



Land Use Services Department
Planning Division

Board of Supervisors

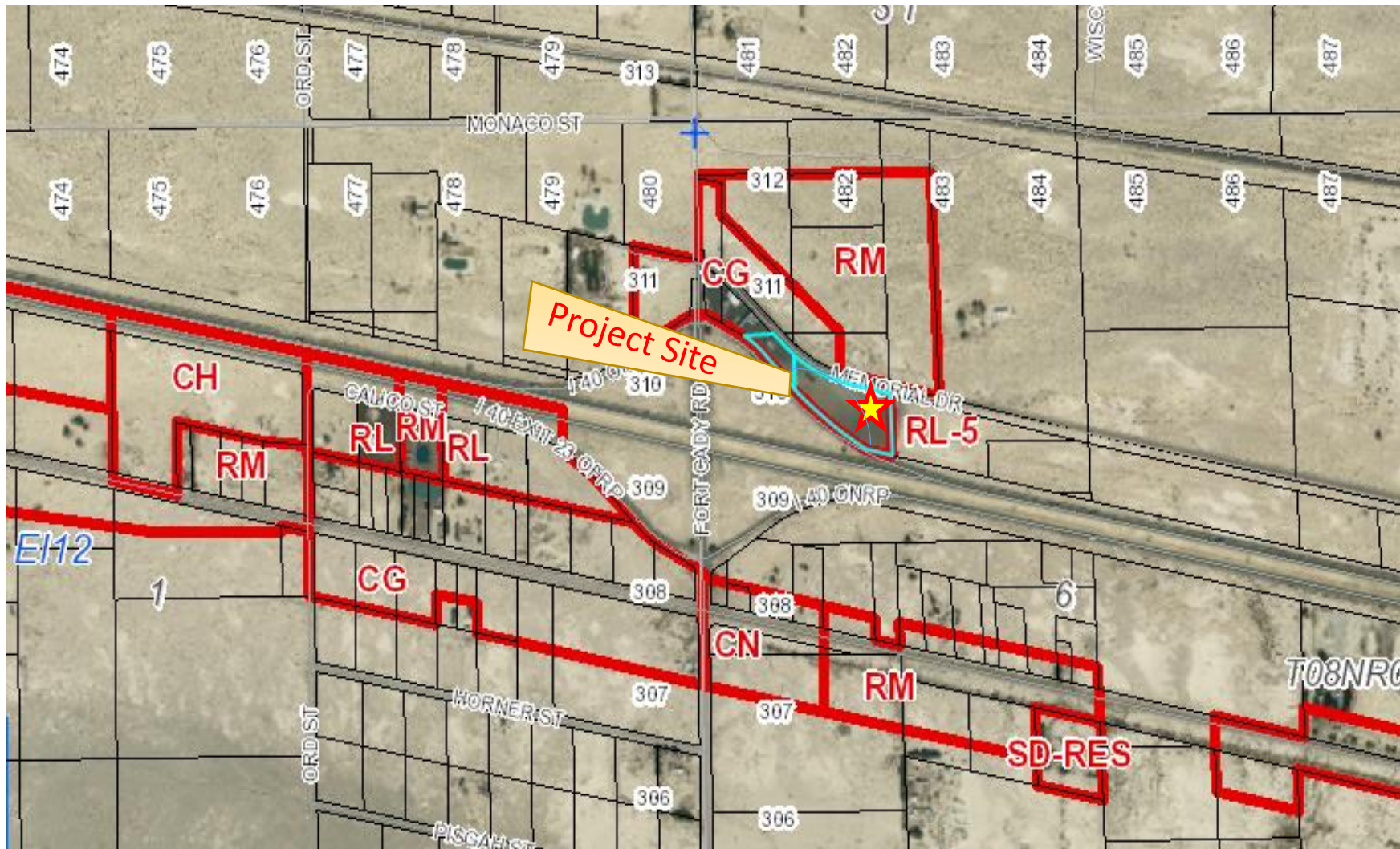
Land Use Services Department
General Plan Amendment and
Conditional Use Permit for Samra's Truck
Service Center and Impound/Towing
Facility

Heidi Duron
Planning Director
December 17, 2019



- **General Plan Amendment** to amend the General Plan Land Use Designation from General Commercial (CG) to Service Commercial (CS).
- **Conditional Use Permit** for construction and operation of a 12,525 square-foot truck service center with enclosed truck wash, mechanic and tire services and a 92,353 square-foot impound/towing facility on 4.91-acres.

Project Location – 48243 Memorial Drive, Newberry Springs

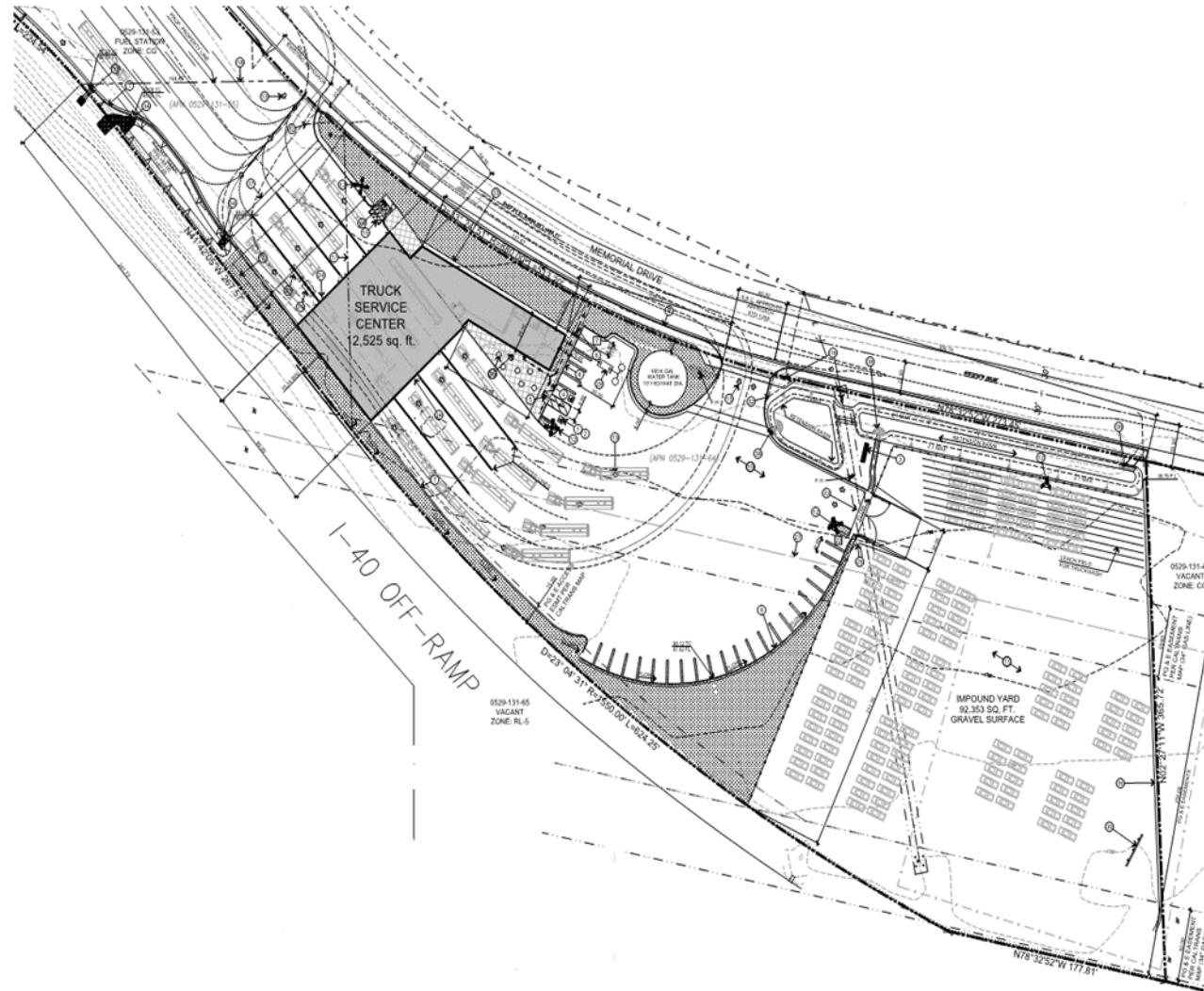




Development (Project) Site



Site Plan



Proposed Elevations



- California Environmental Quality Act (CEQA)
 - An Initial Study was prepared for the Project. A Mitigated Negative Declaration (MND) is recommended.
- Public Input
 - Trash
 - Water quality
 - Fire protection
 - Truck wash runoff

- Issues of concern:

- Trash

- Conditions of approval require on-going maintenance

- Water quality/Truck wash runoff

- Use of Closed Loop System
- Wastewater overflow holding tank
- No on-site discharge
- Conditions of approval require approval/permitting from Regional Water Quality Control Board and County Hazardous Materials Division

- Fire protection

- Fire sprinklers and fire hydrants required
- Compliance with California Fire Code

On September 19, 2019, the Planning Commission conducted a public hearing and recommended approval of the Project by a unanimous vote.

Staff Recommends that the Board of Supervisors:

- Conduct a public hearing for the Samra General Plan Amendment and Conditional Use permit on 4.90 acres in Newberry Springs and consider a Declaration of Intent to:
 - Adopt the Mitigated Negative Declaration.
 - Adopt the recommended Findings for approval of the General Plan Amendment and Conditional Use Permit.
 - Adopt a General Plan Amendment to amend the General Plan Land Use Designation from General Commercial (CG) to Service Commercial (CS).
 - Approve the Conditional Use Permit for a 12,252 square-foot truck service center and a 92,353 square-foot impound/towing facility, subject to the recommended Conditions of Approval.
 - Direct the Clerk of the Board to File the Notice of Determination.
- Continue the item for final action with the First Cycle General Plan Land Use Element Amendment.