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

ITEM: 1.3
(ID # 30654)
MEETING DATE:
Tuesday, June 23, 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: That the Board of Supervisors:

1. Receive and File the Planning Commission Notices of Decision for the cases acted on by the Planning Commission on March 04, 2026; March 18, 2026; April 01, 2026; and May 06, 2026, as stated in the Report of Actions.

ACTION:Consent

John Hildebrand, Planning Director 6/4/2026 Rania Odenbaugh, TLMA Director 6/17/2026

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, 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:	June 23, 2026
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	$ 0	$ 0	$ 0	$ 0
NET COUNTY COST	$ 0	$ 0	$ 0	$ 0
SOURCE OF FUNDS: N/A			**Budget Adjustment:**	No
			For Fiscal Year:	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 **March 04, 2026; March 18, 2026; April 01, 2026;** and **May 06, 2026.**

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: https://planning.rctlma.org/Public-Hearings.

ATTACHMENTS:

A. **PLANNING COMMISSION REPORT OF ACTIONS – MARCH 04, 2026**
B. **PLANNING COMMISSION REPORT OF ACTIONS – MARCH 18, 2026**
C. **PLANNING COMMISSION REPORT OF ACTIONS – APRIL 01, 2026**
D. **PLANNING COMMISSION REPORT OF ACTIONS – MAY 06, 2026**

Crystal Carrillo
Crystal Carrillo, Senior Management Analyst 6/17/2026

RIVERSIDE COUNTY
PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING COMMISSION – MARCH 04, 2026
COUNTY ADMINISTRATIVE CENTER
1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District	2nd District	3rd District	4th District	5th District
Ariel Savage	Marissa Gruytch Chair	Shellie Clack Vice-Chair	Bill Sanchez	Vacant

CALL TO ORDER: 9:00 a.m.
ROLL CALL: Members Present: Savage, Gruytch, Clack, and Sanchez
Members Absent: None

1 CONSENT CALENDAR:
NONE

2 PUBLIC HEARINGS CONTINUED:
NONE

3. PUBLIC HEARINGS – NEW:

3.1 29218 CONDITIONAL USE PERMIT NO. 220009 (CUP220009) – Intent to Adopt a Mitigated Negative Declaration (MND) – CEQ220034 – Applicant: Skybridge Energy, LLC c/o Paul Carey – Engineer/Representative: Skybridge Energy, LLC c/o Paul & Jesse Carey –Fourth Supervisorial District – Chuckawalla Zoning Area – Desert Center Area Plan –Community Development: Open Space – Rural (OS: RUR) – Location: northwest of Kaiser Road and southeast of Power Line Road – 133.6 Acres – Zoning: Controlled Development Areas – 10 Acre Minimum (W-2-10) – REQUEST: Conditional Use Permit No. 220009 (CUP220009) is a proposal to develop an approximately 50 megawatts (MW) of photo voltaic (PV) solar farm that will feed electrolyzers for the production of green hydrogen, on 133 acres of land that will be delivered off site to transportation markets within the County of Riverside. The solar generated on-site will be 100% used for hydrogen production, and the hydrogen produced by this project will be 100% renewable fuel. The project would consist of two (2) buildings totaling 11,600 sq. ft. for the use/storage of electrolyzers, compressors, liquefaction equipment, water purification systems, nitrogen tanks, operations and maintenance offices with restrooms on septic. APNs: 807-130-033,043, 045, and 807-660-023, 024 – Project Planner: Tim Wheeler at (951) 955-6060, or email at twheeler@rivco.org. District 4.

Planning Commission Action:
Public Hearing: Closed

Motioned by Commissioner Sanchez, 2nd by Commissioner Gruytch

By a vote of 4-0, the Planning Commission took the following action:

CONTINUED to May 6, 2026.

4 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:
NONE

5 COMPREHENSIVE AGRICULTURAL PRESERVE TECHNICAL ADVISORY COMMITTEE (CAPTAC):
NONE

6 SCOPING SESSION:
NONE

7 WORKSHOPS:
NONE

8 PUBLIC COMMENTS:
Public Comments Received.

9 PLANNING DIRECTOR'S REPORT:
NONE

10 PLANNING COMMISSIONER'S COMMENTS:
NONE

ADJOURNMENT: 9:25 A.M.

RIVERSIDE COUNTY
PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING COMMISSION – MARCH 18, 2026
COUNTY ADMINISTRATIVE CENTER
1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District	2nd District	3rd District	4th District	5th District
Ariel Savage	Marissa Gruytch Chair	Shellie Clack Vice-Chair	Bill Sanchez	Vacant

CALL TO ORDER: 9:00 a.m.
ROLL CALL: Members Present: Savage, Gruytch, Clack, and Sanchez
Members Absent: None

1 CONSENT CALENDAR:

1.1 30088 SECOND EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 31810 (TR31810E02) – Applicant: Predico Properties c/o Michael Wright – Fifth Supervisorial District – Valle Vista District – San Jacinto Valley Area Plan: Community Development: Medium Density Residential, (CD: MDR) and Medium High Density Residential (CD: MHDR) – Location: north of Palm Ave, west of Lincoln Ave, south of Olive Ave, and east of Fairview Ave – 44.77 Acres – Zoning: R-4 (Planned Residential) – Project Description: Schedule "A" - Subdivision of 42.61 acres into 187 Single-Family Residential Lots including one (1) Open Space and one (1) Detention Basin was originally approved on March 10, 2020, and the First Extension of Time was approved on February 1, 2023 – REQUEST: Second Extension of Time Request for Tentative Tract Map No. 31810 (TR31810E02), extending the expiration date for three (3) years to March 10, 2029. APNs: 548-040-037 and 549-210-038 – Related Cases: TR31810 and TR31810E01 – Project Planner: Edward Lincoln at 951-955-8514, or email at elincoln@rivco.org. District 5.

Planning Commission Action:
Public Hearing: Closed

Motioned by Commissioner Sanchez, 2nd by Commissioner Gruytch

By a vote of 4-0, the Planning Commission took the following action:

APPROVED the Second Extension of Time Request for Tentative Tract Map No. 31810, subject to the previously approved and amended Conditions of Approval.

2 PUBLIC HEARINGS CONTINUED:
NONE

3. PUBLIC HEARINGS – NEW:

3.1 29899 CHANGE OF ZONE NO. 2400053 (CZ2400053) & CONDITIONAL USE PERMIT NO. 240025 (CUP240025) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) – 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: CZ2400053 is a request to change the existing zoning classification of the subject site from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S) to allow for the sale of alcoholic beverages in conjunction with a gas

Planning Commission Action:
Public Hearing: Closed

Motioned by Commissioner Gruytch, 2nd by Commissioner Sanchez

By a vote of 4-0, the Planning Commission recommended that the Board of Supervisors take the following actions:

TENTATIVELY APPROVE Change of Zone No. 2400053; and,

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

station within the C-P-S zoning classification. CUP240025 is a request to allow for the sale of alcoholic beverages for off-premises consumption by establishing a Type 21 (Off-Sale Beer, Wine & Spirits) ABC license in conjunction with the proposed convenience store and gas station established under the previously approved Plot Plan No. 210016 (PPT210016). APN(s): 347-130-028, 347-130-029. – Project Planner: Suhaim Bawany (951)955-3103, or email at sbawany@rivco.org.

4 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:

4.1 29807 INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240062 (GPA240062) – Applicant: RJ Noble Co. c/o Austin Carver – Engineer/Representative: Benchmark Resources c/o Andrew White – Second Supervisorial District – Glen Ivy Zoning Area/District – Temescal Canyon Area Plan – General Plan Foundation Component - Existing: Open Space (OS) - Proposed: Community Development (CD) – Location: north of Indian Truck Trail, east of Maitri Road, south of Glen Ivy Road & Temescal Canyon Road, and west of North Main Drive – 33.52 Gross Acres – Existing Zoning: M-R-A (Mineral Resources and Related Manufacturing) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240062 to change the General Plan Foundation Component of two (2) parcels from Open Space: Mineral Resources (OS: MIN) to Community Development: Heavy Industrial (CD: HI). 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 GPA240062 is initiated by the Board of Supervisors. APNs: 290-110-020 & 290-110-059 – Project Planner: Edward Lincoln at (951) 955-8514, or email at elincoln@rivco.org. District 2.

Planning Commission Action:
Public Hearing: Closed

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

RECOMMENDED the Initiation of Foundation Component General Plan Amendment No. 240062 move forward to the Board of Supervisors.

5 COMPREHENSIVE AGRICULTURAL PRESERVE TECHNICAL ADVISORY COMMITTEE (CAPTAC):
NONE

6 SCOPING SESSION:

6.1 29987 SCOPING SESSION FOR AN ENVIRONMENTAL IMPACT REPORT FOR GENERAL PLAN AMENDMENT NO. 240089 (GPA240089), CHANGE OF ZONE NO. 2400043 (CZ2400043), TENTATIVE TRACT MAP NO. 39041 (TTM39041), AND CONDITIONAL USE PERMIT NO. 240021 (CUP240021) – Applicant: Michael Ingster – Representative: Morgan Gallagher – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Community Development: Medium Density Residential (CD: MDR) – Location: north of 60th Avenue, east of Monroe Street, south of 58th Avenue, and west of Jackson Street – 29.99 Gross Acres – Zoning: R-1 (One-Family Dwellings) and R-5 (Open Area Combining Zone - Residential Developments) – REQUEST: GPA240089 is a proposal to amend the existing land use designation from Community

Planning Commission Action:
Public Hearing: Closed

The item was presented and opened for public comment; comments were received.

Development: Medium Density Residential (CD: MDR) to proposed Community Development: Mixed Use Planning Area (CD: MUA). CZ2400043 is a proposal to amend the existing zone classification from R-1 (One-Family Dwellings) and R-5 (Open Area Combining Zone - Residential Developments) to proposed MU (Mixed Use). TTM39041 is a proposal to allow a Schedule "A" subdivision, with the existing parcel being divided into the following: 70 numbered lots (including 58 single-family, 1 multi-family, 3 commercial, and 8 open space lots), and 4 lettered lots for the purpose of dedicated privately maintained streets (Lots “A”, “B”, “C”, and “D”). CUP240021 is a proposal to allow for the construction of a resort and residences development that consists of a 67-guestroom hotel with an event pavilion, event lawn, pool, and shared parking, a spa and fitness center with a pool and shared parking, 31 single-story casitas (located on a single parcel), and 58 single-family dwellings, including 26 luxury villas and 32 branded residences. APN: 764-230-009 – Related Cases: PAR210028 – Project Planner: Elizabeth Mora-Rodriguez at (951) 955-5719, or email at emorarodriguez@rivco.org. District 4.

6.2 29997 SCOPING SESSION FOR CABAZON COMMUNITY PLAN GENERAL PLAN AMENDMENT NO. 1206 (GPA01206) – APPLICANT: County of Riverside – Fifth Supervisorial District – ENGINEER: KTGY – AREA PLAN: The Pass and Western Coachella Area Plans – Cabazon Policy Area and San Gorgonio Pass Wind Energy Policy Area – Pass and Desert District, Cabazon Zoning District and Whitewater Zoning Area – Location: Properties generally located southwest of the 10th St. and Millard Pass intersection, southwest of the Railroad Ave. and Apache Trail Intersection, north of Seminole Dr. directly east of Casino Morongo, and northwest of Rushmore Ave. and Penland Rd. Intersection – Approximately 470 Acres – REQUEST: GPA01206 consists of General Plan Foundation Component changes and Land Use Designation and policy updates, generally within the Pass and Western Coachella Area Plans. The proposed project would include the implementation of the Cabazon Community Plan (CCP) and corresponding Cabazon Infrastructure Plan (CIP) in accordance with the County’s 6th Cycle Housing Element. The goal of the CCP is to address the Community of Cabazon’s land use and infrastructure needs to prepare the Cabazon area for significant anticipated economic growth and development, particularly as the region plans for the possibility of accommodating up to 25,000 new housing units over the next 30 years in this environmental justice community. It will also revise the Area Plans and create new policies and neighborhood planning areas to provide direction for future orderly development of the communities. This scoping session is for the circulation of the Programmatic Environmental Impact Report to analyze the broad environmental effects of the Cabazon Community Plan, which is an item of the County’s 6th Cycle

Planning Commission Action:
Public Hearing: Closed

The item was presented and opened for public comment; comments were received.

Housing Element Action H-27. The scoping session begins on March 9th, 2026, and ends on April 08, 2026. – Project Planner: Candice Hughes at (951) 955-1639, or email at chughes@rivco.org. District 5.

7 WORKSHOPS:
NONE

8 PUBLIC COMMENTS:
NONE

9 PLANNING DIRECTOR'S REPORT:
NONE

10 PLANNING COMMISSIONER'S COMMENTS:
NONE

ADJOURNMENT: 10:25 A.M.

RIVERSIDE COUNTY
PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING COMMISSION – APRIL 01, 2026
COUNTY ADMINISTRATIVE CENTER
1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District	2nd District	3rd District	4th District	5th District
Ariel Savage	Marissa Gruytch Chair	Shellie Clack Vice-Chair	Bill Sanchez	Vacant

CALL TO ORDER: 9:00 a.m.
ROLL CALL: Members Present: Savage, Gruytch, Clack, and Sanchez
Members Absent: None

1 CONSENT CALENDAR:

1.1 30215 ADOPTION OF THE REVISED 2026 PLANNING COMMISSION CALENDAR, INCLUDING A REVISION TO THE MAY 06, 2026 MEETING TIME AND LOCATION TO 10:00 A.M. AT THE CITY OF LA QUINTA CITY HALL, 78-495 CALLE TAMPICO, LA QUINTA, CA 92253.

Planning Commission Action:
Public Hearing: Closed

Motioned by Commissioner Gruytch, 2nd by Commissioner Sanchez

By a vote of 4-0, the Planning Commission took the following action:

ADOPTED the Revised 2026 Planning Commission Calendar.

2 PUBLIC HEARINGS CONTINUED:
NONE

3. PUBLIC HEARINGS – NEW:

3.1 29860 CONDITIONAL USE PERMIT NO. 230002 (CUP230002) – Intent to Adopt a Mitigated Negative Declaration (SCH No. 2025080061) – Applicant: Muslim Mortuary and Cemetery Committee c/o Hamid Haque – Engineer/Representative: Hunsaker & Associates –First Supervisorial District – Elsinore Area Plan – Rural Community – Very Low Density Residential (RC-VLDR) and Rural: Rural Mountainous (R:RM) – Location: north of Mauricio Street, south of River Road, west of Theda Avenue, and east of Robert Street – 84.99Gross Acres – Zoning: Rural Residential (R-R) – REQUEST: Conditional Use Permit No.230002 (CUP230002) is a proposal for the construction of a 20,000 plot cemetery on a project site of 84.99 acres with development of 46.4 acres and an undeveloped conservation area of 38.6 acres. The project will be developed in three (3) phases and includes an 8,983 square foot Ceremonial Cleansing Facility (CCF), a 6,978 square foot chapel, a 1,358 square foot equipment shed, a 2,090 square foot caretaker residence, 156 parking spaces, and associated on-site improvements. APNs: 349-170-003-013; 349-180-002, 004, -005, -006, -007, -008, -016, -017, -020, -035 – Project Planner: Krista Mason at (951)955-1722, or email at kmason@rivco.org. District 1.

Planning Commission Action:
Public Hearing: Closed

Motioned by Commissioner Gruytch, 2nd by Commissioner Savage

By a vote of 4-0, the Planning Commission took the following action:

CONTINUED item off calendar.

4 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:
NONE

5 COMPREHENSIVE AGRICULTURAL PRESERVE TECHNICAL ADVISORY COMMITTEE (CAPTAC):
NONE

6 SCOPING SESSION:
NONE

7 WORKSHOPS:
NONE

8 PUBLIC COMMENTS:
NONE

9 PLANNING DIRECTOR'S REPORT:
NONE

10 PLANNING COMMISSIONER'S COMMENTS:
NONE

ADJOURNMENT: 11:28 A.M.

RIVERSIDE COUNTY
PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING COMMISSION – MAY 06, 2026
CITY OF LA QUINTA CITY HALL
78-495 Calle Tampico, La Quinta, CA 92253

1st District	2nd District	3rd District	4th District	5th District
Ariel Savage	Marissa Gruytch Chair	Shellie Clack Vice-Chair	Bill Sanchez	Daryl Terrell

CALL TO ORDER: 10:00 a.m.
OATH OF OFFICE
ROLL CALL: Members Present: Savage, Gruytch, Clack, Terrell, and Sanchez
Members Absent: None

1 CONSENT CALENDAR:
NONE

2 PUBLIC HEARINGS CONTINUED:

2.1 30072 CONDITIONAL USE PERMIT NO. 220009 (CUP220009) – Intent to Adopt a Mitigated Negative Declaration (MND) – CEQ220034 – Applicant: Skybridge Energy, LLC c/o Paul Carey – Engineer/Representative: Skybridge Energy, LLC c/o Paul & Jesse Carey – Fourth Supervisorial District – Chuckawalla Zoning Area – Desert Center Area Plan – Community Development: Open Space – Rural (OS: RUR) – Location: northwest of Kaiser Road and southeast of Power Line Road – 133.6 Acres – Zoning: Controlled Development Areas – 10 Acre Minimum (W-2-10) – REQUEST: Conditional Use Permit No. 220009 (CUP220009) is a proposal to develop an approximately 50 megawatt (MW) photovoltaic (PV) solar farm that will feed electrolyzers for the production of green hydrogen, on 133 acres of land that will be delivered off site to transportation markets within the County of Riverside. The solar generated on-site will be 100% used for hydrogen production, and the hydrogen produced by this project will be 100% renewable fuel. The project would consist of two (2) buildings totaling 11,600 sq. ft. for the use/storage of electrolyzers, compressors, liquefaction equipment, water purification systems, nitrogen tanks, operations and maintenance offices with restrooms on septic. APNs: 807-130-033, 043, 045, and 807-660-023, 024 – Project Planner: Tim Wheeler at (951) 955-6060, or email at twheeler@rivco.org. District 4. CONTINUED FROM MARCH 4, 2026. STAFF RECOMMENDS CONTINUANCE OFF CALENDAR.

Planning Commission Action:
Public Hearing: Closed

Motioned by Commissioner Sanchez, 2nd by Commissioner Gruytch

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

CONTINUED item off calendar.

3. PUBLIC HEARINGS – NEW:

3.1 30135 TENTATIVE TRACT MAP NO. 38997 (TTM38997) – Nothing Further is Required under the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) and Section 15182 (Projects Pursuant to a Specific Plan) – (EIR No. 396 – Addendum No. 8 of Specific Plan No. 303 – SCH No. 94112032) – Engineer/Representative: Bernie Mayer (Sitetech, Inc.) – Fourth Supervisorial District – Lower Coachella

Planning Commission Action:
Public Hearing: Closed

Motioned by Commissioner Sanchez, 2nd by Commissioner Gruytch

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

Valley Zoning District – Eastern Coachella Valley Area Plan – Community Development: Heavy Industrial: (CD: HI) – Location: The project site is generally located north of Avenue 62, south of Avenue 60, east of Tyler Street and West of Polk Street – 1.1 Net Acres – Specific Plan No. 303: The Kohl Ranch – Planning Area E-8 – REQUEST: TTM38997 is a Schedule "A" subdivision of 1.27 gross acres into five parcels for residential use, ranging in size from 0.18 acres to 0.25 acres. APNs: 759-240-004, 759-240-005, 759-240-006, 759-280-020 – Project Planner: Jake Roberts at (951) 955-3107, or email at jroberts@rivco.org. District 4.

FOUND that No New Environmental Document is Required; and,

APPROVED Tentative Tract Map No. 38997, subject to the Advisory Notification Document and Conditions of Approval.

3.2 30180 CONDITIONAL USE PERMIT NO. 250004 (CUP250004) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15304 (Minor Alterations to Land) – Applicant: Rich Malacoff – Engineer/Representative: Josh Breuner, Buena Vista Group – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Agriculture: Agriculture (A: AG) – Location: north of 61st Avenue, west of Jackson Street, southerly of 60th Avenue, and easterly of Monroe Street – Approximately 38.18 acres – Zoning: Light Agriculture 10 Acres (A-1-10) – REQUEST: CUP250004 is a proposal for a Rancho Community Event Facility for up to 500 attendees on the 38.18-acre property of which the event area will only take place within a 14.68 acre portion of the site. APN: 764-290-016 - Project Planner: Yesenia Becerril at (760) 863-7509, or email at ybecerril@rivco.org. District 4.

Planning Commission Action:
Public Hearing: Closed

Motioned by Commissioner Sanchez, 2nd by Commissioner Savage

By a vote of 5-0, 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. 250004, subject to the Advisory Notification Document and Conditions of Approval.

3.3 30290 CONDITIONAL USE PERMIT NO. 240004 (CUP240004) and TENTATIVE PARCEL MAP NO. 38936 (TPM38936) – Consider Addendum No. 1 to an Environmental Impact Report (EIR) – (EIR No. 489, SP No. 362, SCH No. 2006101056) – Applicant: Kevin Deis – Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan – Commercial Office (CO), Commercial Retail (CR), Open Space-Recreation (OS-R), and Public Facilities (PF) – Location: south of 60th Avenue, north of 62nd Avenue, west of Buchanan Street, and east of State Highway 86, with the project site situated on the southeast corner of the lot at the intersection of 62nd Avenue and Buchanan Street – 85.95 Acres – Zoning: Panorama Specific Plan (No. 362) – Planning Area 1 – REQUEST: TPM38936 is a request to subdivide an existing 85.95 acre site into two parcels: Parcel 1 will be 6.0 acres and Parcel 2 will be 79.925 acres. CUP240004 is a request for a fueling station with a convenience store, including alcohol sales under a Type 21 license on Parcel 1. Public Convenience and Necessity (PCN) findings are not required, as the census tract does not exceed the allowable limit. APN: 757-342-004 – Project Planner: Yesenia Becerril at (760) 863-7509, or email at ybecerril@rivco.org. District 4.

Planning Commission Action:
Public Hearing: Closed

Motioned by Commissioner Sanchez, 2nd by Commissioner Clack

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

CONSIDERED Addendum No. 1 to Environmental Impact Report No. 489; and,

APPROVED Tentative Parcel Map No. 38936; and,

APPROVED Conditional Use Permit No. 240004, subject to the Advisory Notification Document and Conditions of Approval as modified at hearing.

3.4 30263 GENERAL PLAN AMENDMENT NO. 220005 (GPA220005) and CONDITIONAL USE PERMIT NO. 220017 (CUP220017) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) and Section 15061(b)(3) (Common Sense) – Applicant: Hayward Pardue – Fourth Supervisorial District – Pass and Desert Zoning District – Western Coachella Valley Area Plan – Community Development: Medium Density Residential (CD: MDR) – Location: north of Dillon Road, east of Palm Drive, south of Camino Idilio, and west of Via Corto [16972 Palm Drive, Desert Hot Springs, Riverside County, CA] – 2.00 Gross Acres – Zoning: C-1/C-P (General Commercial) – REQUEST: GPA220005 is a proposal to amend the land use designation from Community Development: Medium Density Residential (CD: MDR) to Community Development: Commercial Retail (CD: CR). CUP220017 is a proposal to entitle an existing unpermitted RV dealership on 2.00 gross acres with an existing 860 sq. ft. office, 42,300 sq. ft. outdoor sales area for 64 RV display spaces and 28 paved customer & staff parking spaces. APNs: 657-122-004; 657-122-018 through -021 – Project Planner: Elizabeth Mora-Rodriguez at (951) 955-3024, or email at emorarodriguez@rivco.org. District 4.

Planning Commission Action:
Public Hearing: Closed

Motioned by Commissioner Sanchez, 2nd by Commissioner Gruytch

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

ADOPTED Planning Commission Resolution No. 2026-002; and,

Recommended that the Board of Supervisors take the following actions:

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

TENTATIVELY APPROVE General Plan Amendment No. 220005; and,

TENTATIVELY APPROVE Conditional Use Permit No. 220017, subject to the Advisory Notification Document and Conditions of Approval.

3.5 30417 CHANGE OF ZONE NO. 2200063 (CZ2200063) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061 (b)(3) (Common Sense Exemption) – Applicant: County of Riverside – Location: Countywide – REQUEST: Change of Zone No. 2200063 is a proposed text amendment to Ordinance No. 348, the Riverside County Land Use Ordinance, that would allow Polanco Parks (up to 12 units) and agricultural employee housing (up to 36 units), consistent California Health and Safety Code Sections 17021.6 and 17021.8, as permitted uses subject to ministerial approval in zones that allow agricultural uses and within Agricultural (AG:AG) land use designation. The amendment streamlines the development of agricultural housing in compliance with State law and applicable health and safety requirements. These changes apply to all unincorporated areas of Riverside County. – Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-1964, or email at AdvancePlanning@rivco.org.

Planning Commission Action:
Public Hearing: Closed

Motioned by Commissioner Gruytch, 2nd by Commissioner Sanchez

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

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

TENTATIVELY APPROVE Change of Zone No. 2200063.

4 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:
NONE

5 COMPREHENSIVE AGRICULTURAL PRESERVE TECHNICAL ADVISORY COMMITTEE (CAPTAC):
NONE

6 SCOPING SESSION:

6.1 30192 SCOPING SESSION FOR AN ENVIRONMENTAL IMPACT REPORT FOR GENERAL PLAN AMENDMENT NO. 240007 (GPA240007), CHANGE OF ZONE NO. 2400007

Planning Commission Action:
Public Hearing: Closed

(CZ2400007), TENTATIVE TRACT MAP NO. 38957 (TTM38957) and PLOT PLAN NO. 240006 (PPT240006) – Applicant: Rich Malacoff, The Altum Group – Engineer/Representative: James Bazua, The Altum Group – Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG:AG) – Zoning: A-1-20 (Light Agriculture) – Location: Southwest corner of 54th Avenue and Jackson Street within the Vista Santa Rosa Community – REQUEST: GPA240007 is to amend the foundation and land use designation from Agriculture: Agriculture (AG:AG) to Community Development: High Density Residential (CD-HDR). CZ2400007 is to amend the existing zoning from Light Agriculture (A-1-20) to General Residential (R-3). TTM38957 is for a "Schedule A" airspace/condominium subdivision of 18.22 acres. PPT240006 is for a 158 residential town-home apartment development that will be provided along with a community recreation building, pool, spa, patio area, tot lot, park areas, infiltration basins, equestrian trail and 427 parking spaces. APNs: 780-320-001 – Project Planner: Dat Tran at (951) 955-1119, or email at dtran@rivco.org. District 4.

The item was presented and opened for public comments. Public comments were received.

7 WORKSHOPS:
NONE

8 PUBLIC COMMENTS:
NONE

9 PLANNING DIRECTOR'S REPORT:
NONE

10 PLANNING COMMISSIONER'S COMMENTS:
NONE

ADJOURNMENT: 12:50 P.M.