

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

**August 19, 2025**

**FROM**

**MIGUEL FIGUEROA, Director, Land Use Services Department**

**SUBJECT**

First Cycle 2025 Policy Plan Land Use Element Amendment

**RECOMMENDATION(S)**

1. Conduct a public hearing to consider the First Cycle 2025 Policy Plan Land Use Element Amendment and associated project approvals for Titan Industrial Rental & Recycling Facility and Overnight Solar Facility projects.
2. Pursuant to the California Environmental Quality Act:
  - a. Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Titan Industrial Rental & Recycling Facility project.
  - b. Certify the Final Environmental Impact Report for the Overnight Solar Facility project.
  - c. Adopt the California Environmental Quality Act Facts and Findings and Mitigation Monitoring and Reporting Program for the Overnight Solar Facility project.
3. Adopt the findings recommended by the Planning Commission for approval of:
  - a. The Titan Industrial Rental & Recycling Facility project.
  - b. The Overnight Solar Facility project.
4. Adopt **Resolution No. 2025-182** amending the Land Use Category designation for the First Cycle 2025 Policy Plan Land Use Element Amendment for:
  - a. The Titan Industrial Rental & Recycling Facility project from Low Density Residential to Commercial for one parcel totaling 1.13 acres.
  - b. The Overnight Solar Facility project from Rural Living to Resource Land Management for one parcel totaling 822 acres.
5. Consider proposed ordinance amending the Land Use Zoning District designation for:
  - a. The Titan Industrial Rental & Recycling Facility project from Single Residential to Special Development-Commercial for one parcel totaling 1.13 acres.
  - b. The Overnight Solar Facility project from Rural Living to Resource Conservation on a parcel totaling 822 acres and a parcel totaling 456 acres.
6. Make alterations, if necessary, to the proposed ordinance.
7. Approve introduction of the proposed ordinance.
  - An ordinance of San Bernardino County, State of California, to amend San Bernardino County Land Use Zoning District Map FH29A and CHDHA.
8. **ADOPT Ordinance No. 4496.**
9. Approve the following Conditional Use Permits:
  - a. The Titan Industrial Rental & Recycling Facility Conditional Use Permit to construct and operate a recycling facility consisting of an equipment rental and large collection/light processing recycling facility in two phases on 4.24 acres, subject to the Conditions of Approval.

**First Cycle 2025 Policy Plan Land Use Element Amendment  
August 19, 2025**

- b. The Overnight Solar Facility Conditional Use Permit to construct and operate a 150-megawatt photovoltaic solar facility, and 150-megawatt battery energy storage system on approximately 596 acres within an 822-acre parcel and a 1.1-mile-long gen-tie line on a 456-acre parcel to connect the project to the Alpha substation, subject to the Conditions of Approval.
10. Direct the Land Use Services Department to file the Notice of Determination for the Titan Industrial Rental & Recycling Facility and Overnight Solar Facility projects in accordance with the California Environmental Quality Act.  
(Presenter: Miguel Figueroa, Director, 387-4431)

**COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES**

**Promote the Countywide Vision.**

**Create, Maintain and Grow Jobs and Economic Value in the County.**

**Improve County Government Operations.**

**Ensure Development of a Well-Planned, Balanced, and Sustainable County.**

**FINANCIAL IMPACT**

Approval of this item will not result in the use of additional Discretionary General Funding (Net County Cost). Sufficient 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 applicants.

**BACKGROUND INFORMATION**

Section 65358 of the California Government Code requires that mandatory elements of the County Policy Plan be amended no more than four times during any calendar year. The projects presented for approval in the Policy Plan Land Use Element Amendment Cycle require changes to Policy Plan LU-1 Land Use Map on the 1.13 acres for the Titan Industrial Rental & Recycling Facility project site and 822 acres for the Overnight Solar Facility project site. The proposed land use changes comprise the first amendment to the Policy Plan, Land Use Element for 2025. All subject projects have been considered in public hearings by the Planning Commission and the Board of Supervisors (Board). Therefore, the First Cycle 2025 Policy Plan Land Use Element Amendment is presented for final adoption, including the following projects:

Project No. 1: Titan Industrial Rental & Recycling Facility

Applicant: Alicen Wong

Community: Fontana, 2<sup>nd</sup> Supervisorial District

Location: 14930 Valley Boulevard

Proposal: A) Policy Plan Land Use Category amendment from Low Density Residential (LDR) to Commercial (C) for one parcel totaling 1.13 acres.  
B) Land Use Zoning District amendment from Single Residential (SR) to Special Development-Commercial (SD/C) for one parcel totaling 1.13 acres.  
C) A Conditional Use Permit to construct and operate the Titan Industrial Rental and Recycling Facility consisting of an equipment rental and large collection/light processing recycling facility in two phases on a 4.24-acre site, subject to the Conditions of Approval.

CEQA: Adoption of a Mitigated Negative Declaration

Parcel(s): Assessor's Parcel Numbers (APNs) 0235-031-04-0000, 0235-040-13-0000, 0235-040-14-0000, 0235-040-20-0000 and 0235-040-21-0000

The Titan Industrial Rental & Recycling Facility project was considered in a public hearing by the Planning Commission on December 5, 2024. The Planning Commission recommended

**First Cycle 2025 Policy Plan Land Use Element Amendment  
August 19, 2025**

approval of the project with a vote of 4-0 (Commissioner Dayal absent). The project is scheduled for a public hearing before the Board on August 19, 2025.

Project No. 2: Overnight Solar Facility

Applicant: Overnight Solar LLC

Community: Hinkley, 1<sup>st</sup> Supervisorial District

Location: 41650 Lockhart Ranch Road

Proposal: A) Policy Plan Land Use Category amendment from Rural Living (RL) to Resource Land Management (RLM) on one parcel totaling 822 acres.  
B) Land Use Zoning District amendment from Rural Living (RL) to Resource Conservation (RC) on a parcel totaling approximately 822 acres and a parcel totaling 456 acres.  
C) A Conditional Use Permit to construct and operate a 150-megawatt photovoltaic solar facility, and a 150-megawatt battery energy storage system on approximately 596 acres within an 822-acre parcel, and a 1.1-mile-long gen-tie line on a 456-acre parcel to connect the project to the Alpha substation, subject to the Conditions of Approval.

CEQA: Certification of an Environmental Impact Report

Parcel(s): APNs 0490-183-65-0000 and 0490-121-49-0000

The Overnight Solar Facility project was considered in a public hearing by the Planning Commission on May 22, 2025. The Planning Commission recommended approval of the project with a vote of 4-0 (Commissioner Dayal absent). The project is scheduled for a public hearing before the Board on August 19, 2025.

**PROCUREMENT**

Not applicable.

**REVIEW BY OTHERS**

This item has been reviewed by County Counsel (Jason Searles, Supervising Deputy County Counsel, 387-5455) on July 2, 2025; and County Finance and Administration (Iliana Rodriguez, Administrative Analyst, 387-4205) on July 31, 2025.

**First Cycle 2025 Policy Plan Land Use Element Amendment  
August 19, 2025**

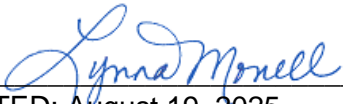
Record of Action of the Board of Supervisors  
San Bernardino County

Hearing Opened  
Public Comment: None  
Hearing Closed

**APPROVED**

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

Lynna Monell, CLERK OF THE BOARD

BY   
DATED: August 19, 2025



cc: File - LUSD/General Plan Amendment/First Cycle 2025 w/  
attachments  
JLL 08/21/2025