

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



ITEM: 23.2

(ID # 30605)

MEETING DATE:

Tuesday, July 14, 2026

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON 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) – Applicant: Hayward Pardue – Fourth Supervisorial 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. District 4. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors take the following actions:

1. **FIND** that the Project is **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), based on the findings and conclusions in the staff report;

Continued on Page 2

ACTION:Policy


John Hildebrand, Planning Director

7/2/2026

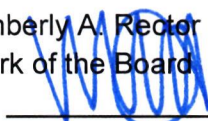

Rania Odenbaugh, TLMA Director

7/8/2026

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Medina and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Medina, Spiegel, Perez, and Gutierrez
Nays: None
Absent: Washington
Date: July 14, 2026
xc: Planning

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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STATE OF CALIFORNIA**

RECOMMENDED MOTION: That the Board of Supervisors take the following actions:

2. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 220005 (GPA220005)**
to amend the current land use designation from CD: MDR (Community Development: Medium Density Residential) to CD: CR (Community Development: Commercial Retail); as shown on "Attachment G – Proposed GPA220005 Exhibit", based on the findings and conclusions incorporated in the staff report, pending adoption of the general plan amendment cycle resolution for GPA220005 by the Board of Supervisors; and,
3. **TENTATIVELY APPROVE CONDITIONAL USE PERMIT NO. 220017 (CUP220017)**,
subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report and all exhibits and pending final adoption of the general plan amendment cycle resolution for GPA220005 by the Board of Supervisors.

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: Applicant Fees 100%			Budget Adjustment:	N/A
			For Fiscal Year:	26/27

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On May 6, 2026, the Planning Commission (Commission) voted five (in favor) and zero (opposed) to approve Planning staff's recommended motion to the Board of Supervisors for consideration of GPA220005 and CUP220017, described in detail below. The proposed Project consists of the following:

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 square feet (sq. ft.) office, 42,300 sq. ft. outdoor sales area for 64 RV display spaces and 28 paved customer and staff parking spaces.

The Project site is located 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].

California Environmental Quality Act (CEQA)

The County of Riverside (County) evaluated the KV RV Sales Project (Proposed Project) under the California Environmental Quality Act (CEQA) (California Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.). Based upon the

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findings and conclusions set forth in the staff report and the entire administrative record, the County has determined that the Proposed Project is exempt from CEQA.

Specifically, the Board hereby finds that the Proposed Project is exempt from CEQA pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) and Section 15061(b)(3) (Common Sense Exemption), based on the findings and conclusions in the staff report and the determination that there is no substantial evidence that the project will have a significant effect on the environment.

At the May 6, 2026, Planning Commission meeting, the Commission voted 5-0 to approve Planning staff's recommended motion to the Board of Supervisors for approval of the Proposed Project. Comments provided by the Commission during the administrative process were duly considered. All documents supporting this determination are located at the Planning Department, acting as the custodian of records, at 4080 Lemon Street, 12th Floor, Riverside, CA 92502.

Public Hearing and Administrative Record

No written comments were received during the administrative review process, and no members of the public spoke in favor, in opposition, or in a neutral position regarding the Proposed Project during the public hearing. Consequently, no responses or further administrative review under CEQA were required or prepared.

Impact on Residents and Businesses

The impacts of this project have been evaluated through the standard development review process by various responsible County departments (e.g., Fire, Transportation, Planning, Building and Safety, etc.). Because the Proposed Project qualifies for a CEQA Exemption, it will not result in any significant adverse environmental impacts to local citizens or businesses, and all standard project conditions of approval will ensure compatibility with the surrounding community.

SUPPLEMENTAL:

Additional Fiscal Information

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

ATTACHMENTS:

- Attachment A – PC Report of Actions
- Attachment B – Planning Commission Staff Report
- Attachment C – Notice of Exemption
- Attachment D – Draft Advisory Notification Document and Conditions of Approval
- Attachment E – Planning Commission Resolution No. 2026-002
- Attachment F – Project Plans (Site Plan and Fire Access Plan)
- Attachment G – Proposed GPA220005 Exhibit
- Attachment H – GIS Exhibits (Vicinity Map, Land Use, and Zoning)
- Attachment I – Public Notice and Mailing Labels

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- Attachment J – Environmental Justice Checklist

Crystal Carrillo
Crystal Carrillo, Senior Management Analyst 7/8/2026

Aaron Gettis
Aaron Gettis, Chief Deputy County Counsel 7/2/2026



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

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

PLANNING COMMISSION – REPORT OF ACTIONS – MAY 06, 2026

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.

PLANNING COMMISSION – REPORT OF ACTIONS – MAY 06, 2026

- 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

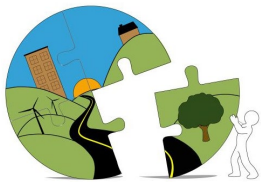
PLANNING COMMISSION – REPORT OF ACTIONS – MAY 06, 2026

(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.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.4

(ID # 30263)

MEETING DATE:

Wednesday, May 06, 2026

SUBJECT: 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.

PROPOSED PROJECT

Case Number(s): GPA220005 and CUP220017

Environmental Type: Exemption

Area Plan No. Western Coachella Valley

Zoning Area/District: Pass and Desert District

Supervisorial District: Fourth District

Project Planner: Elizabeth Mora-Rodriguez

Project APN(s): 657-122-004 & 657-122-018
through -021

Continued From:


John Hildebrand, Planning Director 4/2

PROJECT DESCRIPTION AND LOCATION

General Plan Amendment No. 220005 is a proposal to amend the current land use designation from CD: MDR (Community Development: Medium Density Residential) to CD: CR (Community Development: Commercial Retail).

Conditional Use Permit No. 220017 is a proposal to entitle an existing unpermitted RV dealership on 2.00 gross acres. The project retains an existing 860-sq. ft. office and includes a

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42,300-sq. ft. outdoor sales area for 64 RV display spaces and 28 paved customer and staff parking spaces. Site improvements include new pavement and compact DG surfacing to support operations and 6 staff.

The above is hereinafter referred to as the “Project” or “project”.

The proposed Project is located north of Dillon Road, east of Palm Drive, south of Camino Idilio and west of Via Corto. Specifically located at 16972 Palm Drive, Desert Hot Springs, Riverside County, CA within the Pass and Desert Zoning District.

The project will be accessed from Dillon Rd, as primary access and from Palm Dr. as secondary access.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

ADOPT PLANNING COMMISSION RESOLUTION NO. 2026-002, recommending adoption of General Plan Amendment No. 220005 to the Board of Supervisors; and

THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that the Project is **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), based on the findings and conclusions in the staff report;

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 220005 to amend the current land use designation from CD: MDR (Community Development: Medium Density Residential) to CD: CR (Community Development: Commercial Retail); as shown on “Attachment C – Proposed GPA220005 Exhibit”, based on the findings and conclusions incorporated in the staff report, pending adoption of the general plan amendment cycle resolution for GPA220005 by the Board of Supervisors; and,

TENTATIVELY APPROVE CONDITIONAL USE PERMIT NO. 220017, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report and all exhibits and pending final adoption of the general plan amendment cycle resolution for GPA220005 by the Board of Supervisors.

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PROJECT DATA

Land Use and Zoning:

Existing General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Medium Density Residential (CD: MDR)
Proposed General Plan Foundation Component:	Community Development (CD)
Proposed General Plan Land Use Designation:	Commercial Retail (CD: CR)
Policy / Overlay Area:	Not Applicable
Surrounding General Plan Land Uses	
North:	Community Development: Medium Density Residential (CD: MDR)
East:	Community Development: Medium Density Residential (CD: MDR)
South:	City of Desert Hot Springs – Commercial (C)
West:	City of Desert Hot Springs – Commercial (C)
Existing Zoning Classification:	General Commercial (C-1/C-P)
Proposed Zoning Classification:	No Change Proposed
Surrounding Zoning Classifications	
North:	Controlled Development Areas (W-2)
East:	Controlled Development Areas (W-2) General Commercial (C-1/C-P)
South:	City of Desert Hot Springs – General Commercial (C-G)
West:	City of Desert Hot Springs – General Commercial (C-G)
Existing Use:	RV Sales / Dealership
Surrounding Uses	
North:	Vacant Land and Single-Family Residences
East:	Vacant Land and Single-Family Residences
South:	Vacant Land
West:	Vacant Land

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (acres)	2.00 gross acres	N/A

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<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Proposed Building Area (sq. ft.)	860 sq. ft.	N/A
Floor Area Ratio	819.60 sq. ft. on 87,120 sq. ft. (2.00 gross acres) 0.0094 FAR ¹	.20 - .35 FAR (CR)
Building Height (ft)	12 ft.	50 ft.

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
RV sales office	860	1 space per 1000 sq. ft. uncovered sales area to a maximum of 20 spaces	20	20
		1 space per employee	6	8
		ADA 2 spaces per 26 - 50 of required parking ²	2	1
		EV 2 spaces per 25 – 49 of required parking ³	2	1
TOTAL:	860		26	28

Located Within:

City's Sphere of Influence:	Yes – Desert Hot Springs
Community Service Area ("CSA"):	Yes – CSA 152
Special Flood Hazard Zone:	Yes - AO
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Moderate

¹ General Plan Land Use Policy (LU 29.10) states that the Floor to Area Ratio (FAR) is intended for planning purposes only. The Planning Director or his/her designee shall have the discretion to authorize the use of a FAR that is less intense in order to encourage good project design and efficient site utilization.

² Pursuant to Ord. No. 348, § 18.12, the project shall comply with the following minimum ADA parking spaces: For development projects with 26 to 50 parking spaces, the project shall designate a minimum of 2 parking spaces for ADA, or the amount required by the current CBC, whichever is the more restrictive standard.

³ Pursuant to Ord. No. 348, § 18.12, the project shall comply with the following minimum EV parking spaces: For development projects with 25 to 49 parking spaces, the project shall designate a minimum of 2 parking spaces for EV, or the amount required by the current CBC, whichever is the more restrictive standard.

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Mount Palomar Observatory Lighting Zone:	Yes – Zone B (15 – 45 Miles)
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	Yes
Stephens Kangaroo Rat (“SKR”) Fee Area:	No
Airport Influence Area (“AIA”):	No

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PROJECT LOCATION MAP

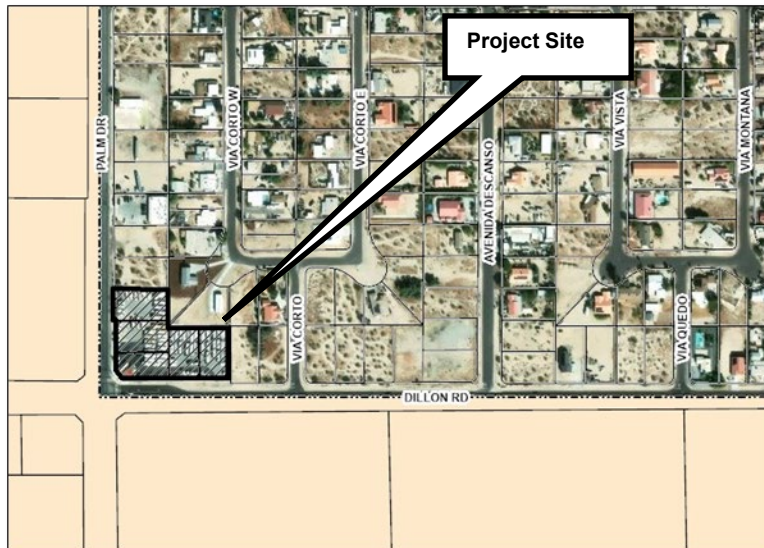


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The proposed project seeks to entitle an existing unpermitted Recreational Vehicle (RV) dealership. The dealership integrates five (5) parcels totaling 2.00 gross acres (APNs 657-122-004, 657-122-018, 657-122-019, 657-122-020, and 657-122-021). The project involves both the existing permitted 860-square-foot office building and a new unpermitted 42,300-square-foot outdoor sales area. Site-wide infrastructure improvements serving both the existing and new portions of the site include unpermitted asphalt paving and compacted decomposed granite (DG) utilized for the 64 RV display spaces, 28 customer and staff parking stalls, and general onsite circulation.

On August 25, 1999, Plot Plan No. 16093 (PP16093) received administrative approval for the operation of a used car sales lot. The project site consists of an existing office building (constructed in 1965 per County Assessor records) situated on Assessor's Parcel Numbers (APNs) 657-122-018 and 657-122-019, totaling 0.77 acres. Under that approval, the vehicle display area was limited to a maximum of seven (7) spaces and required on-site parking to include a minimum of six (6) customer/employee spaces and one (1) accessible parking space.

On June 14, 2022, Conditional Use Permit No. 220017 (CUP220017) was submitted to permit the current RV dealership. While the site was previously entitled for car sales under PP16093, the property was converted to an RV dealership and site improvements were conducted without

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prior authorization. Because an RV dealership is a land use distinct from the previously permitted car sales, the prior entitlement does not encompass the current operations. Consequently, CUP220017 is required to authorize the existing RV use and bring the property into compliance.

The proposed entitlement encompasses the following site-specific improvement and operational parameters:

- Total Outdoor Sales Area: 42,300 square feet.
- Capacity: 64 dedicated RV display spaces.
- Parking: 28 paved customer and staff parking spaces.
- Site Improvements: New pavement and compacted decomposed granite (DG) surfacing to support operations.

During the initial project review, staff determined that while the proposed use was allowable within the General Commercial (C-1/C-P) zone, the zone itself was inconsistent with the existing General Plan Land Use Designation. To resolve this conflict and maintain consistency between the zoning and the General Plan, General Plan Amendment No. 220005 (GPA220005) was submitted on December 14, 2022. This amendment proposes to change the land use designation for the 2.00-acre site from Community Development: Medium Density Residential (CD: MDR) to Community Development: Commercial Retail (CD: CR).

Expiration Date of the Proposed Use Permit

Due to the project's encroachment into the future public right-of-way on Dillon Road, the permit is restricted to a 10-year term. To facilitate a seamless extension of the use and maintain permit continuity, the applicant must apply for a permit revision prior to the 10-year expiration date. This revision will allow for a re-evaluation of the Dillon Road right-of-way status and any then-current infrastructure needs. Accordingly, off-site improvements, including County road work, landscaping, and SunLine Bus Transit facilities—shall be deferred until such time as the right-of-way expansion is initiated. A specific Condition of Approval has been incorporated to formalize these requirements and the expiration timeline.

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General Plan Consistency

The project site is currently within the Community Development (CD) Foundation and within the Medium Density Residential (MDR) land use designation of the Land Use Element of the General Plan. The CD Foundation Component is intended to depict areas appropriate for urban and suburban development, providing a breadth of land uses that foster variety, accommodate diverse lifestyles, and support various living and working conditions. The MDR designation allows for single-family detached residences with a density range of 2-5 dwelling units per acre. The current use, RV dealership, is inconsistent with the underlying General Plan Land Use designation of MDR, as it is a commercial use and, thus, more suitable in commercial land use designated areas. However, the underlying zoning is General Commercial (C-1/C-P) which does allow for RV sales but is inconsistent with the General Plan Land Use designation (MDR).

To resolve the inconsistency between the existing commercial zoning (C-1/C-P) and the residential land use designation, a General Plan Amendment (GPA) is proposed to change the designation from CD: MDR to Community Development: Commercial Retail (CD: CR). This amendment would facilitate the entitlement of the RV dealership through the associated CUP220017, essentially harmonizing the general plan designation with the existing C-1/C-P zoning classification.

Zoning Consistency

The project site is zoned C-1/C-P (General Commercial). Pursuant to Ordinance No. 348, Article IX, Section 9.1(d)(18), automobile sales and rentals are permitted within the C-1/C-P zone subject to an approved Conditional Use Permit (CUP). The applicant has submitted this application to ensure full compliance with all applicable development standards and regulations.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS
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The proposed Project is exempt from the California Environmental Quality Act (CEQA) pursuant to the State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) and Section 15061(b)(3) (Common Sense).

Section 15061 (b)(3) – Common Sense exemption allows for an exemption where "the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA."

The Project (GPA220005 and CUP 220017) involves the regularization of an existing RV dealership. Because the Project consists of the formalization of existing operations and an existing 860-square-foot office building on a previously disturbed 2.00-acre site, the entitlement

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does not result in a physical expansion of the use or new construction that would alter the baseline environmental conditions. The site is already serviced by existing infrastructure, and the continued operation of the dealership will not result in a significant increase in noise, traffic, or air emissions beyond existing levels. Therefore, it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

Section 15303 – Class 3 exemption consists of the construction and location of limited numbers of new, small facilities or structures and the conversion of existing small structures from one use to another where only minor modifications are made. Specifically, Section 15303(c) allows for:

"A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive."

The proposed Project (GPA220005 and CUP 220017) involves the regularization of an existing RV dealership including an 860-square-foot office building, which is well under the 2,500-square-foot threshold for a single structure. The 2.00-gross-acre site is located within an urbanized area where public services are available, and the use does not involve significant amounts of hazardous substances.

None of the exceptions pursuant to State CEQA Guidelines Section 15300.2 apply in this case, as detailed below:

- A. Location.** Class 3 exemptions are qualified by consideration of where the project is located. A categorical exemption shall not be used where the project may impact an environmental resource of hazardous or critical concern that is designated, precisely mapped, and officially adopted pursuant to law. The Project site is not located in an area designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies for an environmental resource of hazardous or critical concern. While located within the Western Coachella Valley Area Plan, the 2.00-acre site (comprised of APNs 657-122-004, -018, -019, -020, and -021) consists of previously disturbed commercial land and is not environmentally sensitive.
- B. Cumulative Impact.** All exemptions are inapplicable when the cumulative impact of successive projects of the same type in the same place over time is significant. The Project is a stand-alone entitlement for an existing RV dealership and does not include or propose successive phases. The surrounding properties are already developed or designated for similar commercial use, and no similar successive projects are proposed

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in the immediate vicinity. Furthermore, per Riverside County standards, because the project is exempt and involves the regularization of an existing facility with no expansion of use, it is presumed to have a less-than-significant impact on transportation and circulation; therefore, no Vehicle Miles Traveled (VMT) analysis is required.

- C. Significant Effect.** A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The Project regularizes an existing use on a 2.00-acre lot. The retention of the 860-sq. ft. office and the existing outdoor display/parking areas (consisting of pavement and compacted DG surfacing) are not expected to cause a substantial increase in traffic or utility demand. There are no unusual circumstances on-site that distinguish this project from other small-scale commercial regularizations.
- D. Scenic Highways.** A categorical exemption shall not be used for a project which may result in damage to scenic resources within a highway officially designated as a state scenic highway. The Project site is not located within or adjacent to a state-designated scenic highway. The site and the expansion area are devoid of protected trees, historic buildings, or significant rock outcroppings. Therefore, the Project will not result in damage to scenic resources within a designated scenic highway.
- E. Hazardous Waste Sites.** A categorical exemption shall not be used for a project located on a site included on any list compiled pursuant to Section 65962.5 of the Government Code. The Project site is not included on the Hazardous Waste and Substances Sites (Cortese) List compiled pursuant to Section 65962.5 of the Government Code. The operation of an RV dealership does not involve the use of significant amounts of hazardous substances, and there is no evidence that the siting of this facility would result in impacts related to hazardous waste.
- F. Historical Resources.** A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource. The Project site is located on a disturbed commercial corridor and does not contain, nor is it located near, any significant historical resources. Therefore, the Project will not cause a substantial adverse change in the significance of a historical resource.

Based upon the identified exemption (Section 15303) and the justifications provided above, it is concluded that no significant physical environmental impacts will occur. The Project, as proposed, is Exempt from further CEQA review.

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FINDINGS AND CONCLUSIONS

In order for the County to approve a proposed project, the following findings are required to be made:

Land Use Findings:

1. The Project site currently has a General Plan Foundation Component of Community Development (CD) and a Land Use Designation of Medium Density Residential (MDR), which is intended for conventional single-family detached houses and suburban subdivisions. Through General Plan Amendment No. 220005 (GPA220005), the designation is proposed to change to Commercial Retail (CR) to provide local jobs, enhance economic balance, and facilitate a tax base for public facilities. The utilization of the site for an RV dealership, including an 860 sq. ft. office and 42,300 sq. ft. outdoor sales area, is compliant with the General Plan as it provides a community service and job opportunities.

The Project have been reviewed against the Western Coachella Valley Area Plan and Ordinance No. 348, finding it in conformance with the following policies: LU 29.1, which accommodates commercial uses in appropriately designated areas; LU 29.6, requiring that developments consider their surroundings to visually enhance the character of the area; and LU 29.7, ensuring that adequate circulation facilities, water resources, and sewer facilities exist to meet the demands of the use. Consequently, the Project is found to be compliant with the intent of the General Plan Foundation Component and the proposed land use designation.

2. The Project site has a Zoning Classification of General Commercial (C-1/C-P) , which is consistent with the Community Development: Commercial Retail (CD:CR) Land Use Designation. The CR designation allows for the development of commercial retail and service uses at a neighborhood, community, and regional level, such as those that are conditionally permitted within the C-1/C-P zone. As detailed in the Development Standards Findings section of this report, the Project adheres to all development standards of the C-1/C-P zone , including design, height, and parking requirements for the RV dealership and its 860 sq. ft. office. While the Project is generally exempt from additional landscaping requirements due to the utilization of the existing building footprint and established site conditions, the site is situated within the future ultimate width public right-of-way for Dillon Road.

To resolve the potential conflict between the existing improvements and future infrastructure goals, the Transportation Department has approved a temporary encroachment, and the Project is limited to a single 10-year term. Prior to the expiration

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of this term, the applicant shall apply for a Revised Permit to facilitate a re-evaluation of the Dillon Road right-of-way status and any then-current infrastructure needs. Accordingly, all street improvements, street improvement plans, and/or road dedications—including County road work, landscaping, and SunLine Bus Transit facilities—shall be deferred until such time as the right-of-way expansion is initiated or as determined during the permit revision process. A specific Condition of Approval has been incorporated to formalize these requirements, ensuring the Project maintains consistency with the General Plan and County standards throughout its operational life.

3. According to the Western Coachella Valley Area Plan, the Project site is not designated as being located within any specific General Plan Policy Area. The Project has been reviewed against the applicable land use policies of the Western Coachella Valley Area Plan and is found to be consistent with the broader goals of the Community Development: Commercial Retail (CD: CR) designation.
4. The Project site is located outside of any Airport Influence Area (AIA) boundary. As the site is not situated within a designated airport safety zone or noise contour, it is not subject to review by the Airport Land Use Commission (ALUC), and the proposed RV dealership use does not conflict with airport land use compatibility standards.

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Entitlement Findings:

General Plan Amendment No. 220005

The proposed Community Development: Commercial Retail (CD: CR) designation is intended for the development of commercial retail uses at the neighborhood, community, and regional levels. General Plan Amendment No. 220005 (GPA220005), which proposes changing the designation from Medium Density Residential (MDR) to Commercial Retail (CR), is supported by the project site's location on Dillon Road. While the surrounding area contains residential and vacant land, Dillon Road is designated as a Major Arterial with a 118-foot ultimate width in the General Plan Circulation Element. Major arterials are specifically designed to accommodate higher-intensity commercial uses, whereas the existing MDR designation is typically suited for local collector streets that serve residential neighborhoods.

By transitioning the 2.00-acre site to Commercial Retail, the project aligns the land use with the existing roadway capacity and the underlying General Commercial (C-1/C-P) zoning. The project introduces a localized RV dealership use to a community where few currently exist within a one-mile radius, diversifying the local land-use mix and accommodating the active lifestyles of regional customers. Furthermore, the site serves as a logical transition between the high-traffic arterial corridor and adjacent properties. Because the RV dealership utilizes an existing 860 square foot office and established site conditions, it functions as a compatible commercial service that meets regional demand while bringing the property into alignment with its designated roadway and zoning classification.

For an Entitlement/Policy General Plan Amendment, the following findings are required to be made:

Pursuant to Ordinance No. 348, Section 2.4 C.2., the first two findings (C.2.a and C.2.b) are required and one additional finding (C.2.c through C.2.g) is also required.

1. Finding (C.2.a) The proposed changes do not involve a change in or conflict with: the Riverside County Vision; any General Planning Principles set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.

a. The Riverside County Vision.

The Riverside County General Plan's Vision Statement (Chapter 2 of the General Plan), is broken up into four parts. The first is a summary version that captures the essence of the Vision, but does not contain the depth of content generated by the outreach process. The second part is the overview, which sets the stage for the substance of the Vision. The third part is a statement of fundamental values (Community, Health, Diversity,

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Equity, Housing, and Employment, among others) that provide the foundation for the Vision. The fourth is the Vision Statement itself which is a description of conditions related to twelve major topics (i.e., population growth, housing, transportation, healthy communities, and conservation and open space among others) arising from the public outreach process. The Vision statement predicts what Riverside County would be like after 20 years of collaboration, based on the common ground established through the process of preparing and implementing the County's General Plan (aka Riverside County Integrated Plan).

To evaluate if the proposed Project would involve a change or would conflict with the Riverside County Vision, the analysis reviews, but does not include every vision statement. It does, however, cite several vision statements that are in accordance with the vision statement. Below are several examples relevant to the proposed project:

Our Communities and Their Neighborhoods

The Vision Statement regarding "Our Communities and Their Neighborhoods" notes that "the pattern of development is now leading toward more efficient use of land resources and the incentives for intensification of development are working very effectively."

GPA220005 proposes to amend the land use designation from Medium Density Residential (MDR) to Commercial Retail (CR) to facilitate the entitlement of an existing RV dealership. By bringing an existing operation into compliance within a site already zoned for General Commercial (C-1/C-P) uses, the Project represents an efficient use of land resources. The site's location along Dillon Road—a major arterial highway—is an appropriate and effective use of the existing transportation infrastructure. Therefore, the transition to a commercial designation aligns with the Vision's goal of efficient land intensification.

Population Growth

The Vision states, "Growth focus in Riverside County is on quality, not on frustrating efforts to halt growth." It anticipates continued growth focused in areas best able to accommodate it. The Project site is situated in an area of Thousand Palms already characterized by commercial and disturbed lands, rather than pristine residential acreage. By regularizing a commercial use on a site with existing infrastructure and access to major regional corridors, the Project directs growth to a suitable location. Furthermore, the Project will fulfill its fair share of community service and infrastructure needs through the payment of required Development Impact Fees (DIF) and Transportation Uniform Mitigation Fees (TUMF).

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Transportation

The Vision Statement regarding Transportation focuses on the investment in and expansion of efficient transportation corridors. The Project is located with direct access to Dillon Road, which is classified to handle the traffic and circulation needs of a commercial dealership. The proposed site improvements, including paved parking and internal circulation designed for heavy loads (RVs), support the functionality of the local arterial network. These measures ensure that the project-specific traffic does not degrade the efficiency of the surrounding transportation system, consistent with the Vision.

While this discussion highlights specific Vision topics, the Project has been reviewed against the Vision Statement in its entirety. There are no provisions or statements within the Riverside County Vision that the proposed General Plan Amendment is inherently inconsistent with. Therefore, the proposed GPA and associated CUP would not conflict with the Riverside County Vision.

b. Any General Planning Principle Set forth in General Plan Appendix B:

I. The General Plan Principle I.G.1 states “The County should encourage compact and transit-adaptive development on regional and community scales.” The Project is consistent with this principle because it regularizes a compact, cohesive commercial footprint on a 2.00-acre site. By entitling an existing operation that utilizes all five (5) parcels effectively, the Project avoids the “leap-frog” development of new commercial sites and instead concentrates activity along a major established arterial, Dillon Road. The site’s location on a high-capacity roadway supports potential transit-adaptive development in the future, consistent with the County’s goal of encouraging accessible and transportation-integrated growth patterns.

II. General Plan Principle IV.A.6.c encourages the revitalization of existing communities through the development of under-used, vacant, redevelopment, or infill sites within existing urbanized areas. The Project is consistent with this principle because it proposes the legal entitlement of a site that has already transitioned from a smaller 0.77-acre used car lot into a more robust 2.00-acre RV dealership. By optimizing the use of these five parcels—which were previously under-utilized for residential purposes—the Project represents a commercial infill development that enhances local employment and economic activity. This shift from a residential (MDR) to a commercial (CR) designation reflects a more realistic and efficient land-use pattern for the existing urbanized area along the Dillon Road corridor.

III. The General Plan Principle III.E.1 states “Compact development patterns and location of higher density uses near community centers should allow services to be safely accessed by walking, bicycling or other nonmotorized means.” The Project is consistent with this principle by providing a compact arrangement of inventory and parking on a 2.00-acre footprint, rather than spreading the use over a larger, more dispersed area. While the nature of an RV dealership is primarily vehicle-dependent, the project site’s location along a major arterial allows for future connectivity to pedestrian and non-motorized infrastructure as the Thousand Palms community continues to develop. The site-wide improvements, including paved parking and defined circulation, ensure that the facility is organized in a manner that supports functional and safe connectivity with the surrounding public right-of-way.

The principles identified above do not represent a comprehensive or exhaustive list of all General Plan principles applicable to the proposed General Plan Amendment. No conflicts with the Riverside County General Planning Principles contained in General Plan Appendix B have been identified. Accordingly, the proposed General Plan Amendment is consistent with the applicable General Planning Principles.

2. Finding (C.2.b) The proposed amendment would either contribute to the purposes of the General Plan or, at minimum, would not be detrimental to them.

Land Use Element

The proposed Project includes a General Plan Amendment (GPA220005) to change the land use designation from Medium Density Residential (MDR) to Commercial Retail (CR). Under the Land Use Element, the CR designation is intended to accommodate a broad range of commercial retail uses at the neighborhood, community, and regional levels, including professional offices and tourist-oriented facilities.

The proposed Project—an existing 2.00-acre RV dealership with an 860-square-foot office—is a retail establishment that is fundamentally consistent with the intent of the CR designation. Furthermore, the project site maintains a Zoning Classification of General Commercial (C-1/C-P). The proposed GPA resolves the current internal inconsistency between the General Plan and Zoning Map, thereby contributing to the General Plan’s purpose of maintaining a cohesive and compatible land-use framework. The Project is situated within the Western Coachella Valley Area Plan and supports the area’s transition toward established commercial corridors.

Environmental Justice – Healthy Communities Element

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The Project site is located within the Desert Edge Environmental Justice (EJ) Community, as identified in the Healthy Communities Element. The General Plan's EJ policies seek to reduce compounded health risks and prioritize infrastructure and economic improvements within these designated areas. The Project was presented to the Desert Edge Community Council on September 30, 2025, ensuring civic engagement as mandated by EJ policies.

The Project is consistent with the EJ component of the General Plan, specifically regarding the following policies:

- HC 16.5 & 18.7 (Sensitive Receptors and Polluting Uses): The Project regularizes an existing dealership where operational intensity remains low. To mitigate potential health and safety conflicts, all RV maintenance is performed off-site, and test-drive activity is minimal. Amending the designation to Commercial Retail (CR) establishes a land-use category that is more compatible with the surrounding commercial setting than the previous residential designation.
- HC 18.8 (Design to Limit Exposure): Project design prioritizes the protection of nearby residential development by utilizing ingress and egress points that direct commercial traffic away from residential properties, thereby limiting noise and dust exposure.
- HC 16.18 (Job Creation and VMT Reduction): The Project supports economic health in a job-poor area. Notably, the six (6) current employees reside within a five-minute drive of the site. This high rate of local employment directly contributes to a reduction in Vehicle Miles Traveled (VMT) and associated greenhouse gas emissions.
- HC 16.16 (Landscaping and Air Pollution): The Project utilizes asphalt pavement and compacted decomposed granite (DG) surfacing to effectively mitigate fugitive dust and particulate matter. Due to future Dillon Road right-of-way constraints, the permit is restricted to a ten (10) year term. All off-site street improvements and landscaping are deferred until the right-of-way expansion is initiated, ensuring the Project does not conflict with future regional transportation goals.

Based on these design features and the resolution of the existing land-use conflict, the Project is consistent with the Environmental Justice policies and Land Use Element of

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the General Plan. It provides a compatible, job-creating use that contributes to the economic vitality and environmental safety of the Desert Edge community.

3. Finding (C.2.f) An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

The proposed General Plan Amendment (GPA220005) is necessary to facilitate a commercial land use designation (CR) that directly supports the expansion of the County's economic and employment base. The transition from a Medium Density Residential (MDR) designation to Commercial Retail (CR) provides a clear economic nexus in the following ways:

- Unlike local-serving neighborhood retail, a specialized dealership for Recreational Vehicles (RVs) functions as a regional commercial hub. It attracts consumers from across the Coachella Valley and Riverside County, thereby capturing "sales tax leakage" that might otherwise be lost to neighboring jurisdictions. This regional draw contributes directly to the County's General Fund and strengthens the economic base, fulfilling the intent of "basic employment" by bringing outside revenue into the local economy.
- The Project site is located within the Desert Edge/Thousand Palms area, which has historically been characterized as a "housing-rich/job-poor" region. This imbalance forces residents to commute long distances to employment centers, increasing Vehicle Miles Traveled (VMT).
 - Local Hiring Nexus: The current operation demonstrates a high level of local job integration, with the current six (6) staff members residing within a five-minute drive of the facility.
 - Job Diversification: The dealership provides diverse employment opportunities, including sales, administrative management, and specialized inventory logistics, which are not currently supported under the existing residential (MDR) designation.
- By entitling an existing 2.00-acre operation that has already expanded beyond its original 0.77-acre footprint, the County optimizes the use of an urbanized corridor along Dillon Road. Converting this under-utilized residential land to a commercial designation allows for the intensification of employment-generating uses in an area already served by infrastructure.

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The proposed Amendment is required to authorize and sustain a commercial use that has proven its ability to provide stable, local employment. By regularizing this use, the County secures existing jobs and provides the legal framework for potential future job growth, directly improving the jobs-to-workers ratio in a designated Environmental Justice community.

Conditional Use Permits No. 220017

The following findings shall be made prior to making a recommendation to grant a Conditional Use Permit or Public Use Permit, pursuant to the provisions of the Riverside County Zoning Ordinance No. 348 (Land Use):

1. The proposed use—an entitlement of an existing unpermitted 2.00-gross-acre RV dealership (CUP220017) and a related land use designation amendment (GPA220005) to Commercial Retail (CR)—conforms to all requirements of the Riverside County General Plan, applicable State laws, and County ordinances. The project is consistent with the proposed land use designation and the operational standards of the C-1/C-P zone.
2. The overall development of the land has been designed for the protection of the public health, safety, and general welfare. The design of the Project has been reviewed by all applicable Riverside County departments and agencies, including Transportation, Environmental Health, Fire, and Building and Safety. The Conditions of Approval ensure that the unpermitted use—including the 42,300-sq. ft. outdoor sales area and 28 paved customer and staff parking spaces—will not have an adverse effect on the public. These departments have included specific requirements that the Project must satisfy at designated milestones, such as grading and building permit issuance.
3. The proposed use conforms to the logical development of the land and is compatible with the present and future development of the surrounding property. By expanding a 0.77-acre site into a 2.00-acre lot, the project provides for the orderly growth of an existing commercial use. The use is consistent with both the C-1/C-P zoning and the Commercial Retail designation. This RV dealership and office are situated on parcels surrounded by established commercial and residential development, with primary access via Palm Drive.
4. Plans for the proposed use consider the location and need for the dedication and improvement of necessary streets and sidewalks, ensuring the avoidance of traffic congestion while accounting for topographical and drainage conditions. As part of the requirements for this RV dealership, the project will include site improvements such as new pavement and compact DG surfacing. The Project has been reviewed to ensure that the

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increased acreage and 64 RV display spaces are supported by adequate circulation and drainage infrastructure.

5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall be subject to a condition prohibiting the sale of individual structures until the parcel is divided in accordance with Ordinance No. 460. Currently, the property retains one single 860-sq. ft. office structure on the combined project site. The proposed Project conforms to this requirement; notwithstanding, a condition of approval will be added to ensure continued compliance with this provision of Ordinance No. 348.

Development Standards Findings:

The following standards of development are required in the C-1/C-P (General Commercial) Zone pursuant to Riverside County Ordinance No. 348:

1. *There is no minimum lot area requirement in the C-1/C-P zone unless specifically required by a zone classification for a particular area.* Article IX of Ordinance No. 348 does not contain minimum lot size requirements for this classification. The proposed Project site, totaling 2.00 gross acres, exceeds any functional requirements for the intended commercial use.
2. *There are no yard requirements for buildings that do not exceed 35 feet in height, except as required for specific plans.* The Project is not located within a Specific Plan. The existing commercial office building has a height of 12 feet, which is well below the 35-foot threshold; therefore, the Project is consistent with this development standard.
3. *No building or structure shall exceed fifty (50) feet in height, unless a greater height is approved pursuant to Section 18.34 of Ordinance No. 348.* The Project's existing physical improvements consist of a single-story commercial office building with a height of 12 feet and an existing monument sign standing 12 feet in height. As no structures on-site exceed the 50-foot limit, the Project is consistent with this development standard.
4. *Automobile storage and parking space shall be provided as required by Section 18.12 of Ordinance No. 348.* The Project includes a 42,300-sq. ft. outdoor sales area for RV display. Per Section 18.12, "uncovered sales areas" for trailers or automobiles require 1 space per 2,000 sq. ft. of sales area. Additionally, the project provides 28 paved customer and staff parking spaces, which significantly exceeds the minimum parking requirements for both the 860-sq. ft. office and the outdoor display area. The Project is therefore consistent with this development standard.
5. *All roof-mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.* The Project is conditioned to provide complete screening of any roof-mounted mechanical equipment. The existing building design is

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anticipated to provide the necessary screening to ensure the Project remains consistent with this development standard.

Other Findings:

1. The Project site is located within the boundaries of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). While the site is not situated within a designated Conservation Area, Preserve, Core, or Linkage, it is identified as a Covered Activity pursuant to Section 7.1 of the CVMSHCP. This classification applies to new projects approved under County general plans. Consequently, the Project is subject to the provisions of the Plan, including the payment of Local Development Mitigation Fees and adherence to applicable avoidance, minimization, and mandatory measures outlined in Section 4.4 of the CVMSHCP.

A field investigation conducted on August 26, 2021, determined the 2.00-acre site consists of creosote bush scrub and disturbed land that has been degraded by historic and ongoing anthropogenic activities, including mechanical disturbance, compaction, and illicit dumping. The CVMSHCP does not identify modeled habitat for any covered species within the project site. Due to the highly disturbed nature of the site and the limited project footprint, no direct impacts to CVMSHCP Covered Species are expected from implementation.

The Project site is not located within federally designated Critical Habitat; the nearest such habitat is approximately 1.1 miles northwest for the Coachella Valley milk-vetch. Furthermore, the site is not identified as part of a wildlife corridor or linkage, as it is largely surrounded by existing development and abuts a main thoroughfare (Palm Drive), which limits its connectivity to surrounding natural habitats.

To ensure full compliance with the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code, the Project is conditioned to perform a pre-construction nesting bird clearance survey if ground disturbance or vegetation removal occurs during the breeding season (February 1st through August 31st). This survey must be conducted within three days of the start of activities to ensure no nesting birds are disturbed.

With the implementation of these regulatory compliance measures and the payment of mitigation fees, the Project is determined to be fully consistent with the biological goals and objectives of the CVMSHCP.

2. The project site is located within the City of Desert Hot Springs Sphere of Influence. This project was provided to the City of Desert Hot Springs for review and comment. No comments were received either in favor or opposition of the project.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

3. The project site is not located within an Airport Influence Area (“AIA”) boundary and is therefore not subject to the Airport Land Use Commission (“ALUC”) review.
4. The project is exempt from CEQA and is not subject to either AB52 or SB18. As such, no tribal consultation was requested for the proposed project.
5. The project site is located within the Mount Palomar Observatory Lighting Zone boundary, specifically Zone B (15–45 Miles), and is required to comply with all lighting standards specified within Ordinance No. 655.
6. The project site is not located within the Fee Assessment Area of the Stephen’s Kangaroo Rat Habitat Conservation Plan (“SKRHCP”).

Fire Findings:

The project site is not located within a Cal Fire State Responsibility Area (SRA). Conditions of Approval were placed on CUP220017 requiring compliance with Ordinance No. 787.

Conclusion:

For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Desert Sun Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from anyone who indicated support/opposition to the proposed project.

The project went before the Desert Edge Community Council on September 30, 2025, and received unanimous support with a motion to move forward.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

APPEAL INFORMATION

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the Planning Commission's decision.

ATTACHMENTS

Attachment A – Draft Planning Commission Resolution No. 2026-002
Attachment B – GIS Exhibits (Vicinity Map, Land Use, and Zoning)
Attachment C – Proposed GPA220005 Exhibit
Attachment D – Project Plans (Site Plan and Fire Access Plan)
Attachment E – Draft Advisory Notification Document and Conditions of Approval
Attachment F – Environmental Justice Checklist
Attachment G – Public Notice and Mailing Labels
Attachment H – Notice of Exemption



John Hildebrand
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

NOTICE OF EXEMPTION

TO: ☒ Office of Planning and Research (OPR)
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

FROM: Riverside County Planning Department
☒ 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

☐ 38686 El Cerrito Road
Palm Desert, CA 92201

☒ County of Riverside County Clerk

Project Title/Case No.: CUP220017 and GPA220005

Project Location: 16972 Palm Drive, Desert Hot Springs, Riverside County, CA, generally north of Dillon Road, east of Palm Drive, south of Camino Ililio and west of Vilja Corto.

Project Description: CUP220017 proposes to entitle an existing unpermitted RV dealership on 2.00 gross acres. The project retains an existing 860 sq. ft. office and includes a 42,300-sq. ft. outdoor sales area for 64 RV display spaces and 28 paved customer & staff parking spaces. Site improvements include new pavement and compact DG surfacing to support operations and seven staff members. APNs 657-122-004 and 657-122-018 through 021.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Hayward Pardue and 16972 Palm Drive, Desert Hot Springs (APN: 657-122-004, 657-122-018 through -021)

Exempt Status: (Check one)

- | | |
|---|--|
| ☐ Ministerial (Sec. 21080(b)(1); 15268) | ☒ Categorical Exemption (Sec. 15303) |
| ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a)) | ☐ Statutory Exemption (_____) |
| ☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) | ☐ Other: |

Reasons why project is exempt:

The Project is exempt from the provisions of CEQA, specifically by the State CEQA Guidelines as identified below. The Project will not result in any specific or general exceptions to the use of categorical exemptions as detailed under State CEQA Guidelines section 15300.2 as identified below, including impacts to scenic resources, historic resources or unique sensitive environments. Further, no unusual circumstances or potential cumulative impacts would occur where it can be seen with certainty as to create a direct or reasonably foreseeable indirect physical environmental impact.

Section 15303 – Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The members of the structures described in this section are the maximum allowable on any legal parcel. Specifically, Section 15303(c) permits commercial structures in urbanized areas not exceeding 10,000 square feet where all public services are available.

The Project (GPA220005 and CUP 220017) regularizes an existing RV dealership on a 2.00-gross-acre site. The existing 860-square-foot office building is well under the 2,500-square-foot threshold for a single structure. The site is located in an urbanized area with available public services and does not involve the use of significant hazardous substances. Exceptions to Categorical Exemptions (Section 15300.2): None of the exceptions to categorical exemptions apply:

- Location: The 2.00-acre site (APNs 657-122-004, -018, -019, -020, and -021) is comprised of previously disturbed commercial land within the Western Coachella Valley Area Plan. It is not located within a designated environmental resource area of hazardous or critical concern.

NOTICE OF EXEMPTION

Page 2

- Cumulative Impact: The Project is a stand-alone entitlement with no successive phases. As it regularizes an existing facility with no expansion of use, it is presumed to have a less-than-significant impact on transportation per Riverside County standards; no VMT analysis is required.
- Significant Effect / Unusual Circumstances: There is no reasonable possibility of a significant effect due to unusual circumstances. The retention of the 860-sq. ft. office and existing surface (pavement/compacted DG) will not substantially increase traffic or utility demand.
- Scenic Highways: The site is not located within or adjacent to a state-designated scenic highway and contains no protected trees, historic buildings, or significant rock outcroppings.
- Hazardous Waste Sites: The site is not included on the Cortese List (Gov. Code § 65962.5). Dealership operations do not involve significantly hazardous materials.
- Historical Resources: The Project is located on a disturbed commercial corridor and will not cause a substantial adverse change to any historical resource.

Conclusion: Based on the above, the Project will not result in significant physical environmental impacts and is exempt from further CEQA review.

Elizabeth Mora-Rodriguez

County Contact Person

(951) 955 – 3024

Phone Number


Signature

Senior Planner

Title

04/13/2026

Date

Date Received for Filing and Posting at OPR: _____

Revised: 04/20/2026: Y:\Planning Master Forms\Templates\CEQA Forms\Form_NOE.docx

Please charge deposit fee case#: ZEA No. **XXXXX** ZCFG No. **XXXX** - County Clerk Posting Fee
FOR COUNTY CLERK'S USE ONLY

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**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Rania Odenbaugh, MBA., MPM.
TLMA Agency Director



04/20/26, 8:36 am

CUP220017

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP220017. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (GPA220005 and CUP220017) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

- 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. The project retains an existing 860-sq. ft. office and includes a 42,300-sq. ft. outdoor sales area for 64 RV display spaces and 28 paved customer & staff parking spaces.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 2nd District Design Guidelines
2. 3rd & 5th District Design Guidelines
3. County Wide Design Guidelines and Standards
4. County Design Guidelines
 - Bermuda Dunes (Adopted 5/13/2008)
 - Desert Edge (Adopted 12/23/2008)
 - Lakeview Nuevo (Adopted 8/1/2006)
 - Mecca (Adopted 7/21/2009)
 - Temecula Valley Wine Country (Adopted 3/11/2014)
 - Temescal Valley (Adopted 3/20/2007)
 - Thermal (Adopted 7/21/2009)
 - Vista Santa Rosa (Adopted 9/28/2004)

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Exhibits (cont.)

Attachment D (Site Plan and Fire Access Plan), dated March 27, 2026.

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Current California Building Code
 - Current Fire Codes
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)]{for all projects with EIR, ND or MND determinations}

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
 - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
 - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
 - Ord. No. 460 (Division of Land) {for TTMs and TPMs}
 - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMs}
 - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
 - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
 - Ord. No. 625 (Right to Farm) {Geographically based}
 - Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
 - Ord. No. 671 (Consolidated Fees) {All case types}
 - Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMs}
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
 - Ord. No. 787 (Fire Code)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
 - Ord. No. 857 (Business Licensing) {Land Use Entitlements}
 - Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TTMs}
 - Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
 - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

Advisory Notification. 6 AND - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning GPA220005 and CUP220017 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning GPA220005 and CUP220017, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Hold Harmless (cont.)

Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Advisory Notification. 7 Gen - SunLine Agency Letter of Intent

SunLine Letter, Dated 01/07/026 - The applicant/operator of the facility shall coordinate with SunLine Transit Agency regarding the relocation and reconstruction of the existing bus stop (Stop ID 615 - Palm at Dillon) as part of the project frontage improvements. The future relocation or reconstruction of the existing bus stop shall be coordinated with SunLine regarding final bus stop location, design, and construction sequencing, installation of a dedicated bus stop cutout (bus pull-out) where feasible, to remove stopped buses from the travel lane, and reconstruction of the boarding area, shelter, and pedestrian access to provide ADA-compliance connections to the public right-of-way.

BS-Plan Check

BS-Plan Check. 1 Gen - Custom

Building permit is required for all structures on the lots, please use the link below for Construction Without Permit (CWP) process. The planning case will not be approved by building & safety until a building permit is issued.

<https://building.rctlma.org/sites/g/files/aldnop406/files/migrated/Portals-5-Handouts-General-284-060-Construction-Without-Permit-CWP-07-2021-R1.pdf>

Please indicate on site plan if there are any site utilities.

Building permit is required for any site utilities including lighting.

Please provide construction type and comply with Chapter 5 General Building Heights and Areas.

Please comply with Chapter 11B.

NOTIFICATIONS:

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted 2022 California Building Codes, Riverside County Ordinances regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

PERMIT ISSUANCE:

Per section 105.1 (2022 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1

Gen - Custom (cont.)

system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

ACCESSIBLE PATH OF TRAVEL:

1- Please provide a revised site plan to indicate the required continuous accessible paved path of travel. The accessible path of travel details shall include;

1. Accessible path construction type (Asphalt or concrete).
2. Accessible path width.
3. Accessible path directional slope % and cross slope %.
4. All accessible ramp and curb cut-out locations and details where applicable.

The Accessible path of travel shall:

1. Connect to the public R.O.W.
2. Connect to all building(s).
3. Connect to all accessible parking loading/unloading areas.
4. Connect to accessible sanitary facilities.
5. Connect to areas of public accommodation.

Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittal. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

2- Relocate the ADA parking to comply with the following:

Parking spaces complying with 11B- 502 (Parking Spaces) that serve a particular building or facility shall be located on the shortest accessible route from parking to an entrance

3-Where parking serves more than one accessible entrance, parking spaces complying with 11B-502 (Parking Spaces) shall be dispersed and located on the shortest accessible route to the accessible entrances.

CWP:

Where any building, structure, equipment, alteration, use, change of use, or utility has been fully or partially constructed, placed or installed on a property without permit, the applicant shall comply with current Building Department policies and procedures with regards to construction without permit (CWP).

The applicant may obtain a demolition permit to remove the CWP item from the property, or may begin the process to obtain the required building permit(s). Due to public safety concerns, time frames have been reduced to ensure that all minimum code and safety requirements per all applicable departments have been satisfied. Building plans and supporting documents and required verification documents shall be submitted to the building department with fee payment for review prior to any approval of the current planning case.

NOTE: Where a building and/or structure has been constructed, altered, or placed on the property without permit, the applicable building/structure shall not be occupied or in use until a final approved building

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1

Gen - Custom (cont.)

inspection has been received. If the non-permitted/non- approved use and/or occupancy persists without full approval from applicable county departments, the applicant/owner is doing so at their own risk.

E Health

E Health. 1

DEH - MSWD Water and Sewer Service

CUP220017 has been reviewed to have connection to Mission Springs Water District (MSWD) for both water and sanitary sewer service.

E Health. 2

DEH ECP Comments

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

Flood

Flood. 1

FLOOD HAZARD REPORT

CUP 220017
FLOOD HAZARD REPORT
DAC Date: 12/4/2025

CUP220017 is a proposal to entitle an existing unpermitted RV dealership on 2.00 gross acres. The project retains an existing 860 sq. ft. office and includes a 42,300 sq. ft. outdoor sales area for 64 RV display spaces and 28 paved customer and staff parking spaces. Site improvements include new pavement and compacted DG surfacing to support operations and 7 staff. The project site is located north of Dillon Road, south of Camino Idilio, east of Palm Drive, and west of Via Corto. This proposal was previously reviewed under Preliminary Application Review (PAR) 200059. The site was previously reviewed under Plot Plan (PP) 16093, 16143, and 20563.

The topography of the site is a mild north to south slope. The site is subject sheet flow from a large drainage tributary to the north which will result in flood depths of 3 feet and velocities of 8 feet per second in a 100-year storm event. Currently, no existing or proposed District facilities are in this area to alleviate the floodplain, or drainage infrastructure to control storm runoff.

The site is located within the 100-year Zone AO flood zone as delineated on Panel No. 06065C 0895G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The limits of the FEMA and Special Study floodplains are shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>. The floodplain and natural watercourse impacting the project site shall be kept free of all structures and obstructions including fill material and flow obstructing fences (e.g. chain-link, block wall, etc.). The site shall be designed in a manner that perpetuates the existing natural drainage patterns and conditions with respect to tributary drainage area and outlet points.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 FLOOD HAZARD REPORT (cont.)

CUP 220017 has submitted a site plan for review which shows that the project is only proposing additional parking for cars and RVs, and that all structures are existing, and no grading or additional construction is proposed. The District is amenable to the parking lot's location in the floodplain as long as the parking lot is constructed at existing grade. Future exhibits shall show all existing and proposed grades to confirm no fill is being placed.

The site plan revised on October 20, 2025 indicates that asphalt concrete paving is proposed for the customer parking and drive aisles. The placement of the drive aisles and customer parking again shall remain at grade to allow for the 100-year floodplain flows to cross the site in a sheet flow pattern. The proposed RV parking spaces are set back about 10 feet from the northern property lines and the northeastern property corners are kept vacant to allow for the acceptance of offsite flow. The drive aisle will also provide flowthrough area for offsite flow. As flows cross the site from north to south, they will be released onto Dillion Road following the natural drainage patterns.

Note that additional conditions will apply if any grading, construction, or structures (including non-permanent) is proposed in future submittals. During the Development Advisory Committee (DAC) meeting for PAR 200059 on December 17, 2020, it was indicated that transportation may require that the existing structure be relocated in the future. The applicant suggested that they were considering several options including modifications to the existing building, construction of a new building, or using a recreational vehicle as an office. The finished floors of any new permanent structure shall be elevated a minimum of 4 feet above highest adjacent ground and erosion protection shall extend a minimum of 7 feet below finished grade. If a modification to the existing structure is proposed which meets the criteria for a "substantial improvement" then the addition and/or existing structure may also be subject to these requirements. If the applicant chooses to use a non-permanent office such as a recreational vehicle, then per Riverside County Ordinance 458, it shall be on the site for fewer than one hundred eighty (180) consecutive days; and be fully licensed and ready for highway use. Otherwise, recreational vehicles shall meet the separate application requirements of Section 8.b). and the elevation and anchoring requirements for manufactured homes in section 8.a., subsection 8. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.

The submitted site plan indicates that the applicant has had conversations with the Transportation Department and determined that the existing building can remain in place and that dedication of ultimate right-of-way for Dillion Road does not need to occur at this time. As such, no alternative office spaces are proposed.

This project is not associated with any existing or proposed District maintained facilities; therefore, the Transportation Department will have the responsibility to process the review and approval of any hydrology or drainage studies including the preliminary and final Water Quality Management Plan (WQMP), if applicable.

Any questions pertaining to this project may be directed to Olivia Pearson of this office at 951-955-1283 or opearson@rivco.org.

Planning

Planning

Planning. 1 15 - PLANNING - Landscape Requirement

This condition applies to both onsite and offsite (ROW) landscaping:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

LCP Landscape Concept Plan required at project submittal

Provide a single digital file in PDF form on a non-rewritable Compact Disc (CD) media with a Landscape Concept Plan (LCP) on County standard Transportation Department Title Block plan sheet format (24 inch x 36 inch), 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. Plan shall clearly depict concept designs for the expected future final landscaping, shading, and parking plan. Final landscape plans will be required to be submitted, reviewed, and approved prior to the issuance of building permits.

The LCP shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

Page 8 of 16

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2

15 - PLANNING - LCP Landscape Concept Plan required at project submittal (cont.)

features, such as rockwork, fencing, water features, existing plants to remain, MSHCP regulated areas, ALUC flight areas, recreational trails, and uses shall be identified.

Planting plans shall consider existing landscaping on adjacent and nearby properties and provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties, typically show 300 feet from project boundary.

If impacts to on-site or nearby biological resources require special treatments, the planting plans shall be reviewed and approved by a professional biologist from the County's official list.

If the project is in the Coachella Valley, the landscape architect shall coordinate with the Riverside County Agricultural Commissioner's for a current list of quarantine plant materials. The number for the Agricultural Commissioner's office is 760-863-8291.

Planning. 3

Business Licensing

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department.

Planning. 4

Causes for Revocation

In the event the use hereby permitted under this permit,

- a) is found to be in violation of the terms and conditions of this permit,
- b) is found to have been obtained by fraud or perjured testimony, or
- c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

Planning. 5

Ceased Operations

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

Planning. 6

Construction Noise

All construction activities shall comply with Riverside County Noise Ordinance Ordinances No. 847. This requirement shall be noted on all grading and building plans and in bid documents issued to construction contractors

Planning. 7

Fugitive Dust

The Project is required to comply with the provisions of the SCAQMD Rule 403 "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving, grading, and construction equipment travel on unpaved roads. To comply with Rule 403, and prior to grading permit issuance, the County of Riverside shall verify that

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7

Fugitive Dust (cont.)

notes are specified on the Project's grading plans requiring Rule 403 compliance. Project construction contractors would be required to ensure compliance with the notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. To comply with Rule 403:

- In order to limit fugitive dust emissions, all clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 miles per hour (mph) per SCAQMD guidelines.
- The construction contractor(s) shall ensure that all distributed unpaved roads and disturbed areas within the Project site are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three (3) times a day, preferably in the mid-morning, afternoon, and after work is done for the day.
- The construction contractor(s) shall ensure that traffic speeds on unpaved roads and the Project site area are reduced to 15 miles per hour or less.

Planning. 8

Gen - 10-Year Life of Permit (CUP220017)

The approval of Conditional Use Permit No. 220017 (CUP220017) shall be valid for a ten-year (10) term from the date of the Board of Supervisors' final cycle Resolution on General Plan Amendment No. 220005 (GPA220005). This restricted term is necessitated by the project's encroachment into the future public right-of-way for Dillon Road. To facilitate a seamless extension of the use and maintain permit continuity, the applicant must apply for a Revised Permit prior to the 10-year expiration date. This revision process will allow for a re-evaluation of the Dillon Road right-of-way status, then-current infrastructure needs, and the operation's continued compatibility with surrounding land uses.

Notably, the Transportation Department has allowed the existing building and expansion area to remain within the future right-of-way until such time as the road is widened. Accordingly, all street improvements, street improvement plans, and/or road dedications set forth herein in accordance with the Riverside County Road Improvement Standards (Ordinance No. 461) - including County Road work, landscaping, and SunLine Bus Transit facilities—shall be deferred until such time as the right-of-way expansion is initiated or as determined during the permit revision process.

If a Revised Permit is not approved prior to the 10-year expiration date, this Conditional Use Permit shall become null and void, and the use of the property shall revert to those uses permitted by the underlying zone.

Planning. 9

No Outdoor Advertising

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

Planning. 10

NO RESIDENT OCCUPANCY

No permanent occupancy shall be permitted within the property approved under this conditional use permit as a principal place of residence. No person, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 11 Noise Monitoring Reports (cont.)

Planning. 11 Noise Monitoring Reports

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

Planning. 12 Outside Storage

No outside storage of materials, equipment, or inoperable vehicles is proposed or permitted as part of this development. Aside from the specific items identified in the project description—specifically the 64 RV display spaces within the 42,300 sq. ft. outdoor sales area and the 28 paved customer parking spots—no other portion of the 2.00 gross acre site shall be used for the storage of goods, inventory, or salvage.

All operational activities and storage must remain within the confines of the existing 860 sq. ft. office or the designated display and parking areas shown on the approved exhibits. Any change in the use of the site that includes additional outside storage shall require the processing of a Revised Permit or a Substantial Conformance application through the Planning Department.

Planning. 13 Planning - Electric Vehicle Parking

Pursuant to Riverside County Ordinance No. 348, Section 18.12, the project shall comply with the following minimum parking and Electric Vehicle (EV) infrastructure standards:

Minimum Required Parking: The Project is classified as an "uncovered sales area" for recreational vehicles. Per Ordinance No. 348, the minimum parking requirement is calculated at one (1) space per 1,000 sq. ft. of uncovered sales area (up to a maximum of 20 spaces), plus one (1) space per employee. For the proposed 42,300 sq. ft. outdoor sales area, 20 parking spaces are required, plus 7 spaces for the seven-member staff, totaling a minimum requirement of 27 parking spaces.

Proposed Parking: The Project exceeds the minimum requirement by providing 28 paved customer and staff parking spaces. In addition to these stalls, the site features 64 dedicated RV display spaces, bringing the total number of designated vehicle spaces on-site to 92.

EV Space Designation: For development projects with twenty-five (25) to forty-nine (49) parking spaces, the project shall designate a minimum of two (2) parking spaces for electric vehicles, or the amount required by the current California Building Code, whichever is greater.

EV Charging Infrastructure: The designated EV spaces shall be fully serviced by Electric Vehicle Charging Stations (EVCS).

Location and Standards: All EV charging stations and required parking stalls shall be located within the 28-space paved customer parking section of the site. Stalls must be clearly identified with striping and signage in accordance with the California Building Code and Ordinance No. 348, applying the more restrictive standard where requirements may conflict.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 14

Planning- EXTERIOR NOISE LEVELS (cont.)

Planning. 14

Planning- EXTERIOR NOISE LEVELS

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

Planning. 15

Reclaimed Water

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

Planning. 16

Review Fees

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan, or mitigation and monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Planning. 17

SCAQMD Rule 1113

The Project is required to comply with the provisions of the SCAQMD Rule 1113 "Table of Standards" pertaining to VOC emissions by using Low-Volatile Organic Compounds paints (no more than 50 gram/liter of VOC) and/or High-Pressure Low Volume (HPLV) applications. Prior to building permit final inspection, the County of Riverside shall verify a note requiring Rule 1113 compliance is specified on all building plans. Project contractors would be required to comply with the note and maintain written records of such compliance that can be inspected by the County of Riverside or its designee upon request.

Planning. 18

SCAQMD Rule 402

The Project is required to comply with the provisions of the SCAQMD Rule 402, "Nuisance" which requires that a person shall not discharge air contaminants or other materials that would cause health or safety hazards to any considerable number of persons or the public.

Planning. 19

Signage

A sign proposal is not a part of this Project proposal and when submitted shall be in compliance with Article XIX of Ordinance No. 348 in regards to commercial signage.

Planning. 20

Subdivision Prior to Building Sale

Prior to the sale of any individual building, a subdivision shall be recorded.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 20 **Subdivision Prior to Building Sale (cont.)**

Planning. 21 **Void Prior Project**

Approval of this project for development and/or use of the site makes the prior project approved on this site, PP16093, null and void.

Planning-CUL

Planning-CUL. 1 **Human Remains**

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning-CUL. 2 **Unanticipated Resources**

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit.

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Planning-PAL

Planning-PAL. 1 **Gen - Custom**

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered.

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1

Gen - Custom (cont.)

Earthmoving activities may be diverted to other areas of the site.

2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.
8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed and will provide confirmation to the County that such funding has been paid to the institution.

Transportation

Transportation. 1

RCTD - General Transportation Conditions

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with the Riverside County Road Improvement Standards (Ordinance No. 461.11). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements,

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1

RCTD - General Transportation Conditions (cont.)

traveled ways, and drainage courses with appropriate Qs, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. The County of Riverside applicable ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.

If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.

All corner cutbacks shall be applied per Standard No. 805, Ordinance No. 461.11, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit C of the Countywide Design Guidelines.

All centerline intersections shall be at 90-degrees, plus or minus 5-degrees.

The project shall comply with the most current ADA requirements. Ramps shall be constructed at all 4 legs of 4-way intersections and T-intersections per Standard No. 403, sheets 1 through 7 of Ordinance No. 461.11.

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <https://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County. Street Improvement Plans shall comply with Ordinance No. 461.11, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.

Waste Resources

Waste Resources. 1

Waste - General

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1

Waste - General (cont.)

not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to

reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with their waste hauler.
- Provide recycling service to their tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

AB 1826 requires businesses and multifamily complexes to arrange for organic waste recycling services.

Those subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

- Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.
- Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

Comply with SB 1383 which establishes regulations to reduce organics waste disposal and went into effect on January 1, 2022. This law establishes methane emissions reduction targets in a statewide effort to reduce emissions of short-lived climate pollutants caused by organics waste disposal.

Plan: CUP220017

Parcel: 657122004

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 CURBS ALONG PLANTERS Not Satisfied

Prior to issuance of a grading permit, the grading plan shall include a six-inch-wide curb with a twelve (12) inch wide walkway and shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

060 - BS-Grade. 2 EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 3 IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 4 IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department for additional information and requirements.

Flood

060 - Flood. 1 PERPETUATE DRAINAGE PATTERNS Not Satisfied

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points, and outlet conditions. The floodplain impacting the project site shall be kept free of all structures and obstruction including fill material and flow obstructing fences (e.g. chain-link block wall, etc.).

Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review and approval.

Planning

060 - Planning. 1 Construction Noise Not Satisfied

Grading Plans shall note that during all Project-related excavation and grading, the construction contractor(s) shall equip all construction equipment, fixed and mobile, with properly operating and maintained mufflers consistent with manufacturer standards.

Grading Plans shall note that the contractor(s) shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors (residences) nearest the Project site during all Project construction.

Plan: CUP220017

Parcel: 657122004

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 Construction Noise (cont.) Not Satisfied

Grading Plans shall note that the use of amplified music or sound is prohibited on the Project site during construction.

060 - Planning. 2 Fee Status Not Satisfied

Prior to grading permit issuance, the Planning Department shall determine if the deposit based fees for GPA220005 and CUP220017 are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

060 - Planning. 3 Required Applications Not Satisfied

No grading permits shall be issued until GPA220005 and CUP220017 has been approved and adopted by the Board of Supervisors and has been made effective.

060 - Planning. 4 SKR Fee Condition Not Satisfied

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 2.00 acres (gross) in accordance with APPROVED ATTACHMENT NO. D.

If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable.

Planning-EPD

060 - Planning-EPD. 1 MBTA Nesting Bird Survey - EPD Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted.

Prior to issuance of a permit for grading, including grubbing and clearing, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. The preconstruction survey shall cover the project site and any offsite improvements. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

Survey

Plan: CUP220017

Parcel: 657122004

60. Prior To Grading Permit Issuance

Survey

060 - Survey. 1 RCTD - Survey Monumentation Not Satisfied

It shall be the responsibility of the licensed professional legally authorized to practice land surveying work to install street centerline monuments as required by Riverside County Ordinance No. 461.11. If construction centerline differs, provide a tie to existing centerline of right-of-way. Prior to any construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be tied out and a pre-construction corner record or record of survey filed with the County Surveyor pursuant to Section 8771 of the Business & Professional Code.

In accordance with 6730.2 and 8771 (b) of the Business & Professional Code, survey monuments shall be preserved, and a permanent monument shall be reset at the surface of the new construction. Survey monuments destroyed during construction shall be tied out and reset, and a post-construction corner record filed for those points prior to completion and acceptance of the improvements. All existing survey monumentation in the proposed area of disturbance (on-site or off-site) shall be shown on the project plans.

Transportation

060 - Transportation. 1 RCTD - Sight Distance Analysis Not Satisfied

Adequate sight distance shall be provided in accordance with Standard. No. 821, Ordinance No. 461.11 or as approved by the Director of Transportation.

060 - Transportation. 2 RCTD - Submit Grading Plans Not Satisfied

The project proponent shall submit two sets of grading plans (24 in x 36 in) to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

NOTE:

1. Proposed gates shall be identified on the grading plans. Gates are to be located 35 FT from the flowline of the adjacent street.

or as approved by the Director of Transportation.

060 - Transportation. 3 RCTD-CWQ - CONDITIONAL WQMP REQUIREMENTS Not Satisfied

WQMP is not required for entitlement. However, an approved WQMP is required prior to any grading or building permit, if the development of the parcel meets or exceeds any of the thresholds for a WQMP. Submit the applicable WQMP applicability checklist, found on <https://rctlma.org/trans/Land-Development/WQMP>, if your project proposes an auto-repair shop, adding 5,000 sq.ft. of impervious area, or disturbing more than 1 acre. If a WQMP is required, submit a single file PDF on two CD/DVD copies to the Transportation Department for review and approval.

80. Prior To Building Permit Issuance

BS-Grade

Plan: CUP220017

Parcel: 657122004

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

080 - BS-Grade. 2 ROUGH GRADE APPROVAL Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Soils Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by County Inspector prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E Health

080 - E Health. 1 DEH - Building Permit Clearance Not Satisfied

Prior to issuance of the building permit, clearance must be obtained from the Department of Environmental Health.

Fire

080 - Fire. 1 Prior to Permit - Fire Department Plan Review Not Satisfied

Submittal of construction plans to the Fire Department will be required. This will require a separate permit application submitted directly to the Fire Department. This shall include a full site plan including all fire apparatus access roads. Final fire and life safety conditions will be addressed when the Fire Department reviews these plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Contact our office for submittal instructions.

Planning

080 - Planning. 1 Bike Racks Not Satisfied

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

Commercial, office, service and other similar developments shall provide one (1) employee bicycle space for every twenty-five (25) parking spaces required, and one (1) patron or visitor bicycle space for every thirty-three (33) parking spaces required, with a minimum of four (4)

Plan: CUP220017

Parcel: 657122004

80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 Bike Racks (cont.) Not Satisfied
bicycle spaces provided for the development. The bicycle spaces may include either Class I or Class II bicycle parking facilities. Based on the number of parking spaces provided (28) the applicant shall provide 1 bicycle space.

080 - Planning. 2 CEQA Filing Not Satisfied
Prior to building permit issuance, the applicant shall confirm filing of an NOD/NOE as applicable for the original entitlement application and filing of applicable filing fees.

080 - Planning. 3 CONFORM TO ELEVATIONS Not Satisfied
Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED ATTACHMENT D.

080 - Planning. 4 Construction Noise Not Satisfied
Building Plans shall note and construction shall comply that during all Project-related excavation and grading, the construction contractor(s) shall equip all construction equipment, fixed and mobile, with properly operating and maintained mufflers consistent with manufacturer standards.

Building Plans shall note and construction shall comply that the contractor(s) shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors (residences) nearest the Project site during all Project construction.

Building Plans shall note and construction shall comply that the use of amplified music or sound is prohibited on the Project site during construction.

080 - Planning. 5 Fee Status Not Satisfied
Prior to the issuance of building permits for CUP220017, the Planning Department shall verify the status of all deposit-based fees for the project, including GPA220005. If any account balances are deficient, the permit holder shall pay the outstanding balance in full to ensure all project accounts are in good standing.

080 - Planning. 6 Lighting Plans Not Satisfied
All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

080 - Planning. 7 Roof Equipment Shielding Not Satisfied
Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

080 - Planning. 8 School Mitigation Not Satisfied
Impacts to the (Palms Springs School District) shall be mitigated in accordance with California State law.

Survey

Plan: CUP220017

Parcel: 657122004

80. Prior To Building Permit Issuance

Survey

080 - Survey. 1 RCTD - Right-of-Way Dedication Not Satisfied

Sufficient public street right-of-way along Palm Drive on the project side shall be conveyed for public use to provide for a 59 ft half-width right-of-way per Standard No. 93, Ordinance No. 461.11.

An irrevocable offer of dedication for sufficient public street right-of-way along the project frontage on Dillon Road shall be offered for public use to provide for a 64 ft - 77 ft half-width dedicated right-of-way per County Standard No. 92, Pages 1 and 2, Ordinance 461.11.

Note: The existing building may remain during the project's 10 year permit life.

or as approved by the Director of Transportation.

080 - Survey. 2 RCTD - Survey Monumentation Not Satisfied

It shall be the responsibility of the licensed professional legally authorized to practice land surveying work to install street centerline monuments as required by Riverside County Ordinance No. 461.11. If construction centerline differs, provide a tie to existing centerline of right-of-way. Prior to any construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be tied out and a pre-construction corner record or record of survey filed with the County Surveyor pursuant to Section 8771 of the Business & Professional Code.

In accordance with 6730.2 and 8771 (b) of the Business & Professional Code, survey monuments shall be preserved, and a permanent monument shall be reset at the surface of the new construction. Survey monuments destroyed during construction shall be tied out and reset, and a post-construction corner record filed for those points prior to completion and acceptance of the improvements. All existing survey monumentation in the proposed area of disturbance (on-site or off-site) shall be shown on the project plans.

Transportation

080 - Transportation. 1 RCTD - Road Improvements (Plan) Not Satisfied

Improvement plans for the following roadways shall be submitted for review and approval.

ACCELERATION / DECELERATION LANE

The project shall provide an acceleration / deceleration lane at the driveway on Dillon Road located approximately 385 ft east of Palm Drive per Standard No. 803, Ordinance No. 461.11.

Note:

1. The driveway is restricted to right-in right-out.
2. The project shall provide pavement delineators to restrict left turn movements.
3. The project shall obtain encroachment permits from the City of Desert Hot Springs and the County of Riverside.

DRIVEWAY STANDARD

The project shall provide driveway access per Standard No. 207A, Ordinance No. 461.11.

CLOSURE OF EXISTING DRIVEWAYS

The following existing driveways shall be closed. The project shall repair the curb and gutter

Plan: CUP220017

Parcel: 657122004

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 RCTD - Road Improvements (Plan) (cont.) Not Satisfied
and sidewalk.

1. Driveway located on Dillon Road approximately 65 ft east of Palm Drive
2. Driveway located on Palm Drive approximately 95 ft north of Dillon Road
3. Driveway located on Palm Drive approximately 155 ft north of Dillon Road

The Project shall provide/acquire sufficient dedicated public right-of-way, environmental clearances, and signed approval of all street improvement plans for the above improvements. The limits of the improvements shall be consistent with the approved tentative map unless otherwise specified in these conditions. Should the applicant fail to acquire the necessary off-site right of way, the map will be returned for redesign.

or as approved by the Director of Transportation.

080 - Transportation. 2 RCTD-CWQ - CONDITIONAL WQMP REQUIREMENTS Not Satisfied

WQMP is not required for entitlement. However, an approved WQMP is required prior to any grading or building permit, if the development of the parcel meets or exceeds any of the thresholds for a WQMP. Submit the applicable WQMP applicability checklist, found on <https://rctlma.org/trans/Land-Development/WQMP>, if your project proposes an auto-repair shop, adding 5,000 sq.ft. of impervious area, or disturbing more than 1 acre. If a WQMP is required, submit a single file PDF on two CD/DVD copies to the Transportation Department for review and approval.

This condition applies if a WQMP is required, but a grading permit is not required.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 CURBS ALONG PLANTERS Not Satisfied

A six-inch-wide curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

090 - BS-Grade. 2 PRECISE GRADE APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Grading Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

Plan: CUP220017

Parcel: 657122004

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 2 PRECISE GRADE APPROVAL (cont.) Not Satisfied

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

Planning

090 - Planning. 1 Accessible Parking Not Satisfied

For development projects twenty-six (26) to fifty (50) parking spaces shall designate two (2) parking spaces for Accessible parking spaces for persons with disabilities, or as required by the current California Building Code, or whichever is greater. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility.

The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense.

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

090 - Planning. 2 Curbs Along Planters Not Satisfied

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

090 - Planning. 3 Install Bike Racks Not Satisfied

A bicycle rack shall be provided in convenient locations to facilitate bicycle access to the project area. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

090 - Planning. 4 Parking Paving Material Not Satisfied

A minimum of 28 customer and staff parking spaces shall be provided as shown on the APPROVED ATTACHMENT D, unless otherwise approved by the Planning Department and pursuant to the prior condition of approval titled Parking Spaces Verification and any approved parking plan. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

090 - Planning. 5 Roof Equipment Shielding Not Satisfied

Roof-mounted equipment shall be shielded from ground view. Screening material shall be

Plan: CUP220017

Parcel: 657122004

90. Prior to Building Final Inspection

Planning

090 - Planning. 5 Roof Equipment Shielding (cont.) Not Satisfied
subject to Planning Department approval.

090 - Planning. 6 Utilities Underground Not Satisfied

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

Transportation

090 - Transportation. 1 RCTD - Regional Transportation Fees Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

All Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 673.

090 - Transportation. 2 RCTD - Road Improvements (Installation) Not Satisfied

The following roadways shall be constructed in accordance with approved improvement plans.

ACCELERATION / DECELERATION LANE

The project shall provide an acceleration / deceleration lane at the driveway on Dillon Road located approximately 385 ft east of Palm Drive per Standard No. 803, Ordinance No. 461.11.

Note:

1. The driveway is restricted to right-in right-out.
2. The project shall provide pavement delineators to restrict left turn movements.
3. The project shall obtain encroachment permits from the City of Desert Hot Springs and the County of Riverside.

DRIVEWAY STANDARD

The project shall provide driveway access per Standard No. 207A, Ordinance No. 461.11.

CLOSURE OF EXISTING DRIVEWAYS

The following existing driveways shall be closed. The project shall repair the curb and gutter and sidewalk.

1. Driveway located on Dillon Road approximately 65 ft east of Palm Drive
2. Driveway located on Palm Drive approximately 95 ft north of Dillon Road
3. Driveway located on Palm Drive approximately 155 ft north of Dillon Road

The Project shall provide/acquire sufficient dedicated public right-of-way, environmental clearances, and signed approval of all street improvement plans for the above improvements. The limits of the improvements shall be consistent with the approved tentative map unless otherwise specified in these conditions. Should the applicant fail to acquire the necessary off-site right of way, the map will be returned for redesign.

or as approved by the Director of Transportation.

090 - Transportation. 3 RCTD-CWQ - CONDITIONAL WQMP COMPLETION Not Satisfied

Plan: CUP220017

Parcel: 657122004

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 RCTD-CWQ - CONDITIONAL WQMP COMPLETION Not Satisfied

WQMP is not required for entitlement. However, if a WQMP is required during the plan check phase, the project shall acceptably install all structural BMPs described in the Project-Specific WQMP, provide an Engineer WQMP certification, GPS location of all BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department’s Business Storm Water Compliance Program Section.

RESOLUTION 2026-002
RECOMMENDING ADOPTION OF
GENERAL PLAN AMENDMENT NO. 220005

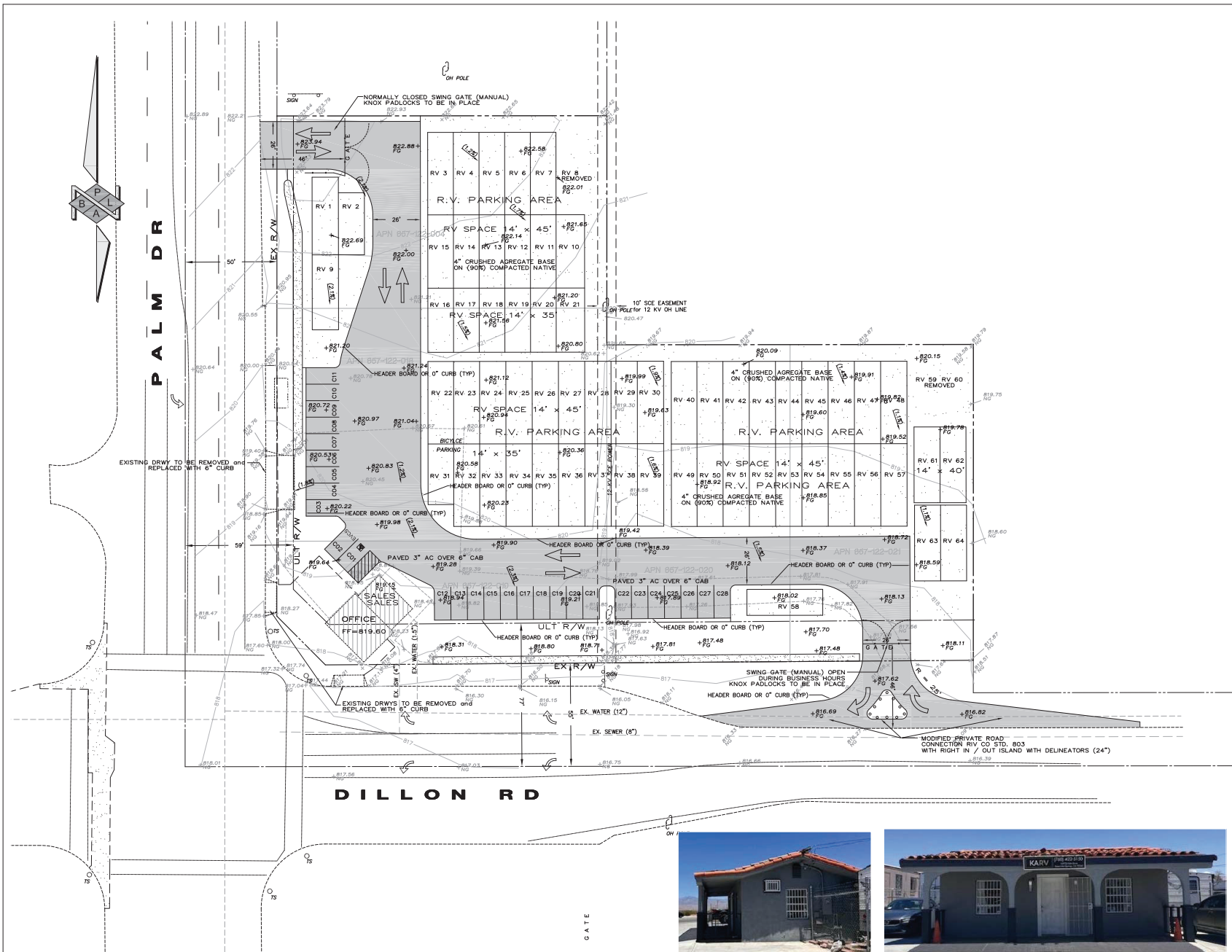
WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on May 6, 2026, to consider the above-referenced matter; and,

WHEREAS, all the provisions of the California Environmental Quality Act and the Riverside County Additional Procedures to Implement the California Environmental Quality Act have been satisfied and the environmental document prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid such effects have been evaluated in accordance with the above-referenced Act and Procedures; and,

WHEREAS, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on May 6, 2026, that it has reviewed and considered the environmental document prepared or relied on and, based on the findings and conclusions in the staff report and incorporated herein by reference, recommends the following:

1. Finding of a Categorical Exemption, pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA); and,
2. Adoption of General Plan Amendment No. 220005.



ZONING & LAND USE:
EXISTING GENERAL PLAN DESIGNATION—MEDIUM DENSITY RESIDENTIAL (MDR)
PROPOSED GENERAL PLAN DESIGNATION—COMMERCIAL RETAIL (CR)
EXISTING ZONING—GENERAL COMMERCIAL (C-1/C-P)
PROPOSED ZONING—NO CHANGES PROPOSED

UTILITIES:
SEWER: MISSION SPRINGS WATER DISTRICT (760) 339-6448
WATER: MISSION SPRINGS WATER DISTRICT (760) 339-6448
GAS: THE GAS COMPANY (760) 333-1881
ELECTRIC: SOUTHERN CALIFORNIA EDISON (760) 332-4291
TELEPHONE: FRONTIER COMMUNICATIONS (760) 333-1231
CABLE TV: TIME WARNER CABLE (760) 340-1312
USA: UNDERGROUND SERVICE ALERT (800) 227-2600
SOLID WASTE: DESERT VALLEY DISPOSAL (760) 339-5030

ASSESSOR'S PARCEL NO.
657-122-004, 018 - 021

- NOTES:**
- EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION ONLY.
 - FEMA FLOOD ZONE DESIGNATION: ZONE AO WITH DEPTHS OF 3 FT AND VELOCITY OF 8 FPS (1/2" R.M. PANEL NO. 06085CR950)
 - PARKING**

SALES OFFICE (860 SF)	REQUIRED	PROVIDED
EMPLOYEES 1 SPACE / EMPLOYEE	6	N/A
OUTDOOR SALES AREA - 42,300 SF		6
1 SPACE PER 1,000 SF (20 MAX)	20	20
ADA 1 SP 20 - 25 SPACES	1	1
EVES (INCLUDED AS A SALES AREA SPACE)	1	1
 - 90 DEG PARKING STALLS ARE 9' x 18', END STALLS 11' x 18'.
 - THE PROJECT SITE IS LOCATED WITHIN A MODERATE LIQUEFACTION ZONE AND IS SUSCEPTIBLE TO SUBSIDENCE.
 - NO GRADING IS PROPOSED. FINISH SURFACE OF RV SPACES AND AISLES WILL BE PERMEABLE COMPACTED DRUGGED AGGREGATE BASE. CUSTOMER PARKING AND DRIVE AISLES WILL BE AS OVER CAB.
 - PROJECT DESCRIPTION: KARY IS A PRE-OWNED CONSIGNMENT RV DEALERSHIP. CUSTOMERS WILL DROP OFF RV AT AN OFF-SITE SERVICE LOCATION. THE SERVICED RVS WILL THEN BE TAKEN TO THE SALES SITE (PROJECT) BY KARY STAFF. ONCE SOLD, KARY STAFF WILL DRIVE THE RV BACK TO THE SERVICE SITE FOR FINAL DELIVERY. 7 EMPLOYEES ON SITE AT ANY ONE TIME.
 - PER DISCUSSIONS WITH RIVCO TRANSPORTATION DEPT., THE SALES OFFICE MAY REMAIN IN PLACE WITH IMPROVEMENTS DEFERRED UNTIL SUCH TIME AS DYLAN RD IS WIDENED.

LEGAL DESCRIPTION:
LOTS 1, 2, 28 - 28 OF THE DGS PALMAS TRACT, M83/48, A PORTION OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 9 EAST, SAN BERNARDINO BASIN AND MERIDIAN.

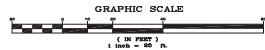
ACREAGE:
GROSS AREA—2.03 AC
OWNER/DEVELOPER:
Brandon Akaluan
KARY
16972 Palm Dr. Desert Hot Springs, CA 92540
760-422-1159 (cell/text)



SALES OFFICE (EXISTING)



SALES OFFICE (EXISTING)



The printer requires signing these plans is responsible for ensuring the accuracy and availability of the data herein. In the event of discrepancies arising after careful review of survey information, the printer requires shall be responsible for obtaining an acceptable solution and resubmitting the plan for approval by the county.

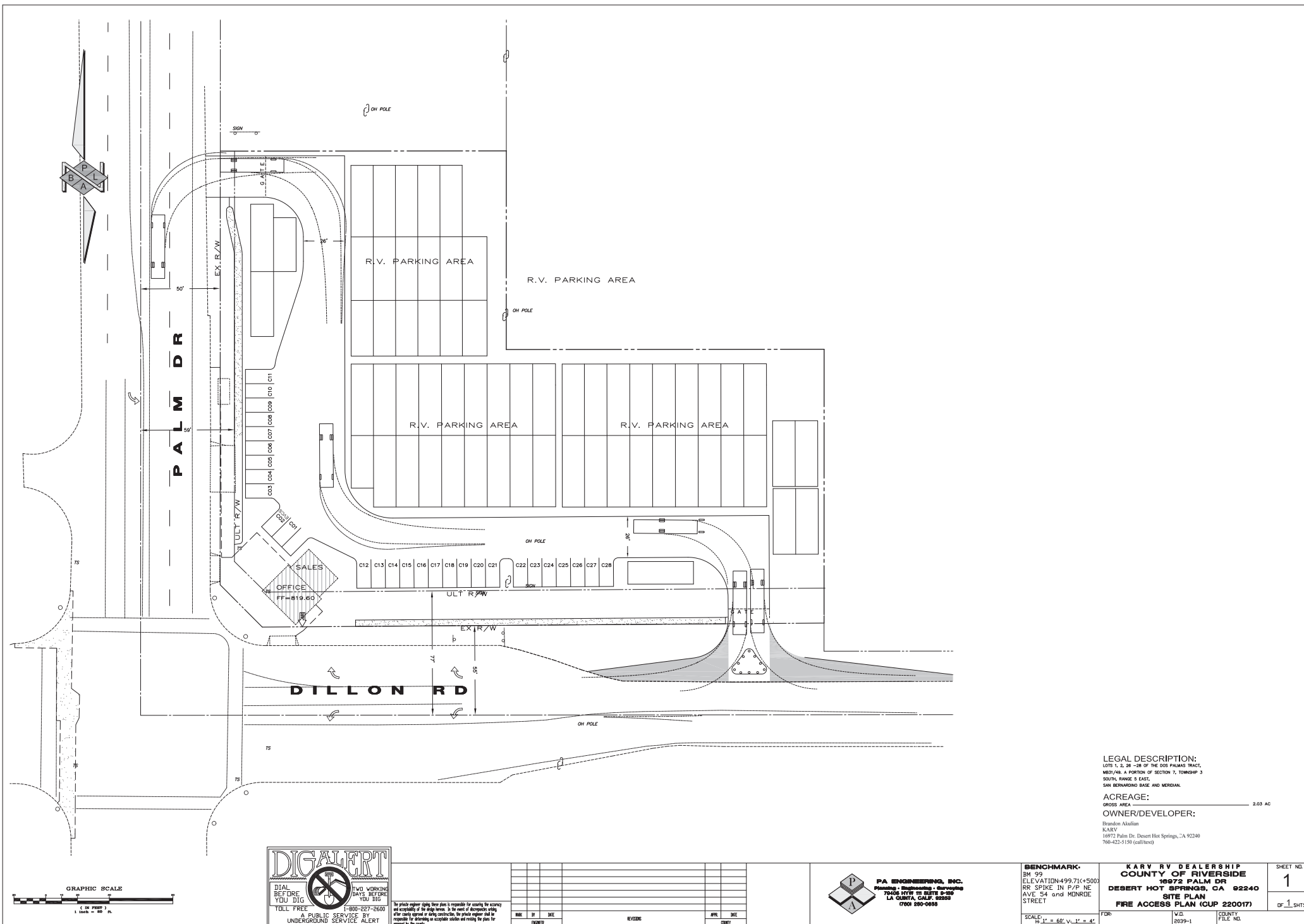
DATE	BY	REVISION	DATE	BY	REVISION



BENCHMARK:
BM 99
ELEVATION 499.71 (+500)
RR SPIKE IN P/P NE
AVE 54 AND MONROE
STREET
SCALE: 1" = 60' V, 1" = 4'

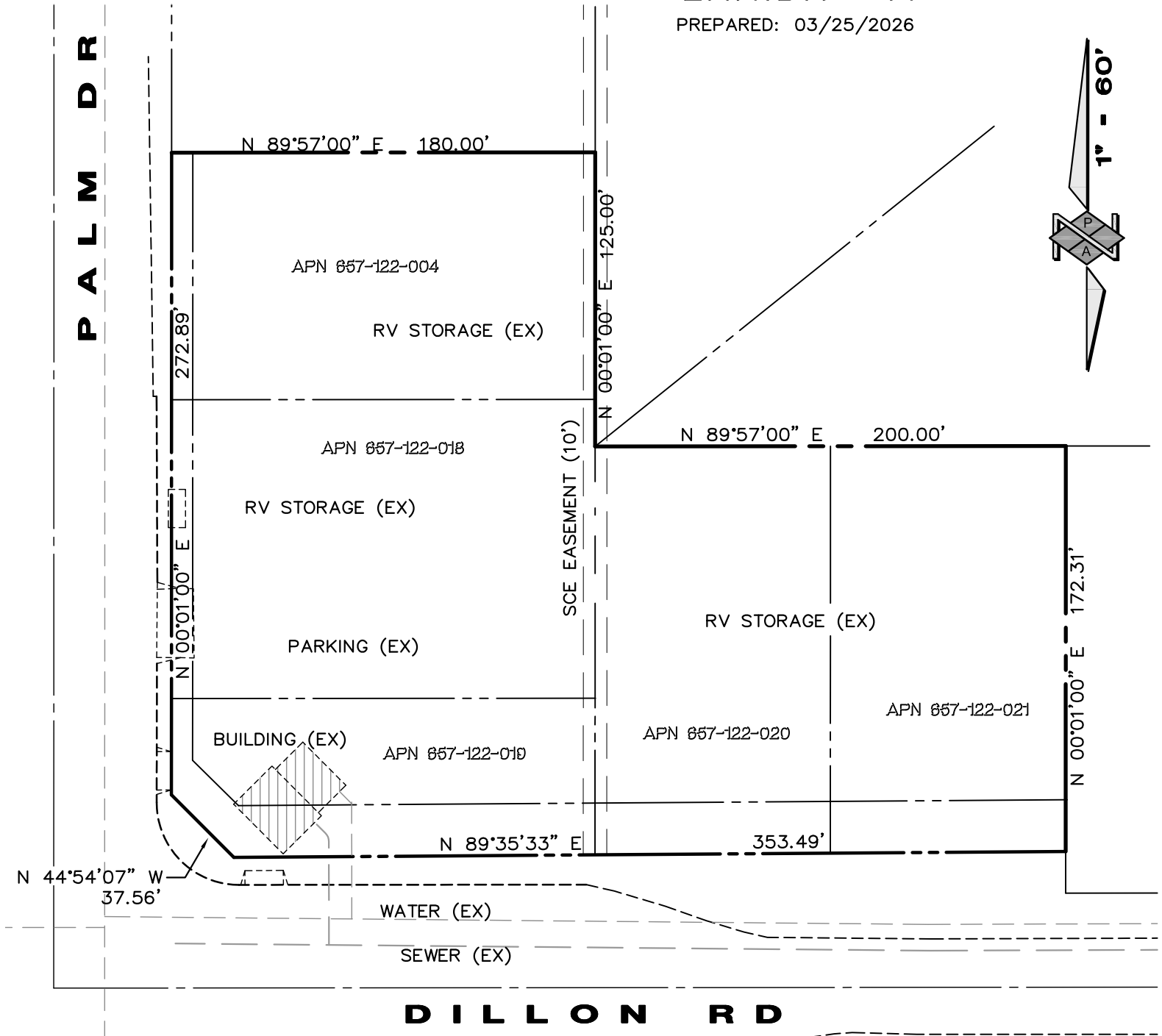
KARY RV DEALERSHIP
COUNTY OF RIVERSIDE
DESERT HOT SPRINGS, CA 92540
SITE PLAN
CONDITIONAL USE PERMIT (CUP 200017)
FEB: W.D. 2023-1 COUNTY FILE NO.

SHEET NO. 1 OF 1 SHEETS



COUNTY OF RIVERSIDE
GENERAL PLAN AMENDMENT
GPA 220005
EXHIBIT "A"

PREPARED: 03/25/2026



CURRENT GENERAL PLAN DESIGNATION:
MEDIUM DENSITY RESIDENTIAL (CD: MDR)

PROPOSED GENERAL PLAN DESIGNATION:
COMMERCIAL RETAIL (CD: CR)

LANDOWNER / APPLICANT
KARV – BRANDON AKULIAN
16972 PALM DR,
DESERT HOT SPRINGS, CA 92240
(760) 422-5150

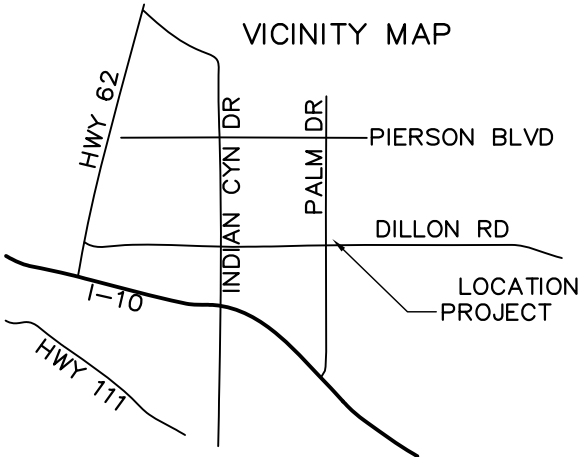
PREPARED BY:
PA ENGINEERING INC.
79405 HWY 111, SUITE 9-139
LA QUINTA, CA 92253
(760) 250-0638

LEGAL DESCRIPTION
LOTS 1, 2, 26 –28 OF THE DOS PALMAS TRACT,
MB31/49. A PORTION OF SECTION 7, TOWNSHIP 3
SOUTH, RANGE 5 EAST,
SAN BERNARDINO BASE AND MERIDIAN.
NET AND GROSS AREA: 2.03 ACRES

UTILITY PURVEYORS:

SEWER:	MISSION SPRINGS WATER DISTRICT	(760) 329-6448
WATER:	MISSION SPRINGS WATER DISTRICT	(760) 329-6448
GAS:	THE GAS COMPANY	(760) 323-1851
ELECTRIC:	SOUTHERN CALIFORNIA EDISON	(760) 202-4291
TELEPHONE:	FRONTIER COMMUNICATIONS	(760) 323-1231
CABLE TV:	TIME WARNER CABLE	(760) 340-1312
SOLID WASTE:	DESERT VALLEY DISPOSAL	(760) 329-5030
PALM SPRINGS UNIFIED SCHOOL DISTRICT		(760) 883-2700

NOTE THIS PROPERTY IS LOCATED WITHIN THE
RIVERSIDE COUNTY REGIONAL PARK AND OPEN-SPACE DISTRICT



RIVERSIDE COUNTY PLANNING DEPARTMENT

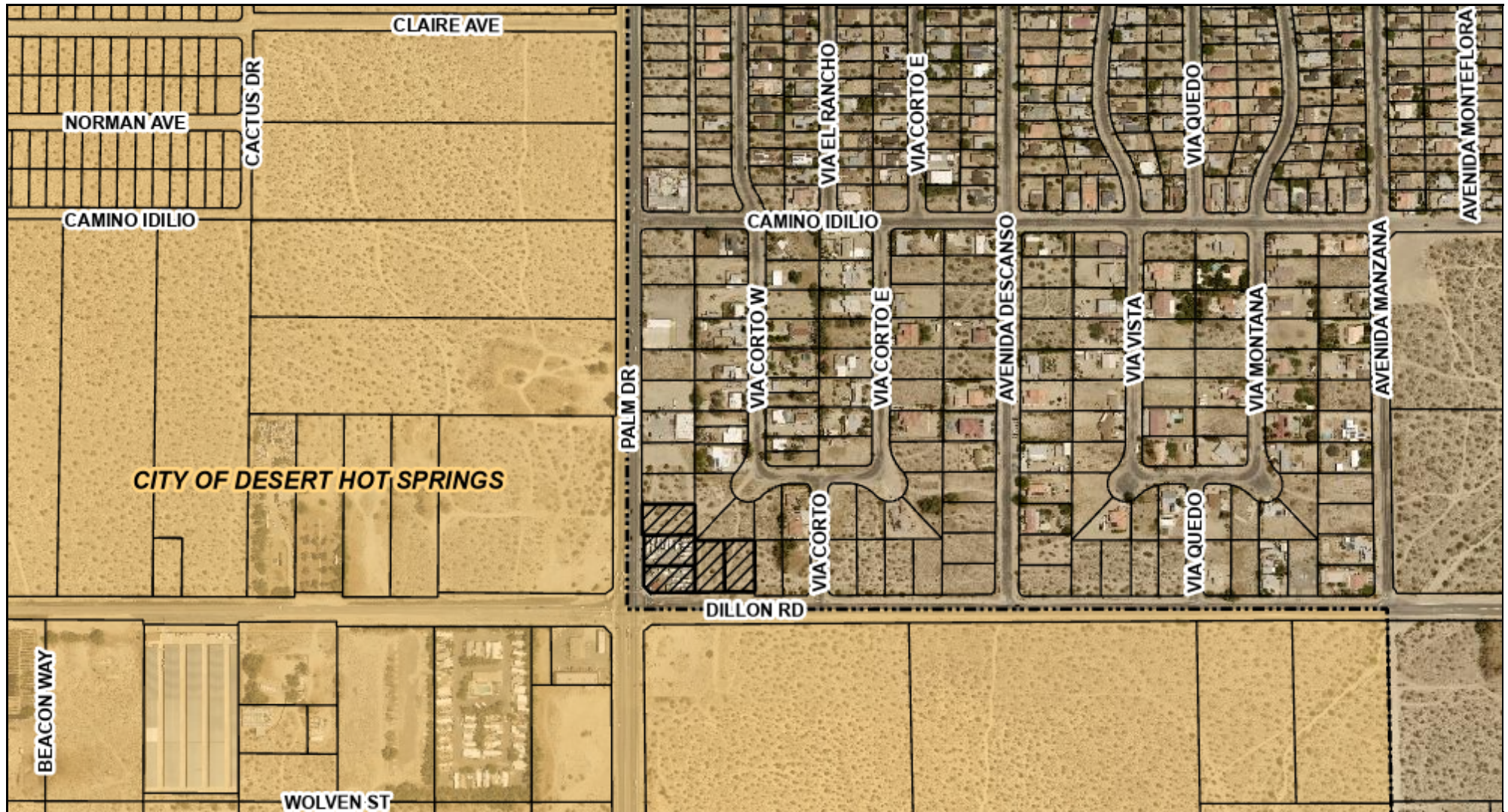
CUP220017

VICINITY/POLICY AREAS

Supervisor: V MANUEL PEREZ

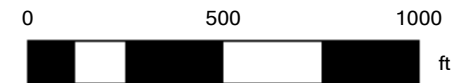
Date: 3-23-2026

District: 4



Zoning Area/District: PASS & DESERT

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



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RIVERSIDE COUNTY PLANNING DEPARTMENT

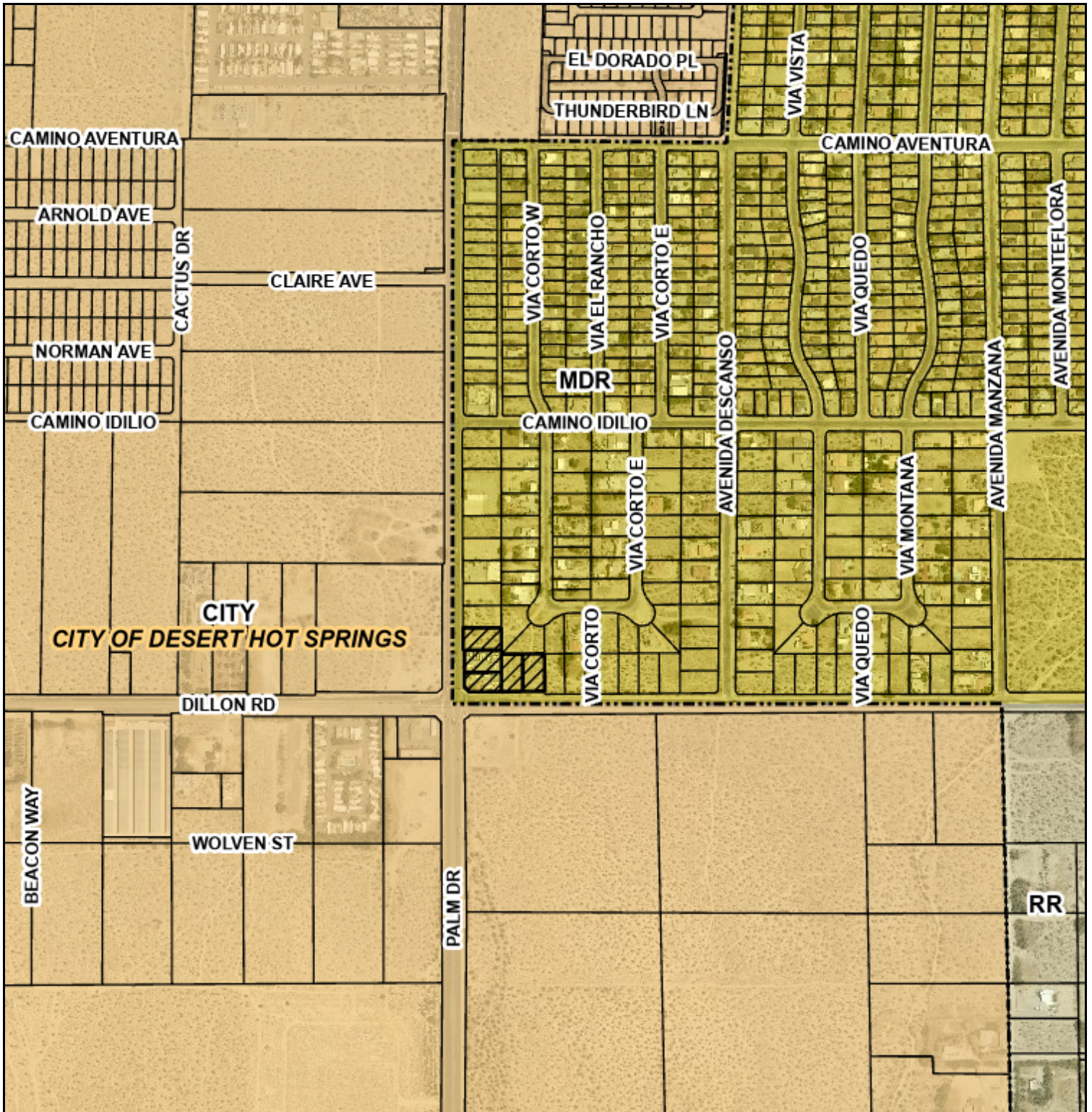
CUP220017

EXISTING GENERAL PLAN

Supervisor: V MANUEL PEREZ

Date: 3-23-2026

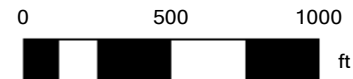
District: 4



Zoning Area/District: PASS & DESERT

Author:

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RIVERSIDE COUNTY PLANNING DEPARTMENT

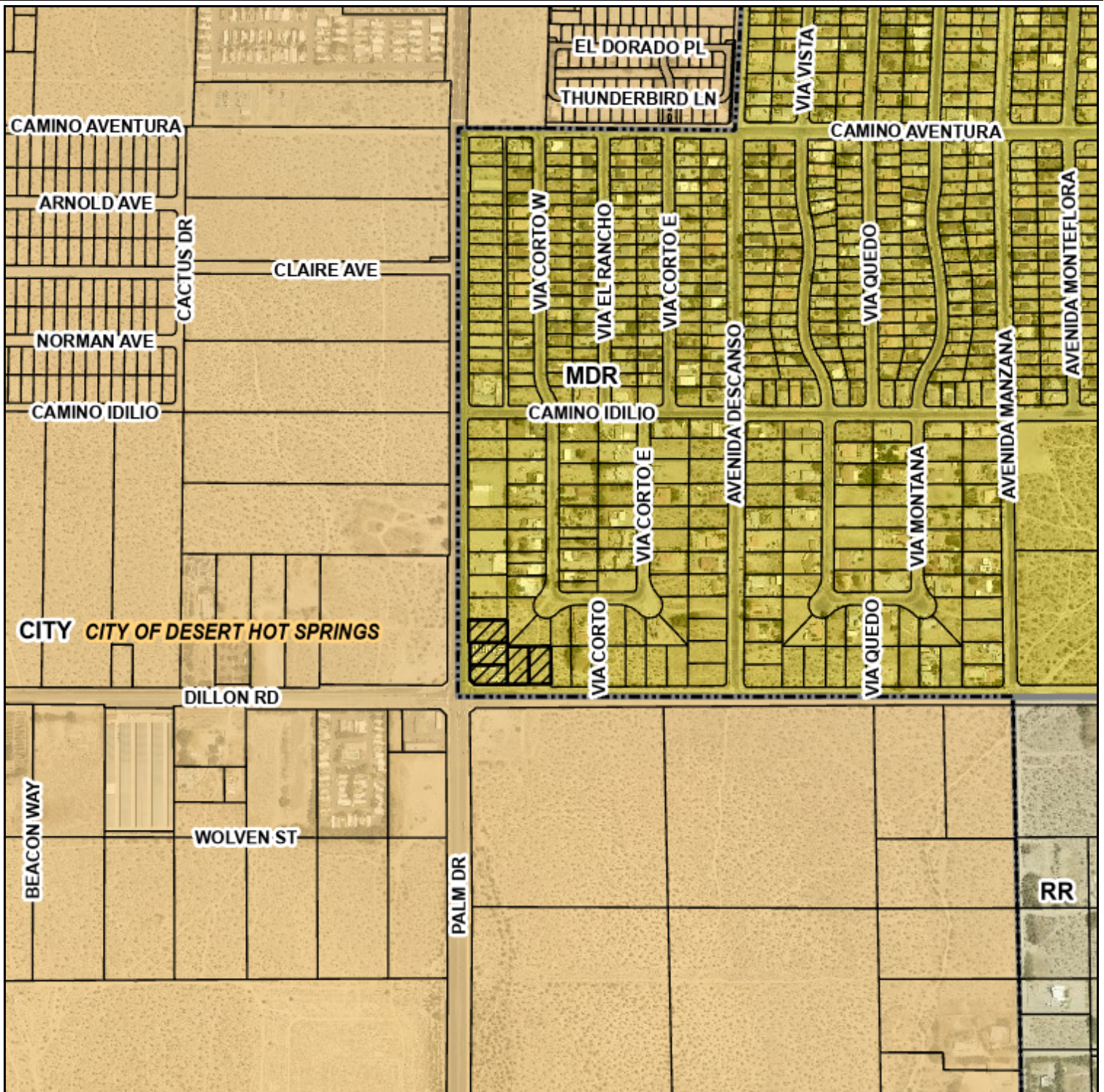
CUP220017

Date: 3-23-2026

Supervisor: V MANUEL PEREZ

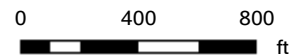
District: 4

LAND USE



Zoning District: PASS & DESERT

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RIVERSIDE COUNTY PLANNING DEPARTMENT

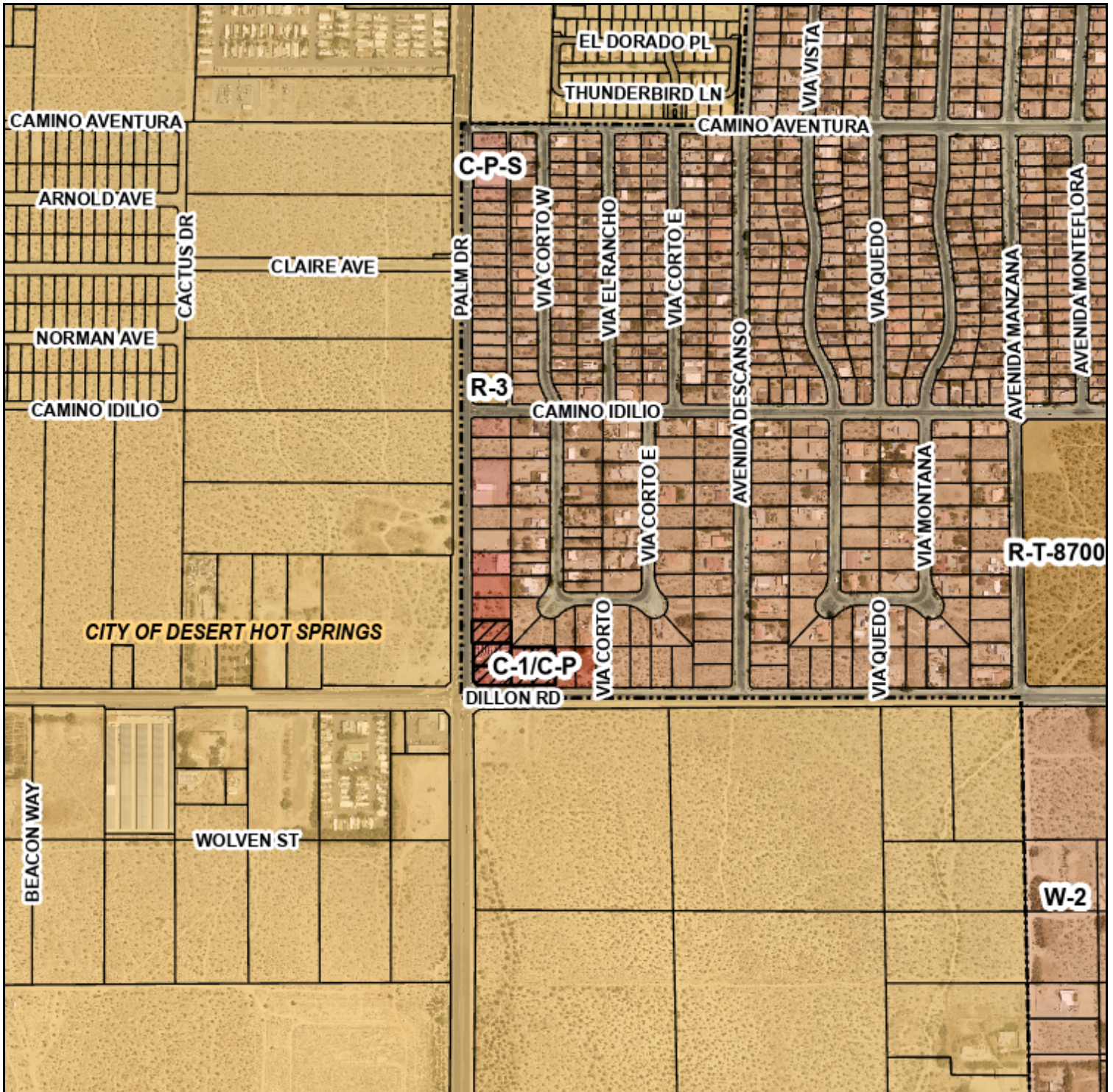
CUP220017

EXISTING ZONING

Supervisor: V MANUEL PEREZ

Date: 3-23-2026

District: 4



Zoning Area/District: PASS & DESERT

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PROPERTY OWNERS CERTIFICATION FORM
APNs 657-122-004 & 657-122-018 thru -021

I, Elizabeth Mora-Rodriguez, certify that on
(Print Name)

March 23, 2026 the attached property owners list
(Date)

was prepared by County of Riverside / GIS
(Print Company or Individual's Name)

Distance Buffered: 600'

Pursuant to application requirements furnished by the Riverside County Planning Department; Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Elizabeth Mora-Rodriguez

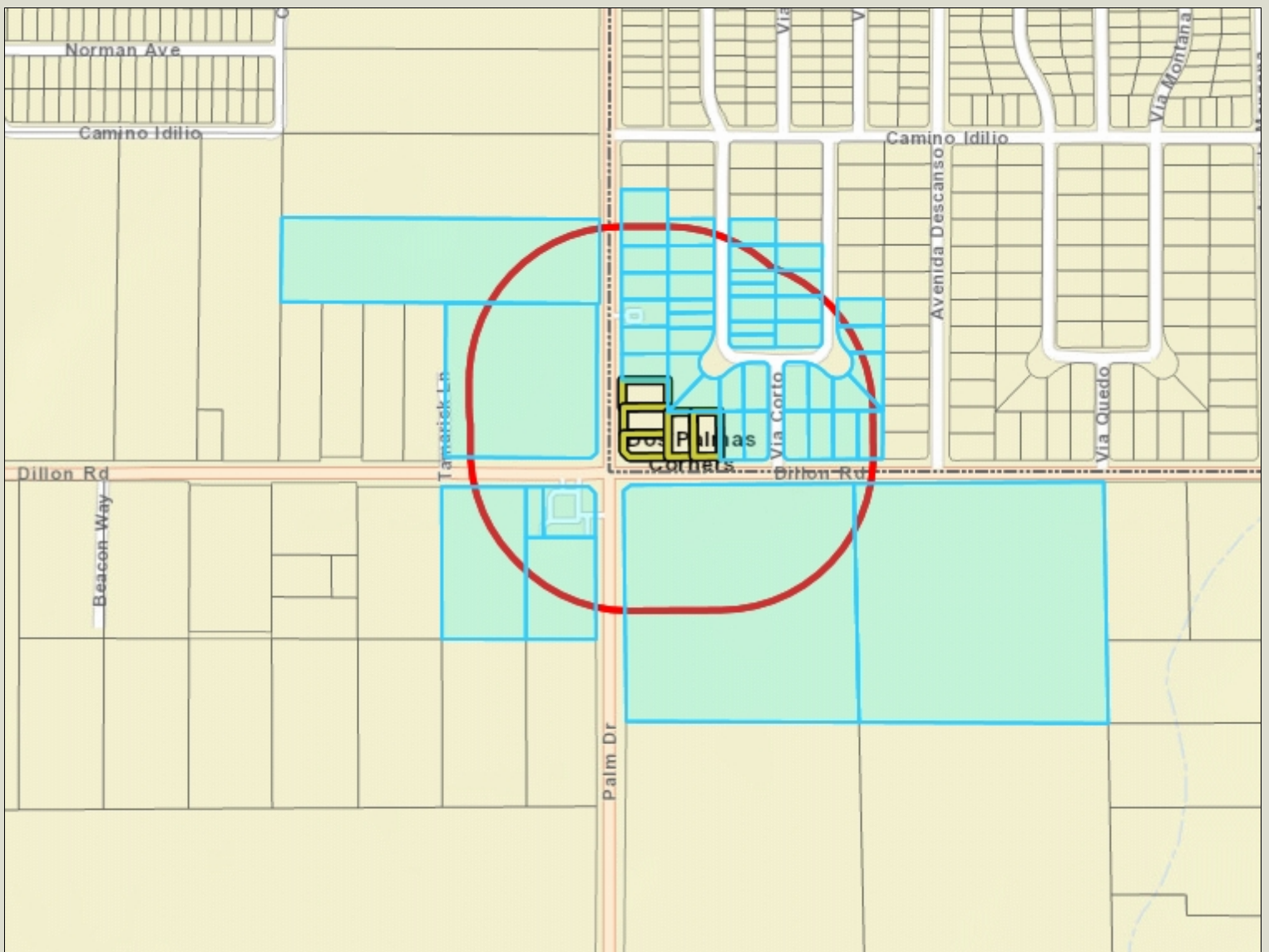
TITLE/REGISTRATION Senior Planner

ADDRESS: 4080 Lemon Street – 12th Floor

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-3024

Riverside County GIS Mailing Labels



Legend

- County Boundary
- Cities
- Parcels
- World_Street_Map

Notes



0 752 1,505 Feet



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

REPORT PRINTED ON... 3/23/2026 2:09:52 PM

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657060005
LEE FAMILY PARTNERSHIP
907 MIDWEST CLUB PKWY
OAK BROOK IL 60523

657060013
MOONCREST PLACE
3715 GRAND VIEW BLVD
LOS ANGELES CA 90066

657111001
CANDICE J. HARRIS
500 N PEYTONVILLE RD
SOUTHLAKE TX 76092

657111002
JOSE CERVANTES
20164 SKY RIDGE AVE
DESERT HOT SPRINGS CA 92241

657111010
YVONNE PETERS
1670116709 W VIA CORTO
DESERT HOT SPRINGS CA 92240

657111011
ANDRE LAW
16749 W VIA CORTO
DESERT HOT SPRINGS CA 92240

657111012
EDITH DAVALOS
PO BOX 396
PALM SPRINGS CA 92263

657111013
HECTOR JOSE VILLALOBOS
68220 VEGA RD
CATHEDRAL CITY CA 92234

657112001
RODRIGUEZ DENIS REV LIVING TRUST DTD
1/13/24
62802 N CRESCENT ST
DESERT HOT SPRINGS CA 92240

657112003
JESSICA TEJADA
PO BOX 1179
DESERT HOT SPRINGS CA 92240

657112011
SCOTT JEFFREY BRYANT
78158 FOSTORIA LN
PALM DESERT CA 92211

657112012
TRACY DENIS SHANER
16789 E VIA CORTO
DESERT HOT SPRINGS CA 92240

657112013
ARMENDAY MONTES HERRERA
P O BOX 1438
CATHEDRAL CY CA 92235

657112015
ALBERTO VEGA GONZALEZ
16676 W VIA CORTO
DESERT HOT SPRINGS CA 92240

657121002
GERZON FRAUSTO
44880 BERINGER DR
INDIO CA 92203

657121003
GERZON FRAUSTO
13793 MOUNTAIN TOP DR
DESERT HOT SPRINGS CA 92240

657121004
MARTIN DIAZ
16751 VIA CORTO EAST
DESERT HOT SPRINGS CA 92240

657122001
VELAZQUEZ JOSE & ROSA VELAZQUEZ
LIVING TRUST DTD 5/9/25
79645 BOLTON DR
INDIO CA 92203

657122002
SYLVIA RAMIREZ VELAZQUEZ
84091 AIRPORT BLV
THERMAL CA 92274

657122003
BEVERLY KAUFMAN
16900 FOX HILL DR
FRENCHTOWN MT 59834

657122004
AKUSYN INC
16972 PALM DR
DESERT HOT SPRINGS CA 92240

657122009
SETH B. HARPER
74711 DILLON RD
DESERT HOT SPRINGS CA 92241

657122010
SETH B. HARPER
74711 DILLION RD
DESERT HOT SPRINGS CA 92241

657122011
NARCISO MEDINA RAMIREZ
16881 VIA CORTO
DESERT HOT SPRINGS CA 92240

657122013
ALI ROLDAN ROSARIO GUERRERO
67942 AVA CT
DESERT HOT SPRINGS CA 92240

657122014
JUSTIN A. MCCAULEY
82732 CASTLETON DR
INDIO CA 92203

657122015
KEVIN CALDERON MARTINEZ
16815 W VIA CORTO
DESERT HOT SPRINGS CA 92240

657122016
ALVARO SANDOVAL
P O BOX 121
DSRT HOT SPG CA 92240

657122017
RAYMUNDO VEGA VILLALON
17989 CORKHILL ROAD NO 63
DESERT HOT SPRINGS CA 92241

657123002
GARY NAYMOLA
24295 MORNING GLORY LN
MIDDLETON ID 83644

657123004
JORGE ARELLANEZ
16991 VIA CORTO
DESERT HOT SPRINGS CA 92240

657123005
JASON RADWAN
25401 CABOT RD STE 208
LAGUNA HILLS CA 92653

657123007
DEBBIE TOOHEY
73351 BROKEN ARROW TR
PALM DESERT CA 92260

657123008
REYNA ARACELI R REYES
66950 IRONWOOD DR NO A202
DSRT HOT SPG CA 92240

657123009
GEORGE LAREAU
16114 CITRUSTREE RD
WHITTIER CA 90603

657123010
CARMEN VERONICA GUTIERREZ
P O BOX 342
CATHEDRAL CITY CA 92235

657123017
MONROE MANAGEMENT CO
PO BOX 2399
RANCHO MIRAGE CA 92270

657220010
WENDY ROSE
P O BOX 915
TUSTIN CA 92781

657220011
SOSSA FAMILY TRUST DTD 10/4/00
1791 HANNON RD
BEAUMONT CA 92223

657220019
ANTHONY LEE
460 N MOUNTAIN AVE
ONTARIO CA 91762

657230021
FREDENBURG REVOCABLE LIVING TRUST
DTD 9/30/93
1307 SAN PABLO DR
SAN MARCOS CA 92078

657230022
JEFFERSON ESTATES
P O BOX 13990
PALM DESERT CA 92211

Health Risk Reduction

	Mitigation Measure or Condition of Approval	Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
HC 16.5 – Location to Sensitive Receptors. Evaluate the compatibility of unhealthy and polluting land uses being located near sensitive receptors including possible impacts on ingress, egress, and access routes. Similarly, encourage sensitive receptors, such as housing, schools, hospitals, clinics, and childcare facilities to be located away from uses that pose potential hazards to human health and safety.	☐	☒	☐	The existing RV dealership is expanding to offer more inventory but the number of customers and employees will stay the same. RV maintenance is done off-site. Very few test drives from this location.
HC 16.6 – Good Neighbor Policy. For large scale logistics, warehouse and distribution projects, address the Good Neighbor Policy for Logistics and Warehouse/Distribution uses criteria adopted by the Board of Supervisors on November 19, 2019, and as may be subsequently amended.	☐	☐	☒	
HC 16.10 – Compact Development. Plan for compact development projects in appropriate locations, including in existing communities and the clustering of affordable and mixed-income housing therein, that make the most efficient use of land and concentrate complementary uses close to transit or non-transit mobility options and advocate for expanded transit and non-transit mobility options to serve such areas.	☐	☐	☒	
HC 16.14 – Sensitive Receptors, Pesticides and Fertilizers. Assure that sensitive receptors are separated and protected from polluting point sources, as feasible, including agricultural businesses that produce or use pesticides and chemical fertilizers.	☐	☐	☒	
HC 16.15 – Site Design and Industrial and Warehousing. Assure that site plan design protects people and land, particularly sensitive land uses such as housing and schools, from air pollution and other externalities associated with industrial and warehouse development through the use of barriers, distance, or similar solutions or measures from emission sources when possible.	☐	☐	☒	
HC 16.16 – Landscaping, Particulate Matter, and Air Pollution. Apply pollution control measures such as landscaping, vegetation, and green zones (in cooperation with the SCAQMD) and other materials, which trap particulate matter or control air pollution.	☐	☒	☐	New Landscaping proposed on site.
HC 16.18 – Job Creation and Reduction of Vehicle Miles. Promote new development that emphasizes job creation and reduction in vehicle miles traveled in	☐	☒	☐	Approximately half (6) of the employees live within a 5 minute drive of the

	Mitigation Measure or Condition of Approval	Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
<i>job-poor areas and does not otherwise contribute to onsite emissions to improve air quality.</i>				project.
HC 16.22 – Industrial Water Use Discharges and Agriculture and Pesticide/Chemical Use. Discourage industrial uses which use large quantities of water in manufacturing or cooling processes that result in subsequent effluent discharges and encourage agricultural businesses to limit and reduce the production and use of pesticides and chemical fertilizers to the maximum extent possible thereby minimizing contaminated infiltration and runoff, including runoff to the Salton Sea and other standing bodies of water.	☐	☐	☒	
HC 16.23 – Industrial and Agriculture Uses and Toxic Contamination. Discourage industrial and agricultural uses which produce significant quantities of toxic emissions into the air, soil, and groundwater to prevent the contamination of these physical environments.	☐	☐	☒	
HC 16.24 – Compatibility Criteria for Industrial, Agricultural, And Adjacent Land Uses. Ensure compatibility between industrial development and agricultural uses and adjacent land uses. To achieve compatibility, industrial development and agricultural uses will be required to include criteria addressing noise, land, traffic, and greenhouse gas emissions to avoid or minimize creating adverse conditions for adjacent communities.	☐	☐	☒	
HC 16.25 – Mining Projects and Compatibility. Require the conversion of mining operations into uses that are compatible with surrounding areas in accordance with the Surface Mining and Reclamation Act.	☐	☐	☒	

Food Access

	Mitigation Measure or Condition of Approval	Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
HC 17.2 – Building Setback and Activation of Sidewalks. Orient buildings closer to streets or provide landscaped promenades that connect buildings to bus stops with routes that provide access to shopping centers, grocery stores, and areas where farmer's markets are held.	☐	☒	☐	

HC 17.3 – Site Design and Interior Spaces. <i>Encourage site design for new development to accommodate interior spaces for recreational and other neighborhood uses, such as community gardens and farmer’s markets in order to increase access to fresh and healthy foods; and to render such spaces convenient and available to neighboring streets, neighborhoods, and other nearby facilities to fill the void or lack of small grocery stores and increase access to fresh and healthy foods within EJ Communities.</i>	☐	☐	☒	This is a small in-fill project.
HC 17.5 – Diverse Food Establishments. <i>Encourage the development of diverse food establishments prioritizing mom and pop healthy food establishments and community kitchens for homemade foods to be sold in areas with a high concentration of fast-food establishments, convenience stores, and liquor stores.</i>	☐	☐	☒	
HC 17.6 – Affordable Access to Fruits and Vegetables. <i>Work with local farmers and growers to develop a program to provide affordable access to fruits and vegetables grown in the area to the EJ communities. Identify and establish the location of grocery stores, healthy corner stores, farmer’s markets all of which carry a complement of healthy foods to be located in close proximity to transit nodes and other active transportation system links.</i>	☐	☐	☒	
HC 17.7 – Edible Landscaping and Community Gardens. <i>Promote edible landscaping and community gardens for suitable public and private land as well as for residential and mixed-use projects.</i>	☐	☐	☒	

Safe and Sanitary Homes

	Mitigation Measure or Condition of Approval	Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
HC 18.7 – Polluting Uses and Noticing Requirements. <i>Discourage industrial, agricultural, and other land uses that may pollute and cause health conflicts with residential land uses either directly or indirectly. Ensure that community members are properly notified and involved in the decision-making process for new land-use proposals.</i>	☐	☒	☐	The existing RV dealership is expanding to offer more inventory but the number of customers and employees will stay the same. RV maintenance is done off-site. Very few test drives from this location.
HC 18.8 – Design to Limit Exposure of Residential Development. <i>Work with the development community including small property and mobile home park owners so new residential development, particularly for low-income households, is designed to limit their exposure to high noise levels, pesticide and fertilizer exposure, dust pollution, and other potential impacts associated with adjacent industrial and agricultural uses.</i>	☐	☒	☐	Ingress and egress points are away from existing residential property.

	Mitigation Measure or Condition of Approval	Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
HC 18.9 – Design and Character of the Surrounding Area. Encourage the location and design of new developments to visually enhance and not degrade the character of the surrounding area through consideration of the following concepts.	☐	☐	☒	
a. Use of Design Standards. Using design standards of the appropriate Area Plan land use category.	☐	☐	☒	
b. Codes and Regulations. Construction of structures in accordance with the requirements of Riverside County’s zoning, building, and other pertinent codes and regulations.	☐	☐	☒	
c. Landscaping Plan. Require that an appropriate landscape plan be submitted and implemented for development projects subject to discretionary review.	☐	☒	☐	
d. Drought Resistant Landscaping. Use of drought-tolerant landscaping that incorporates adequate drought-conscious irrigation systems.	☐	☒	☐	
e. Energy Efficiency in Design. Application of energy efficiency through street configuration, building orientation, and landscaping to capitalize on shading and facilitate solar energy.	☐	☐	☒	
f. Water Conservation. Application of water conservation techniques, such as groundwater recharge basins, use of porous pavement, drought-tolerant landscaping, and water recycling, as appropriate.	☐	☒	☐	Porous pavement and drought tolerant , native type landscaping
g. Innovative Design. Encourage innovative and creative design concepts.	☐	☐	☒	
h. Public Art. Encourage the provision of public art that enhances the community’s identity, which may include elements of historical significance and creative use of children’s art.	☐	☐	☒	
i. Signage. Include consistent and well-designed signage that is integrated with the building’s architectural character.	☐	☒	☐	
j. Vehicular Access. Provide safe and convenient vehicular access and reciprocal access between adjacent commercial uses.	☐	☒	☐	

	Mitigation Measure or Condition of Approval	Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
k. Service Areas and Residential. Locate site entries and storage bays to minimize conflicts with adjacent residential neighborhoods.	☐	☒	☐	All entries are away from existing residential
l. Mitigation. Mitigate noise, odor, lighting, pollution exposure, and other impacts on surrounding properties.	☐	☒	☐	The existing RV dealership is expanding to offer more inventory but the number of customers and employees will stay the same. RV maintenance is done off-site. Very few test drives from this location.
m. Landscaping in Open Spaces and Parking Lots. Provide and maintain landscaping in open spaces and parking lots.	☐	☒	☐	
n. Drought Tolerant Landscaping. As feasible, maximize landscape coverage with an emphasis on drought-tolerant landscaping.	☐	☒	☐	
o. Preservation of Natural Features. Preserve, as feasible, natural features, such as unique natural terrain, arroyos, canyons, and other drainage ways, and native vegetation, wherever possible, particularly where they provide continuity with more extensive regional systems.	☐	☐	☒	
p. Pedestrian Activity. Require, as feasible, that new development be designed to provide adequate space for pedestrian connectivity and access, recreational trails, vehicular access, and parking, supporting functions, open space, and other pertinent elements.	☐	☐	☒	
q. Integration of Parking Lots. Design parking lots and structures to be functionally and visually integrated and connected.	☐	☐	☒	
r. Building Access Points. As feasible, site building access points along sidewalks, pedestrian areas, and bicycle routes, and include amenities that encourage pedestrian activity where such passthrough areas include wayfinding signage, street trees, grade and lateral separation from roads, all with consideration given to adequate safety lighting, and landscape screening.	☐	☐	☒	
s. Pedestrian Crossings. Encourage safe and frequent pedestrian crossings and ensure that sidewalks and other pedestrian walkways provide continuity between land uses essential to a functional lifestyle, and as needed such sidewalks and pedestrian walkways should provide sufficient	☐	☐	☒	Pedestrian crossings adjacent to the site are existing

	Mitigation Measure or Condition of Approval	Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
<i>lighting and signage to ensure public safety.</i>				
t. Human Scale. Encourage the creation of a human-scale ground floor environment that includes public open areas that separate pedestrian space from auto traffic or where mixed, it does so with special regard to pedestrian safety.	☐	☐	☒	
u. Recognition of Open Space. Recognize open space, including hillsides, arroyos, riparian areas, and other natural features as amenities that add community identity, beauty, recreational opportunities, and monetary value to adjacent developed areas.	☐	☐	☒	
v. Fire Hazards. Manage wildland fire hazards in the design of development proposals located adjacent to natural open space.	☐	☐	☒	
HC 18.12 – Safe Affordable Housing and Displacement. Prioritize the development of safe and affordable housing in EJ Communities while at the same time minimizing the displacement of existing residents consistent with Housing Element, Goal 2, Action 2.1h and as may be amended by the 6th Cycle Housing Element. Affordable housing projects should include various housing types that respond to community priorities and input.	☐	☐	☒	

Safe and Sanitary Homes

	Mitigation Measure or Condition of Approval	Compatible through Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
HC 19.2 – Outdoor Recreation. Develop of high-quality parks, green space, hiking trails, recreational facilities and natural environments in areas where such facilities are lacking.	☐	☐	☒	This is a small in-fill project.
HC 19.6 – Local Trails. Plan for a system of local trails that enhances recreational opportunities and connects with regional trails.	☐	☐	☒	This is a small in-fill project.
HC 19.7 – Incorporate Recreation Opportunities. Incorporate open space, community greenbelt separators, and recreational amenities into development areas in order to enhance recreational opportunities and community aesthetics to improve the quality of life.	☐	☐	☒	This is a small in-fill project.

Public Facilities

	Mitigation Measure or Condition of Approval	Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
HC 20.1 – Public Facilities and Supporting Infrastructure. <i>New development should provide for public services including but not limited to solar street lighting, shading structures at bus stops, other supporting infrastructure, and extension of trash and recyclables pickup routes.</i>	☐	☐	☒	This is a small in-fill project.
HC 20.2 – Development and Internal Pedestrian Circulation. <i>New development should promote convenient internal pedestrian circulation among land uses (existing and proposed) within each neighborhood and connecting with existing adjacent developed areas and as applicable consistent with the Southern California Association of Governments Regional Transportation Plan/Sustainable Communities Strategy, and amendments thereto.</i>	☐	☐	☒	
HC 20.4 - <i>New development and conservation land uses should not infringe upon existing essential public facilities and public utility corridors, which include county regional landfills, fee-owned rights-of-way, and permanent easements, whose true land use is that of public facilities.</i>	☐	☐	☒	



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

Hearing Date: July 14, 2026

To: Clerk of the Board of Supervisors

From: Planning Department – Riverside (Planner: Elizabeth Mora-Rodriguez)

MinuteTraQ #: 30605

Project Description:

TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON 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) – Applicant: Hayward Pardue – Fourth Supervisorial 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 – Planning Contact: Elizabeth Mora-Rodriguez at emorarodriguez@rivco.org or (951) 955-3024. District 4. [Applicant Fees 100%]

Planning Commission Date: May 6, 2026 / Commissioner Vote: 1st, 2nd, 3rd, 4th & 5th Districts – Support

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

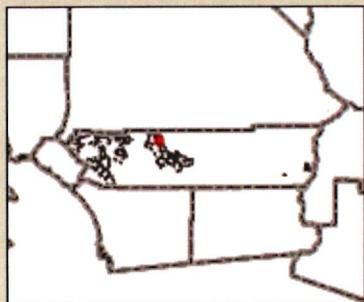
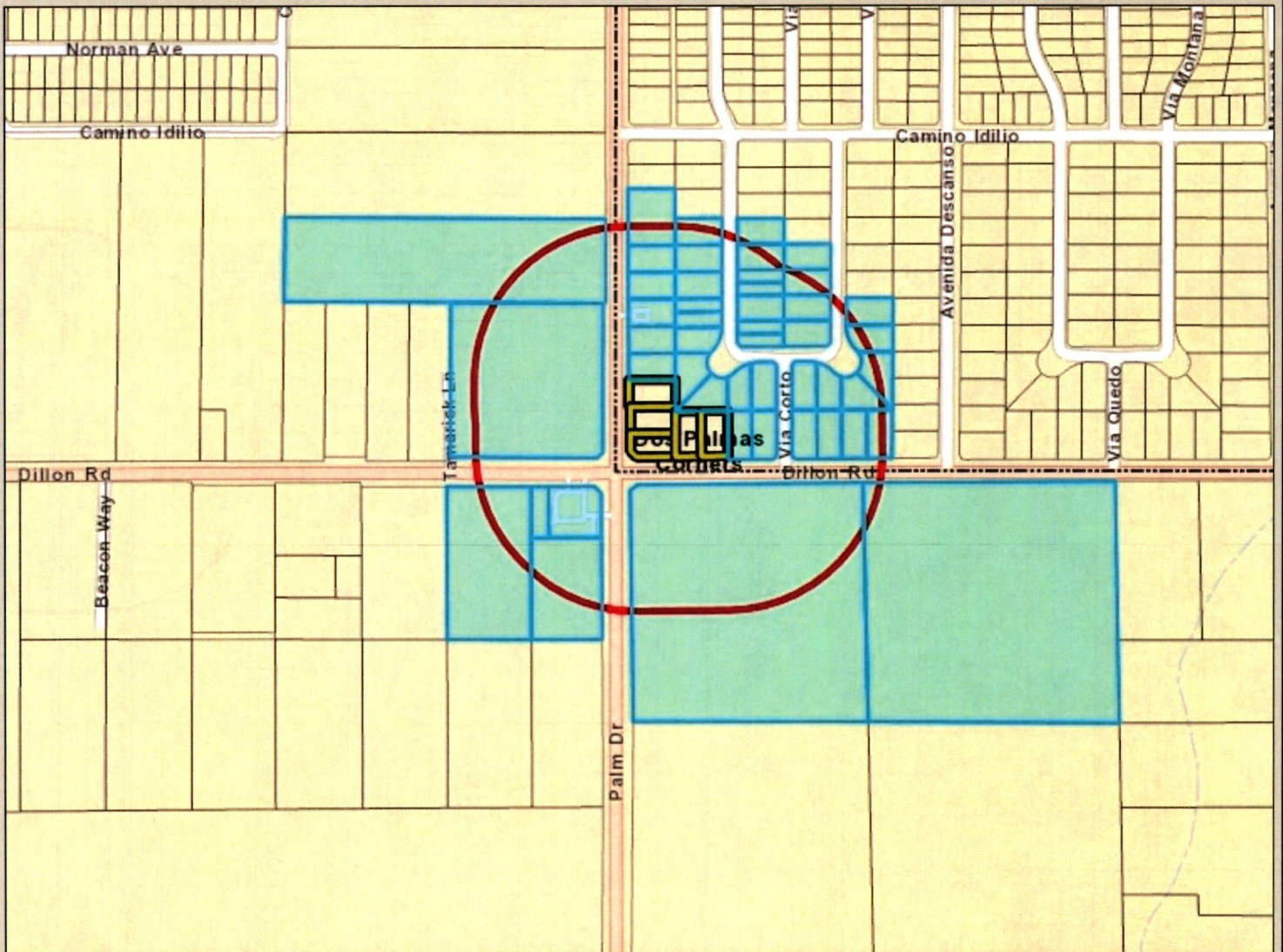
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|--|--|
| ☐ Place on Administrative Action | ☒ Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| ☐ Receive & File | |
| ☐ EOT | |
| ☐ Labels provided If Set For Hearing | ☐ Publish in Newspaper: |
| ☐ 10 Day ☒ 20 Day ☐ 30 day | (4 th Dist.) – Desert Sun |
| ☐ Place on Consent Calendar | ☒ CEQA Exempt |
| ☐ Place on Policy Calendar (Resolutions; Ordinances; PNC) | ☐ 10 Day ☒ 20 Day ☐ 30 day |
| ☐ Place on Section Initiation Proceeding (GPIP) | ☒ Notify Property Owners (app/agencies/property owner labels provided) |

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

Riverside County GIS Mailing Labels



Legend

- County Boundary
- Cities
- Parcels
- World_Street_Map

Notes



0 752 1,505 Feet

A scale bar showing distances of 0, 752, and 1,505 feet, and a north arrow pointing upwards.

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

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SOUTHLAKE TX 76092

657111002
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657111010
YVONNE PETERS
1670116709 W VIA CORTO
DESERT HOT SPRINGS CA 92240

657111011
ANDRE LAW
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DESERT HOT SPRINGS CA 92240

657111012
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657111013
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657112001
RODRIGUEZ DENIS REV LIVING TRUST DTD
1/13/24
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657112003
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657112012
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657112013
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657112015
ALBERTO VEGA GONZALEZ
16676 W VIA CORTO
DESERT HOT SPRINGS CA 92240

657121002
GERZON FRAUSTO
44880 BERINGER DR
INDIO CA 92203

657121003
GERZON FRAUSTO
13793 MOUNTAIN TOP DR
DESERT HOT SPRINGS CA 92240

657121004
MARTIN DIAZ
16751 VIA CORTO EAST
DESERT HOT SPRINGS CA 92240

657122001
VELAZQUEZ JOSE & ROSA VELAZQUEZ
LIVING TRUST DTD 5/9/25
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657122002
SYLVIA RAMIREZ VELAZQUEZ
84091 AIRPORT BLV
THERMAL CA 92274

657122003
BEVERLY KAUFMAN
16900 FOX HILL DR
FRENCHTOWN MT 59834

657122004
AKUSYN INC
16972 PALM DR
DESERT HOT SPRINGS CA 92240

657122009
SETH B. HARPER
74711 DILLON RD
DESERT HOT SPRINGS CA 92241

657122010
SETH B. HARPER
74711 DILLION RD
DESERT HOT SPRINGS CA 92241

657122011
NARCISO MEDINA RAMIREZ
16881 VIA CORTO
DESERT HOT SPRINGS CA 92240

657122013
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67942 AVA CT
DESERT HOT SPRINGS CA 92240

657122014
JUSTIN A. MCCAULEY
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657122015
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657122016
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657122017
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657123002
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MIDDLETON ID 83644

657123004
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657123005
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657123007
DEBBIE TOOHEY
73351 BROKEN ARROW TR
PALM DESERT CA 92260

657123008
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66950 IRONWOOD DR NO A202
DSRT HOT SPG CA 92240

657123009
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657123017
MONROE MANAGEMENT CO
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RANCHO MIRAGE CA 92270

657220010
WENDY ROSE
P O BOX 915
TUSTIN CA 92781

657220011
SOSSA FAMILY TRUST DTD 10/4/00
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BEAUMONT CA 92223

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P O BOX 13990
PALM DESERT CA 92211

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT, AND CONDITIONAL USE PERMIT FOURTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 14, 2026 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **General Plan Amendment No. 220005 (GPA220005) and Conditional Use Permit No. 220017 (CUP220017)**. 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. The proposed project is located 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] – Zoning: C-1/C-P (General Commercial) – APNs: 657-122-004; 657-122-018 through -021 – 2.00 Gross Acres in the Fourth Supervisorial District.

The Riverside County Planning Department and the Planning Commission recommend that the Board of Supervisors **APPROVE General Plan Amendment No. 220005 (GPA220005) and APPROVE Conditional Use Permit No. 220017 (CUP220017)**.

On May 6, 2026, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 5-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT ELIZABETH MORA-RODRIGUEZ, PROJECT PLANNER, AT 951-955-3024 OR EMAIL EMORARODRIGUEZ@RIVCO.ORG.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors who will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org.

Dated: June 17, 2026

Kimberly A. Rector, Clerk of the Board
By: Ana Garcia, Clerk of the Board Assistant

AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE LA ENMIENDA DEL PLAN GENERAL Y EL PERMISO DE USO CONDICIONAL DEL CUARTO DISTRITO SUPERVISORIAL

SE HACE SABER por la presente que se llevará a cabo una audiencia pública en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de Juntas del Primer Piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el martes 14 de julio de 2026 a las 10:00 A.M.** o tan pronto como sea posible después, para considerar la recomendación de la Comisión de Planificación de aprobar la **Enmienda del Plan General No. 220005 (GPA220005)** y el **Permiso de Uso Condicional No. 220017 (CUP220017)**. GPA220005 es una propuesta para enmendar la designación de uso de suelo de Desarrollo Comunitario: Residencial de Densidad Media (CD: MDR) a Desarrollo Comunitario: Comercio Minorista (CD: CR). CUP220017 es una propuesta para autorizar un concesionario de casas rodantes existente sin permiso en 2.00 acres brutos con una oficina existente de 860 pies cuadrados, un área de ventas al aire libre de 42,300 pies cuadrados para 64 espacios de exhibición de casas rodantes y 28 espacios de estacionamiento pavimentados para clientes y personal. El proyecto propuesto está ubicado al norte de Dillon Road, al este de Palm Drive, al sur de Camino Idilio y al oeste de Via Corto [16972 Palm Drive, Desert Hot Springs, Condado de Riverside, CA] – Zonificación: C-1/C-P (Comercial General) – APNs: 657-122-004; 657-122-018 a -021 – 2.00 Acres Brutos en el Cuarto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside y la Comisión de Planificación recomiendan que la Junta de Supervisores **APRUEBE la Enmienda del Plan General No. 220005 (GPA220005) y APRUEBE el Permiso de Uso Condicional No. 220017 (CUP220017)**.

El 6 de mayo de 2026, la Comisión de Planificación recomendó la aprobación del proyecto tal como se indicó a la Junta de Supervisores con una votación de 5-0. Los documentos de la reunión del Departamento de Planificación para el proyecto propuesto pueden ser vistos en línea bajo la fecha de la audiencia de la Comisión de Planificación en la página de Audiencias Públicas del sitio web del Departamento de Planificación: <https://planning.rctlma.org/Public-Hearings>.

PARA MÁS INFORMACIÓN SOBRE ESTE PROYECTO, POR FAVOR CONTACTE A ELIZABETH MORA-RODRIGUEZ, PLANIFICADORA DEL PROYECTO, AL 951-955-3024 O ENVÍE UN CORREO ELECTRÓNICO A EMORARODRIGUEZ@RIVCO.ORG.

Cualquier persona que desee testificar a favor o en contra del proyecto puede hacerlo por escrito entre la fecha de este aviso y la audiencia pública o puede presentarse y ser escuchada en la fecha y lugar mencionados anteriormente. Todos los comentarios escritos recibidos antes de la audiencia pública serán presentados a la Junta de Supervisores, quienes considerarán dichos comentarios, además de cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

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Por favor, envíe toda la correspondencia escrita a: Secretario de la Junta, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 o por correo electrónico a cob@rivco.org.

Fecha: 17 de junio de 2026

Kimberly A. Rector, Secretaria de la Junta
By: Ana Garcia, Asistente de la Secretaria de la Junta

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON GENERAL PLAN AMENDMENT, AND CONDITIONAL USE PERMIT FOURTH
SUPERVISORIAL DISTRICT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 14, 2026 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **General Plan Amendment No. 220005 (GPA220005) and Conditional Use Permit No. 220017 (CUP220017)**. 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. The proposed project is located 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] – Zoning: C-1/C-P (General Commercial) – APNs: 657-122-004; 657-122-018 through -021 – 2.00 Gross Acres in the Fourth Supervisorial District.

The Riverside County Planning Department and the Planning Commission recommend that the Board of Supervisors **APPROVE General Plan Amendment No. 220005 (GPA220005) and APPROVE Conditional Use Permit No. 220017 (CUP220017)**.

On May 6, 2026, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 5-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT ELIZABETH MORA-RODRIGUEZ, PROJECT PLANNER, AT 951-955-3024 OR EMAIL EMORARODRIGUEZ@RIVCO.ORG.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors who will consider such comments, in addition to any oral testimony, before making a decision on the project.

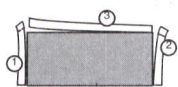
If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org.

Dated: June 17, 2026

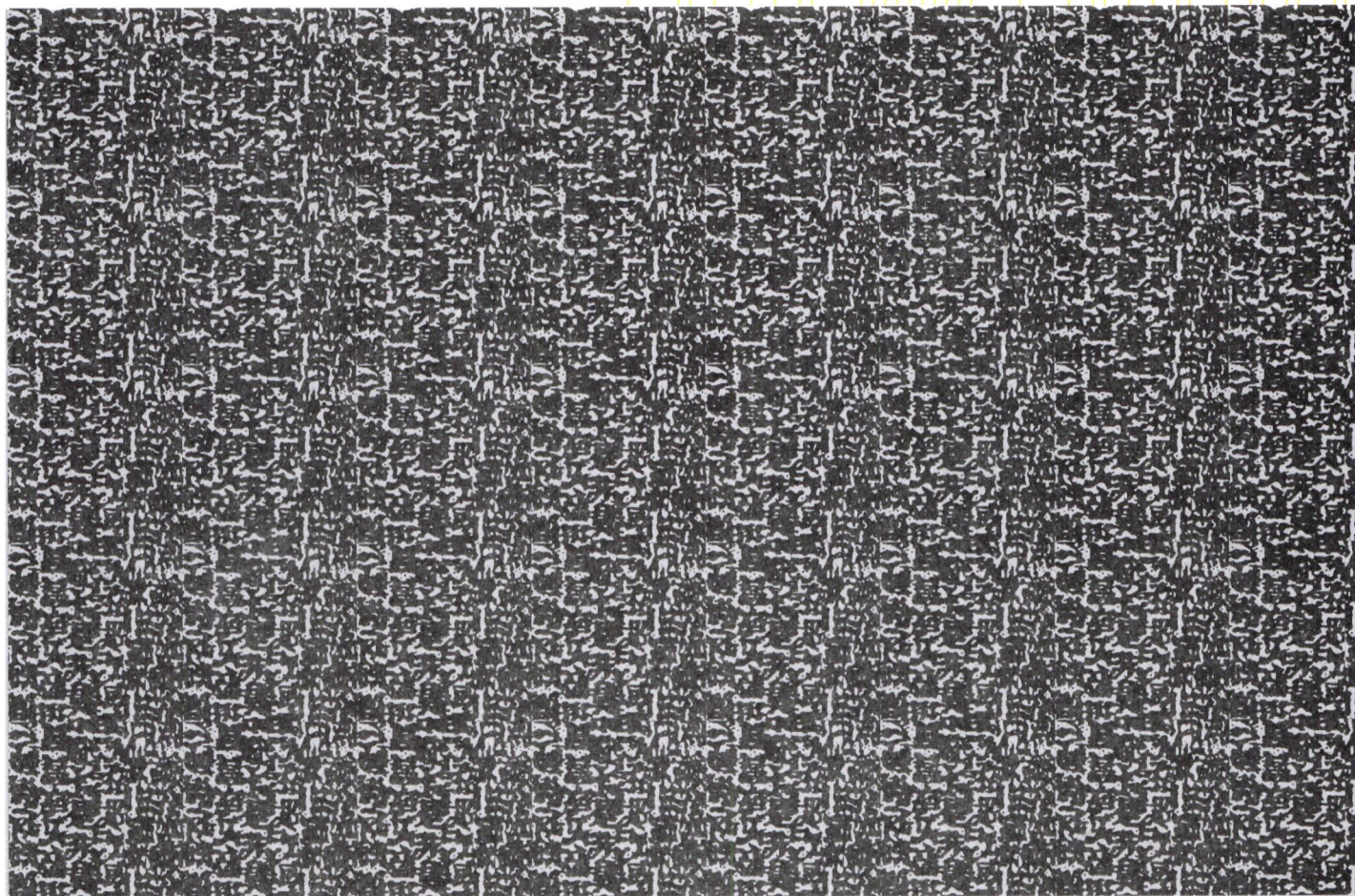
Kimberly A. Rector, Clerk of the Board
By: Ana Garcia, Clerk of the Board Assistant



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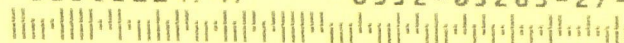
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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE LA ENMIENDA DEL PLAN GENERAL Y EL PERMISO DE USO CONDICIONAL DEL CUARTO DISTRITO SUPERVISORIAL

SE HACE SABER por la presente que se llevará a cabo una audiencia pública en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de Juntas del Primer Piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el martes 14 de julio de 2026 a las 10:00 A.M.** o tan pronto como sea posible después, para considerar la recomendación de la Comisión de Planificación de aprobar la **Enmienda del Plan General No. 220005 (GPA220005)** y el **Permiso de Uso Condicional No. 220017 (CUP220017)**. GPA220005 es una propuesta para enmendar la designación de uso de suelo de Desarrollo Comunitario: Residencial de Densidad Media (CD: MDR) a Desarrollo Comunitario: Comercio Minorista (CD: CR). CUP220017 es una propuesta para autorizar un concesionario de casas rodantes existente sin permiso en 2.00 acres brutos con una oficina existente de 860 pies cuadrados, un área de ventas al aire libre de 42,300 pies cuadrados para 64 espacios de exhibición de casas rodantes y 28 espacios de estacionamiento pavimentados para clientes y personal. El proyecto propuesto está ubicado al norte de Dillon Road, al este de Palm Drive, al sur de Camino Idilio y al oeste de Via Corto [16972 Palm Drive, Desert Hot Springs, Condado de Riverside, CA] – Zonificación: C-1/C-P (Comercial General) – APNs: 657-122-004; 657-122-018 a -021 – 2.00 Acres Brutos en el Cuarto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside y la Comisión de Planificación recomiendan que la Junta de Supervisores **APRUEBE la Enmienda del Plan General No. 220005 (GPA220005)** y **APRUEBE el Permiso de Uso Condicional No. 220017 (CUP220017)**.

El 6 de mayo de 2026, la Comisión de Planificación recomendó la aprobación del proyecto tal como se indicó a la Junta de Supervisores con una votación de 5-0. Los documentos de la reunión del Departamento de Planificación para el proyecto propuesto pueden ser vistos en línea bajo la fecha de la audiencia de la Comisión de Planificación en la página de Audiencias Públicas del sitio web del Departamento de Planificación: <https://planning.rctlma.org/Public-Hearings>.

PARA MÁS INFORMACIÓN SOBRE ESTE PROYECTO, POR FAVOR CONTACTE A ELIZABETH MORA-RODRIGUEZ, PLANIFICADORA DEL PROYECTO, AL 951-955-3024 O ENVÍE UN CORREO ELECTRÓNICO A EMORARODRIGUEZ@RIVCO.ORG.

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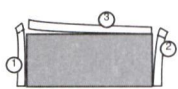
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Fecha: 17 de junio de 2026

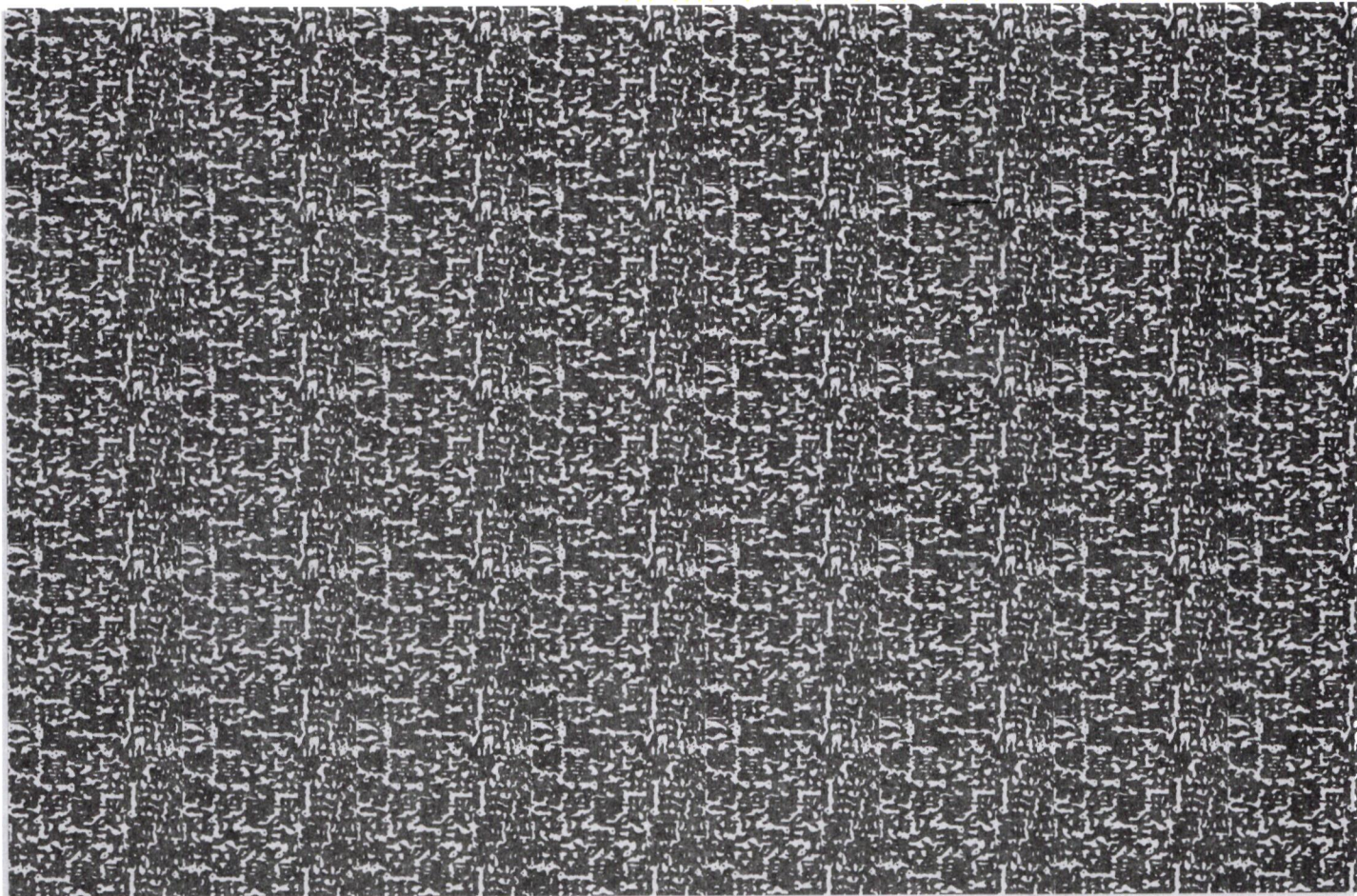
Kimberly A. Rector, Secretaria de la Junta
By: Ana Garcia, Asistente de la Secretaria de la Junta



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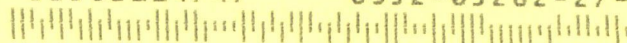
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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE LA ENMIENDA DEL PLAN GENERAL Y EL PERMISO DE USO CONDICIONAL DEL CUARTO DISTRITO SUPERVISORIAL

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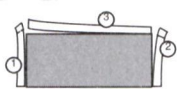
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Fecha: 17 de junio de 2026

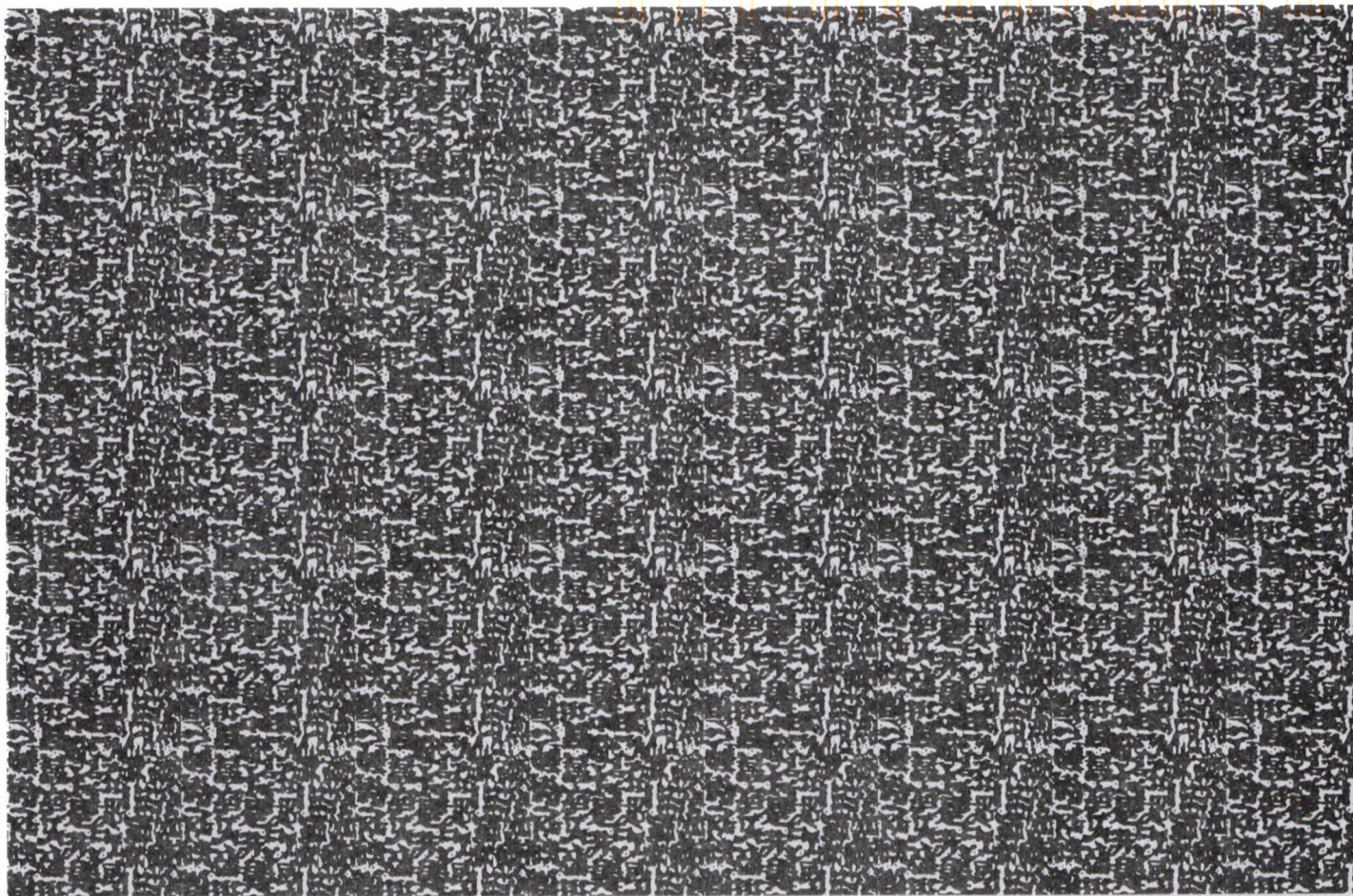
Kimberly A. Rector, Secretaria de la Junta
By: Ana Garcia, Asistente de la Secretaria de la Junta



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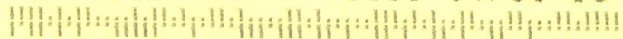
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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON GENERAL PLAN AMENDMENT, AND CONDITIONAL USE PERMIT FOURTH
SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 14, 2026 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **General Plan Amendment No. 220005 (GPA220005) and Conditional Use Permit No. 220017 (CUP220017)**. 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. The proposed project is located 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] – Zoning: C-1/C-P (General Commercial) – APNs: 657-122-004; 657-122-018 through -021 – 2.00 Gross Acres in the Fourth Supervisorial District.

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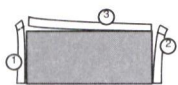
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Dated: June 17, 2026

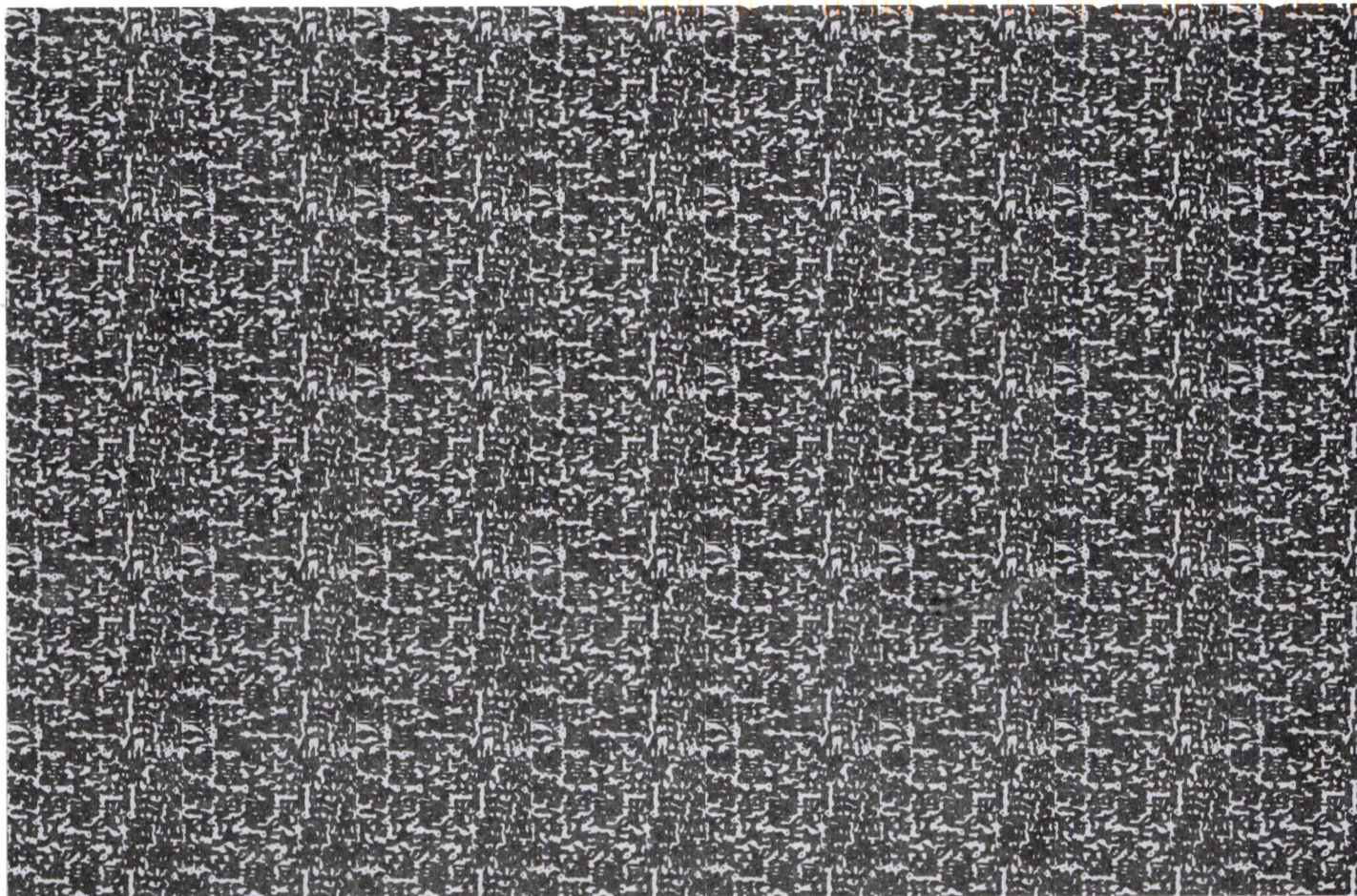
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By: Ana Garcia, Clerk of the Board Assistant



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ESURMP 522

AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE PERMISO DE USO CONDICIONAL, PERMISO DE USO PÚBLICO, ACUERDO DE DESARROLLO, Y RESOLUCIÓN EN EL CUARTO DISTRITO DE SUPERVISIÓN

SE NOTIFICA POR LA PRESENTE que se llevará a cabo una audiencia pública en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en el Salón de la Junta del Primer Piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el martes 14 de julio de 2026 a las 10:00 A.M.** o tan pronto como sea posible después, para considerar la recomendación de la Comisión de Planificación de aprobar el **Permiso de Uso Condicional No. 3684, Revisión No. 1, Permiso de Uso Público No. 00916 Revisión No. 1, Acuerdo de Desarrollo No. 86, Enmienda No. 1, y la Resolución No. 2026-142 para Certificar un Informe de Impacto Ambiental Suplementario (CEQ250005). El Permiso de Uso Condicional No. 3684 Revisión No. 1** (CUP03684R01) es una propuesta para revisar la aprobación previa de una planta de energía solar fotovoltaica (PV) de 463.5 megavatios (MW), conocida como el Proyecto Solar Palo Verde Mesa. La revisión amplía la superficie del sitio de 3,250 a 3,310 acres, aumenta la producción total de energía a 500 MW, incluye un nuevo sistema de almacenamiento de baterías de 500 MW (BESS) y reemplaza una línea de transmisión completa propuesta con conexiones a dos líneas de transmisión existentes. La primera línea de transmisión existente, una línea de transmisión de 10.5 millas (aproximadamente 8.5 millas existentes), conecta el sitio con la subestación de 230 kV del Río Colorado de Southern California Edison (SCE). La segunda línea de transmisión existente incluye solo conexiones a una línea de transmisión existente de 3.5 millas y 161 kV que se conecta al parque de conmutación eléctrica Parker – Blythe al sur del sitio y, en última instancia, se distribuye a varias utilidades independientes según las necesidades. El Proyecto también incluye una expansión de tierras gestionadas por la Oficina de Administración de Tierras (BLM) de 28 a 395 acres, fuera del alcance de esta aprobación. El **Permiso de Uso Público No. 916 Revisión No. 1** (PUP00916R01) es una propuesta para revisar la aprobación previa de aproximadamente 11.8 millas (de 14.5 millas) de nuevas líneas de transmisión propuestas en tierras en los derechos de paso del Condado de Riverside. Estas líneas de transmisión conectan la planta de energía solar con la Subestación del Río Colorado, que cruza ciertos derechos de paso públicos del Condado. El Proyecto modificado incluye principalmente líneas de transmisión propuestas en terrenos privados (cubiertos por la revisión del Permiso de Uso Condicional mencionado anteriormente) o terrenos federales fuera de la jurisdicción del Condado de Riverside. Sin embargo, la línea de transmisión propuesta hacia la Subestación Colorado River de 230 kV de Southern California Edison (SCE) se extiende sobre una porción de 158 pies del Derecho de Vía del Condado y está sujeta a revisión bajo un permiso de uso público. Acuerdo de **Desarrollo No. 86 La Enmienda 1** (DA0086A01) es una enmienda propuesta del acuerdo de desarrollo previamente aprobado (DA No. 86) bajo el permiso de uso condicional previamente aprobado (CUP No. 3684). La Política No. B-29 de la Junta de Supervisores respecto a las plantas de energía solar establece: "No se otorgará ninguna aprobación requerida por la Ordenanza No. 348 para una planta de energía solar a menos que la Junta primero apruebe un acuerdo de desarrollo con el propietario de la planta de energía solar y el acuerdo de desarrollo esté en vigor." La **Resolución No. 2026-142** es para certificar el Informe Suplementario de Impacto Ambiental (SEIR) para el Proyecto Solar Grace (SCH NO. 2025010194) y para permitir el proyecto en el sitio como se describe arriba. El proyecto propuesto está ubicado al norte de 10th Avenue, al sur de 4th Avenue, al oeste de North Neighbors Boulevard, al este de Megin Avenue – APNs: APN: 821-020-007, 019 hasta 029; 821-050-004, 012 hasta 029; 821-060-001 hasta 003, 006; 821-080-043 hasta 047, 050; 821-090-011 hasta 018; 821-100-034; 821-050-012 hasta 015; 821-050-024 hasta 027 – 3,310 acres en el Cuarto Distrito de Supervisión. PARA MÁS INFORMACIÓN SOBRE ESTE PROYECTO, POR FAVOR CONTACTE A DAT TRAN, PLANIFICADOR DEL PROYECTO, AL 951-955-1119 O POR CORREO ELECTRÓNICO A DTRAN@RIVCO.ORG

Cualquier persona que desee testificar a favor o en contra del proyecto puede hacerlo por escrito entre la fecha de este aviso y la audiencia pública o puede presentarse y ser escuchada en el lugar y hora mencionados anteriormente. Todos los comentarios por escrito recibidos antes de la audiencia pública serán presentados a la Junta de Supervisores, quienes considerarán dichos comentarios, además de cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

Si impugna el artículo anterior en la corte, puede estar limitado a plantear solo aquellos temas que usted o alguien más planteó en la audiencia pública descrita en este aviso, o en correspondencia escrita al Departamento de Planificación o a la Junta de Supervisores en, o antes de, la audiencia pública. Tenga en cuenta que, como resultado de la audiencia pública y la consideración de todos los comentarios públicos, escritos y orales, la Junta de Supervisores puede enmendar, total o parcialmente, el proyecto y/o el documento ambiental relacionado. En consecuencia, las designaciones, estándares de desarrollo, diseño o mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, pueden ser modificados de una manera diferente a la específicamente propuesta.

Formatos alternativos disponibles a solicitud para personas con discapacidades. Si necesita una adaptación razonable, por favor contacte a la Secretaria de la Junta al (951) 955-1069.

Por favor, envíe toda la correspondencia escrita a: Secretaria de la Junta, 4080 Lemon Street, 1st Floor, P.O. Box 1147, Riverside, CA 92502-1147 o por correo electrónico a cob@rivco.org.

Fecha: 22 de junio de 2026

Kimberly A. Rector, Secretaria de la junta
By: Ana Garcia, Asistente de la secretaria de la junta

REMOVE SIDE EDGES FIRST
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

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Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

PUBLIC HEARING NOTICE

This may affect your property

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0008041315 JUN 23 2026

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CLERK/BOARD OF SUPERVISORS

2026 JUN 29 A 10:43

821080037
THOMAS FAMILY TRUST DTD 9/15/00
825 PARKCENTER DR STE 202
SANTA ANA CA 92705

NIXIE 911 FE 1270 0006/26/26

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**Riverside County Board of Supervisors
Request to Speak**

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

SPEAKER'S NAME: Anthony Kelly, Jr.

Address: 3377 Wagoner Street

City: Jurupa Valley **Zip:** 92589

Phone #: 951-608-7819

Date: 07/13/20 **Agenda #** 23.2

PLEASE STATE YOUR POSITION BELOW:

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

_____ **Support** _____ **Oppose** X **Neutral**

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

_____ **Support** _____ **Oppose** X **Neutral**

I give my 3 minutes to: _____

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

(Revised: 04/23/2025)

BOARD RULES

Requests to Address Board on "Agenda" Items:

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

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

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

Power Point Presentations/Printed Material:

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

Individual Speaker Limits:

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

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chair's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chair:

The Chair will determine what order the speakers will address the Board and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using course, crude, profane or vulgar language while speaking to the Board members, staff, the public and/or meeting participants. Such behavior, at the discretion of the Board Chair may result in removal from the Board Chambers by Sheriff Deputies.