17, 2025 COUNTY ADMINISTRATIVE CENTER 1<sup>st</sup> Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1 <sup>st</sup> District Ariel Savage	2 <sup>nd</sup> District Marissa Gruytch Vice-Chair	3 <sup>rd</sup> District Shellie Clack	4 <sup>th</sup> District Bill Sanchez	5 <sup>th</sup> District Romelio Ruiz Chair
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**CALL TO ORDER:** 9:00 a.m.

**OATH OF OFFICE**

**ROLL CALL:** Members Present: Savage, Gruytch, Clack, and Sanchez  
Members Absent: Ruiz

### 1 **CONSENT CALENDAR**

1.1 28791 FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE PARCEL MAP NO. 37398 – Applicant: Ava Property Investments, LLC c/o Ava Tchaghlassian – Third Supervisorial District – Rancho California Area – Southwest Area Plan – Community Development: High Density Residential (CD:HDR) – Community Development: Commercial Retail (CD: CR) – Zoning: Specific Plan 213 (Winchester Properties) – REQUEST: First Extension of Time for approved Tentative Parcel Map No. 37398 to extend the expiration date by three years to January 25, 2028. The extension will allow time for the recordation of the final map to subdivide 10.98 acres into five (5) commercial lots with a minimum lot size of 0.68 acres. APN: 920-120-034, 920-120-035 – Project Planner: Hektor Soto at (951) 955-8702, or email at [hsoto@rivco.org](mailto:hsoto@rivco.org).

**Planning Commission Action:**

Public Hearing: Closed

Motioned by Commissioner Clack, 2nd by Commissioner Sanchez

By a vote of 4-0 (Commissioner Ruiz absent), the Planning Commission took the following action:

**APPROVED** the First Extension of Time Request for Tentative Parcel Map No. 37398.

### 2 **PUBLIC HEARINGS CONTINUED**

NONE

### 3 **PUBLIC HEARINGS – NEW**

3.1 28751 TENTATIVE TRACT MAP NO. 38823 (TTM38823) and PLOT PLAN NO. 230051 (PPT230051) – Intent to Consider an Addendum to an Environmental Impact Report (EIR) – (SCH No. 2018101010) – Applicant: William Lo – Engineer/Representative: Richard Valdez – Third Supervisorial District – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) – Winchester Zoning District – Zoning: Planned Residential (R-4) – Location: North of Craig Avenue, east of Leon Road, south of Holland Road, and west of Eucalyptus Road – 95.96 Acres – REQUEST: Tentative Tract Map No. 38823 is a Schedule “A” subdivision proposed to subdivide a 16.38 acre site into 95 lots for single family residential use, three (3) drainage basins, and two (2) open space (paseo) lots. The 16.38-acre site is a portion of lot 447 of a previously approved Tentative Tract Map No. 37439. Plot Plan No. 230051 is a request to approve the design manual for TTM38823.

**Planning Commission Action:**

Public Hearing: Closed

Motioned by Commissioner Clack, 2nd by Commissioner Gruytch

By a vote of 4-0 (Commissioner Ruiz absent), the Planning Commission took the following actions:

**CONSIDERED** Addendum No. 1 to the Environmental Impact Report; and,

**APPROVED** Tentative Tract Map No. 38823; and,

**APPROVED** Plot Plan No. 230051, subject to the Advisory Notification Document and Conditions of Approval.

**PLANNING COMMISSION – REPORT OF ACTIONS – SEPTEMBER 17, 2025**

APNs: 466-310-026 – Project Planner: Joseluis Aparicio at (951) 955-6035, or email at [jlaparicio@rivco.org](mailto:jlaparicio@rivco.org).

3.2 28808 CONDITIONAL USE PERMIT NO. 240025 (CUP240025) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and 15061(b)(3) (Common Sense) – Applicant: Salim Daher, c/o DB Oil – Engineer/Representative: Western States Engineering c/o Joseph Karaki – Second Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Commercial Retail (CD:CR) – Location: Northwest of Highway 74 and south of El Toro Cutoff – 1.44 Gross Acres – Zoning: Manufacturing-Service Commercial (M-SC) REQUEST: CUP240025 is a proposal for a Type 21 (Off-Sale General) Alcoholic Beverage Control (ABC) License for Off-Site Consumption of Beer, Wine and Spirits at a proposed Gas Station and Convenience Store approved under PPT210016 – APN(s): 347-130-028, 347-130-029 – Project Planner: Suhaim Bawany at (951) 955-3103, or email at [sbawany@rivco.org](mailto:sbawany@rivco.org). STAFF RECOMMENDS CONTINUANCE OFF CALENDAR.

**Planning Commission Action:**

Public Hearing: Closed

Motioned by Commissioner Gruytch, 2nd by Commissioner Sanchez

By a vote of 4-0 (Commissioner Ruiz absent), the Planning Commission took the following action:

**CONTINUED** off Calendar.

3.3 28806 CONDITIONAL USE PERMIT NO. 250013 (CUP250013) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and 15061(b)(3) (Common Sense) – Applicant: Shade Awad – Second Supervisorial District – Cajalco Zoning District – Area Plan: Lake Matthews/Woodcrest – Location: East of Smith Road, west of Gustin Road, and south of Cajalco Road – 1.74 Gross Acres – Zoning: Scenic Highway Commercial (CPS) – REQUEST: CUP250013 is a request to upgrade the existing Type 20 (Off-Sale Beer & Wine) ABC license to a Type 21 (Off-Sale General) ABC license in conjunction with the existing Lake Matthews Market and Deli. APN: 285-210-004 – Project Planner: Suhaim Bawany at (951) 955-3103, or email at [sbawany@rivco.org](mailto:sbawany@rivco.org).

**Planning Commission Action:**

Public Hearing: Closed

Motioned by Commissioner Gruytch, 2nd by Commissioner Sanchez

By a vote of 4-0 (Commissioner Ruiz absent), the Planning Commission took the following actions:

**FOUND** that the project is Exempt from the California Environmental Quality Act (CEQA); and,

**APPROVED** Conditional Use Permit No. 250013, subject to the Advisory Notification Document and Conditions of Approval.

**4 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

4.1 28757 INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240030 (GPA240030) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240030 to change the General Plan Foundation Component of eleven (11) parcels from Open Space: Mineral Resources (OS:MIN) and Open Space: Conservation (OS:C) to Community Development: Light Industrial (CD:LI) Community Development: Business Park

**PLANNING COMMISSION – REPORT OF ACTIONS – SEPTEMBER 17, 2025**

(CD:BP), Community Development: Mixed, Use Area (CD:MUA), Community Development: Commercial Retail (CD:CR), Open Space: Recreation (OS:R), and Open Space: Conservation (OS:C) to allow for submittal of an application of a Specific Plan to allow for the development of flex industrial/manufacturing space, warehouse and logistics uses, neighborhood scale retail, industrial office, and potential housing within a central Mixed Use core. 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 proposal GPA240030 is initiated by the Board of Supervisors – Second Supervisorial District – Glen Ivy Zoning Area/District – Temescal Canyon Area Plan – Applicant: Trevor Wood c/o Mayhew Aggregates & Mine Reclamation, LLC – Engineer/Representative: Brandon Barnett c/o KWC Engineers – Existing Zoning: M-R-A (Mineral Resources & Related Manufacturing) and SP Zone (Specific Plan) – Existing Land Use: Open Space: Mineral Resources (OS:MIN) and Open Space: Conservation (OS:C) – Location: Generally northeast of Maitri Road, south of Temescal Canyon Road, and west of Campbell Ranch Road – APN(s): 290-060-080, 290-110-12, -017, -019, -024, -025, -055, -060, -004, -006, and -010 – 229.05 Gross Acres – Project Planner: Jordan Leffew at (951) 955-9721, or email at [jleffew@rivco.org](mailto:jleffew@rivco.org).

**Planning Commission Action:**

Public Hearing: Closed

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

**RECOMMENDED** the Initiation of Foundation Component General Plan Amendment No. 240030 move forward to the Board of Supervisors.

**5 WORKSHOPS**

NONE

**6 PUBLIC COMMENTS**

NONE

**7 DIRECTOR'S REPORT**

NONE

**8 COMMISSIONER'S COMMENTS**

NONE

**ADJOURNMENT: 9:55 a.m.**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – OCTOBER 22, 2025 COUNTY ADMINISTRATIVE CENTER 1<sup>st</sup> Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1 <sup>st</sup> District Ariel Savage	2 <sup>nd</sup> District Marissa Gruytch Vice-Chair	3 <sup>rd</sup> District Shellie Clack	4 <sup>th</sup> District Bill Sanchez	5 <sup>th</sup> District Romelio Ruiz Chair
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**CALL TO ORDER:** 9:00 a.m.

**OATH OF OFFICE**

**ROLL CALL:** Members Present: Savage, Gruytch, Clack, and Sanchez  
Members Absent: Ruiz

### 1 **CONSENT CALENDAR**

1.1 ADOPTION OF THE REVISED 2025 PLANNING COMMISSION CALENDAR – VACATING THE DECEMBER 31, 2025, HEARING DATE.

**Planning Commission Action:**

Public Hearing: Closed

Motioned by Commissioner Gruytch, 2nd by Commissioner Sanchez

By a vote of 4-0 (Commissioner Ruiz absent), the Planning Commission took the following action:

**APPROVED** the Revised 2025 Planning Commission Calendar.

### 2 **PUBLIC HEARINGS CONTINUED**

2.1 28852 CONDITIONAL USE PERMIT NO. 240025 (CUP240025) - CEQA Exempt per Section 15301 (Existing Facilities) and 15061(b)(3) (Common Sense) - Applicant: Salim Daher, c/o DB Oil – Engineer/Representative: Western States Engineering c/o Joseph Karaki – Second Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Commercial Retail (CD:CR) – Location: Northwest of Highway 74, south of El Toro Cutoff – 1.44 Gross Acres - Zoning: Manufacturing-Service Commercial (M-SC). REQUEST: The request is a proposal for a Type 21 (Off-Sale Beer, Wine & Spirits) Alcoholic Beverage Control (ABC) License for Off-Site Consumption of Beer, Wine and Spirits at a proposed Gas Station and Convenience Store approved under PPT210016 - APN(s): 347-130-028, 347-130-029 – Continued from September 17, 2025 – Project Planner: Suhaim Bawany at 951-955-3103, or email at [sbawany@rivco.org](mailto:sbawany@rivco.org).

**Planning Commission Action:**

Public Hearing: Closed

Motioned by Commissioner Gruytch, 2nd by Commissioner Sanchez

By a vote of 4-0 (Commissioner Ruiz absent), the Planning Commission took the following action:

**FOUND** that the project is Exempt from the California Environmental Quality Act (CEQA); and,

**APPROVED** Conditional Use Permit No. 240025, subject to the Advisory Notification Document and Conditions of Approval.

### 3 **PUBLIC HEARINGS – NEW**

3.1 29115 CONDITIONAL USE PERMIT NO. 240012 (CUP240012) – CEQA Exempt (Section §15303) – Applicant: Ron Meraz – Engineer/Representative: CJ Hortsman, HAB Design Group – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community

**Planning Commission Action:**

Public Hearing: Closed

Motioned by Commissioner Gruytch, 2nd by Commissioner Sanchez

**PLANNING COMMISSION – REPORT OF ACTIONS – OCTOBER 22, 2025**

Development: Mixed Use Area (MUA) – Location: The project site is in the community of Vista Santa Rosa, currently with an assigned address of 56400 Monroe Street. The property is east of the Palms Golf Club – 3.28 gross acres – Zoning: Community Development: Mixed Use (MU) – REQUEST: Conditional Use Permit No. 240012 proposes the conversion of an existing 3,752 square-foot (SF) grocery store with attached two-story residence to a grocery market and delicatessen, with administrative office space on second floor. A detached, 1,674 SF one-story residence at the rear of the site will be converted into commercial kitchens to prepare food for onsite consumption as well as local catering. The Project scope includes approximately 282 SF of additions to both buildings, 1,290 SF of new outdoor covered dining areas, attached trellis structures, fencing and landscape improvements. Related cases PAR230092 – APN: 760-080-003, -004 – Project Planner: Jose Merlan at 951-955-0314, or email at [jmerlan@rivco.org](mailto:jmerlan@rivco.org). STAFF RECOMMENDS CONTINUANCE TO NOVEMBER 5, 2025.

By a vote of 4-0 (Commissioner Ruiz absent), the Planning Commission took the following actions:

**CONTINUED** item to November 5, 2025.

3.2 29007 CONDITIONAL USE PERMIT NO. 190012 – Adopt a Mitigated Negative Declaration (CEQ190075 / EA190075) - Applicant: J. Craig Mann – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Commercial Retail (0.20- 0.35 FAR) – Location: Southwest corner of Keller Drive and SH-79/ Winchester Road – 6.98 Gross Acres – Zoning: General Commercial (C-1/C-P) - REQUEST: CUP190012 is a request to construct a 125,781 square foot self-storage facility on a 6.98 gross acre lot. The Project will include a total of eight buildings: one 1,172 square foot office building and seven storage buildings ranging in size from 1,525 square feet to 76,744 square feet. Three of these buildings will provide 20 parking spaces for RV storage. In addition to these interior spaces, there will be 32 available outdoor RV and boat parking spaces. The Project will be open 7 days a week between the hours of 8:00 a.m. to 6:00 p.m., and there will be 4 employees overseeing the site operations per a shift. There are 7 standard parking spaces, including 1 ADA space and 1 EV space, and 3 additional spaces dedicated to loading and unloading – Project Planner: Blanca Bernardino at 951-955-6503, or email at [bbernardino@rivco.org](mailto:bbernardino@rivco.org).

**Planning Commission Action:**

Public Hearing: Closed

Motioned by Commissioner Clack, 2nd by Commissioner Sanchez

By a vote of 4-0 (Commissioner Ruiz absent), the Planning Commission took the following action:

**ADOPTED** a Mitigated Negative Declaration for Environmental Assessment No. 190075; and,

**APPROVED** Conditional Use Permit No. 190012, subject to the Advisory Notification Document and Conditions of Approval as modified at hearing.

3.3 27623 SPECIFIC PLAN NO. 401, GENERAL PLAN AMENDMENT NO. 230001, CHANGE OF ZONE NO. 2300003, TENTATIVE TRACT MAP NO. 38578, PLOT PLAN NO. 240016, PLOT PLAN NO. 230005, PLOT PLAN NO. 230006– Intent to Certify an EIR–Applicant: Thermal Ranch, LLC–Representative: MSA Consulting–

**Planning Commission Action:**

Public Hearing: Closed

Motioned by Commissioner Sanchez, 2nd by Commissioner Gruytch

**PLANNING COMMISSION – REPORT OF ACTIONS – OCTOBER 22, 2025**

Fourth District–Eastern Coachella Valley Area Plan: Agriculture (AG)–Zoning: Heavy Agriculture, 10 acre minimum (A-2-10), Controlled Development Areas (W-2)–Location: east of Harrison, south of 62nd, west of Tyler, north of 64th – 619.1 acres – REQUEST: The Specific Plan is a proposal for a development program on 619.1 acres that consists of an Equestrian Center, Very Low Density Residential, Medium High Density Residential, High Density Residential, Commercial Tourist, and Commercial Retail. The General Plan Amendment is a proposal to establish the Specific Plan and modify the land use designations of the General Plan to match those as proposed by the Specific Plan. The Change of Zone is a proposal to rezone the properties from A-2-10 and W-2 to Specific Plan, create the zoning ordinance of the Specific Plan, and define the Planning Area boundaries of the Specific Plan. The Tentative Tract Map is a subdivision of the 619.1 acre site into 330 lots, including 1 lot for the Equestrian Center, 2 lots for Horse Park Workforce Housing, 2 lots for commercial purposes, 110 lots for large lot single-family residential, 161 lots for small lot detached single-family, 10 lots for 191 attached condominium units, and 45 lots for various open space lots, well sites, and I.I.D substation. Plot Plan No. 240016 is a development plan for the 191 attached condominium units. Plot Plan No. 230005 is for Horse Park Workforce Housing on 41.3 acres that includes 500 units and an RV park with 300 RV parking stalls. Plot Plan No. 230006 is for the equestrian center on 223.2 acres. APNs 751-020-002, 751-020-003, 751-020-006, 751-020-007, 751-020-010 – Project Planner: Russell Brady at 951-955-3025, or email at [rbrady@rivco.org](mailto:rbrady@rivco.org).

By a vote of 3-1 (Commissioner Ruiz absent), the Planning Commission took the following actions:

**ADOPTED** Planning Commission Resolution No. 2025-006; and

Recommended that the Board of Supervisors take the following action:

**ADOPT** a Resolution Certifying the Environmental Impact Report (EIR); and,

**TENTATIVELY APPROVE** General Plan Amendment No. 23001; and,

**TENTATIVELY APPROVE** Specific Plan No. 401; and,

**TENTATIVELY APPROVE** Change of Zone No. 2300003; and,

**TENTATIVELY APPROVE** Tentative Tract Map No. 38578; and,

**TENTATIVELY APPROVE** Plot Plan No. 240016; and,

**TENTATIVELY APPROVE** Plot Plan No. 230005; and,

**TENTATIVELY APPROVE** Plot Plan No. 230006, subject to the Advisory Notification Document and Conditions of Approval.

**4 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

4.1 29016 INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240019 (GPA240019) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240019 to change the General Plan Foundation Component of one (1) parcel from Open Space: Rural (OS: RUR) to Community Development: Low Density Residential (CD: LDR), Rural: Rural Desert (R: RD) and Open Space: Rural (OS: RUR) to allow for the submittal of an application for development of plus/minus 70 single-family homes and an eco-tourist glamping resort, while maintaining the northern portion of the project site as open space. 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 GPA240019 is initiated by the

**Planning Commission Action:**

Public Hearing: Closed

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

**RECOMMENDED** the Initiation of Foundation Component General Plan Amendment No. 240019 move forward to the Board of Supervisors.

**PLANNING COMMISSION – REPORT OF ACTIONS – OCTOBER 22, 2025**

Board of Supervisors. – Fourth Supervisorial District – Pass & Desert District – Western Coachella Valley Area Plan – Applicant: Scott Taschner – Engineer / Representative: SRK Architects c/o Brian Kite – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Open Space: Rural (OS: RUR) – Location: 0.5 miles north of Mission Lakes Boulevard and 0.9 miles east of Annandale Avenue – APN(s): 638-070-001 – 161.76 Gross Acres – Project Planner: Elizabeth Mora-Rodriguez at (951) 955-3024, or email at [emorarodriguez@rivco.org](mailto:emorarodriguez@rivco.org).

**5     WORKSHOPS**

NONE

**6     PUBLIC COMMENTS**

Public Comments Received

**7     DIRECTOR'S REPORT**

NONE

**8     COMMISSIONER'S COMMENTS**

NONE

**ADJOURNMENT: 12:37 p.m.**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – NOVEMBER 5, 2025 COUNTY ADMINISTRATIVE CENTER 1<sup>st</sup> Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1 <sup>st</sup> District Ariel Savage	2 <sup>nd</sup> District Marissa Gruytch Vice-Chair	3 <sup>rd</sup> District Shellie Clack	4 <sup>th</sup> District Bill Sanchez	5 <sup>th</sup> District Romelio Ruiz Chair
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**CALL TO ORDER:** 9:00 a.m.

**OATH OF OFFICE**

**ROLL CALL:** Members Present: Savage, Gruytch, Clack, and Sanchez  
Members Absent: Ruiz

### 1 CONSENT CALENDAR

NONE

### 2 PUBLIC HEARINGS CONTINUED

2.1 28856 CONDITIONAL USE PERMIT NO. 240012 (CUP240012) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section §15303 (New Construction of Conversion of Small Structures) – Applicant: Ron Meraz – Engineer/Representative: CJ Hortsman, HAB Design Group – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Mixed Use Area (MUA) – Location: The project site is in the community of Vista Santa Rosa, currently with an assigned address of 56400 Monroe Street. The property is east of the Palms Golf Club – 3.28 Gross Acres – Zoning: Community Development: Mixed Use (MU) – REQUEST: Conditional Use Permit No. 240012 proposes the conversion of an existing 3,752 square-foot (SF) grocery store with attached two-story residence to a grocery market and delicatessen, with administrative office space on second floor. A detached, 1,674 SF one-story residence at the rear of the site will be converted into commercial kitchens to prepare food for onsite consumption as well as local catering. The Project scope includes approximately 282 SF of additions to both buildings, 1,290 SF of new outdoor covered dining areas, attached trellis structures, fencing and landscape improvements. Related cases PAR230092 – APN: 760-080-003, -004 – Project Planner: Jose Merlan at (951) 955-0314, or email at [jmerlan@rivco.org](mailto:jmerlan@rivco.org). CONTINUED FROM OCTOBER 22, 2025.

#### Planning Commission Action:

Public Hearing: Closed

Motioned by Commissioner Sanchez, 2nd by Commissioner Gruytch

By a vote of 4-0 (Commissioner Ruiz absent), the Planning Commission took the following action:

**FOUND** that the project is Exempt from the California Environmental Quality Act (CEQA); and,

**APPROVED** Conditional Use Permit No. 240012, subject to the Advisory Notification Document and Conditions of Approval as modified at hearing.

### 3 PUBLIC HEARINGS – NEW

3.1 25949 CONDITIONAL USE PERMIT NO. 220001 (CUP220001) – Intent to Adopt a Mitigated Negative Declaration (MND) – Applicant: Inland Boat Center, Inc. c/o John Dakan – Engineer/Representative: Empire Design Group, Inc. c/o Greg Hann – First

#### Planning Commission Action:

Public Hearing: Closed

Motioned by Commissioner Gruytch, 2nd by Commissioner Clack

**PLANNING COMMISSION – REPORT OF ACTIONS – NOVEMBER 5, 2025**

Supervisory District – Good Hope Zoning Area – Mead Valley Area Plan - Community Development (CD) : Light Industrial (LI) – Location: North of State Highway 74, south of Mountain Avenue, east of Betty Road, and west of Marie Street – Zoning: Rural Residential (R-R) – REQUEST: CUP220001 is a proposal for the construction of a 10,000 sq. ft. commercial boat showroom with an open storage yard facility that will include an outdoor sales display area and 128 boat storage spaces. The interior showroom will include a sales area, a conference hall, four (4) offices, four (4) unisex bathrooms, a storage room, and a shop area. The exterior will include a fourteen (14) space boat display area, twenty-six (26) parking stalls, one (1) ADA parking stall, two (2) EV charging stalls, one (1) 35’ flagpole, a 6’ high wrought iron and 8” CMU wall surrounding the property yard area, and landscaping. APN(s): 342-120-052 – Project Planner: Krista Mason at (951) 955-1722, or email at [kmason@rivco.org](mailto:kmason@rivco.org). STAFF RECOMMENDS CONTINUANCE TO NOVEMBER 19, 2025.

By a vote of 4-0 (Commissioner Ruiz absent), the Planning Commission took the following actions:

**CONTINUED** item to November 19, 2025.

3.2 29270 GENERAL PLAN AMENDMENT NO. 250007 (GPA250007) – Intent to Consider an Addendum to an Environmental Impact Report (EIR) NO. 521 – (SCH No. 2009041065) for General Plan Amendment No. 960 – All Supervisory Districts – Countywide – REQUEST: Consider GPA250007, which proposes adoption of an updated Climate Action Plan (“CAP”) to provide new and revised guidelines and processes to support streamlined California Environmental Quality Act (“CEQA”) review and help meet state and local greenhouse gas (“GHG”) reduction goals. The proposed CAP builds upon the GHG reduction strategies from the 2019 CAP with updated measures to achieve improvements in energy efficiency, reduced water usage, expanded transportation options, electrification of fleets, and reduced landfilled waste, among other areas of improvement. This CAP achieves this by converting the existing 100-point system into a CEQA checklist with guidelines encouraging clean energy use, electrification, and best management practices in industry clusters such as residential development, manufacturing, aviation, and agriculture. The Riverside County 2025 Climate Action Plan update applies to all unincorporated areas of Riverside County and seeks to support the County’s efforts to grow and thrive sustainably. – Project Planner: Richard Marshall at (951) 955-2525, or email at [advanceplanning@rivco.org](mailto:advanceplanning@rivco.org). STAFF RECOMMENDS CONTINUANCE OFF CALENDAR.

**Planning Commission Action:**  
Public Hearing: Closed

Motioned by Commissioner Gruytch,  
2nd by Commissioner Clack

By a vote of 4-0 (Commissioner Ruiz absent), the Planning Commission took the following action:

**CONTINUED** item off calendar.

**PLANNING COMMISSION – REPORT OF ACTIONS – NOVEMBER 5, 2025**

3.3 29076 PLOT PLAN NO. 240022 (PPT240022) AND TENTATIVE TRACT MAP NO. 38958 (TTM38958) – Nothing Further Is Required Under California Environmental Quality Act (CEQA) – Applicant: Hannah Soroudi, SR Crossroads South, LLC – Engineer/Representative: Aaliyah Webb, Albert A. Webb Associates – Third Supervisorial District – Winchester Zoning Area – Harvest Valley / Winchester Area Plan – Community Development: High Density Residential (CD:HDR) – Zoning: SP288A2 (The Crossroads in Winchester Specific Plan) – Location: Southeast corner of Domenigoni Parkway and Rice Road, north of Old Newport Road, and west of Highway 79/Winchester Road – Approximately 8.67 Acres – REQUEST: TTM38958 is a proposal for a Schedule ‘A’ subdivision of 8.67 acres into two residential lots for the development of 122 residential condominium dwellings. Landscape areas are located throughout the development and will be maintained by a homeowner’s association (HOA). The subdivision would provide 2-car garages for each unit and include an estimated 75 parking spaces for guests. This subdivision is located within the Crossroads in Winchester Specific Plan (SP 288) and referred to as Planning Area 7. PPT240022 is for the design and development of TTM38958. PPT240022 includes architectural design plans for 122 attached and detached residential condominium units, with 2-car garages and private yards. APN(s): 461-220-025 & 461-220-026 – Project Planner: Dat Tran at (951) 955-1119, or email at [dtran@rivco.org](mailto:dtran@rivco.org).

**Planning Commission Action:**

Public Hearing: Closed

Motioned by Commissioner Clack, 2nd by Commissioner Gruytch

By a vote of 4-0 (Commissioner Ruiz absent), the Planning Commission took the following actions:

**FOUND** that No New Environmental Document is Required; and,

**APPROVED** Tentative Tract Map No. 38958; and,

**APPROVED** Plot Plan No. 240022, subject to the Advisory Notification Document and Conditions of Approval.

**4 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

4.1 28919 INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240022 (GPA240022) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240022 to change the General Plan Foundation Component of fifty-one (51) parcels from Rural Community: Very Low Density Residential (RC: VLDR) and Rural: Rural Residential (R: RR) to Community Development: Mixed-Use Area (CD: MUA), Open Space: Recreation (OS: R) and Open Space: Conservation (OS: C) to allow for submittal of an application for a Specific Plan consisting of Open Space for Recreation and Conservation, Residential, Commercial, Business Park, and Light Industrial uses. 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 GPA240022 is initiated by the Board of Supervisors. – First Supervisorial District – Mead Valley District and North Perris Area– Mead

**Planning Commission Action:**

Public Hearing: Closed

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

**RECOMMENDED** the Initiation of Foundation Component General Plan Amendment No. 240022 move forward to the Board of Supervisors.

**PLANNING COMMISSION – REPORT OF ACTIONS – NOVEMBER 5, 2025**

Valley Area Plan – Applicant: MV Landco, LLC., c/o Travis Duncan – Engineer / Representative: T&B Planning Inc., c/o Tracy Zinn – Existing Zoning: A-1 (Light Agriculture), R-R (Rural Residential), R-A (Residential-Agricultural) – Existing Land Use: Very Low Density Residential (RC:VLDR) and Rural Residential (R: RR) – Location: north of Orange Ave., east of Day St., south of Cajalco Rd., and west of Patterson Ave. – APN(s): 317-060-037, 317-060-038, 317-070-001, 317-080-002, 317-080-033, 317-090-010, 317-090-011, 317-180-007, 317-180-008, 317-180-009, 317-220-025, 317-190-007, 317-190-003, 317-190-004, and 317-200-004 through -040 – 648.5 Gross Acres – Project Planner: Edward Lincoln at (951) 955-8514, or email at [elincoln@rivco.org](mailto:elincoln@rivco.org).

**5 WORKSHOPS**

5.1 29168 WORKSHOP – CAPTAC & AGRICULTURAL PRESERVES – Applicant: County of Riverside – All Supervisorial Districts – REQUEST: Conduct workshop to discuss amendments to the Rules and Regulations Governing Ag Preserves in Riverside County attached to Resolution No. 84-526 that forms the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) hearing body. Amendments include a change in the hearing body formation from the current makeup to the Planning Commission and general provision updates to become consistent with State law. Discuss potential changes and general cleanup provisions to the related Ordinance No. 509 (Agricultural Preserves). Email comments to: [planning@rivco.org](mailto:planning@rivco.org).

**Planning Commission Action:**  
Public Hearing: Closed

The item was presented and opened for public comments. No public comments were received.

**6 PUBLIC COMMENTS**

Public Comments Received

**7 DIRECTOR'S REPORT**

NONE

**8 COMMISSIONER'S COMMENTS**

NONE

**ADJOURNMENT:** 11:18 a.m.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – NOVEMBER 19, 2025 COUNTY ADMINISTRATIVE CENTER 1<sup>st</sup> Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1 <sup>st</sup> District Ariel Savage	2 <sup>nd</sup> District Marissa Gruytch Vice-Chair	3 <sup>rd</sup> District Shellie Clack	4 <sup>th</sup> District Bill Sanchez	5 <sup>th</sup> District Romelio Ruiz Chair
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**CALL TO ORDER:** 9:00 a.m.

**OATH OF OFFICE**

**ROLL CALL:** Members Present: Savage, Gruytch, Clack, and Sanchez  
Members Absent: Ruiz

**1 CONSENT CALENDAR:**

1.1 ADOPTION OF THE 2026 PLANNING COMMISSION CALENDAR

**Planning Commission Action:**  
Public Hearing: Closed

Motioned by Commissioner Gruytch, 2nd by Commissioner Sanchez

By a vote of 4-0 (Commissioner Ruiz absent), the Planning Commission took the following action:

**ADOPTED** the 2026 Planning Commission Calendar.

**2 PUBLIC HEARINGS CONTINUED:**

2.1 29228 CONDITIONAL USE PERMIT NO. 220001 (CUP220001) – Intent to Adopt a Mitigated Negative Declaration (MND) – Applicant: Inland Boat Center, Inc. c/o John Dakan – Engineer/Representative: Empire Design Group, Inc. c/o Greg Hann – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan – Light Industrial (LI) – Location: north of State Highway 74, south of Mountain Avenue, east of Betty Road, and west of Marie Street – Zoning: Rural Residential (R-R) – REQUEST: CUP220001 is a proposal for the construction of a 10,000 sq. ft. commercial boat showroom with an open storage yard facility that will include an outdoor sales display area and 128 boat storage spaces. The interior showroom will include a sales area, a conference hall, four (4) offices, four (4) unisex bathrooms, a storage room, and a shop area. The exterior will include a fourteen (14) space boat display area, twenty-six (26) parking stalls, two (2) ADA parking stalls, two (2) EV charging stalls, one (1) 35' flagpole, a 6' high wrought iron and 8" CMU wall surrounding the property yard area, and landscaping. APN(s): 342-120-052 – Project Planner: Krista Mason at (951) 955-1722, or email at kmason@rivco.org. CONTINUED FROM NOVEMBER 5, 2025.

**Planning Commission Action:**  
Public Hearing: Closed

Motioned by Commissioner Gruytch, 2nd by Commissioner Savage

By a vote of 4-0 (Commissioner Ruiz absent), the Planning Commission took the following action:

**ADOPTED** a Mitigated Negative Declaration for Environmental Assessment No. CEQ220003; and,

**APPROVED** Conditional Use Permit No. 220001, subject to the Advisory Notification Document and Conditions of Approval as modified at hearing.

**3. PUBLIC HEARINGS – NEW:**

3.1 28695 SPECIFIC PLAN NO. 333 AMENDMENT NO. 1, GENERAL PLAN AMENDMENT NO. 200004,

**PLANNING COMMISSION – REPORT OF ACTIONS – NOVEMBER 19, 2025**

CHANGE OF ZONE NO. 2000016 – Intent to Certify Environmental Impact Report (CEQ200059 & State Clearinghouse No. 2021030301) – Applicant: Richland Ventures Inc – Representative: T&B Planning, Inc. – Second Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 du/ac) – Zoning: SP Zone (Renaissance Ranch, Specific Plan No. 333) – Location: east of Horsethief Canyon Road, south of Interstate-15, west of Hostetler Road, north of Palomino Creek Drive – 157.03 Acres – REQUEST: Specific Plan No. 333 Amendment No. 1 proposes to amend the existing Specific Plan by redesignating the primary land use within the Specific Plan from a Medium Density Residential land use designation to Light Industrial (65.33 acres), Business Park (18.11 acres), Open Space: Conservation (11.31 acres), and Open Space: Conservation Habitat (58.88 acres) land use designations. The total amount of planned building area is 1,820,808 sq. ft., with 1,428,768 sq. ft. designated within Light Industrial and 392,040 sq. ft. designated within Business Park. The amended Specific Plan would be named the Renaissance Ranch Commerce Center. The Specific Plan Amendment would also modify the Specific Plan circulation plan. General Plan Amendment No. 200004 proposes to modify the land use designations of the General Plan to match the same land use designations as proposed by the Specific Plan Amendment. Change of Zone No. 2000016 proposes to modify the zoning ordinance of the Specific Plan and define the Planning Area boundaries of the Specific Plan – APNs: 393-120-011, et.al. – Project Planner: Russell Brady at (951) 955-3025, or email at rbrady@rivco.org.

3.2 27639 AMENDMENT TO BOARD OF SUPERVISORS POLICY NO. B-9 (COMMERCIAL CANNABIS ACTIVITIES) AND ORDINANCE NO. 671 (CONSOLIDATED FEES FOR LAND USE AND RELATED FUNCTIONS) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Sections 15061(b)(3) (Commonsense Exemptions) and 15273 (Rates, Tolls, Fares, and Charges) – Applicant: County of Riverside – All Supervisorial Districts – REQUEST: Amend Board of Supervisors Policy No. B-9 (Commercial Cannabis Activities), by removing references to cannabis operator’s baseline and secondary community benefit fees. Amend Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), by adding references to cannabis operator’s baseline and secondary community benefit fees and changing retail operators from a flat rate based upon square footage to a sales-based percentage – Project Planner: John Hildebrand at (951) 955-3200, or email at planning@rivco.org.

**Planning Commission Action:**  
Public Hearing: Closed

Motioned by Commissioner Gruytch, 2nd by Commissioner Sanchez

By a vote of 4-0 (Commissioner Ruiz absent), the Planning Commission took the following action:

**ADOPTED** Planning Commission Resolution No. 2025-008; and,

Recommended that the Board of Supervisors take the following action:

**ADOPT** a Resolution Certifying the Environmental Impact Report (EIR); and,

**TENTATIVELY APPROVE** General Plan Amendment No. 200004; and,

**TENTATIVELY APPROVE** Specific Plan No. 333 Amendment No. 1; and,

**TENTATIVELY APPROVE** Change of Zone No. 2000016, subject to the Advisory Notification Document and Conditions of Approval.

**Planning Commission Action:**  
Public Hearing: Closed

Motioned by Commissioner Savage, 2nd by Commissioner Gruytch

By a vote of 4-0 (Commissioner Ruiz absent), the Planning Commission took the following action:

Recommended that the Board of Supervisors take the following action:

**FIND** that the project is Exempt from the California Environmental Quality Act (CEQA); and,

**TENTATIVELY APPROVE** an Amendment to the Board of Supervisors Policy No. B-9; and,

**TENTATIVELY APPROVE** an Amendment to Ordinance No. 671.

**PLANNING COMMISSION – REPORT OF ACTIONS – NOVEMBER 19, 2025**

**4 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:**

4.1 29070 INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240053 (GPA240053) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240053 to change the General Plan Foundation Component of Twenty-Two (22) parcels from Rural: Rural Residential (R: RR) to Rural Community: Very Low Density Residential (RC: VLDR) to allow for submittal of an application for an implementing project that would allow for a residential subdivision. 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 GPA240053 is initiated by the Board of Supervisors. – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Applicant: Kali P. Chaudhuri – Engineer / Representative: KWC Engineers c/o Brandon Barnett – Existing Zoning: R-A-5 (Residential Agriculture, 5-Acre Minimum) and R-5 (Open Area Combining Zone – Residential Developments) – Existing Land Use: Rural: Rural Residential (R: RR) – Location: south of E. Benton Road, north of Calle Azure / Calle Cordova / Calle Arevalo, east of De Portola Road, and west of Sage Road – APN(s): 915-730-001 through -009; 915-740-001, -002, -003; 915-740-006 through -011; 915-740-013, -015, -016, and -017 – 379.4 Gross Acres – Project Planner: Elizabeth Mora-Rodriguez at (951) 955-3025, or email at emorarodriguez@rivco.org.

**Planning Commission Action:**  
Public Hearing: Closed

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

**RECOMMENDED** the Initiation of Foundation Component General Plan Amendment No. 240053 move forward to the Board of Supervisors

**5 WORKSHOPS:**  
NONE

**6 PUBLIC COMMENTS:**  
Public Comments Received

**7 DIRECTOR'S REPORT:**  
NONE

**8 COMMISSIONER'S COMMENTS:**  
NONE

**ADJOURNMENT:** 11:32 a.m.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – DECEMBER 17, 2025 COUNTY ADMINISTRATIVE CENTER 1<sup>st</sup> Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1 <sup>st</sup> District Ariel Savage	2 <sup>nd</sup> District Marissa Gruytch Vice-Chair	3 <sup>rd</sup> District Shellie Clack	4 <sup>th</sup> District Bill Sanchez	5 <sup>th</sup> District Romelio Ruiz Chair
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**CALL TO ORDER:** 9:00 a.m.

**OATH OF OFFICE**

**ROLL CALL:** Members Present: Savage, Gruytch, Clack, and Sanchez  
Members Absent: Ruiz

**1 CONSENT CALENDAR:**

1.1 ELECTION OF THE PLANNING COMMISSION CHAIRMAN

**Planning Commission Action:**  
Public Hearing: Closed

Motioned by Commissioner Sanchez, 2nd by Commissioner Clack

By a vote of 4-0 (Commissioner Ruiz absent), the Planning Commission took the following action:

**ELECTED** Commissioner Gruytch as Chairman.

1.2 ELECTION OF THE PLANNING COMMISSION VICE-CHAIRMAN

**Planning Commission Action:**  
Public Hearing: Closed

Motioned by Commissioner Gruytch, 2nd by Commissioner Savage

By a vote of 4-0 (Commissioner Ruiz absent), the Planning Commission took the following action:

**ELECTED** Commissioner Clack as Vice-Chairman.

**2 PUBLIC HEARINGS CONTINUED:**  
NONE

**3. PUBLIC HEARINGS – NEW:**

3.1 29353 TENTATIVE TRACT MAP NO. 39011, GENERAL PLAN AMENDMENT NO. 250002, CHANGE OF ZONE NO. 2500002, AGRICULTURAL PRESERVE DEMINISHMENT NO. 250001 – Intent to Adopt a Mitigated Negative Declaration (MND) – Applicant: Mitch Adkison, Adkan Engineers – Second Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan – Land Use: Rural Community: Low Density Residential (RC:LDR) & Rural Community: Very Low Density Residential (RC:VLDR) – Location: north of El Sobrante Rd, east of McAllister St, south of Lily Ln – 36.5 Acres – Zoning: A-1-10 (Light Agriculture 10-acre minimum) –

**Planning Commission Action:**  
Public Hearing: Closed

Motioned by Commissioner Gruytch, 2nd by Commissioner Sanchez

By a vote of 4-0 (Commissioner Ruiz absent), the Planning Commission took the following action:

**CONTINUED** to January 7, 2026

**PLANNING COMMISSION – REPORT OF ACTIONS – DECEMBER 17, 2025**

REQUEST: TTM39011 proposes a “Schedule A” subdivision to create 73 single-family lots & 10 open space lots on 36.5 acres. GPA250002 proposes to change the existing land use designation of 25.57 acres located at APN: 270-160-008, currently split between Rural Community: Low Density Residential (RC:LDR) & Rural Community: Very Low Density Residential (RC:VLDR), to Rural Community: Low Density Residential (RC:LDR). The 11.0 acres located at APN:270-160-006 will remain Rural Community: Low Density Residential (RC:LDR). CZ2500002 proposes to change the existing zoning classification of APN:270-160-006 and 270-160-008 from A-1-10 (Light Agriculture with a minimum lot size of 10 acres) to R-1-10,000 (One-Family Dwelling with a minimum lot size of 10,000 sqft), to allow the development of 73 lots and 10 open space lots. The open space areas include, but are not limited to, 1 open space park, 3 open space landscape areas, 2 open space conservation lots, & 1 water quality basin on approximately 36.5 acres, to support the future construction of single family detached residences. APD250001 proposes the disestablishment or diminishment of agricultural preserve No. 1 (El Sobrante 1– Map No. 18) of APN:270-160-006 & 270-160-008 totaling approximately 36.5 acres – Project Planner: Jose Merlan at (951) 955-0314, or email at jmerlan@rivco.org. STAFF RECOMMENDS CONTINUANCE TO JANUARY 7, 2026.

- 3.2 29102 PLOT PLAN NO. 240024 (PPT240024) AND TENTATIVE TRACT MAP NO. 38959 (TTM38959) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15182(c) (Project No. SP00288, SCH No. 91042082, EIR No. 376) – Applicant: Hannah Soroudi, SR Crossroads South, LLC – Engineer/Representative: Aaliyah Webb, Albert A. Webb Associates – Third Supervisorial District – Winchester Zoning Area – Harvest Valley / Winchester Area Plan – Community Development: High Density Residential (CD:HDR) – Location: North of Newport Road, east of Seta Road, south of Domenigoni Parkway, and west of Winchester Road (Highway 79) – Approximately 14.52 Acres – Zoning: SP288A2 – The Crossroads in Winchester Specific Plan – REQUEST: A proposal for a Schedule ‘A’ subdivision of 14.52 acres into 164 individual residential lots for the development of one (1) residential condominium dwelling on each lot. Shared common areas are proposed, maintained by a homeowner’s association (HOA), for street and walkway infrastructure for the purpose of reciprocal access between dwelling developments. Common landscape areas are located throughout the development, including two pocket parks and a water quality management basin (Lot 406), maintained by the HOA. This subdivision is located within the Crossroads in Winchester Specific Plan (SP 288) and is referred to as Planning Area 11. APN(s): 461-220-043 – Project Planner: Dat Tran at (951) 955-1119, or email at dtran@rivco.org.

**Planning Commission Action:**

Public Hearing: Closed

Motioned by Commissioner Clack, 2nd by Commissioner Sanchez

By a vote of 4-0 (Commissioner Ruiz absent), the Planning Commission took the following action:

**FOUND** that the project is Exempt from the California Environmental Quality Act (CEQA); and,

**APPROVED** Tentative Parcel Map No. 38959; and,

**APPROVED** Plot Plan No. 240024, subject to the Advisory Notification Document and Conditions of Approval.

**PLANNING COMMISSION – REPORT OF ACTIONS – DECEMBER 17, 2025**

3.3 29306 CONDITIONAL USE PERMIT NO. 250018 (CUP250018) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) – Applicant: Carrillo Design & Assoc. Inc., Ana Arizmendi – Representative: Carrillo Design & Assoc. Inc., Gerardo Carrillo – First Supervisorial District – North Riverside Zoning District – Highgrove Area Plan – Community Development: Commercial Retail (CD: CR) – Highgrove Community Policy Area – Location: Southwest corner of West La Cadena Drive and Stephens Avenue intersection – 0.33 Acres – Zoning: General Commercial (C-1/C-P) – REQUEST: Conditional Use Permit No. 250018 and the related public convenience and necessity findings is a request to allow a new Type-20 Alcoholic Beverage Control (ABC) License for the off-site sale of beer and wine in conjunction with the operation of an existing gasoline service station and convenience store operating 24 hours a day, seven days a week. APN: 246-150-006 – Project Planner: Jimmy Wong at (951) 955-1952, or email at [jwong@rivco.org](mailto:jwong@rivco.org).

**Planning Commission Action:**  
Public Hearing: Closed

Motioned by Commissioner Savage, 2nd by Commissioner Gruytch

By a vote of 4-0 (Commissioner Ruiz absent), the Planning Commission took the following action:

**FOUND** that the project is Exempt from the California Environmental Quality Act (CEQA); and,

**APPROVED** Conditional Use Permit No. CUP250018, subject to the Advisory Notification Document and Conditions of Approval as modified at hearing.

3.4 29332 AMENDMENT TO RULES AND REGULATIONS GOVERNING AG PRESERVES IN RESOLUTION NO. 84-526 (AGRICULTURAL PRESERVES AND CAPTAC) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Commonsense Exemption) – Applicant: County of Riverside – All Supervisorial Districts – REQUEST: Conduct a public hearing and recommend approval of a Resolution amending the Rules and Regulations Governing Agricultural Preserves in Riverside County attached to Resolution No. 84-526 that forms the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) hearing body. Amendments include a change in the hearing body formation from the current makeup to the Planning Commission, establishing Agricultural Preserve entitlement findings, and general provision cleanups to become consistent with State law – Project Planner: John Hildebrand at (951) 955-3200, or email at [planning@rivco.org](mailto:planning@rivco.org).

**Planning Commission Action:**  
Public Hearing: Closed

Motioned by Commissioner Gruytch, 2nd by Commissioner Sanchez

By a vote of 4-0 (Commissioner Ruiz absent), the Planning Commission took the following action:

Recommended that the Board of Supervisors take the following action:

**FIND** that the project is Exempt from the California Environmental Quality Act (CEQA); and,

**ADOPT** Board of Supervisors Resolution No. 2025-XXX to replace Resolution No. 84-526.

**4 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:**  
NONE

**5 WORKSHOPS:**  
NONE

**6 PUBLIC COMMENTS:**  
NONE

**7 DIRECTOR'S REPORT:**  
NONE

**8 COMMISSIONER'S COMMENTS:**  
NONE

**ADJOURNMENT:** 9:50 a.m.