



SAN BERNARDINO COUNTY PLANNING COMMISSION REGULAR MEETING

County Government Center
Covington Chambers
385 N. Arrowhead Avenue, 1st Floor
San Bernardino, CA 92415

Agenda for Thursday, January 23, 2025

Chair Jonathan Weldy
First Supervisorial District

Commissioner Matthew Slowik
Second Supervisorial District

Vice Chair Michael Stoffel
Third Supervisorial District

Commissioner Suket Dayal
Fourth Supervisorial District

Commissioner Kareem Gongora
Fifth Supervisorial District

-PLEASE NOTE-

The Planning Commission meeting is open to the public. Public access to the San Bernardino Government Center is through the west doors, facing Arrowhead Avenue. All members of the public entering the building are required to go through a security scan. Those wishing to attend the Planning Commission meeting will be sent directly to the chambers.

Any person interested in viewing this Planning Commission meeting by interactive video may do so at:

Bob Burke Joshua Tree County Government Center
63665 Twentynine Palms Highway
Joshua Tree, CA 92552

Alternative methods of viewing and participating in this Planning Commission meeting include:

- (1) The public may view the Planning Commission Meeting live stream at:
<https://lus.sbcounty.gov/planning-home/planning-commission/>;
- (2) If you wish to submit comments on a specific agenda item or a general public comment prior to The Planning Commission meeting, please submit comments via U.S. Mail* or via email at PlanningCommissionComments@lus.sbcounty.gov. Comments received prior to the start of the meeting will be forwarded to the Planning Commission for review. Comments received after the meeting begins will be provided to the Planning Commission after the conclusion of the meeting.
*Public comments may be submitted via U.S. Mail to: Land Use Services Department,
Planning Commission Secretary 385 N. Arrowhead Ave, 1st Floor San Bernardino, CA 92415

Morning items begin at 9:00 A.M. – Afternoon items begin at 1:00 P.M. The agenda items are normally heard in their scheduled order; however, the Commission may choose to hear the items out of the scheduled order. Items scheduled for the morning session which cannot be heard before 12:00 noon, will be heard first after reconvening for the afternoon session at 1:00 P.M. Items scheduled for the afternoon session, which cannot be heard before 5:00 P.M. will be heard at the next available session.

In accordance with the Brown Act, this meeting agenda is posted at least 72 hours prior to the regularly scheduled meeting on the bulletin board outside of the County Government Center, located at 385 North Arrowhead Avenue, San Bernardino, CA. The agenda and supporting documents can be viewed online at <https://lus.sbcounty.gov/> or at the Land Use Services Department at 385 North Arrowhead Avenue, First Floor, San Bernardino, California, 92415-0187. The online agenda may not include all available supporting documents or the most current version of documents.

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If you challenge any decision regarding any of the below proposals in court, you may be limited to raising only those issues you or someone else raised during the public testimony period regarding that proposal or in written correspondence delivered to the Planning Commission at, or prior to the public hearing. To address the Planning Commission regarding an item on the agenda, or an item within its jurisdiction but not on the agenda, complete and submit a request to speak by utilizing the speaker kiosk available at the meeting location. Requests must be submitted before the item is called for consideration. Speakers may address the Planning Commission for up to three (3) minutes total on each discussion item, and up to three (3) minutes total on Public Comment. Due to time constraints and the number of persons wishing to give testimony, time restrictions may be placed on oral testimony regarding the proposals on the agenda. You may wish to make your comments in writing to assure that you are able to express yourself adequately.

The Planning Commission meeting is accessible to persons with disabilities. If you require a reasonable modification or accommodation for a disability, requests should be made through the Planning Commission Secretary at least 72 hours prior to the meeting. The Secretary's telephone number is (909) 387-3020 and the office is located at 385 North Arrowhead Avenue, First Floor, San Bernardino, California, 92415-0187

9:00 A.M. – CONVENE MEETING OF THE PLANNING COMMISSION

Invocation and Pledge of Allegiance

1. a. ELECTION OF OFFICERS
- b. AVANCE SCHEDULE
- c. DIRECTOR'S REPORT
- d. COMMISSIONER COMMENTS

2. Public Hearing

APPLICANT:	Love's Travel Stop and Manufactured Home Park
COMMUNITY:	Baker
PROJECT NO:	PROJ-2022-00181 and PROJ-2022-00183
LOCATION:	Baker Boulevard, approximately one (1) mile east of Death Valley Road (Highway 127)
STAFF:	Oliver Mujica
PROPOSAL:	1) Conditional Use Permit to construct and operate a Love's Travel Stop comprised of a 9,600 square foot convenience store, 2,600 square foot fast food restaurant, 12 auto fueling stations, 8 truck fueling stations, truck weighing station, 100 overnight truck parking spaces, 11 recreational vehicle overnight parking spaces with hook-ups, 5,000 square foot dog park, and recreational vehicle sewage dump station on 22.59 acres, and 2) Conditional Use Permit to construct and operate a manufactured home park comprised of eight units on 2.18 acres.
CEQA RECOMMENDATION:	Adoption of Mitigated Negative Declaration
EST. TIME:	30 minutes

[LINK TO STAFF REPORT](#)

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3. Public Hearing

APPLICANT: Lovemore Investments, LLC
COMMUNITY: Joshua Tree
PROJECT NO: PROJ-2021-00169
LOCATION: 61560 Alta Loma Dr. Joshua Tree
STAFF: Elena Barragan
PROPOSAL: Tentative Tract Map No. 20443 to subdivide an 18.49-acre parcel into 64 single-family residential lots ranging in size from approximately 7,200 to 13,068 square foot lots and three letter lots, Lots A, B, and C.
CEQA RECOMMENDATION: Adoption of Mitigated Negative Declaration
EST. TIME: 30 minutes
[LINK TO STAFF REPORT](#)

4. Public Hearing

APPLICANT: RPCA 15 Solar, LLC (Lear Solar)
COMMUNITY: Twenty-Nine Palms
PROJECT NO: PROJ-2023-00170
LOCATION: Generally located at the southeast corner of the intersection of Mesa Drive and Lear Avenue in southern San Bernardino County
STAFF: David Mack, AICP, Planner
PROPOSAL: A Conditional Use Permit to construct and operate a single-axis tracker, ground-mounted photovoltaic community solar and battery energy storage system with up to 9.9 megawatts.
CEQA RECOMMENDATION: Adoption of Mitigated Negative Declaration
EST. TIME: 30 minutes
[LINK TO STAFF REPORT](#)

5. Public Hearing

APPLICANT: RPCA Solar 13, LLC (Ryan Nyberg)
COMMUNITY: Kramer Junction/District 1
PROJECT NO: PROJ-2023-00169
LOCATION: Generally located north of 20 Mule Team Road, east of unincorporated Boron
STAFF: David Mack, AICP, Planner
PROPOSAL: A Conditional Use Permit to construct and operate a single-axis tracker, ground-mounted photovoltaic community solar and battery energy storage system with up to 14-megawatts.
CEQA RECOMMENDATION: Adoption of Mitigated Negative Declaration
EST. TIME: 30 minutes
[LINK TO STAFF REPORT](#)

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6. PUBLIC COMMENTS: This is an opportunity for the public to speak on issues that are not on the agenda but are within the jurisdiction of the Planning Commission. The chairman may limit the time allowed for such comments. No action will be taken at this meeting on comments. Any person wanting to address the Commission must submit a Request to Speak form to the Secretary.

7. ADJOURNMENT