



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, October 23, 2025

Commissioner Jonathan Weldy
First Supervisorial District

Commissioner Matthew Slowik
Second Supervisorial District

Chair Michael Stoffel
Third Supervisorial District

Commissioner Suket Dayal
Fourth Supervisorial District

Vice Chair 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.

(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 1:30 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 1:30 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. **ADVANCE SCHEDULE**
b. **DIRECTOR'S REPORT**
c. **COMMISSIONER COMMENTS**

2. Public Hearing – Continued from Thursday, September 18, 2025, Item No. 3

APPLICANT:	Geo-Cal, Inc.
COMMUNITY:	Devore
PROJECT NO:	PROJ-2022-00213
LOCATION:	18545 Cajon Boulevard, Devore
STAFF:	Maryn Mineo-Wells
PROPOSAL:	A Conditional Use Permit to construct a gas station with six (6) automobile fueling stations with canopy, six (6) truck fueling stations with canopy, a 1,848-square-foot convenience store, and a 1,057-square-foot drive-thru restaurant, on a 1.40-acre parcel.
CEQA RECOMMENDATION:	Adoption of Mitigated Negative Declaration
EST. TIME:	30 minutes

[LINK TO STAFF REPORT](#)

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3. Public Hearing

APPLICANT: San Bernardino County
COMMUNITY: Countywide
PROJECT NO: PMISC-2024-00020
LOCATION: Countywide
STAFF: Lauren Miracle, Planner
Colin Drukker, PlaceWorks, Inc.
PROPOSAL: General Plan Amendment to amend Policies TM-5.5 (Countywide truck routes), TM-5.6 (Unincorporated truck routes), and Policy Map TM-5 (Goods Movement); and adding Table TM-2 (Weight-Restricted Routes) to the Transportation and Mobility Element; and to add a definition for “Sensitive Receptor” to the Glossary of Terms section of the Policy Plan, all related to truck routes in response to Assembly Bill 98.
CEQA RECOMMENDATION: Adoption of an Addendum to the San Bernardino Countywide Plan Program Environmental Impact Report.
EST. TIME: 60 minutes
[LINK TO STAFF REPORT](#)

4. Public Hearing

APPLICANT: General Atomics
COMMUNITY: El Mirage - 1st District
PROJECT NO: PROJ-2025-00050
LOCATION: 73 El Mirage Airport Road, El Mirage, CA
STAFF: Kumail Raza, AICP – Contract Planner III
PROPOSAL: Conditional Use Permit for the development of: 1) an 118,020-square-foot hangar, 2) 19,512-square-foot ground control building, and 3) 20,000-square-foot stockroom across two phases for the manufacturing and testing of unmanned aerial vehicles and a Major Variance for the elimination of landscape requirements for parking areas.
CEQA RECOMMENDATION: Adoption of a Mitigated Negative Declaration.
EST. TIME: 30 minutes
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5. Public Hearing

APPLICANT: NV5
COMMUNITY: Joshua Tree
PROJECT NO: PROJ-2024-00017
LOCATION: 61500 Twentynine Palms Highway, Joshua Tree
STAFF: Amy Rossig, Contract Planner
PROPOSAL: A Policy Plan Amendment to amend the Land Use Category split-designation of Medium Density Residential from 33 acres to 24 acres and Commercial from 7 acres to 16 acres, and Zoning Amendment to amend the Land Use Zoning District split-designation of Multiple Residential from 33 acres to 24 acres and General Commercial–Sign Program from 7 acres to 16 acres on one 40-acre parcel.
CEQA RECOMMENDATION: Adoption of a Negative Declaration.
EST. TIME: 30 minutes

[LINK TO STAFF REPORT](#)

6. Public Hearing

APPLICANT: Avantus (Jennifer Jackson)
COMMUNITY: Lucerne Valley
PROJECT NO: PROJ-2022-00013
LOCATION: Generally addressed at 33850 Granite Road, Lucerne Valley, CA 92356
STAFF: David Mack, AICP, Planner
PROPOSAL: Conditional Use Permit to construct and operate a single-axis tracker ground-mounted photovoltaic utility-scale solar facility generating up to 525 MW and battery energy storage system of up to 525 MW on approximately 1,854 acres (27 parcels), with associated gen-tie lines/towers ranging in 39-51.4 miles to the point of interconnection at the future Southern California Edison Calcite substation.
CEQA RECOMMENDATION: Adoption of an Environmental Impact Report
EST. TIME: 60 minutes

[LINK TO STAFF REPORT](#)

7. 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.

8. ADJOURNMENT