

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF SAN BERNARDINO COUNTY
AND RECORD OF ACTION**

April 21, 2026

FROM

MIGUEL FIGUEROA, Director, Land Use Services Department

SUBJECT

Policy Plan Amendment, Zoning Amendment, Tentative Parcel Map, Conditional Use Permit, and Major Variance for the Kramer Junction Travel Stop Project

RECOMMENDATION(S)

1. Conduct a public hearing to consider the Kramer Junction Travel Stop project, consisting of a Policy Plan Amendment, Zoning Amendment, Tentative Parcel Map, Conditional Use Permit, and Major Variance for 4.69-acres of a 35.97-acre parcel and adopt a declaration of intent to:
 - a. Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.
 - b. Adopt the findings recommended by the Planning Commission in support of the Policy Plan Amendment, Zoning Amendment, Tentative Parcel Map, Conditional Use Permit, and Major Variance.
 - c. Adopt the Policy Plan Amendment to amend the Land Use Category designation from Rural Living to Commercial for 4.69 acres of a 35.97-acre parcel.
 - d. Adopt the Zoning Amendment to amend the Land Use Zoning District designation from Rural Living, 5-Acre Minimum, to Rural Commercial for 4.69 acres of a 35.97-acre parcel.
 - e. Approve Tentative Parcel Map No. 35944 to subdivide a 35.97-acre parcel into four parcels totaling 4.69 acres (Parcel 1: 1.90 acres, Parcel 2: 0.64 acres, Parcel 3: 0.65 acres, and Parcel 4: 1.50 acres) and a remainder parcel 18.53 acres after subtracting parcel area required for dedications, subject to the Conditions of Approval.
 - f. Approve the Conditional Use Permit to construct and operate a travel stop to be developed in two phases on the four parcels on the Tentative Parcel Map No. 35944 comprised of a convenience store with quick serve restaurant, trucker lounge, and auto fueling on Parcel 1, Dairy Queen restaurant with drive-thru on Parcel 2, Starbucks with drive-thru on Parcel 3, and truck fueling and truck parking on Parcel 4, subject to the Conditions of Approval.
 - g. Approve Major Variance to increase the maximum height from 25 feet to 100 feet and maximum sign area from 100 square feet to 900 square feet of a freestanding pylon sign on Parcel 4 of Tentative Parcel Map No. 35944.
 - h. Direct the Land Use Services Department to file the Notice of Determination in accordance with the California Environmental Quality Act:
 - i. Applicant: Steeno Design Group – Tom Steeno
 - ii. Community: Kramer Junction
 - iii. Location: East side of Highway 395, approximately 650 feet north of Highway 58
2. Continue the item for final action with the Second Cycle 2026 Policy Plan Land Use Element Amendment scheduled for the April 21, 2026, meeting of the Board of Supervisors.
(Presenter: Miguel Figueroa, Director, 387-4431)

**Policy Plan Amendment, Zoning Amendment, Tentative Parcel Map,
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Travel Stop Project
April 21, 2026**

COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES

Promote the Countywide Vision.

Create, Maintain and Grow Employment Opportunities and Economic Value in the County.

FINANCIAL IMPACT

Approval of this item will not result in the use of additional Discretionary General Funding (Net County Cost). Adequate appropriation and revenue to complete this action have been included in the Land Use Services Department, Planning Division 2025-26 budget. All costs of processing this application are paid by the Applicant.

BACKGROUND INFORMATION

This item consists of a request for a Policy Plan Amendment, Zoning Amendment, Tentative Parcel Map, Conditional Use Permit, and Major Variance for the development of a travel stop as follows:

- Policy Plan Amendment from Rural Living (RL) to Commercial (C) for Parcels Nos. 1, 2, 3, and 4 of Tentative Parcel Map No. 35944 for a total of 4.69 acres of a 35.97-acre site.
- Zoning Amendment from RL, 5-Acre Minimum (RL-5), to Rural Commercial (CR) for Parcels 1, 2, 3, and 4 of Tentative Parcel Map 35944 for a total of 4.69 acres of a 35.97-acre site.
- Tentative Parcel Map No. 35944 to subdivide a 35.97-acre parcel into four parcels with a remainder parcel (Parcel No. 1: 1.90 acres, Parcel No. 2: 0.64 acres, Parcel No. 3: 0.65 acres, Parcel No. 4: 1.50 acres, and the remainder parcel: 18.53 acres all after subtraction of required dedications).
- Conditional Use Permit for the construction and operation of the Kramer Junction Travel Stop in two (2) phases on Parcels Nos. 1, 2, 3, and 4 of Tentative Parcel Map 35944 comprised of a convenience store with quick serve restaurant, trucker lounge and auto fueling on Parcel No. 1, Dairy Queen restaurant with drive-thru on Parcel No. 2, Starbucks with drive-thru on Parcel No. 3, and truck fueling and truck parking on Parcel No. 4.
- Major Variance to increase the maximum height, from 25 feet to 100 feet, and maximum sign area, from 100 square feet to 900 square feet of a freestanding pylon sign on Parcel No. 4 of Tentative Parcel Map No. 35944 (collectively the Project).

In accordance with Development Code Subsection 82.04.040(b), Convenience Stores, Restaurants, Service Stations, and Truck Stops are permitted uses within the CR zoning district, subject to the approval of a Conditional Use Permit. A detailed and comprehensive analysis of the Project from a planning and land use perspective is included within the Planning Commission Staff Report and attached as a supporting document to this item.

The Project has been analyzed with the preparation of an Initial Study/Mitigated Negative Declaration (MND). The MND concludes that the Project will not have a significant impact on the environment with the adoption of feasible mitigation measures, which is attached as a supporting document to this item.

The Development Code requires a recommendation from the San Bernardino County Planning Commission (Planning Commission) for final action by the Board of Supervisors on the Policy Plan Amendment and Zoning Amendment. At the Planning Commission hearing on December

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18, 2025, there were no in-person public comments. The Planning Commission recommended approval of the Project by a vote of 4-0 (Commissioner Dayal absent). The Planning Commission's recommendation and proposed findings are included within the Planning Commission Staff Report and attached as a supporting document to this item.

This item is a declaration of intent item and if approved will be continued for final adoption as part of the Second Cycle 2026 Policy Plan Land Use Element Amendment.

PROCUREMENT

Not applicable.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Jason Searles, Supervising Deputy County Counsel, 387-5455) on March 17, 2026; and County Finance and Administration (Iliana Rodriguez, Administrative Analyst, 386-8392) on March 30, 2026.

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Record of Action of the Board of Supervisors
San Bernardino County

Hearing Opened
Public Comment: None
Hearing Closed

APPROVED

Moved: Curt Hagman Seconded: Joe Baca, Jr.
Ayes: Col. Paul Cook (Ret.), Jesse Armendarez, Dawn Rowe, Curt Hagman, Joe Baca, Jr.

Lynna Monell, CLERK OF THE BOARD

BY 
DATED: April 21, 2026



cc: File - LUSD/Second Cycle 2026 w/ attachment
JLL 04/22/2026