



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – FEBRUARY 18, 2026 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 Chair	3 <sup>rd</sup> District Shellie Clack Vice-Chair	4 <sup>th</sup> District Bill Sanchez	5 <sup>th</sup> District Vacant
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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: None

**1 CONSENT CALENDAR:**

1.1 29925 AB-GENERAL NO. 25002 (ABG25002) – Applicant: Transportation and Land Management Agency (TLMA) – Representative: State of California – Fourth Supervisorial District – Thousand Palms District – Western Coachella Valley Area Plan – Community Development: Mixed Use Area (CD: MUA) – Location: south of Ramon Road, east of Varner Road, and west of Harry Oliver Trail – Zoning: Mixed Use (MU) – REQUEST: A recommendation by the Planning Commission to the Transportation Department, in accordance with County of Riverside policies and procedures, to continue processing ABG25002 for the Conditional General Vacation of a portion of Haskel Road is at the request of the County of Riverside, pursuant to State Assembly Bill 2022 California Advisory Committee on Geographic Names (CACGN), existing public road and utility easement to be named is dedicated and accepted for public use, and requesting the vacation of a drainage easement that has not been used for its intended purposes and is no longer needed for current or prospective use. APNs: 693-020-036, 693-040-029 – Project Planner: Steven Chaffin at (951) 304-5838, or email at schaffin@rivco.org.

**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:

**RECOMMENDED** that the Transportation Department continue processing ABG25002.

**2 PUBLIC HEARINGS CONTINUED:**

NONE

**3. PUBLIC HEARINGS – NEW:**

3.1 27488 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) – All Supervisorial Districts – Location: Countywide – REQUEST: CZ2200063 is an amendment to Riverside County’s Ordinance No. 348 (Providing for Land Use Planning and Zoning Regulations and Related Functions of the County of Riverside) in order to do all of the following: (1) streamline provisions related to Polanco Parks of up to 12 units and agricultural employee housing of up to 36 units as an allowed use in all agricultural land use designations or zones consistent with state law; (2) amend Section 18.12 of Article XVII to replace local requirements for electric vehicle charging with a

**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:

**CONTINUED** to April 22, 2026.

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reference to superseding state law. The purpose of the proposed ordinance is to promote the production of agricultural employee housing developments by allowing Polanco Parks and eligible agricultural employee housing with a ministerial plot plan in all zones with agricultural uses and Agricultural (AG:AG) land use designations which meet all location requirements, development standards, health and safety codes, and operational requirements related to California State Health and Safety Code 17021.6 and 17021.8, and to bring local requirements for electric vehicle charging in compliance with state law. – Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-1964, or email at [advanceplanning@rivco.org](mailto:advanceplanning@rivco.org). STAFF RECOMMENDS CONTINUANCE TO APRIL 22, 2026.

- 3.2 29793 GENERAL PLAN AMENDMENT NO. 220007 (GPA220007), CHANGE OF ZONE NO. 220028 (CZ2200028), PLOT PLAN NO. 220032 (PPT220032) – Intent To Adopt A Mitigated Negative Declaration (MND) – (SCH No.2026010592) – Applicant: Ascent Development Group, LLC – Third Supervisorial District – Ramona Zoning District – San Jacinto Valley Area Plan – Medium Density Residential (MDR) – Location: northerly of Acacia Street, easterly of Columbia Street, southerly of Florida Avenue, and westerly of Cornell Street – 2.4 Gross Acres – Zoning: General Residential (R-3) and Light Agriculture 5 acre minimum (A-1-5) – REQUEST: GPA220007 is a proposal for a change in land use designation within the Community Development Foundation from Medium Density Residential to(MDR) Community Development: Very High Density Residential (VHDR). CZ2200028 is a proposal for a change in zoning classification from a split-zoned parcel of General Residential (R-3) and Light Agriculture 5 Acre Minimum (A-1-5) to General Residential (R-3). PPT220032 is a proposal for thirty-six (36) apartment dwelling units located within four (4) buildings that are two and three stories high, with 90 parking spaces and amenities, including three (3) areas with covered picnic tables and barbeques. Building 1 is two stories and contains eight (8) one bedroom units. Building 2 is two stories and contains eight (8) three bedroom units. Building 3 is three stories and contains twelve (12) two bedroom units. Building 4 is two stories and contains four (4) two bedroom units and four (4) three-bedroom units. APN: 438-220-002. - Project Planner: Joseluis Aparicio at (951) 955-6035, or email at [jlaparicio@rivco.org](mailto:jlaparicio@rivco.org).

**Planning Commission Action:**

Public Hearing: Closed

Motioned by Commissioner Clack, 2nd by Commissioner Savage

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

**ADOPTED** Planning Commission Resolution No. 2026-001; and,

Recommended that the Board of Supervisors take the following action:

**ADOPT** a Mitigated Negative Declaration; and,

**TENTATIVELY APPROVE** General Plan Amendment No. 220007; and,

**TENTATIVELY APPROVE** Change of Zone No. 2200028; and,

**TENTATIVELY APPROVE** Plot Plan No. 220032, subject to the Advisory Notification Document and Conditions of Approval.

**4 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:**

NONE

**5 COMPREHENSIVE AGRICULTURAL PRESERVE TECHNICAL ADVISORY COMMITTEE (CAPTAC):**

NONE

**6 SCOPING SESSION:**

NONE

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**7     WORKSHOPS:**  
NONE

**8     PUBLIC COMMENTS:**  
NONE

**9     PLANNING DIRECTOR'S REPORT:**  
NONE

**10    PLANNING COMMISSIONER'S COMMENTS:**  
NONE

**ADJOURNMENT:     9:30 A.M.**