



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, February 19, 2026

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.

Courtesy remote participation for public comment is available at the Jerry Lewis High Desert Government Center, 15900 Smoke Tree St., Suite 131, Hesperia, CA 92345, HDGC - Multi-Purpose Room 221 (2nd Floor). NOTE: This alternate location is being offered as a courtesy and may be closed due to inclement weather, if technology fails, or other unforeseen emergency.

- (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 Planning 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. CONTINUED ELECTION OF OFFICERS
 - b. ADVANCE SCHEDULE
 - c. DIRECTOR'S REPORT
 - d. COMMISSIONER COMMENTS

2. Public Hearing

APPLICANT:	Maverik, Inc.
COMMUNITY:	Phelan/Pinon Hills / 1st District
PROJECT NO:	PROJ-2024-00030 / PAPL-2025-00007
LOCATION:	Southwest corner of Oasis Road and CA-138
STAFF:	Delanie Garlick
PROPOSAL:	An appeal of the Zoning Administrators' approval of a Minor Use Permit to establish a gas station and convenience store with 5,637 square feet of retail space and two canopies with a total of 18 fuel dispensing islands on 8.78 acres.

CEQA RECOMMENDATION:	Adoption of a Mitigated Negative Declaration
EST. TIME:	30 minutes

[LINK TO STAFF REPORT](#)

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3. Public Hearing

APPLICANT: EDF Renewables Distribution - Scale Power
COMMUNITY: Bear Valley
PROJECT NO: PROJ-2025-00036
LOCATION: Project site is located at 2151 Erwin Ranch Road Big Bear, CA 92314
STAFF: Delanie Garlick
PROPOSAL: A Policy Plan Amendment from Very Low Density Residential to Rural Living, a Zoning Amendment from Bear Valley/Single Residential-1 acre minimum to Rural Living, and a Conditional Use Permit to construct and operate a five-megawatt alternating current solar photovoltaic facility on a 29.9-acre parcel.

CEQA RECOMMENDATION: Adoption of a Mitigated Negative Declaration
EST. TIME: 30 minutes

[LINK TO STAFF REPORT](#)

4. Public Hearing

APPLICANT: San Bernardino County Department of Public Works
COMMUNITY: Essex
PROJECT NO: PROJ-2024-00100
LOCATION: Thirty-five miles west of Needles, CA. South of I-40 between National Trails Hwy, and the BNSF Railroad at Goffs Road.
STAFF: Derek Newland
PROPOSAL: Conditional Use Permit and Reclamation Plan for a 47-acre mining site consisting of two pits (22-acre North Pit and 25-acre South Pit) on a 245-acre site for 100 years to provide general fill material for various San Bernardino County Department of Public Works sites for annual maintenance and/or emergencies.

CEQA RECOMMENDATION: Adoption of a Mitigated Negative Declaration
EST. TIME: 30 minutes

[LINK TO STAFF REPORT](#)

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 Planning Commission must submit a Request to Speak form to the Secretary.

6. ADJOURNMENT