



Land Use Services Department
Planning Division

BOARD OF SUPERVISORS HEARING

Land Use Services Department

Applicant: Ravinder S. Grewal

Heidi Duron

Planning Director

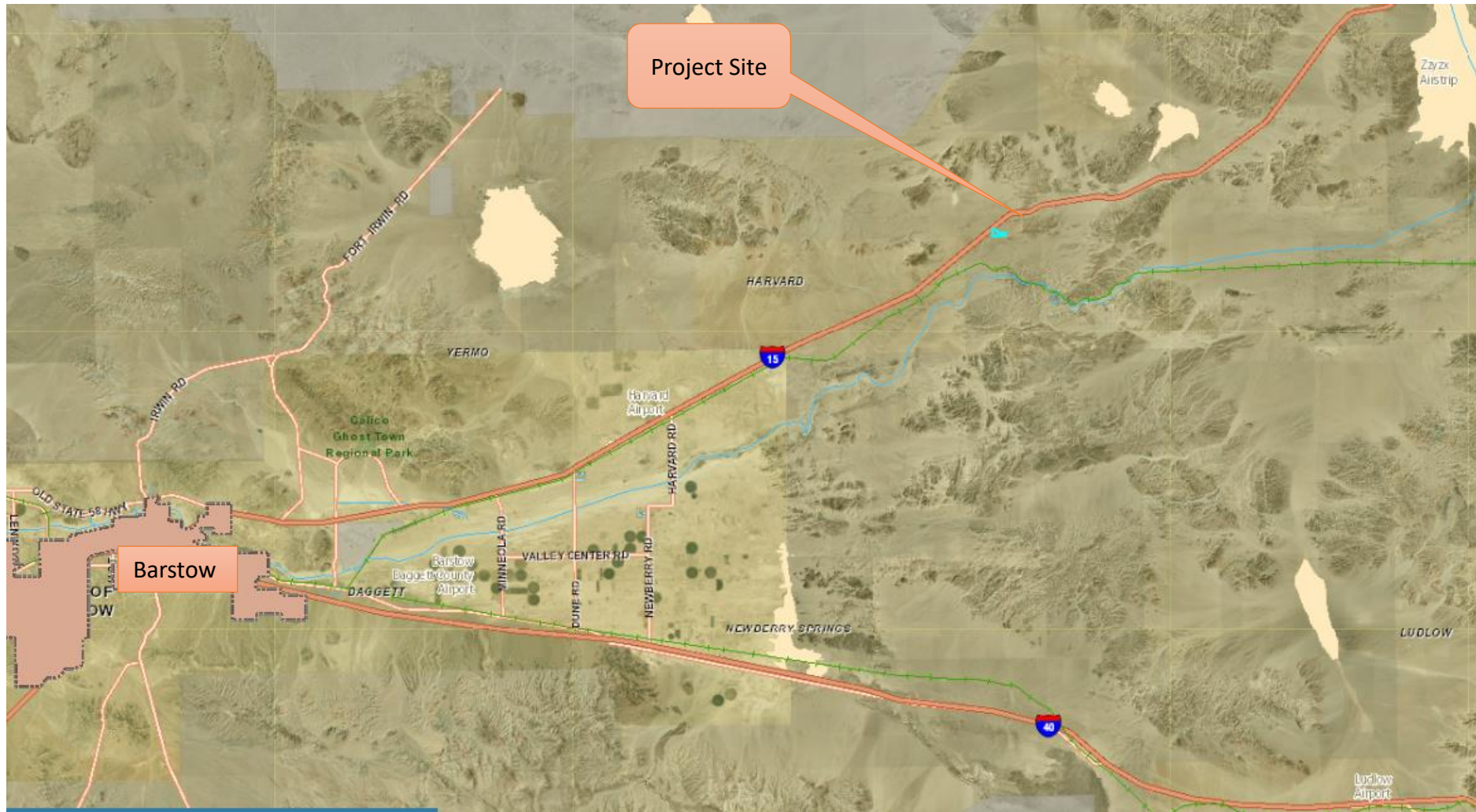
July 28, 2020



Grewal Truck Stop Center

- General Plan Amendment to change the Land Use District on seven (7) acres of a 60.41-acre parcel from Resource Conservation (RC) to Rural Commercial (CR).
- Conditional Use Permit to develop a Truck Stop Center, consisting of a 7,300-square foot retail market and fast food restaurant, and a 3,570-square foot automotive repair shop, impound yard, and vehicle and truck fueling stations on seven (7) acres.
- Tentative Parcel Map No. 19938 to create three (3) parcels.

Vicinity Map



Proposed General Plan Land Use Map



West View

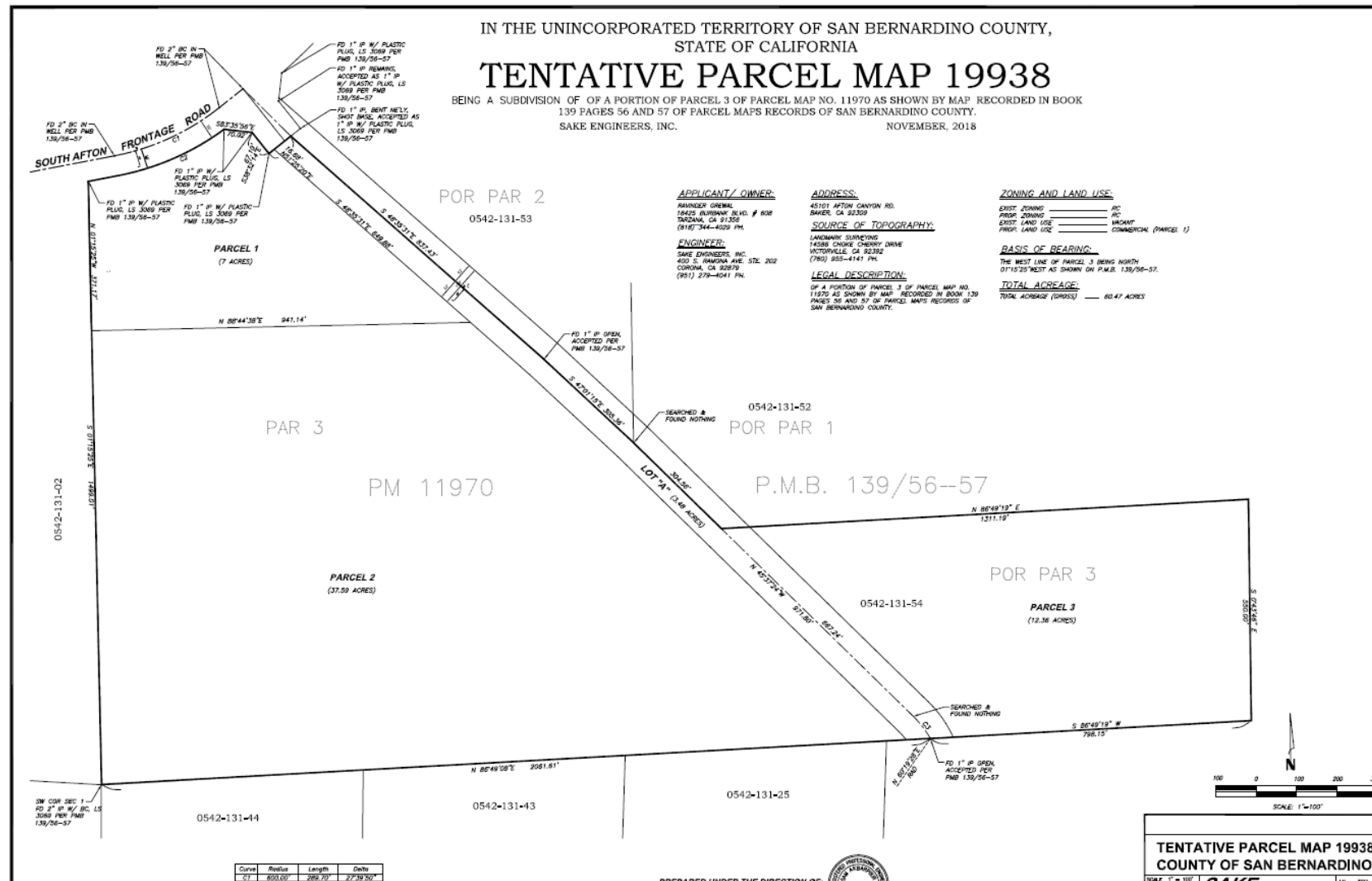


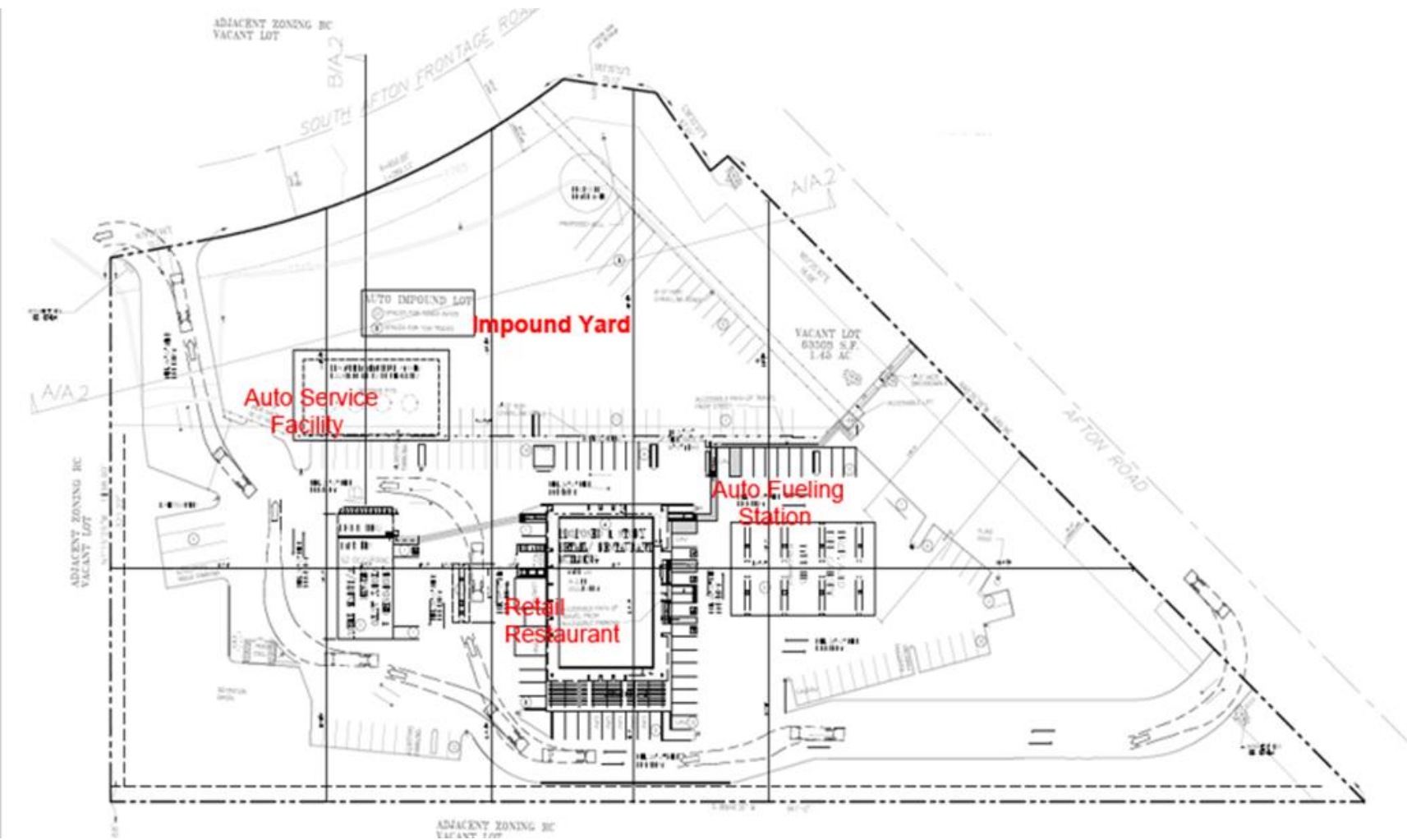
Northeast View along Afton Canyon Road

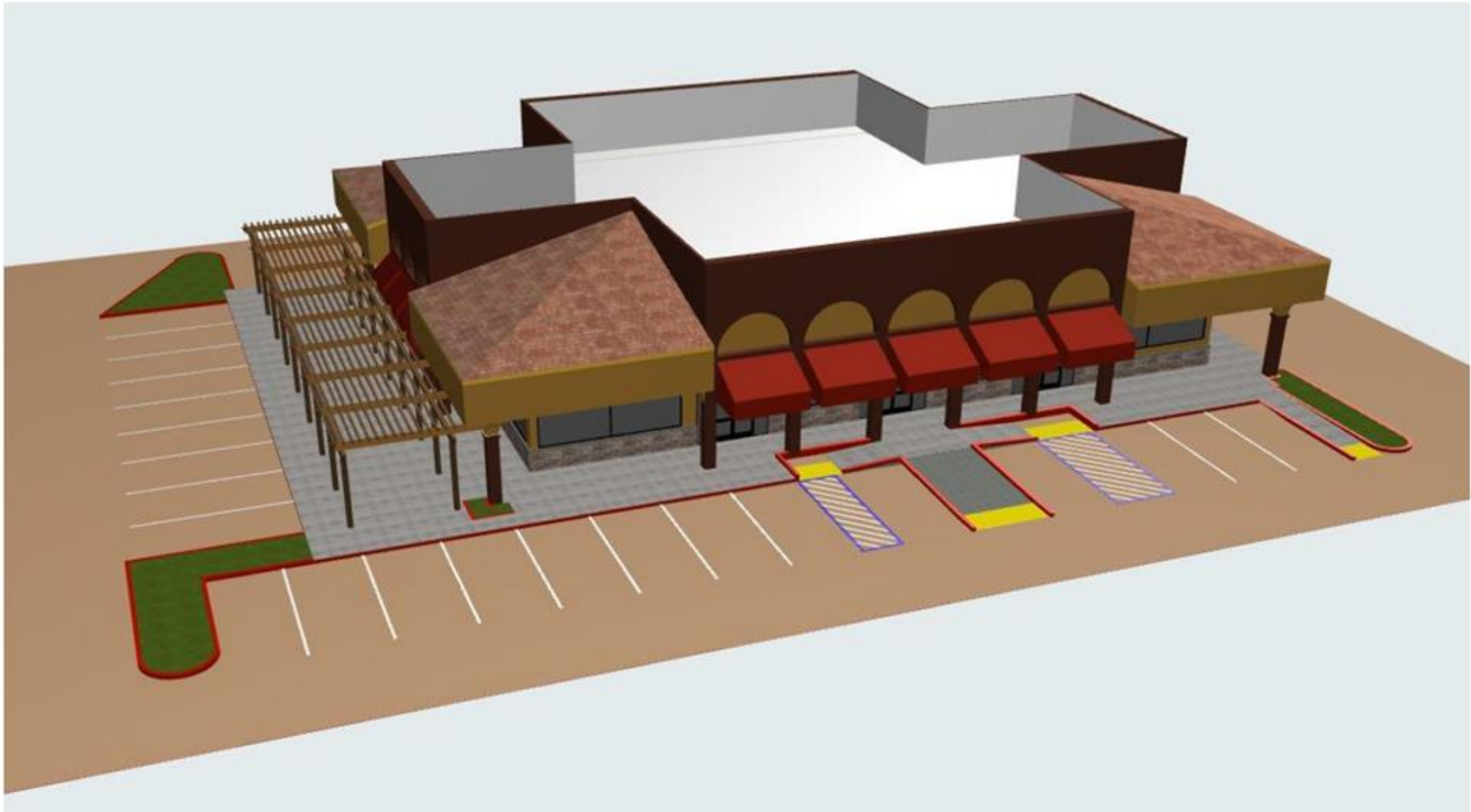


Project Details/Activity

- Proposed retail market and 75-seat restaurant use will operate within a 7,300-square foot, one-story building.
- A 3,570-square foot building will contain the two-bay auto service use with towing office and drive through.
- Auto fueling station contains 16 pump stations and 32 fueling nozzles.
- Truck fueling station contains one pump and two nozzles.







- An Initial Study (IS) has been completed in compliance with the California Environmental Quality Act (CEQA). A Mitigated Negative Declaration (MND) is proposed for adoption.
- Mitigation Measures implemented to reduce potential environmental impacts below a level of significance with respect to:
 - Air Quality
 - Biology
 - Cultural Resources
 - Soils Management
 - Traffic
- No correspondence was received during the comment period.

On February 20, 2020 the Planning Commission conducted a public hearing and recommended approval of the Project by a unanimous vote.

That the Board of Supervisors:

1. Conduct a public hearing for the Grewal Truck Stop General Plan Amendment, Conditional Use Permit and Tentative Parcel Map on 7 acres of a 60.41-acre parcel in the Baker area and declare an intent to:
 - a. Adopt the Mitigated Negative Declaration.
 - b. Adopt the recommended findings for approval of the General Plan Amendment, Conditional Use Permit and Tentative Parcel Map 19938.
 - c. Adopt a General Plan Amendment from Resource Conservation (RC) to Rural Commercial (CR) on seven (7) acres.
 - d. Approve the Conditional Use Permit for development of a truck stop with repair facilities, impound yard, fueling station, retail market and fast food restaurant, subject to the recommended Conditions of Approval.
 - e. Approve Tentative Parcel Map 19938 to create a three (3) parcels, subject to the Conditions of Approval.
 - f. Direct the Clerk of the Board to File a Notice of Determination.
2. Continue the item for final action with the Second Cycle General Plan Land Use Element Amendment for 2020.