



SAN BERNARDINO COUNTY PLANNING COMMISSION MEETING

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

Agenda for Thursday, December 5, 2019

Chair Jonathan Weldy
First Supervisorial District

Vice Chair Ray Allard
Second Supervisorial District

Commissioner Michael Stoffel
Third Supervisorial District

Commissioner Gabriel Chavez
Fourth Supervisorial District

Commissioner Audrey Mathews
Fifth Supervisorial District

-PLEASE NOTE-

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 are available for review during regular business hours at the Current Planning Division Office on the 1st floor of the County Government Center. The agenda and supporting materials can also be viewed online at www.sbcounty.gov/landuseservices. However, the online agenda may not include all available supporting documents.

If you challenge any decision regarding any of the above 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.

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 facility is accessible to persons with disabilities. If assistive listening devices or other auxiliary aids or services are needed in order to participate in the public meeting, requests should be made through the Planning Commission Secretary at least three (3) business days prior to the meeting. The Secretary's telephone number is (909) 387-8311 and the office is located at 385 North Arrowhead Avenue, First Floor, San Bernardino, California, 92415-0187.

PLANNING COMMISSION MEETING AGENDA

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Invocation and Pledge of Allegiance

1. a. **ADVANCE SCHEDULE**
 - b. **APPROVAL OF MINUTES-SEPTEMBER 19, 2019 and OCTOBER 3, 2019**
 - c. **DIRECTOR'S REPORT**
 - d. **COMMISSIONER COMMENTS**

2. PUBLIC HEARING

APPLICANT: Money Samra
COMMUNITY: Newberry Springs/1st Supervisorial District
PROJECT NO: P201700626
LOCATION: 32970 Harvard Road, Newberry Springs
STAFF: Magda Gonzalez, Senior Planner
PROPOSAL: Conditional Use Permit to for the construction of an 8,000 square-foot convenience store with alcohol sales to include beer, wine and distilled spirits, a truck stop with 3 truck fuel stations and 20 car fuel stations on a portion of a 9.27-acre parcel.
CEQA RECOMMENDATION: Mitigated Negative Declaration
EST. TIME: 30 minutes

3. PUBLIC HEARING

APPLICANT: G&GF Enterprise; LLC/OM P. Garg (Dolores Lake Park)
COMMUNITY: Newberry Springs, 1st Supervisorial District
PROJECT NO: P201300567
LOCATION: North of Interstate 15, south of Cherokee Street, West of Mountain View Road and East of Bragdon Road.
STAFF: Reuben J. Arceo, Contract Planner
PROPOSAL: A) General Plan Amendment to change the land use district of a 267.41 acre site from Rural Living (RL) to; Highway Commercial (CH).
B) Conditional Use Permit (CUP) to establish a waterpark, recreational vehicle park, lake, and development of approximately 100,281 square feet of various administrative and commercial buildings in five phases on 267.41 acres.
CEQA RECOMMENDATION: Mitigated Negative Declaration
EST. TIME: 30 minutes

4. WORKSHOP

STAFF: Planning Commission Training
Jason Searles, Deputy County Counsel

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