



CITY OF GRAND TERRACE
Planning Commission/Site and Architectural
Review Board
AGENDA • September 18, 2025

Council Chambers

Regular Meeting

6:30 PM

Grand Terrace Civic Center • 22795 Barton Road

COMMENTS FROM THE PUBLIC

The public is encouraged to address the Planning Commission/Site & Architectural Review Board on any matter posted on the agenda or on any other matter within its jurisdiction. If you wish to address the Board, please complete a Request to Speak card located at the front entrance and provide it to the City Clerk. Speakers will be called upon by the Chair at the appropriate time and each person is allowed three (3) minutes speaking time.

The City wants you to know that you can also submit your comments by email to ccpubliccomment@grandterrace-ca.gov. To give the Planning Secretary adequate time to print out your comments for consideration at the meeting, please submit your written comments prior to 5:00 p.m.; or if you are unable to email them, please call the Planning Secretary's Office at (909) 954-5206 by 5:00 p.m.

If you wish to have your comments read to the Planning Commission/Site & Architectural Review Board during the appropriate Public Comment period, please indicate in the Subject Line "FOR PUBLIC COMMENT" and list the item number you wish to comment on. Comments that you want read to the Planning Commission/Site & Architectural Review Board will be subject to the three (3) minute time limitation (approximately 350 words).

Pursuant to the provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The City Council may direct staff to investigate and/or schedule certain matters for consideration at a future City Council meeting.

PLEASE NOTE: Copies of staff reports and supporting documentation pertaining to each item on this agenda are available for public viewing and inspection at City Hall, 1st Floor Lobby Area and 2nd Floor Reception Area during regular business hours and on the City's website www.grandterrace-ca.gov. For further information regarding agenda items, please contact the office of the City Clerk at (909) 954-5206, or via e-mail at jsegovia@grandterrace-ca.gov.

Any documents provided to a majority of the Planning Commission/Site & Architectural Review Board regarding any item on this agenda will be made available for public inspection in the City Clerk's office at City Hall, located at 22795 Barton Road during normal business hours. In addition, such documents will be posted on the City's website at www.grandterrace-ca.gov.

AMERICANS WITH DISABILITIES ACT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office, (909) 954-5207 at least 48 hours prior to the advertised starting time of the meeting. This will enable the City to make reasonable arrangements to ensure accessibility to this meeting. Later requests will be accommodated to the extent feasible [28 CFR 34.102.104 ADA Title II].

CALL TO ORDER

Convene the Meeting of the Planning Commission/Site and Architectural Review Board.

Pledge of Allegiance

AB 2449 Disclosures

Remote participation by a member of the legislative body for just cause or emergency circumstances.

Roll Call

APPROVAL OF AGENDA

PRESENTATIONS - NONE

PUBLIC ADDRESS

Public address to the Commission shall be limited to three minutes unless extended by the Chairperson. Should you desire to make a longer presentation, please make a written request to be agendaized to the Director of Planning and Development Services. This is the opportunity for members of the public to comment on any items not appearing on the regular agenda. Because of restrictions contained in California Law, the Planning Commission may not discuss or act on any item not on the agenda, but may briefly respond to statements made or ask a question for clarification. The Chairperson may also request a brief response from staff to questions raised during public comment or may request a matter be agendaized for a future meeting.

A. CONSENT CALENDAR

- 1) Approval of Minutes - Regular Meeting - June 19th, 2025

DEPARTMENT: City Clerk

B. ACTION ITEMS - NONE

C. PUBLIC HEARINGS

- 2) Consideration of Conditional Use Permit 99-01 Amendment No. 3 (CUP 99-01 A03) and Environmental Determination 25-15 to Allow the Operation of the Best RV Center, a Full-Service Retail RV Dealership at 12438 Michigan Avenue (APN: 1167-181-14-0000) in Grand Terrace, California 92313

RECOMMENDATION:

- 1) **OPEN PUBLIC HEARING**
- 2) **RECEIVE STAFF REPORT**
- 3) **RECEIVE PUBLIC INPUT**
- 4) **CLOSE PUBLIC HEARING**
- 5) **COMMISSION COMMENTS AND QUESTIONS**
- 6) **ADOPT A RESOLUTION OF THE PLANNING COMMISSION/SITE AND ARCHITECTURAL REVIEW BOARD OF THE CITY OF GRAND TERRACE FOR THE OPERATION OF A FULL-SERVICE RETAIL RV DEALERSHIP (BEST RV CENTER) AT THE EXISTING 4.5 ACRE COMMERCIAL PROPERTY LOCATED AT 12438 MICHIGAN AVENUE, GRAND TERRACE, CA 92313; AND A DETERMINATION THAT THE PROJECT IS CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) EXEMPT PURSUANT TO SECTION §15301, CLASS 1 [EXISTING FACILITIES].**

DEPARTMENT: Planning & Development Services

D. INFORMATION TO COMMISSIONERS

E. INFORMATION FROM COMMISSIONERS

ADJOURN

Adjourn to the next scheduled meeting of the Planning Commission/Site & Architectural Review Board to be held on October 2, 2025, at 6:30 p.m.



**CITY OF GRAND TERRACE
Planning Commission/Site and
Architectural Review Board
MINUTES • June 19, 2025**

Council Chambers

Regular Meeting

6:30 PM

Grand Terrace Civic Center • 22795 Barton Road

CALL TO ORDER

Chair Edward Giroux convened the Regular Meeting of the Planning Commission/Site & Architectural Review Board for Thursday, June 19, 2025 at 6:30 PM.

Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Mathis.

AB 2449 Disclosures

None.

Roll Call

Present:	Commission Chair Edward Giroux Commission Vice-Chair Tara Ceseña Commissioner David Alaniz Commissioner Aron Burian Commissioner Scot Mathis
Absent:	

APPROVAL OF AGENDA

RESULT:	APPROVED - UNANIMOUS
MOVER:	Commission Vice-Chair Ceseña
SECONDER:	Commissioner Mathis
AYES:	Commission Chair Giroux, Commission Vice-Chair Ceseña, Commissioner Alaniz, Commissioner Burian, Commissioner Mathis
NAYS:	None

PRESENTATIONS - NONE

PUBLIC ADDRESS

None.

A. CONSENT CALENDAR

RESULT:	APPROVED - UNANIMOUS
MOVER:	Commissioner Alaniz
SECONDER:	Commission Vice-Chair Ceseña
AYES:	Commission Chair Giroux, Commission Vice-Chair Ceseña, Commissioner Alaniz, Commissioner Burian, Commissioner Mathis
NAYS:	None

- 1) Approval of Minutes - Regular Meeting - June 5, 2025

B. ACTION ITEMS - NONE

C. PUBLIC HEARINGS

2) **CONTINUED PUBLIC HEARING**

Review and Consideration of Site and Architectural Review 24-03, Conditional Use Permit 24-05, Sign Program 24-01 and Environmental Review 24-01, A Request By The Applicant, Dutch Bros. LLC, To Establish A "Coffee Shop" Land Use And Construct A 984 Square-Foot Building, And Site Improvements For A New Dutch Bros Coffee Shop At 22115 Barton Road, Grand Terrace, CA 92313 (APN: 1167-213-10 and 11) In Barton Road Specific Plan, General Commercial (BRSP, GC) Zone, Planning Area 1.

An IS/MND and Mitigation Monitoring and Reporting Program (MMRP) has Been Prepared for the Project Consistent With the Requirements of the California Environmental Quality Act (CEQA) Pursuant To Section §15074 of the CEQA Guidelines

Lisette Sanchez-Mendoza-Consultant Planner with MIG, provided the [PowerPoint](#) presentation for this item.

Samantha Liu, Transportation Analyst with Kittelson & Associates, Inc, addressed various traffic-related concerns.

Chair Giroux opened the public hearing at 7:39pm

PUBLIC COMMENT

None.

Chair Giroux closed the public hearing at 7:59pm

John Caglia, Dutch Bros applicant, addressed concerns raised by the commissioners' regarding traffic stacking.

Cameron Hile, Project Manager with MIG, addressed commissioners' concerns about the potential discovery of underground tanks on the site.

Luis Gardea, Building Official, provided a brief overview of the City's building department procedures related to new site developments.

ADOPT A RESOLUTION OF THE PLANNING COMMISSION/SITE AND ARCHITECTURAL REVIEW BOARD OF THE CITY OF GRAND TERRACE APPROVING THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (IS/MND) AND THE MITIGATION GRAMONITORING AND REPORTING PROGRAM (MMRP) PREPARED FOR THE PROJECT AND MAKING THE NECESSARY FINDINGS IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), PURSUANT TO SECTION 15074 OF THE CEQA GUIDELINES; and

ADOPT A RESOLUTION OF THE PLANNING COMMISSION/SITE AND ARCHITECTURAL REVIEW BOARD OF THE CITY OF GRAND TERRACE APPROVING SITE AND ARCHITECTURAL REVIEW 24-03, CONDITIONAL USE PERMIT 24-02, SIGN PROGRAM 24-01 AND ENVIRONMENTAL REVIEW 24-01, A REQUEST BY THE APPLICANT, DUTCH BROS', TO ESTABLISH A "COFFEE SHOP" LAND USE AND CONSTRUCT A 984 SQUARE-FOOT BUILDING WITH DRIVE-THRU AND WALK UP SERVICE, AND SITE IMPROVEMENTS FOR A NEW DUTCH BROS' BUSINESS AT 22115 BARTON ROAD, GRAND TERRACE, CA 92313 (APN: 1167- 213-10 AND 11) IN BARTON ROAD SPECIFIC PLAN, GENERAL COMMERCIAL (BRSP, GC) ZONE, PLANNING AREA 1.

Vice-Chair Ceseña moved with a second by Commissioner Alaniz to approve the staff recommendations with the following conditions:

- **Advance warning signs and regulatory striping signage to be included in accordance with California state traffic regulations.**
- **Removal of any underground tanks under the building and safety code.**
- **Direct Staff to include the specific language in the final conditions of approval.**

RESULT:	APPROVED - UNANIMOUS
MOVER:	Commission Vice-Chair Ceseña
SECONDER:	Commissioner Alaniz
AYES:	Commission Chair Giroux, Commission Vice-Chair Ceseña, Commissioner Alaniz, Commissioner Burian, Commissioner Mathis
NAYS:	None

- 3) Review and Consideration of Site and Architectural Review 24-02, Conditional Use Permits 24-01 and 24-02, Sign Program 24-02, and Environmental Review 24-02 for the Development of Two Drive-Thru Fast Food Restaurants with Dine-In Service, Located at 22430 Barton Road, Grand Terrace (APN: 0275-301-35-000), in the Village Commercial (VC) Zone, Planning Area 2 of the Barton Road Specific Plan, and Determine that the Project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32 – In-Fill Development Projects).

Elizabeth Meyerhoff, Senior Project Manager with MBI (Micheal Baker International), provided the [PowerPoint](#) presentation on this item.

Chair Giroux opened the public hearing at 9:05pm.

PUBLIC COMMENT

None.

Chair Giroux closed the public hearing at 9:05pm.

Luis Gardea, Building Official, provided a brief overview of the City's building department procedures for the new site developments, specifically addressing concerns related to elevation changes and drainage.

ADOPT A RESOLUTION OF THE PLANNING COMMISSION/SITE AND ARCHITECTURAL REVIEW BOARD OF THE CITY OF GRAND TERRACE APPROVING SITE AND ARCHITECTURAL REVIEW 24-02, CONDITIONAL USE PERMIT 24-01, AND CONDITIONAL USE PERMIT 24-02, A REQUEST BY THE APPLICANT, MARKS ARCHITECTURE, TO ESTABLISH A "FAST FOOD: WITH DRIVE-THRU" LAND USE AND CONSTRUCT 1,800- SQUARE-FOOT AND 1,650- SQUARE-FOOT SINGLE-STORY COMMERCIAL BUILDINGS WITH DRIVE-THRU AND DINE-IN RESTAURANT SERVICE, AND ASSOCIATED SITE IMPROVEMENTS AT 22430 BARTON ROAD, GRAND TERRACE, CA 92313 (APN: 0275-301-35-000), LOCATED IN THE VILLAGE COMMERCIAL (VC) ZONE, PLANNING AREA 2 OF THE BARTON ROAD SPECIFIC PLAN, AND DETERMINE THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15332 (CLASS 32 – IN-FILL DEVELOPMENT PROJECTS); and

CONTINUE SIGN PROGRAM 24-02 TO A DATE CERTAIN OF SEPTEMBER 4, 2025

Commissioner Mathis moved with a second by Commissioner Burian to approve the staff recommendation with the following condition:

- **The installation of pedestrian walkway access.**

RESULT:	APPROVED - UNANIMOUS
MOVER:	Commissioner Mathis
SECONDER:	Commissioner Burian
AYES:	Commission Chair Giroux, Commission Vice-Chair Ceseña, Commissioner Alaniz, Commissioner Burian, Commissioner Mathis
NAYS:	None

D. INFORMATION TO COMMISSIONERS

Scott Hutter, Planning and Development Services Director, the Barton Road Specific Plan Amendment will be presented between August and September at the next Planning Commission meeting.

E. INFORMATION FROM COMMISSIONERS

Vice-Chair Ceseña requested that Public Works or the City manager look into traffic slowing devices between the roundabout and Mt Vernon.

ADJOURN

Chair Giroux adjourned the regular Meeting of the Planning Commission/Site and Architectural Review Board at 9:15pm. The next scheduled meeting of the Planning Commission/Site and Architectural Review Board is to be held on Thursday, July 3, 2025, at 6:30 p.m.

Edward Giroux, Chairman

Daysi Alcocer, City Clerk



AGENDA REPORT

MEETING DATE: September 18, 2025

TITLE: Consideration of a Resolution approving Conditional Use Permit 99-01 Amendment No. 3 (CUP 99-01 A03) and Environmental Determination (E) 25-15, to allow for the operation of the Best RV Center, a full-service retail RV dealership, at an existing 4.5 acre commercial manufacturing property located at 12438 Michigan Avenue, Grand Terrace, CA 92313 (APN: 1167-181-14-0000) in the Commercial Manufacturing (CM) Zone; and a determination that the Project is CEQA exempt pursuant to Section §15301, Class 1 [Existing Facilities].

PRESENTED BY: Gabriel Arguelles, Assistant Planner; and
Scott Hutter, Planning & Development Services Director

RECOMMENDATION:

- 1) **OPEN PUBLIC HEARING**
- 2) **RECEIVE STAFF REPORT**
- 3) **RECEIVE PUBLIC INPUT**
- 4) **CLOSE PUBLIC HEARING**
- 5) **COMMISSION COMMENTS AND QUESTIONS**
- 6) **ADOPT A RESOLUTION OF THE PLANNING COMMISSION/SITE AND ARCHITECTURAL REVIEW BOARD OF THE CITY OF GRAND TERRACE FOR THE OPERATION OF A FULL-SERVICE RETAIL RV DEALERSHIP (BEST RV CENTER) AT THE EXISTING 4.5 ACRE COMMERCIAL PROPERTY LOCATED AT 12438 MICHIGAN AVENUE, GRAND TERRACE, CA 92313; AND A DETERMINATION THAT THE PROJECT IS CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) EXEMPT PURSUANT TO SECTION §15301, CLASS 1 [EXISTING FACILITIES].**

2030 VISION STATEMENT:

This project supports several key goals outlined in the City of Grand Terrace's 2030 Vision, particularly in the areas of fiscal responsibility, economic development, and community partnerships.

By bringing a high-performing business like Best RV Center to Grand Terrace, the City is actively supporting Goal 1: Ensure Our Fiscal Viability. The anticipated annual sales tax revenue from this dealership, estimated between \$300,000 and \$700,000, represents a meaningful contribution to the City's general fund. The project also creates 24 full-time jobs, further supporting the City's focus on long-term financial health and job creation for residents.

The project also aligns with Goal 3: Promote Economic Development. Best RV Center has chosen Grand Terrace for its southern California expansion, a decision that reflects the City's efforts to attract and retain strong commercial operators. The reuse of an existing commercial manufacturing site supports efficient land use while contributing to local economic activity. This is exactly the kind of investment envisioned in the City's economic development strategies.

In addition, this project reflects Goal 4: Develop and Implement Successful Partnerships. City staff worked closely with the applicant to ensure that the project meets zoning requirements and community expectations, while also moving efficiently through the entitlement process. This collaborative approach helps support a business-friendly environment that encourages investment and long-term partnerships in Grand Terrace.

SUMMARY:

This Public Hearing item requires formal action by the Planning Commission. The Applicant, Naiel Ammari of Turlock RV Center dba Best RV Center, proposed full-service retail RV dealership at an existing 4.5-acre commercial property located at 12438 Michigan Avenue in the City of Grand Terrace.

According to the City's Zoning Map, the property is zoned Commercial Manufacturing (CM). The CM zoning district is intended to support a mix of commercial and light manufacturing uses that operate without creating significant noise, dust, odor, or other impacts. Recreational Vehicle (RV) sales are classified as an automotive-related service under Table 18.27.010 of the City's Nonresidential Land Use Regulations and are allowed in the CM zone with approval of a Conditional Use Permit (CUP) and a valid City Business License.

The Applicant is proposing Amendment No. 3 to CUP 99-01, which governs existing entitlements at the subject property. This amendment will establish updated conditions of approval specific to Best RV Center's operations and will supersede all prior CUP conditions. No changes to the site plan or existing physical improvements are proposed.

The Planning Commission/Site and Architectural Review Board is responsible for reviewing and approving all Conditional Use Permits within the City of Grand Terrace which is why the Applicant's proposal is before the Commission.

BACKGROUND:

The Applicant, Best RV Center, is currently based in the City of Turlock in Northern California. The company has proudly held the position as the No. 1 RV dealer in sales volume statewide for 14 consecutive years and consistently ranks among the top one or two dealers nationwide. Expanding beyond Northern California, Best RV Center has selected Grand Terrace as its Southern California location, reflecting their commitment to providing industry-leading products, services, and dealership facilities throughout California.

The property chosen for this Southern California expansion is located at 12438 Michigan Avenue, Grand Terrace, CA 92313 (APN: 1167-181-14-0000). This approximately 4.5-acre site has existing entitlements and approvals for the repair and sales of commercial vehicles and equipment. The original Conditional Use Permit, CUP 99-01, was approved on January 18, 2001, allowing "Swertfeger Equipment" to operate self-unloading trailer manufacturing, repair, and sales at the site.

Two addendums to CUP 99-01 followed:

- Addendum No. 1, approved on February 20, 2003, covered various site and building improvements per the original construction phasing plan.
- Addendum No. 2, approved on March 4, 2010, addressed additional site and building improvements required by both the original 2001 approval and the 2003 update.

The most recent tenant was Richardson's RV Centers / Camping World – Service Center, which began operating in 2022 under Land Use Approval 2022-76, functioning within CUP 99-01 Addendums A01 and A02.

Best RV Center's proposed operation will be governed under Amendment No. 3 to CUP 99-01, which will establish a new set of conditions of approval tailored for the company's full-service RV dealership. This includes general office functions, RV rentals and sales, and minor repair services associated with their operations.

ANALYSIS:

The Applicant proposed to occupy all 4.5 acres of the property and occupy all of the existing building(s) as the sole occupant at 12438 Michigan Avenue.

Site Plan: All improvements to the property associated with CUP 99-01 were made under Site and Architectural Review 99-05 which went through several phases during a decade-

long development. The most current approved site plan (LU2022-76) from the most recent tenant “Richardson’s RV Centers / Camping World” that is on file with the City is provided as “**EXHIBIT A**” to *Attachment 1*. The Best RV Center proposes no changes to the current approved site plan for the property as it is turn-key for their needs. The project site is a 4.5 acre property located on the west side of Michigan Avenue. The Applicant’s use of the site will entail the following key features:

- RV Display Units: Capacity to park and showcase up to 102 RVs on-site.
- Service Units: Dedicated space for 20 service vehicles, ensuring smooth repair operations.
- Customer Parking: 20-car parking lot for easy access.
- Employee Parking: 16-car parking lot in tandem to accommodate staff.

Business Operations: The new Grand Terrace Best RV Center branch will operate as a full-service retail RV dealership comprising of the following services:

- *Sales of New RVs & Trailers*: Offering the latest models of motorhomes, travel trailers, and fifth wheels from leading manufacturers.
- *Sales of Pre-Owned Units*: Certified used RVs and trailers, rigorously inspected to ensure quality and reliability.
- *Parts & Accessories*: A retail store stocked with RV parts, upgrades, and lifestyle accessories to support RV owners.
- *Full-Service Center*: On-site service bays with factory-trained technicians providing maintenance, warranty repairs, and customer support.

The Best RV Center has stated that it will operate with a total of 24 employees from 9:00 a.m. to 6:00 p.m. daily, seven days a week. The 24 employees are comprised of the following positions:

- **x1 General Manager** – Overseeing all branch operations.
- **x4 Administrators** – Managing clerical, finance, and customer service functions.
- **x5 Salespersons** – Dedicated to RV sales and customer engagement.
- **x10 Technicians** – Providing repair, service, and maintenance expertise.
- **x4 Detailers** – Ensuring unit readiness, cleanliness, and presentation standards.

A complete description of the Best RV Center provided by the Applicant has been included as *Attachment 2* to this agenda staff report.

Parking and Circulation: The proposed project includes a total of 30 vehicle parking spaces which is a match for the twenty-four (24) employees and patrons. Several paved acres of the site can comfortably accommodate north of one hundred (100) RVs of various makes, models, and sizes. No changes to the existing parking and circulation infrastructure and patterns is a part of this Project. The site is turn-key for the Applicant which is a factor in why the Applicant selected Grand Terrace.

Findings for Approval of the Conditional Use Permit: This Project requires approval of a Conditional Use Permit Addendum pursuant to Grant Terrace Municipal Code Chapter 18.83 (Conditional Use Permits), in which Section 18.83.050 includes all the necessary findings. All necessary findings can be made and are provided as “**EXHIBIT C**” of *Attachment 1* to this agenda report.

GENERAL PLAN CONSISTENCY:

The City of Grand Terrace wishes to protect and preserve the quality of the residential and commercial areas of the City, as well as the quality of life throughout the City, through effective land use and planning. Best RV Sales is consistent with the following goals and policies of the General Plan.

GOAL 2.1: *Provide for balanced growth which seeks to provide a wide range of employment and housing opportunities and maintenance of a healthy, diversified community.*

The City is working closely with the owner of the property to ensure that it is retained so that it does not remain vacant. Vacant properties can quickly become targets for vandalism and do not contribute economically to the City. This Amendment No. 3 to CUP 99-01 will permit Best RV Center to operate which will bring twenty-four (24) full-time job opportunities, sales and tax revenue to the city. The Best RV Center will expand the range of employment, ongoing property maintenance, and excellent health of the City economy for many years to come.

GOAL 2.3: *Provide a wide range of retail and service commercial opportunities designed to meet the needs of the City’s residents, businesses, and visitors while also providing employment opportunities.*

The City has a great many and diverse businesses that provide valuable services and sales to its residents. Expanding that wide range of retail and service commercial opportunities to include the Best RV Center will meet the recreational vehicle needs of the City’s residents and visitors from surrounding communities. The Best RV Center will employ twenty-four (24) full-time employees.

Policy 2.3.2: *Maintenance and continued development of Grand Terrace’s established*

commercial areas, as an encouragement of new commercial development.

The subject property located at 12438 Michigan Avenue has been occupied numerous automotive land uses since CUP 99-01 was approved on January 18, 2001. Through two previous addendums to CUP 99-01 and various ministerial Land Use determinations the businesses at the property have changed over multiple times. The most recent tenant was Camping World. This latest CUP addendum will tailor the site to fit the needs of Best RV Center to continue the commercial use of the site in a well-maintained manner.

Policy 2.3.5: *Measures to reduce potential land use incompatibility between commercially designated areas and all other plan areas will be given special consideration. Specific features could include increased setbacks, walls, berms, and landscaping.*

CUP 99-01 is being amended a third time for the Best RV Center so that the Conditions of Approval will solely reflect the operation of the Best RV Center from 12438 Michigan Avenue. All previous entitlement approvals, addendums, and land use permits will be superseded by these new conditions. The forty-nine (49) conditions of approval that are provided as **EXHIBIT B** to *Attachment 1* will reduce potential land use incompatibility between the commercial activities of Best RV Center and all other plan areas.

ENVIRONMENTAL REVIEW:

This project has been reviewed in accordance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15301, Class 1 – Existing Facilities, the project qualifies for a categorical exemption. Class 1 exemptions apply to projects involving negligible or no expansion of use beyond that which currently exists, including interior or minor alterations to existing structures.

The subject site has been fully improved under the original CUP 99-01 and its subsequent amendments (Addendums No. 1 and No. 2). No modifications are proposed to the existing site layout or building footprint. The operations of Best RV Center will utilize the property as-is, consistent with prior entitlements.

As no potentially significant environmental impacts are anticipated, and the use remains within the scope of what has been previously analyzed and approved, the project is exempt from further environmental review under CEQA. A Notice of Exemption (NOE) has been prepared and is included as *Attachment 3* to this staff report.

NOTIFICATION:

Pursuant to the City's Municipal Code and the City's "Expanded Public Noticing and Outreach Policy for Public Hearings and Public Workshops" this Public Hearing Notice was published in the Thursday, September 8, 2025, edition of *The Sun* local newspaper. A mailer was sent out to all owners of real property located within a mailing notification radius of 500' feet from the Project site. The Public Hearing Notice was also posted in three public places, including the Grand Terrace News Paper, City Hall Lobby and Kiosk.

CONFLICT OF INTEREST (500 FEET):

None.

FISCAL IMPACT:

The Applicant has indicated that the proposed RV sales business will generate between \$30 million and \$70 million in annual sales. Based on this projection, the City of Grand Terrace could receive an estimated \$300,000 to \$700,000 in annual sales tax revenue.

All costs associated with the processing of Conditional Use Permit (CUP) 99-01 Amendment No. 3 are being fully borne by the Applicant, including application fees, staff review time, and environmental documentation. As a result, there is no financial impact to the City's General Fund for the processing of this entitlement.

The proposed use also contributes to the City's long-term economic development goals by revitalizing a commercial manufacturing property, generating tax revenue, and creating full-time employment opportunities.

CONCLUSION:

Addendum No. 3 to Conditional Use Permit 99-01 will authorize Best RV Center to operate a full-service RV dealership at 12438 Michigan Avenue in Grand Terrace. The company, currently based in Turlock, Northern California, has selected this location as its Southern California branch as part of its broader expansion strategy. The Grand Terrace location will mirror the company's commitment to excellence in sales, service, and customer satisfaction, complementing its well-established presence in Northern California.

The proposed use is consistent with the City's General Plan, and the attached forty-nine (49) Conditions of Approval for Conditional Use Permit 99-01, Amendment No. 3, will ensure the project is implemented in a manner that supports responsible development and preserves the high quality of life in the community.

All required findings under the Grand Terrace Municipal Code for approval of Conditional Use Permit 99-01, Amendment No. 3, can be made for this project.

Staff recommends that the Planning Commission/Site and Architectural Review Board adopt the Resolution provided as Attachment 1, determining that the project is categorically exempt from the California Environmental Quality Act (CEQA), and approving Conditional Use Permit 99-01, Amendment No. 3, subject to the Conditions of Approval, for the operation of a full-service RV dealership at 12438 Michigan Avenue, Grand Terrace, CA 92313.

ATTACHMENTS:

1. Draft Resolution with Conditions of Approval for CUP 99-01 A03
2. Business Description
3. CEQA Notice of Exemption

RESOLUTION NO. PC 2025-__

A RESOLUTION OF THE PLANNING COMMISSION / SITE AND ARCHITECTURAL REVIEW BOARD OF THE CITY OF GRAND TERRACE, CALIFORNIA, APPROVING ENVIRONMENTAL DETERMINATION 25-__ AND CONDITIONAL USE PERMIT 99-01 AMENDMENT NO.3 TO PERMIT BEST RV CENTER TO OPERATE A FULL-SERVICE RETAIL RV DEALERSHIP AT AN EXISTING 4.5 ACRE COMMERCIAL MANUFACTURING PROPERTY LOCATED AT 12438 MICHIGAN AVENUE, GRAND TERRACE, CA 92313 (APN: 1167-181-14-0000) IN THE COMMERCIAL MANUFACTURING (CM) ZONE; AND DETERMINATION THAT THE PROJECT IS CEQA EXEMPT PURSUANT TO SECTION 15301, CLASS 1 EXISTING FACILITIES

WHEREAS, Naiel Ammari of Turlock RV Center dba (hereinafter, the “Applicant”) filed an application for an Amendment No. 3 to Conditional Use Permit 99-01, and Environmental Determination 25-15 for approval operate Best RV Center, a “Automotive related services (includes motorcycles, recreation vehicles, trailers and campers: b. Sales (new and used vehicles)” land use located at 12438 Michigan Avenue (APN: 1167-181-14-0000) as depicted on the site plan included as “**EXHIBIT A**” of this Resolution (hereinafter, the “Project”); and

WHEREAS, the subject property is zoned Commercial Manufacturing (CM); and

WHEREAS, the City of Grand Terrace wishes to protect and preserve the quality of the Commercial Manufacturing District and surrounding areas of the City, as well as the quality of life throughout the City, through effective land use and planning; and

WHEREAS, Municipal Code Section §18.27.010 Nonresidential Land Use Regulations Table of the Grand Terrace Municipal Code identifies “Automotive related services (includes motorcycles, recreation vehicles, trailers and campers: b. Sales (new and used vehicles)” land use as being subject to a Conditional Use Permit in the Commercial Manufacturing (CM) Zone; and

WHEREAS, the subject property has been entitled with Conditional Use Permit 99-01 since 2001, and it was subsequently amended once in 2003 and a second time in 2010 to address changes in the development and operation of the subject property; and

WHEREAS, Conditional Use Permit 99-01 is beings amended a third time to refresh the conditions of approval from 2010 which were for a previous business so that they are tailored specifically to the new full-service retail RV dealership operation by Best RV Center at the subject property; and

WHEREAS, Municipal Code Section §18.3.020 identifies the Planning Commission / Site and Architectural Review Board the approval authority for all Conditional Use Permit and Conditional Use Permit Amendment applications; and

WHEREAS, Conditional Use Permit 99-01 Amendment No. 3 is solely approval of the use and operation of a full-service retail RV dealership “Best RV Center” land use located at 12438 Michigan Avenue (APN: 1167-181-14-0000) in adherence to the site plan included as “**EXHIBIT A**” and attached hereto; and

WHEREAS, a set of forty-nine (49) Conditions of Approval have been prepared and attached as “**EXHIBIT B**” for Conditional Use Permit 99-01 Amendment No. 3 that supersede all previous approvals, amendments, and conditions so as to ensure the harmonious operation of the Project with surroundings properties and to maintain the quality of life in Grand Terrace; and

WHEREAS, the City finds that Conditional Use Permit 99-01 Amendment No. 3 to be Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section §15301 Class 1 (Existing Facilities) of CEQA Guidelines; and

WHEREAS, on September 18, 2025, the City of Grand Terrace Planning Commission/Site and Architectural Review Board conducted a duly noticed Public Hearing on Conditional Use Permit 99-01 Amendment No. 3, and Environmental Determination 25-15, and considered testimony and evidence presented by the Applicant, the public, city staff, and other interested parties, at the Public Hearing held within respect thereto; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, THE PLANNING COMMISSION/SITE ARCHITECTURAL REVIEW BOARD OF THE CITY OF GRAND TERRACE DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The foregoing recitals set forth above are true and correct and incorporated herein by this reference and made a part hereof.

SECTION 2. The Planning Commission / Site and Architectural Review board hereby finds that Conditional Use Permit 99-01 Amendment No. 3 is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section §15301 Class 1 (Existing Facilities).

SECTION 4. The findings for Conditional Use Permit 99-01 Amendment No. 3 pursuant to Grand Terrace Municipal Code Section §18.83.050 can be made supporting the project application as follows:

- 1) The “Automotive related services (includes motorcycles, recreation vehicles, trailers and campers: b. Sales (new and used vehicles)” land use will not be detrimental to the health, safety, morals, comfort or general welfare of the persons residing or working within the neighborhood of the project site or within the City;
- 2) The “Automotive related services (includes motorcycles, recreation vehicles, trailers and campers: b. Sales (new and used vehicles)” land use will not be injurious to property or improvements in the neighborhood or within the City;
- 3) The “Automotive related services (includes motorcycles, recreation vehicles, trailers and campers: b. Sales (new and used vehicles)” land use will be consistent with the latest adopted general plan;
- 4) Conditions necessary to secure the purposes of the Zoning Code are made a part of the conditional use permit amendment;
- 5) The project is compliant with the California Environmental Quality Act (CEQA).

The factual findings for which are attached as “**EXHIBIT C**” to this Resolution and incorporated herein by this reference and conditions of approval are attached as “**EXHIBIT B**.”

SECTION 5. Based upon the forgoing and all oral and written communications from members of the public and City staff (including, but not limited to, all oral and written staff reports and attachments) presented at the September 18, 2025, Public Hearing, of the Planning Commission / Site and Architectural Review Board, the Planning Commission hereby approves Conditional Use Permit 99-01 Amendment No. 3 pursuant to the findings of fact included as “**EXHIBIT C**” of this Resolution, for a request by the Applicant, Naiel Ammari of Turlock RV Center dba, for approval to operate Best RV Center, an “Automotive related services (includes motorcycles, recreation vehicles, trailers and campers: b. Sales (new and used vehicles)” land use located at 12438 Michigan Avenue (APN: 1167-181-14-0000) as depicted on the site plan included as “**EXHIBIT A**” of this Resolution; and, subject to the Conditions of Approval for Conditional Use Permit 99-01 Amendment No. 3, which are included as “**EXHIBIT B**” to this Resolution and incorporated herein by this reference.

SECTION 6. If any section, subsection, subdivision, paragraph, sentence, clause, or phrase contained approved by this Resolution, or any part thereof, is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity of effectiveness of the remaining portions of this Resolution or any part thereof. The Planning Commission / Site and Architectural Review Board hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase thereof irrespective of the fact that any one or more subsections, subdivisions, paragraphs, sentences, clauses, or phrases are declared unconstitutional, invalid, or ineffective.

SECTION 7. The Project entitlement Use Permit 99-01 Amendment No. 3 shall become effective following the expiration of a ten (10) calendar day appeal period without filing of an appeal application from the date of Planning Commission / Site and Architectural Review Board and supersede all previous approvals for the subject property.

SECTION 8. Conditional Use Permit 99-01 Amendment No. 3 shall expire one (1) year from the date of the adoption of this Resolution unless the following actions occur:

- A. All conditions of approval are met; or
- B. Sufficient investment has been completed and building permits are issued; or
- C. Business license is issued in accordance with the Grand Terrace Municipal Code.

In case the applicant is not able to comply with subsections a, b or c, then the applicant shall apply for an extension of the one-year compliance period prior to the end of that year period. The Planning Director may, upon application from the applicant, extend the compliance period for a specific length of time up to two (2) additional years. Two extensions are the maximum allowed on a date, no more than three (3) years from the date of the initial Planning Commission approval. Time extensions shall be filed at least sixty (60) days prior to the expiration date.

SECTION 9. City staff are hereby authorized and directed to file a Notice of Exemption (NOE) per Environmental 25-15 review with respect to the approval of Conditional Use Permit 99-01 Amendment No. 3.

APPROVED AND ADOPTED by the Planning Commission / Site and Architectural Review Board of the City of Grand Terrace, California, at a regular Public Hearing held on the 18th day of September 2025.

ATTEST:

Daysi Alcocer
City Clerk

Edward A. Giroux
Chairman

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) SS.
CITY OF GRAND TERRACE)

I Daysi Alcocer, City Clerk of the CITY OF GRAND TERRACE, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution, being Resolution No. 2025-__, was duly passed, approved and adopted by the Planning Commission / Site and Architectural Review Board, approved and signed by the Chairman, and attested by the City Clerk, at the regular meeting of said Planning Commission / Site and Architectural Review Board held on the 18th day of September 2025, and that it was adopted by the called vote as follows:

AYES:

NOES:

ABSENT:

ABSTAIN:

RECUSE:

Executed on this 18th day of September 2025, at Grand Terrace, California.

Daysi Alcocer
City Clerk

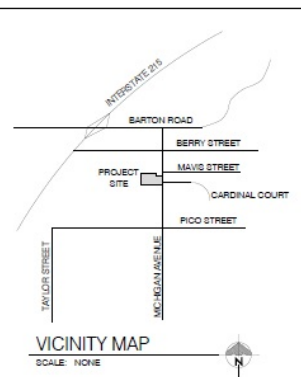
EXISTING SITE PLAN

SITE PLAN
SCALE: 1" = 30'-0"

The site plan shows a rectangular lot with a chain-link fence on the north and east sides. The lot is divided into several areas:

- North Side:** A parking area with 100 units, a concrete dike, and a concrete apron.
- Central Area:** A trash enclosure, a 60 x 200 CMU building, a 60 x 60 metal building, and an office building.
- South Side:** A storage building, an office building, and a driveway.

The plan includes dimensions and bearings for all boundaries and internal features. The lot is surrounded by a chain-link fence and a concrete curb and gutter.



PROJECT RICHARDSONS RV CENTERS
12438 MICHIGAN STREET
LOCATION GRAND TERRACE, CA 92315

TITLE SITE PLAN

DATE	
REVISIONS	DATE CHG BY
SUBMITTAL DATE	
3-3-19	
DRAWN BY:	
CJR	
CHECKED BY:	
SCALE:	
1"=30'-0"	
JOB NO.	
RRV-19-001	
SHEET NO.	
SP-1	
OF	SHEETS

EXHIBIT B

CONDITIONS OF APPROVAL FOR AMENDMENT NO. 3 to CONDITIONAL USE PERMIT 99-01

12438 Michigan Avenue, Grand Terrace, CA 92313 (APN: 1167-181-14-0000)
Best RV Center

GENERAL:

1. This permit shall be for the benefit of the Applicant ("Best RV Center") in whose name the permit was issued, for the specific approved location (12438 Michigan Avenue). Written notice but be provided to the City if the Applicant ceases operation of the full-service retail RV dealership "Automotive related services (includes motorcycles, recreation vehicles, trailers and campers: b. Sales (new and used vehicles)" land use.
2. Best RV Center shall obtain a City Business License and maintain a valid Business License at all times.
3. A revision or modification to this conditional use permit such as, but not limited to, change in conditions, expansions, intensity or hours or operation may be requested by an Applicant. The requested revision or modification shall be processed in the same manner as the original conditional use permit which is a duly noticed Public Hearing before the City of Grand Terrace Planning Commission/Site and Architectural Review Board.
4. The Planning Commission/Site and Architectural Review Board may periodically review this conditional use permit(s) to ensure that it is being operated in a manner consistent with conditions of approval or in a manner which is not detrimental to the public health, safety or welfare, or materially injurious to properties in the vicinity. If, after review, the Planning Commission deems that there is sufficient evidence to warrant a full examination, then a public hearing date shall be set. At such public hearing, the Planning Commission may modify or revoke the permit(s) pursuant to Municipal Code Section 18.83.080.
5. The Applicant shall indemnify, protect, defend, and hold harmless the City, and any agency or instrumentality thereof, and officers, officials, employees, or agents thereof, from any and all claims, actions, suits, proceedings, or judgments against the City, or any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof to attack, set aside, void, or annul, an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the City, concerning the Project and the approvals granted herein. Furthermore, the Applicant shall indemnify, protect, defend, and hold harmless the City, or any agency or instrumentality thereof, against any and all claims, actions, suits, proceedings, or judgments against another governmental entity in which the Applicant's Project is subject to that other governmental entity's approval and a condition of such approval is that the City indemnify and defend such governmental entity.
6. In the event that this approval is legally challenged, the City will promptly notify the Applicant of any claim or action and will cooperate fully in the defense of the matter. Once notified, the Applicant agrees to defend, indemnify, and hold harmless the city, their affiliate's officers, agents and employees from any claim, action or proceeding against the City of Grand Terrace. The Applicant further agrees to reimburse the City of any costs and

attorneys' fees, which the City may be required by a court to pay as a result of such action, but such participation shall not relieve Applicant of his or her obligation under this condition.

7. Upon approval of these conditions by the Planning Commission and prior to becoming final and binding, the Applicant must sign and return an Acceptance and Agreement to "Conditions of Approval" form. The form and content shall be prepared by the Planning and Development Services Department.
8. In the event that exhibits, and written conditions are inconsistent, the written conditions shall prevail.

APPEAL PERIOD:

9. The decision of the Planning Commission/Site and Architectural Review Board shall be final unless it is appealed to the City Council within ten (10) calendar days. Such an appeal may be made by the applicant, any member of the City Council or any other interested person. If not appealed, this approval shall become effective on the eleventh (11th) calendar day after the date of the Planning Commission's approval; or the next city business day following such eleventh (11th) calendar day when the eleventh (11th) calendar day is not a City business day.

EXPIRATION AND EXTENSION:

10. Approval of this permanent conditional use permit runs with the land, no expiration time is set.
11. The compliance period after approval of this permanent conditional use permit is one (1) year. This conditional use permit shall automatically expire twelve (12) months from the date of adoption of this Resolution unless:
 - a. All conditions of approval are met; or
 - b. Sufficient investment has been completed and building permits are issued; or
 - c. Business license is issued in accordance with the Grand Terrace Municipal Code.

In case the Applicant is not able to comply with subsections a, b or c, then the Applicant shall apply for an extension of the one-year compliance period prior to the end of that year period. The Planning Director may, upon application from the applicant, extend the compliance period for a specific length of time up to two (2) years. Two extensions are the maximum allowed on a date, no more than three (3) years from the date of the initial Planning Commission approval. Time extensions shall be filed at least sixty (60) days prior to the expiration date.

VIOLATIONS AND REVOCATION:

12. In the event that the "Automotive related services (includes motorcycles, recreation vehicles, trailers and campers: b. Sales (new and used vehicles)" land use violates or fails to comply with any of these conditions of approval of this conditional use permit, the City may take measures to cure such violations, including but not limited to, administrative citations and full reimbursement of the City for its costs and expenses, including but not

limited to, attorney's fees, in undertaking such corrective action. Reimbursement of enforcement costs shall constitute a civil debt and may be collected by any means permitted by law. In the event that violations of this permit occur, the City shall refrain from issuing further permits, licenses or other approvals until such violations have been fully remedied.

13. This conditional use permit may be revoked if any of the following actions occur:

- a. Any violation of a conditional use permit(s)' required condition of approval; or
- b. Any Federal, State or local law or ordinance is violated in connection with a conditionally permitted use(s).

The Planning Commission shall hold a Public Hearing to consider the revocation. Said hearing shall be noticed in accordance with Section 65091 of the California Government Code and with Section 18.03.070 (Public Hearing Notice) of Chapter 18.03 (General provisions). After conducting the Public Hearing, the Planning Commission shall make a recommendation to the City Council regarding revocation of the conditionally permitted use(s). After receiving the Planning Commission's recommendation, the City Council shall conduct its own Public Hearing and make a final determination to revoke, amend or leave unchanged the subject conditional use permit.

BUILDING PERMIT AND BUSINESS LICENSE:

14. After the appeal period has ended or after a final determination is made by the City Council, the applicant may submit for a business license and any needed building permit(s).

15. An application for a building permit shall include three sets of the approved site plan and floor plans, each set shall be approved and signed by the Planning Director and shall have attached to it a copy of any conditions of approval required by the Planning Commission or the City Council. Two (2) of the required sets of plans shall be submitted to the Department of Building and Safety along with the appropriate construction specification plans for the approved project. The third set shall be kept on file in the Planning Department. The Department of Building and Safety shall then prepare the appropriate permits in accordance with all applicable State and local codes.

16. An application for a business license shall be processed through the Finance Department. An application for a business license shall be signed by the Planning Director indicating the "Automotive related services (includes motorcycles, recreation vehicles, trailers and campers: b. Sales (new and used vehicles)" and use's compliance with the Zoning Code. A copy of these conditions of approval required by the Planning Commission or the City Council shall be attached to the City Business License that must be maintained at all times.

17. No building, structure or portion thereof shall be used or occupied for any use or purpose prior to receiving a City License.

18. The property and all buildings or structures on the property shall conform to all the regulations of the Building and Fire Codes.

19. A sign permit approval from Planning and a building permit from Building & Safety shall be required for all permanent signs (building attached or freestanding) prior to erection, relocation, alteration, or replacement of a sign. A sign permit shall not be required for

general maintenance of existing sign(s) or the replacement of the sign face (including message) when the area of the sign is not being changed and a building permit is not required (e.g., the replacement of a sign face on a can sign).

20. The applicant shall obtain all required building permits for the installation of any electrical fence on the property prior to commencing construction. The electrical fence must comply with all applicable city codes and safety standards.
21. The applicant shall repair, refresh, and maintain the existing swale and V-ditch along the property frontage to ensure proper drainage and functionality. All work shall be completed prior to final occupancy and inspected by the Public Works Department (or appropriate city department) for approval.

ENVIRONMENTAL:

22. Within 24 hours of this approval of the subject Project, the Applicant shall deliver a payment of \$50.00 and (check should be made out to the "Clerk of the Board of Supervisors" to enable the City to file the Notice of Exemption). If within such 48-hour period the payment has not been delivered to the Community Development Department by the above-noted check, the statute of limitations for any interested party to challenge the environmental determination under the provisions of the California Environmental Quality Act could be significantly lengthened.

BEST RV CENTER OPERATIONS:

23. Approved hours of operation for the Best RV Center shall be from 9:00 am to 6:00 pm Monday through Sunday (seven days a week).
24. A total of thirty (30) parking spaces, including necessary ADA spaces, are provided for customer and employee parking and shall be clearly striped and maintained with double (hairpin) lines. Each of the lines shall be an equal nine inches from the sideline of the required parking space. Handicapped parking spaces shall be striped and individually identified in accordance with the Uniform Building Code and the California Vehicle Code.
25. All aisles, fire lanes, maneuvering areas and/or other specified non-parking areas shall be clearly marked and maintained with directional arrows and striping.
26. If at any time the total number of employees exceeds the thirty (30) parking spaces provided, the Applicant shall be responsible for immediately alerting the City Planning Department. Within forty-five (45) days of alerting the City, the Applicant shall submit a parking management plan to be processed as an amendment to this conditional use permit through the Planning Commission/Site and Architectural Review Board. The applicant shall be responsible for paying all fees and deposits associated with the review and approval of the parking management plan.
27. No overnight storage is allowed outside of the perimeter security fencing.
28. Storage containers, conex containers, shipping containers, sheds, tents, awnings, and similar structures shall not be placed along the Michigan Avenue street frontage. Such structures located in other areas of the property shall be screened from view along the Michigan Avenue frontage.

29. Prior to issuance of building permits, the applicant shall submit a detailed landscape plan for the frontage area. The plan shall be subject to review and approval by the Planning Department and must comply with the City Ordinance Chapter 15.56 – Water Efficient Landscape. The plan shall include refreshed landscaping along the property frontage, removal of dead or declining plant material, installation of new drought-tolerant plantings, and improvements to the irrigation system to ensure efficient water use and healthy plant growth. The applicant shall also submit a refundable deposit in the amount of \$2,000 to cover the cost of landscape plan review and inspection. Any unused portion of the deposit shall be returned upon final approval of the completed landscape and irrigation installation.
30. Empty pallets and pallet stands are prohibited to be located outdoors at the subject property.
31. All operational activities associated with the “Automotive and related services (includes motorcycles, recreation vehicles, trailers and campers: b. Sales (new and used vehicles)” land use shall comply with the regulations of the City’s Noise Ordinance, Chapter 8.108 of the Grand Terrace Municipal Code.
32. All business vehicles shall not be used as signage or displayed in a way to be intentionally visible from any adjacent property or public right-of-way outside of the raised display area shown on the approved site plan.
33. Lighting shall be designed to reflect away from adjacent properties and public roadways.
34. No operational activities, sign, or lighting fixture associated with the “Automotive and related services (includes motorcycles, recreation vehicles, trailers and campers: b. Sales (new and used vehicles)” land use shall create illumination on adjacent property that exceeds three (3) foot candles, whether the illumination is direct or indirect light from the source, as measured from the property line at ground level.
35. No operational activities associated with the “Automotive and related services (includes motorcycles, recreation vehicles, trailers and campers: b. Sales (new and used vehicles)” land use shall be permitted to emit odorous gases or other odorous matter in such quantities as to be dangerous, injurious, noxious, or otherwise objectionable which is detectable with or without the aid of instruments at or beyond the property line.
36. All operational activities associated with the “Automotive and related services (includes motorcycles, recreation vehicles, trailers and campers: b. Sales (new and used vehicles)” land use shall not directly or indirectly discharge air contaminants into the atmosphere, including smoke, sulfur compounds, dust, soot, carbon, noxious acids, gases, mist, odors, or particulate matter, or other air contaminants or combinations which exceed any local, state or federal air quality standards or which might be obnoxious or offensive to anyone residing or conducting business either on site or abutting the subject site. Particulate matter shall not be discharged into the atmosphere in excess of the standards of Federal and State requirements.
37. No operational activities associated with the “Automotive and related services (includes motorcycles, recreation vehicles, trailers and campers: b. Sales (new and used vehicles)” land use shall be permitted which result at any time in the release or emission of any fissionable or radioactive materials into the atmosphere, the ground, or sewerage system.

38. No operational activities or action associated with the "Automotive and related services (includes motorcycles, recreation vehicles, trailers and campers: b. Sales (new and used vehicles))" land use shall cause any source of electrical or electronic disturbance that adversely affects persons or the operation of any equipment on any other lot and is not in conformance with the regulations of the Federal Communication Commission.
39. No operational activities or action associated with the "Automotive and related services (includes motorcycles, recreation vehicles, trailers and campers: b. Sales (new and used vehicles))" land use shall emit heat or cold which would cause a temperature increase or decrease on any adjacent property in excess of ten degrees Fahrenheit, whether the change is in the air, on the ground, or in any structure.
40. The property ownership is responsible for the continuous maintenance of all buildings, structures, yards, landscaping, signs, parking areas, and other improvements on the property in a manner which does not detract from the appearance of the surrounding area. All portions of a lot, including yards, setbacks, buildings, structures, signs, parking and loading areas, driveways, open areas, landscaping and other features shall be permanently maintained in a neat, attractive, weed-free manner.
41. All parking areas shall be surfaced and maintained with asphaltic, concrete, or other permanent, impervious surfacing material so as to prevent mud, dust, loose material, and other nuisances.
42. The property ownership shall repair any vandalism or damage to the perimeter fencing and remove any graffiti from the subject property within forty-eight (48) hours of its discovery in matching colors to the existing improvements.
43. No operational activities or action associated with the "Automotive and related services (includes motorcycles, recreation vehicles, trailers and campers: b. Sales (new and used vehicles))" land use shall discharge at any point into any public or private street, public or private sewer, stream, body of water, or into the ground any materials of such nature or temperature as can contaminate any water supply, interfere with bacterial processes in sewage treatment, or otherwise cause the emission of dangerous or offensive elements, except in accord with applicable standards approved by governmental agencies having jurisdiction. All grading, grubbing, clearing, soil disturbance, an/or construction operations shall comply with the erosion control and best management practices of the City's current permit for the National Pollution Discharge Elimination System (NPDES), as it may be amended from time to time.
44. All loading and unloading activities or deliveries associated with the "Automotive and related services (includes motorcycles, recreation vehicles, trailers and campers: b. Sales (new and used vehicles))" land use shall occur on the subject property.
45. The "Automotive and related services (includes motorcycles, recreation vehicles, trailers and campers: b. Sales (new and used vehicles))" land use shall be operated in compliance with the following provisions:
 - a. The generation of vibration of duration and intensity so as to be excessive, disturbing, or objectionable to persons located offsite, shall not be permitted.

- b. The “Automotive and related services (includes motorcycles, recreation vehicles, trailers and campers: b. Sales (new and used vehicles)” land use shall not generate ground vibration that interferes with the operations of equipment and facilities of adjoining parcels.

- 46. All trash and refuse shall be disposed of in Burrtec dumpsters pursuant to City Codes and removed from the premises on an as needed basis.
- 47. An emergency key boy “Knox Rapid Access System” shall be provided at the entry gate.
- 48. The City of Grand Terrace shall be designated as the point of sale for sales and use tax purposes for any sales or transactions that originate or occur at the subject property, in accordance with applicable State Laws.
- 49. At no time shall any recreational vehicle (RV), trailer, or similar vehicle be used for overnight occupancy, habitation, or temporary lodging on the subject property. This prohibition applies to all RVs on-site, whether awaiting service, on display for sale, or otherwise located on the premises. While overnight storage of unoccupied RVs is permitted for operational purposes (e.g., service intake or sales inventory), no person shall reside, sleep, or otherwise stay overnight in any vehicle at any time on the property.

The Applicant shall be responsible for strictly enforcing this condition through visible on-site signage, staff policies, and communication with customers. Any observed violation, including suspected overnight habitation, shall be immediately addressed by management and may be subject to code enforcement action by the City. Repeated or unresolved violations may result in revocation proceedings in accordance with Condition 13 of this permit.

EXHIBIT C

FINDINGS OF APPROVAL FOR AMENDMENT NO. 3 to CONDITIONAL USE PERMIT 99-01

12438 Michigan Avenue, Grand Terrace, CA 92313 (APN: 1167-181-14-0000)
Best RV Center

As required by Section §18.83.050 of the Grand Terrace Municipal Code, approval of Amendment No. 3 to Conditional Use Permit 99-01 for Best RV Center to operate a full-service retail RV Dealership located at 12438 Michigan Avenue, Grand Terrace, CA 92313 (APN: 1167-181-14-0000) is based on the following findings:

- 1) **Finding:** The “Automotive related services (includes motorcycles, recreation vehicles, trailers and campers: b. Sales (new and used vehicles)” land use will not be detrimental to the health, safety, morals, comfort or general welfare of the persons residing or working within the neighborhood of the project site or within the City.

Facts in Support of Finding: The full-service retail RV dealership will operate during normal business hours from 9:00 a.m. to 6:00 p.m. which will not impede the evening, late night and early morning hours of surrounding residences. Furthermore, the City’s Noise Ordinance is applicable in addition to the City’s requirements that prevent light pollution. Similar land uses have occupied the site for decades and with this 3rd Addendum to CUP 99-01 the conditions of approval are tailored to ensure a harmonious relationship between the Best RV Center and surrounding community.

- 2) **Finding:** The “Automotive related services (includes motorcycles, recreation vehicles, trailers and campers: b. Sales (new and used vehicles)” land use will not be injurious to property or improvements in the neighborhood or within the City.

Facts in Support of Finding: The subject property is already improved, and no new expansion is proposed at this time. The site will get a gently refresh and curb appeal will increase with new landscaping along Michigan Avenue. The hours are very reasonable during the daytime and no activities at night will occur.

- 3) **Finding:** The “Automotive related services (includes motorcycles, recreation vehicles, trailers and campers: b. Sales (new and used vehicles)” land use will be consistent with the latest adopted General Plan.

Facts in Support of Finding: Best RV Sales is consistent with the following goals and policies of the General Plan:

GOAL 2.1: Provide for balanced growth which seeks to provide a wide range of employment and housing opportunities and maintenance of a healthy, diversified community.

The City is working closely with the owner of the property to ensure that it is retained so that it does not remain vacant. Vacant properties can quickly become targets for vandalism and do not contribute economically to the City. This Amendment No. 3 to CUP 99-01 will permit Best RV Center to operate which will bring twenty-four (24) full-time job opportunities, sales and tax revenue to the city. The Best RV Center will

expand the range of employment, ongoing property maintenance, and excellent health of the City economy for many years to come.

GOAL 2.3: Provide a wide range of retail and service commercial opportunities designed to meet the needs of the City's residents, businesses, and visitors while also providing employment opportunities.

The City has a great many and diverse businesses that provide valuable services and sales to its residents. Expanding that wide range of retail and service commercial opportunities to include the Best RV Center will meet the recreational vehicle needs of the City's residents and visitors from surrounding communities. The Best RV Center will employ twenty-four (24) full-time employees.

Policy 2.3.2: Maintenance and continued development of Grand Terrace's established commercial areas, as an encouragement of new commercial development.

The subject property located at 12438 Michigan Avenue has been occupied numerous automotive land uses since CUP 99-01 was approved on January 18, 2001. Through two previous addendums to CUP 99-01 and various ministerial Land Use determinations the businesses at the property have changed over multiple times. The most recent tenant was Camping World. This latest CUP addendum will tailor the site to fit the needs of Best RV Center to continue the commercial use of the site in a well-maintained manner.

Policy 2.3.5: Measures to reduce potential land use incompatibility between commercially designated areas and all other plan areas will be given special consideration. Specific features could include increased setbacks, walls, berms, and landscaping.

CUP 99-01 is being amended a third time for the Best RV Center so that the Conditions of Approval will solely reflect the operation of the Best RV Center from 12438 Michigan Avenue. All previous entitlement approvals, addendums, and land use permits will be superseded by these new conditions. The forty-five (45) conditions of approval that are provided as "**EXHIBIT B**" to *Attachment 1* will reduce potential land use incompatibility between the commercial activities of Best RV Center and all other plan areas.

Grand Terrace 2030 Vision Goal #1: Ensure Our Fiscal Viability: All City departments have an important role in helping the City reach its short and long-term fiscal goals. The City of Grand Terrace is committed to maintaining a balanced budget and working towards long-term viability as a municipality. The City Council and Departments remain disciplined and continue to practice fiscal restraints within an environment where service demands are requested to maintain the community's quality of life. Moving forward, all departments will work collaboratively to ensure best practices in fiscal management and optimize the cost of delivery of services to our community.

The Best RV Center is a commercial recreation vehicle sales business that will make an anticipated 30 to 70 million dollars in sales annually. The sales tax revenue that goes toward the City is anticipated to be 300 to 700 thousand dollars. The City Manager's Office, Finance Department, and Planning and Development Services Department have worked in cooperation with the owner and tenant to bring this conditional use permit to public hearing in an expedited manner. Ensuring efficient

and expedited processing will aid property owners and businesses in lowering their out-of-pocket expenses when located and opening businesses within the City. Increasing the City's business community and property improvements/value will all contribute towards moving the community's quality of life forward.

Grand Terrace 2030 Vision Goal #3: Promote Economic Development: Increasing revenue through property tax, sales tax, transient occupancy tax and revenues generated by local businesses is critical to the City's future success. The City Council has made attracting and retaining businesses a key goal. All departments are engaged in this effort.

The Best RV Center is a commercial recreation vehicle sales business that will make an anticipated 30 to 70 million dollars in sales annually. The sales tax revenue that goes toward the City is anticipated to be 300 to 700 thousand dollars.

- 4) **Finding:** Conditions necessary to secure the purposes of the Zoning Code are made a part of the conditional use permit amendment.

Facts in Support of Finding: A total of forty-five (45) conditions are imposed upon this Amendment No. 3 to Conditional Use Permit 99-01. The first twenty (20) conditions of approval are standards general conditions. Conditions twenty-one (21) through forty-nine (49) are conditions that are specific to the business operations of the Best RV Center, a full-service retail RV dealership. The conditions of approval are tailored specifically to the Best RV Center based upon the business model and their existing operation in Turlock, CA. The spirit and intent of this Amendment No. 3 to Conditional Use Permit 99-01, as conditioned, is to ensure the harmonious relationship between the Best RV Center and surrounding community remains for the duration of Best RV Center's time in Grand Terrace.

- 5) **Finding:** The project is compliant with the California Environmental Quality Act (CEQA).

Facts in Support of Finding: Amendment No. 3 to Conditional Use Permit 99-01 is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section §15301 Class 1 (Existing Facilities). Under the CEQA Guidelines, Class 1 is a categorical exemption for "existing facilities". This exemption applies to the operation, repair, maintenance, or minor alteration of existing public or private structures and facilities, provided there is negligible or no expansion of use. The subject property at 12438 Michigan Avenue has been entitled, improved, and operating as a commercial vehicle sales and repair land use since 2001 when CUP 99-01 was originally approved. This new Amendment No. 3 is solely to refresh the conditions of approval so that the CUP is tailored to the business operations of the new tenant "Best RV Center" at the property. There is no new construction or work at the site beyond refreshing paint, landscaping and general maintenance.

Greetings Mr. G. Arguelles,

Following your conversation today with my brother, Naiel Ammari, and our brief chat; please find below a short description of the planned upcoming Best RV Center (branch) at the Grand Terrace location.

Best RV Center – Grand Terrace Branch Operations

Address: 12438 Michigan Street, Grand Terrace, CA 92313

Best RV Center is expanding its footprint by establishing a new branch in Grand Terrace, CA. This location will operate as a full-service retail RV dealership, complementing our primary Turlock facility, and will continue our tradition of excellence in sales, service, and customer satisfaction.

Scope of Operations

The Grand Terrace branch will provide:

Sales of New RVs & Trailers: Offering the latest models of motorhomes, travel trailers, and fifth wheels from leading manufacturers.

Sales of Pre-Owned Units: Certified used RVs and trailers, rigorously inspected to ensure quality and reliability.

Parts & Accessories: A retail store stocked with RV parts, upgrades, and lifestyle accessories to support RV owners.

Full-Service Center: On-site service bays with factory-trained technicians providing maintenance, warranty repairs, and customer support.

Site Capacity & Layout (4.5-Acre Lot)

The property is designed to support efficient dealership operations while ensuring a positive customer experience:

RV Display Units: Capacity to park and showcase up to 102 RVs on-site.

Service Units: Dedicated space for 20 service vehicles, ensuring smooth repair operations.

Customer Parking: 20-car parking lot for easy access.

Employee Parking: 16-car parking lot in tandem to accommodate staff.

Staffing Structure (24 Employees)

The location will employ a total of 24 staff members with operations running from 9:00 am to 6:00 pm seven days a week, structured as follows:

1 General Manager – Overseeing all branch operations.

4 Administrators – Managing clerical, finance, and customer service functions.

5 Salespersons – Dedicated to RV sales and customer engagement.

10 Technicians – Providing repair, service, and maintenance expertise.

4 Detailers – Ensuring unit readiness, cleanliness, and presentation standards.

Strategic Value

The Grand Terrace branch strengthens Best RV Center's presence in Southern California, expanding reach beyond Northern California, where the company has ranked as the No. 1 RV dealer in sales volume statewide for 14 consecutive years and Top 1–2 nationwide. This expansion underscores Best RV Center's commitment to serving customers with industry-leading products, service, and dealership facilities across California.

I hope the above brief description is enough, and please don't hesitate to contact me if you need further clarification.

Regards,

Nader Ammari



5340 Taylor Ct
Turlock, Ca 95382
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Fax (209) 216-5210
www.bestrvc.com



CITY OF GRAND TERRACE
NOTICE OF EXEMPTION

TO: Clerk of the Board of Supervisors
County of San Bernardino
385 N. Arrowhead Avenue, 2nd Floor
San Bernardino, CA 92415-0130

FROM: Planning and Development
Services Department
City of Grand Terrace
22795 Barton Road
Grand Terrace, CA 92313

Project Title: Conditional Use Permit 99-01 Amendment No. 3 – Best RV Center

Project Location: 12438 Michigan Avenue, Grand Terrace, CA 92313
(APN: 1167-181-14-0000)

Description of Project: Approval by the Planning Commission to authorize the operation of a full-service RV dealership (Best RV Center) on a 4.5-acre site, including RV sales, minor repair, and rental services. The project entails no new construction or expansion of the existing developed site.

Name of Public Agency Approving Project: Grand Terrace City Council

Name of Person or Agency Carrying out Project: Naiel Ammari, representing Best RV Center

Exempt Status: California Code of Regulations, Title 14, Section 15301 – *Existing Facilities*

Reasons Why Project is Exempt: The project is exempt under Section 15301 of the California Environmental Quality Act (CEQA) Guidelines. The project involves the continued operation of an existing commercial site with no expansion of use or physical footprint. All proposed activities will occur within the limits of the existing developed property. No significant alterations to the structure or site are proposed. The site is fully serviced by existing infrastructure, and the use is consistent with the City's General Plan and Zoning Code.

Lead Agency or Contact Person:

Area Code/Telephone: (909) 954-5176

Gabriel Arguelles, Assistant Planner
Planning and Development Services
Department

Date