

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF THE COUNTY OF SAN BERNARDINO
AND RECORD OF ACTION**

July 28, 2020

FROM

TERRI RAHHAL, Director, Land Use Services Department

SUBJECT

Ravinder Grewal, General Plan Amendment, Conditional Use Permit and Tentative Parcel Map

RECOMMENDATION(S)

1. Conduct a public hearing for the Ravinder Grewal General Plan Amendment, Conditional Use Permit and Tentative Parcel Map on 7 acres of a 60.41-acre parcel in the Baker area and adopt a declaration of 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.
 - Applicant: Ravinder S. Grewal
 - Community: Baker/1st Supervisorial District
 - Location: 45101 Afton Canyon Road
2. Continue the item for final action with the Second Cycle General Plan Land Use Element Amendment for 2020.
(Presenter: Heidi Duron, Planning Director, 387-4110)

COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES

**Create, Maintain and Grow Jobs and Economic Value in the County.
Ensure Development of a Well-Planned, Balanced, and Sustainable County.**

FINANCIAL IMPACT

Consideration of this item will not result in the use of additional Discretionary General Funding (Net County Cost). Sufficient appropriation and revenue to complete this action have been included in the Land Use Services Planning Division 2020-21 budget. All costs of processing this application are paid by the applicant.

BACKGROUND INFORMATION

The applicant, Ravinder Grewal, requests a: (1) General Plan Amendment (GPA) to change the Land Use Designation on seven acres of a 60.41-acre parcel from Resource Conservation (RC)

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to Rural Commercial (CR); (2) a Conditional Use Permit (CUP) to develop a truck stop center, consisting of a 7,300-square foot, one-story retail market and 75-seat fast food restaurant, a 3,570-square foot automotive repair shop, impound yard, and vehicle and truck fueling stations on seven acres; and (3) Tentative Parcel Map 19938 to create three parcels on the 60.41-acre site (Project).

The vacant site is located at the Afton Road exit from Interstate 15, approximately 22 miles southwest of Baker.

Project Analysis

The proposed GPA will change the land use designation of the seven acres proposed for development from RC to CR. The remaining 53.41 acres would remain undeveloped, under the current RC land use designation. Development of the proposed truck stop and all related amenities will comply with applicable standards of the County Development Code, subject to compliance with the recommended conditions of approval of the CUP.

The Project also includes Tentative Parcel Map 19938 to subdivide the 60.41-acre property into three parcels. The proposed Project will be developed on one of the parcels, a seven (7)-acre parcel, which is closest to the freeway interchange.

Public Input

No public comments or objection letters have been received regarding the Project.

California Environmental Quality Act (CEQA)

In accordance with California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15070, an Initial Study (IS) has been completed. The IS concludes that the Project will not have a significant adverse impact on the environment with the implementation of the mitigation measures, which have been included in the conditions recommended for approval of the Project. Therefore, a Mitigated Negative Declaration is proposed.

Further detailed description of the Project analysis, public input and CEQA compliance are provided within the Planning Commission staff report attached to this item.

Planning Commission

The Project was considered in a public hearing by the Planning Commission on February 20, 2020. No comments were received from the public during public testimony. The Planning Commission recommended approval of the Project with a vote of 4-0 (Commissioner Mathews absent).

PROCUREMENT

Not Applicable.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Bart Brizzee, Principal Assistant County Counsel and Jason Searles, Deputy County Counsel, 387-5455) on June 29, 2020; Finance (Kathleen Gonzalez, Administrative Analyst III, 387-5412) on July 6, 2020; County Finance and Administration (Robert Saldana, Deputy Executive Officer, 387-5423) on July 6, 2020.

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Hearing Opened
Public Comment: None
Hearing Closed

**DECLARED INTENT TO ADOPT & CONTINUED TO SECOND CYCLE, 2020 GENERAL
PLAN AMENDMENTS**

Moved: Robert A. Lovingood Seconded: Dawn Rowe
Ayes: Robert A. Lovingood, Janice Rutherford, Dawn Rowe, Curt Hagman, Josie Gonzales

Lynna Monell, CLERK OF THE BOARD

BY 
DATED: July 28, 2020



cc: File -
jm 08/12/2020