



# San Bernardino County

## Legislation Text

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**File #: 1406, Agenda Item #: 84**

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

**December 17, 2019**

**FROM**

**TERRI RAHHAL, Director, Land Use Services Department**

**SUBJECT**

Samra Truck Service Center General Plan Amendment and Conditional Use Permit

**RECOMMENDATION(S)**

1. Conduct a public hearing for the Samra Truck Service Center General Plan Amendment and Conditional Use Permit on 4.90 acres in Newberry Springs and consider a Declaration of Intent to:
  - a. Adopt the Mitigated Negative Declaration.
  - b. Adopt the recommended Findings for approval of the General Plan Amendment and Conditional Use Permit.
  - c. Adopt the General Plan Amendment to change the Land Use Zoning District from General Commercial (CG) to Service Commercial (CS).
  - d. Approve the Conditional Use Permit to construct and operate a 12,252 square-foot truck service center and a 92,353 square-foot impound/towing facility, subject to the recommended Conditions of Approval.
  - e. Direct the Clerk of the Board to File the Notice of Determination.
    - Applicant: Money Samra
    - Community: Newberry Springs
    - Location: 48243 Memorial Drive, Newberry Springs
2. Continue the item for final action with the First Cycle General Plan Land Use Element amendment for 2019.

(Presenter: Heidi Duron, Planning Director, 387-4110)

**COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES**

**Promote the Countywide Vision.**

**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 Discretionary General Funding (Net County Cost). Sufficient appropriation and revenue to complete this action have been included in the Land Use Services' Planning 2019-20 budget. All costs of processing this application are paid by the applicant.

**BACKGROUND INFORMATION**

The applicant, Money Samra, is requesting a General Plan Amendment (GPA) to change the Land Use Zoning Designation on two contiguous parcels from General Commercial (CG) to Service Commercial (CS), and a

Conditional Use Permit (CUP) for a truck service center and an impound/towing facility (collectively "Project"). The Project site is currently vacant and located on the south side of Memorial Drive, approximately 600 feet east of Fort Cady Road, Newberry Springs.

### **Project Analysis**

The proposed GPA will change the Land Use Zoning Designation of the Project site from General Commercial (CG) to Service Commercial (CS). The proposed CUP is for the construction and operation of a truck service center facility that includes a 12,252 square-foot truck service center with an enclosed truck wash, mechanic shop, tire shop, convenience store, and a 92,353 square-foot impound/tow yard. The Project has been designed and conditioned to comply with the applicable Code standards for the CS Zoning District.

### **Public Input**

The Planning Division did not receive comments during the initial public comment period. However, comments were received following release of the Planning Commission Staff Report for public review. The comments received focused on the existing trash on the site, and concerns about wastewater disposal, both of which are addressed through the Conditions of Approval imposed on the Project.

### **California Environmental Quality Act**

In accordance with Title 14 of the California Code of Regulations (CEQA Guidelines) 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 recommended mitigation measures contained in the IS, which have been incorporated in the Conditions of Approval. A Notice of Availability/Notice of Intent (NOA/NOI) to adopt a Mitigated Negative Declaration (MND) was advertised and distributed to initiate a 30-day public comment period, which concluded on September 13, 2019. One comment was received relative to wastewater disposal.

### **Planning Commission**

The Planning Commission conducted a public hearing on September 19, 2019, and recommended approval of the Project with a vote of 5-0. During the public comment period four people spoke in opposition to the proposed Project. They expressed concerns regarding waste water and the impact it would have on groundwater. Wastewater concerns have been addressed as part of the Conditions of Approval.

### **PROCUREMENT**

Not Applicable.

### **REVIEW BY OTHERS**

This item has been reviewed by (Bart Brizzee, Principal Assistant County Counsel and Jason Searles, Deputy County Counsel, 387-5455) on November 4, 2019; Finance (Kathleen Gonzalez, Administrative Analyst III, 387-5412) on December 2, 2019; County Finance and Administration (Robert Saldana, Deputy Executive Officer, 387-5423) on December 2, 2019.