



Interoffice Memo

DATE: February 19, 2020

PHONE: (909) 387-4518

FROM: HEIDI DURON, Planning Director
Land Use Services Department

TO: HONORABLE PLANNING COMMISSION

SUBJECT: REVISION TO THE CONDITIONS OF APPROVAL FOR PROJECT NO. P201600525
RAVINDER. GREWAL AGENDA ITEM # 3

After distribution of the Staff Report and Conditions of Approval, it was discovered that there was a discrepancy between the traffic improvements discussed in the Staff Report and the traffic mitigation described in Condition #109. In addition, the Applicant submitted a letter (attached) expressing concerns regarding the Project's Fair Share Contribution (Condition #109), and the requirement to pay prior to construction.

Staff is requesting that the Planning Commission Recommendation to the Board of Supervisors be contingent on further review and evaluation of the concerns raised by the Applicant, and clarification of the required contributions for off-site traffic improvements.

Ravinder S Grewal
Happy Highway Inc
310-748-1348
Ravigrewal192@gmail.com

County of San Bernardino
Board of Supervisors
Planning Commission

Ref: Project # P2016000525 (APN # 0542-131-54)

Date: February 20, 2020

Dear Commissioners of the Planning Commission,

I am here today to get the GPA approved for my latest project in Baker area. This project is located about 20 miles south of City of Baker. I would like to introduce myself to all honorable members of the Planning Commission and the Board of Supervisors.

I have been doing business in Baker since 2002 and currently I own and successfully operate 3 businesses in the area. In the year 2019 I generated over \$21 million in Baker and I have employed between 125 to 150 residents of the town, which is 25% of the population of this tiny city. I have built superb facilities in this city to facilitate the travelers who travel on I-15 and that includes, tourists, blue collar workers as well as businessmen who travel to Las Vegas for business or pleasure. I have 2 gas stations and both of them have multiple food choices for our guests under one roof along with gas/diesel, convenience stores and beautiful and spacious rest rooms. I have Subway, Pizza Hut, KFC, Fatburger Yogurtland, A&W and I have recently added 2 more Franchises a Cinnabon and a Coffee Bean and Tea Leaf which generated another 20 jobs. In 2016, I acquired a new site on Afton Rd exit to build a new facility which will be similar to my Baker locations and it took me 4 years to get to this GPA hearing. I have already spent about \$200,000 on preparation of plans and multiple studies that are mandatory to start a project. You all have the details of this project so I will not go into it. This project when completed will generate approx. \$15 million per year and another 60 jobs in this economically deprived area.

My major concern is **condition no 109** from Department of Public Works-Traffic Division. As per the traffic study it is projected that in the future, 4-way traffic signals will need to be built on both Southbound and Northbound I-15 ramps and this project's fair share contribution for this improvement will be an estimated \$339,497.56 that has to be paid before the issuance of building permits. This is a lot of money to be locked for something that might or might not happen in the future. This amount will also have a significant impact on the project budget and our project will not benefit for the next 20 years.

From my frequent travels on I-15 with the similar facilities I have not seen a 4-way signal on any on-ramp or off ramp exits? I believe this condition is very unreasonable, especially because projects in remote areas like this are not financed by the banks. My budget for the project is approx. \$7 million and I will be spending this money out of my pocket. I am sure most of the officials of the county are business savvy and understand what it takes to build and successfully operate a project in a remote area like the Afton Rd exit. I am ready to give an undertaking to the County that if and when the traffic signals are built, I will contribute my fair share at that time. In the meantime, I will do all the offsite improvements that are required at this time and install Stop signs as per requirement.

Sincerely,
Ravinder S Grewal