



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, August 20, 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.

- (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. Simultaneous Spanish-language interpretation will be available during the Planning Commission meeting. The County will have up to 50 headsets available for members of the public wishing to access the interpretation service. Headsets will be distributed on a first-come, first-served basis.

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 OPEN HEARING FROM THURSDAY, JULY 23, 2026, ITEM NO. 2

APPLICANT:	IV5 Bloomington Gateway Distribution Center, LLC
COMMUNITY:	Bloomington / 5th Supervisorial District
PROJECT NO:	PROJ-2020-00204, PROJ-2020-00034, PROJ-2020-00238, PROJ-2020-00241, PROJ-2020-00242, PROJ-2020-00245, PROJ-2020-00246, and PROJ-2021-00004
LOCATION:	1. Upzone Site: Northeast corner of San Bernardino Avenue and Locust Avenue. 2. Specific Plan Site: Generally bounded by Santa Ana Avenue to the north, Maple Avenue and Linden Avenue to the east, Jurupa Avenue to the south and Alder Avenue to the west.
STAFF:	Gina Gibson-Williams, Contract Planning Manager
PROPOSAL:	Consideration of the Recirculated Final Environmental Impact Report and the following project-related entitlements previously approved by the Board of Supervisors on November 15, 2022: 1)

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Bloomington Business Park Specific Plan to establish an industrial business park, setting forth a land use development plan, circulation/access plan, and supporting infrastructure plans, for the 213 acre Specific Plan Site; 2) Policy Plan Amendment from Low Density Residential (LDR) to Medium Density Residential (MDR) for the 24 acre Upzone Site; 3) Policy Plan Amendment from Very Low Density Residential (VLDR) and Low Density Residential (LDR) to Special Development (SD) for the Specific Plan Site; 4) Zoning Amendment from Single Residential with 20,000-square foot Minimum Lot Size (RS-20M) to Multiple Residential (RM) for the Upzone Site; 5) Zoning Amendment from Single Residential with 1-Acre Minimum Lot Size Additional Agriculture (RS-1-AA) and Single Residential 20,000-square foot Minimum Lot Size (RS-20M) to Bloomington Business Park Specific Plan - Industrial/Business Park (BP/SP - I/BP) for the Specific Plan Site; 6) Vesting Tentative Parcel Map No. 20300 to consolidate 31 parcels into a 17.67-acre parcel and Conditional Use Permit to construct a 383,000-square foot high cube warehouse on the 17.67-acre parcel within the Specific Plan Site; 7) Vesting Tentative Parcel Map No.19973 to consolidate 32 parcels into a 57.60-acre parcel and Conditional Use Permit to construct a 1.25 million square foot high cube warehouse on the 57.60-acre parcel within the Specific Plan Site; 8) Vesting Tentative Parcel Map No. 20340 to consolidate 23 parcels into a 30.52-acre parcel and Conditional Use Permit to construct a 479,000-square foot high cube warehouse on the 30.52-acre parcel within the Specific Plan Site; 9) Conditional Use Permit to construct a truck/trailer parking facility on 9.55 acres within the Specific Plan Site; and 10) Development Code Amendment to amend Subsections 82.23.030(b) and 86.14.090(b), adding the Bloomington Business Park Specific Plan to the list of adopted specific plans.

CEQA RECOMMENDATION: Certification of Recirculated Final Environmental Impact Report with adoption of Statement of Overriding Considerations.

EST. TIME: 120 minutes

[LINK TO STAFF REPORT](#)

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3. Public Hearing

APPLICANT: Earl Graham / Property Owner
COMMUNITY: Apple Valley / 1st District
PROJECT NO: PROJ-2022-00082
LOCATION: At the terminus of Outpost Road, approximately 400 feet east of Deep Creek Road
STAFF: Oliver Mujica
PROPOSAL: Conditional Use Permit for the establishment and operation of a storage yard for freight cargo containers and transport chassis (up to a combined maximum number of 3,000 and a maximum stacking of 3 levels) on approximately 17.89 acres of a 23.37-acre parcel.
CEQA RECOMMENDATION: Adoption of a Negative Declaration
EST. TIME: 30 minutes

[LINK TO STAFF REPORT](#)

4. 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.

5. ADJOURNMENT