



## **SAN BERNARDINO COUNTY PLANNING COMMISSION REGULAR MEETING**

**County Government Center  
Covington Chambers  
385 N. Arrowhead Avenue, 1<sup>st</sup> Floor  
San Bernardino, CA 92415**

### **Agenda for Thursday, July 17, 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](mailto: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, 1<sup>st</sup> 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

|             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APPLICANT:  | MATCON Corporation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| COMMUNITY:  | Hinkley                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| PROJECT NO: | PROJ-2024-00173                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| LOCATION:   | Five miles north of State Route 58 and four miles northwest of Hinkley                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| STAFF:      | Derek Newland                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| PROPOSAL:   | Conditional Use Permit and Revision to Reclamation Plan 90M-10 to allow 1) a phased quarry expansion to continue mining the current original quarry 48.2 acres for Phase I, the additional 33.5 acres to the north for Phase II, and adjacent 80 acres to the west for Phase III, 2) to increase mining depth from 250 to 500 feet, 3) to expand the crushing, screening, processing, and product stockpile areas onto the west adjoining 80 acres, and 4) to extend the operation life of the mine for additional 50 years from March 16, 2027 to December 31, 2077. |

CEQA RECOMMENDATION: Adoption of Mitigated Negative Declaration

EST. TIME: 30 minutes

[LINK TO STAFF REPORT](#)

[INITIAL AND TECHNICAL STUDIES CAN BE ACCESSED HERE.](#)

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### 3. Public Hearing

APPLICANT: Juniper Energy, LLC  
COMMUNITY: Hinkley  
PROJECT NO: PROJ-2022-00066  
LOCATION: On Roy Road, approximately one-half mile east from Harper Lake Road, approximately nine miles northwest of the unincorporated community of Hinkley.  
STAFF: Delanie Garlick  
PROPOSAL: A Conditional Use Permit to construct and operate two 4-Megawatt solar photovoltaic power generating facilities with battery storage capabilities up to 8-Megawatts on approximately 75 acres.  
CEQA RECOMMENDATION: Adoption of Mitigated Negative Declaration  
EST. TIME: 30 minutes

[LINK TO STAFF REPORT](#)

[INITIAL AND TECHNICAL STUDIES CAN BE ACCESSED HERE.](#)

### 4. Public Hearing

APPLICANT: Durban Development (Stephen Knudsen)  
COMMUNITY: Phelan/ Pinon Hills  
PROJECT NO: PROJ-2024-00098  
LOCATION: South of Phelan Road, approximately 0.25 miles east of the intersection of Sheep Creek Road/Phelan Road  
STAFF: David Mack  
PROPOSAL: Conditional Use Permit for the development of a 23,957 square foot (SF) Tractor Supply Company Building for tractor and equipment sales with up to 19,108 SF of fenced outdoor display area and 3,000 SF of trailer display on 4.81 acres.  
CEQA RECOMMENDATION: Exempt under CEQA Guidelines Section 15183  
EST. TIME: 30 minutes

[LINK TO STAFF REPORT](#)

[INITIAL AND TECHNICAL STUDIES CAN BE ACCESSED HERE.](#)

**5. 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.

### 6. ADJOURNMENT