



## **SAN BERNARDINO COUNTY PLANNING COMMISSION MEETING MINUTES**

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

**Thursday, March 4, 2021**

### **COMMISSIONERS PRESENT**

Jonathan Weldy, Chair, First District  
Ray Allard, Vice Chair, Second District  
Michael Stoffel, Commissioner, Third District  
Tom Haughey, Commissioner, Fourth District  
Kareem Gongora, Commissioner, Fifth District

### **STAFF PRESENT**

Heidi Duron, Planning Director, LUSD  
Jason Searles, Deputy County Counsel  
Steven Valdez, Senior Planner, LUSD  
Lupe Biggs, Administrative Assistant, LUSD

The Planning Commission meeting of March 4, 2021, was called to order at 9:00 a.m. by Chair Weldy. Commissioner Haughey led the Invocation and Deputy County Counsel Jason Searles led the Pledge of Allegiance.

Due to the guidance from the California Department of Public Health and the Governor's Executive Order to stay home, a limited number of staff was present at the meeting.

Present at the meeting was Chair Jonathan Weldy, Commissioner Tom Haughey, Planning Director Heidi Duron, Deputy County Counsel Jason Searles, Senior Planner Steven Valdez and Administrative Assistant Lupe Biggs.

Participating remotely was Vice Chair Ray Allard, Commissioner Michael Stoffel, Commissioner Kareem Gongora and Applicant Michael Rosenthal.

The meeting was conducted pursuant to the provisions of the Governor's Executive Order N-29-20 dated March 17, 2020, which suspends certain requirements of the Ralph M. Brown Act.

#### **1. a. APPROVAL OF MINUTES-DECEMBER 17, 2020 AND FEBRUARY 4, 2021**

Commissioner Haughey made a motion to approve the minutes for December 17, 2020. Commissioner Stoffel seconded the motion. The motion passed with a 3-0 vote with Vice Chair Allard and Commissioner Gongora absent during this portion of the meeting.

Commissioner Haughey made a motion to approve the minutes for February 4, 2021. Commissioner Stoffel seconded the motion. The motion passed with a 3-0 vote with Vice Chair Allard and Commissioner Gongora absent during this portion of the meeting.

#### **b. ADVANCE SCHEDULE**

The advanced schedule was presented by Lupe Biggs, Administrative Assistant.

#### **c. DIRECTOR'S REPORT**

Heidi Duron, Planning Director, provided an update from the previous meeting. She described the ongoing progress regarding notice requirements and Commissioner Gongora's comments of making them available in Spanish. Ms. Duron also added Chandi Enterprises, LLC met with the Bloomington Municipal Advisory Council (MAC) last night regarding their Project. She then explained the communication policy between the MAC and Land Use. Chair Weldy asked when that Project will go to the Board of Supervisors. Ms. Duron replied the first meeting in April and she also listed other projects going before the Board of Supervisors.

#### **d. COMMISSIONER COMMENTS**

Commissioner Gongora confirmed his participation via remote connection and thanked the participants at the Bloomington MAC meeting held last night.

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### 2. PUBLIC HEARING

APPLICANT: John Espinoza for MP Mine Operations, LLC (MPMO)  
COMMUNITY: Mountain Pass / 1st Supervisorial District  
PROJECT NO: PROJ-2020-00059  
LOCATION: 67750 Bailey Road  
STAFF: Steven Valdez, Senior Planner  
PROPOSAL: A Policy Plan Amendment to amend the Land Use Category from Resource Land Management (RLM) to General Industrial (GI) for 25 parcels on approximately 2,220 acres and a Zoning District Amendment to amend the zoning from Resource Conservation (RC) to Regional Industrial (IR) on 23 parcels on approximately 2,095 acres and from Special Development (SD) to IR on two parcels on approximately 125 acres.  
CEQA RECOMMENDATION: Mitigated Negative Declaration  
EST. TIME: 30 minutes

### **STAFF PRESENTATION:**

Steven Valdez, Senior Planner, presented the staff report to the Planning Commission, which is on file with the Land Use Services Department.

### **RECOMMENDATION:**

That the Planning Commission recommend that the Board of Supervisors:

1. **ADOPT** the Negative Declaration (Exhibit A).
2. **ADOPT** the recommended Findings (Exhibit B).
3. **APPROVE** the Policy Plan Amendment amending the Land Use Category from Resource Land Management (RLM) to General Industrial (GI) for 25 parcels on approximately 2,220 acres.
4. **APPROVE** the Zoning District Amendment to amend the zoning from Resource Conservation (RC) to Regional Industrial (IR) for 23 parcels on approximately 2,095 acres and from Special Development (SD) to IR for two parcels on approximately 125 acres.
5. **DIRECT** the Clerk of the Board to file a Notice of Determination.

### **COMMISSION COMMENTS:**

Vice Chair Allard confirmed his participation during staff's presentation via remote connection.

### **APPLICANT COMMENTS:**

Michael Rosenthal, Applicant, stated he was grateful for working with staff. He indicated that he hopes with this Project to provide a full magnetic supply chain in the United States. Mr. Rosenthal provided a brief history and overview of MP Mine Operations, LLC (MPMO).

### **PUBLIC COMMENTS:**

There were no comments.

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### **ADDITIONAL COMMENTS:**

Commissioner Haughey stated he is happy to see something being produced in the United States and the Project looks well vetted by the County.

Commissioner Gongora asked for clarification regarding a subdivision of parcels and future intended use for the site. Mr. Valdez explained there is no proposed subdivision with the Project. He continued to clarify the intent is to improve on existing industrial facilities and the Applicant plans on submitting additional applications for any expansions in the future.

Commission Stoffel stated staff did a wonderful job again.

Vice Chair Allard commended the appearance of the Project site.

Commissioner Gongora stated his interest in taking a tour of the Project site.

### **COMMISSION ACTION:**

Commissioner Haughey made a motion to approve staff's recommendation. Commissioner Stoffel seconded the motion. The motion passed with a 5-0 vote.

### **COMMISSION VOTE**

MOTION: Haughey

SECOND: Stoffel

AYES: Weldy, Allard, Stoffel, Haughey and Gongora

NOES: None

RECUSED: None

ABSENT: None

ABSTAIN: None

### **3. WORKSHOP**

STAFF:

Planning Commission Training

Jason Searles, Deputy County Counsel

### **4. PUBLIC COMMENTS:**

Chair Weldy opened the Public Comments at 10:13 a.m. Having no requests to speak, Chair Weldy closed the Public Comments at 10:13 a.m.

### **5. ADJOURNMENT:**

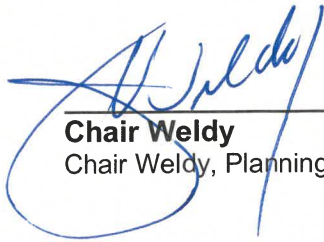
There being no further business, Commissioner Gongora made a motion to adjourn the meeting. Commissioner Stoffel seconded the motion. The meeting was adjourned at 10:13 a.m.

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**Chair Weldy**

**Date**

Chair Weldy, Planning Commission

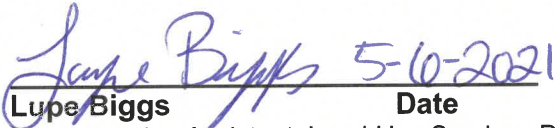


**Heidi Duron**

5/6/2021

**Date**

Planning Director, Land Use Services Department



**Lupe Biggs**

**Date**

Administrative Assistant, Land Use Services Department