

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

July 28, 2020

FROM

TERRI RAHHAL, Director, Land Use Services Department

SUBJECT

Second Cycle 2020 General Plan Land Use Element Amendment and Related Actions

RECOMMENDATION(S)

1. Conduct a public hearing to consider the Second Cycle 2020 General Plan Land Use Element Amendment and:
 - a. Pursuant to the California Environmental Quality Act (CEQA):
 - i. Certify the Environmental Impact Report (EIR) for the Moon Camp Project.
 - ii. Adopt the Findings of Fact and Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program for the Moon Camp Project.
 - iii. Adopt a Mitigated Negative Declaration for the Ravinder Grewal Truck Stop Project.
 - iv. Adopt a Mitigated Negative Declaration for the Montanez Fiber Optics Office and Warehouse Project.
 - v. Adopt a Mitigated Negative Declaration for the Summerland Senior Care Facility Project.
 - b. Consider proposed ordinance relating to the zoning in the County for:
 - i. The Moon Camp Project General Plan Amendment from Rural Living, 40-acre minimum lot size (RL-40) to Single Residential, 20,000-square foot minimum lot size (RS-20m).
 - ii. The Ravinder Grewal Truck Stop Center Project General Plan Amendment from Resource Conservation (RC) to Rural Commercial (CR).
 - iii. The Montanez Fiber Optics Office and Warehouse Project General Plan Amendment from Single Residential (RS) to Community Industrial (IC).
 - iv. The Summerland Senior Care Facility Project General Plan Amendment from Single Residential, 1-acre minimum lot size (RS-1) to General Commercial (CG).
 - c. Make alterations, if necessary, to proposed ordinance.
 - d. Approve introduction of proposed ordinance.
 - e. Read title only of proposed ordinance relating to the Second Cycle 2020 General Plan Land Use Element Amendment; waive reading of entire text and adopt **Ordinance No. 4391**.
 - f. Adopt **Resolution No. 2020-155** amending the County General Plan included in the Second Cycle 2020 General Plan Land Use Element.
 - g. Adopt the Findings recommended by the Planning Commission for approval of:
 - i. The Moon Camp Project.
 - ii. The Ravinder Grewal Truck Stop Project.
 - iii. The Montanez Fiber Optics Office and Warehouse Project.
 - iv. The Summerland Senior Care Facility Project.
 - h. Approve the project entitlements for:

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- i. The Moon Camp Tentative Tract Map No. 16136, subject to the recommended conditions of approval.
- ii. The Ravinder Grewal Truck Stop Conditional Use Permit, subject to the recommended conditions of approval.
- iii. The Ravinder Grewal Truck Stop Center Tentative Parcel Map No. 19938, subject to the recommended conditions of approval.
- iv. The Montanez Fiber Optics Office and Warehouse Conditional Use Permit, subject to the recommended conditions of approval.
- v. The Summerland Senior Care Facility Conditional Use Permit, subject to the recommended conditions of approval.
- i. Direct the Clerk of the Board to file Notices of Determination for the Moon Camp Project, the Ravinder Grewal Truck Stop Project, the Montanez Fiber Optics Office and Warehouse Project, and the Summerland Senior Care Facility Project.

(Presenter: Heidi Duron, Planning Director, 387-4110)

COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES

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

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 Planning Division 2020-21 budget. All costs of processing these applications are paid by the applicants.

BACKGROUND INFORMATION

Section 65358 of the California Government Code requires that mandatory elements of the County General Plan be amended no more than four times during any calendar year. The Projects presented for approval in the Land Use Element Amendment Cycle require changes to the General Plan Land Use Designation on the approximately 62-acre Moon Camp project site, the 7-acre Ravinder Grewal Truck Stop project site, 2.38-acre Montanez Fiber Optics Office and Warehouse project site and the 3.16-acre Summerland Senior Care Facility project site. The proposed land use changes comprise the second amendment of the General Plan Land Use Element for 2020. All subject Projects have been considered in public hearings by the Planning Commission and the Board of Supervisors (Board). Therefore, the Second Cycle Land Use Element Amendment of the County General Plan is presented for final adoption, including the following Projects:

Project No. 1: Moon Camp

Applicant: RCK Properties, Inc.

Community: Big Bear/Fawnskin/3rd Supervisorial District

Location: North Shore Drive (State Route 38), approx. 180 ft. east of Canyon Road.

Proposal: A) General Plan Land Use Designation Amendment from Bear Valley/Rural Living – 40-acre minimum lot size (BV/RL-40) to Bear Valley/Single Residential 20,000-square foot minimum lot size (BV/RS-20m) on 62.43 acres.
B) Tentative Tract Map No. 16136 to create 50 residential lots with a minimum area of 20,000 square feet and 8 lettered lots.

CEQA: Environmental Impact Report (EIR)

APN: 0304-082-04, 0304-091-12, 0304-091-21, 0304-091-22

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The Moon Camp Project was considered in a public hearing by the Planning Commission on October 4, 2018. The Planning Commission recommended approval of the Project with a vote of 3-2 (2nd and 3rd District Commissioners Allard and Smith in opposition). The Project had been scheduled for the Board hearing on October 8, 2019. After the hearing notices were distributed, and discussions with the Applicant, it was decided that minor revisions to the Final EIR were necessary to update dates and include additional language to the mitigation measures for the Bald Eagle as result of the Applicant having prepared a subsequent Long-Term Management Plan for the Bald Eagle. Prior to the hearing, staff also received comment letters that necessitated additional review and response. As such, the Project was taken off the agenda and is scheduled for a public hearing before the Board on July 28, 2020.

Project No. 2: Ravinder Grewal Truck Stop

Applicant: Ravinder S. Grewal

Community: Baker/1st Supervisorial District

Location: 45101 Afton Canyon Drive

Proposal: A) General Plan Land Use Designation Amendment from Resource Conservation (RC) to Rural Commercial (CR) on seven (7) acres of a 60.41-acre parcel.
B) Tentative Parcel Map No. 19938 to create (3) parcels on 60.41 acres.
C) Conditional Use Permit (CUP) to develop a Truck Stop Center, consisting of a 7,300-square foot retail market and fast food restaurant, and a 3,570-square foot automotive repair shop, impound yard, and vehicle and truck fueling stations on seven (7) acres.

CEQA: Mitigated Negative Declaration

APN: 0542-131-54

The Ravinder Grewal Truck Stop Project was considered in a public hearing by the Planning Commission on February 20, 2020. The Planning Commission recommended approval of the Project with a vote of 4-0 (Commissioner Mathews absent). The Project is scheduled for a public hearing before the Board on July 28, 2020.

Project No. 3: Montanez Fiber Optics Office and Warehouse

Applicant: More Design Solutions, Inc.

Community: Fontana/2nd Supervisorial District

Location: West side of Cottonwood Avenue, between approximately 320 feet and 650 feet north of Arrow Route, Fontana.

Proposal: A) General Plan Land Use Designation Amendment from Single Residential (RS) to Community Industrial (IC) on 2.38 acres (total project area 4.77 acres).
B) Conditional Use Permit to establish a 12,000-square foot office building and a 4,980-square foot warehouse building on 4.77 acres.

CEQA: Mitigated Negative Declaration

APN: 0229-082-14, -29, and -30

The Montanez Fiber Optics Office and Warehouse Project was considered in a public hearing by the Planning Commission on April 9, 2020. The Planning Commission recommended approval of the Project with a vote of 4-0 (Commissioner Mathews absent). The Project is scheduled for a public hearing before the Board on July 28, 2020.

Project No. 4: Summerland Senior Care Facility

Applicant: RDS Partners, Inc.

Community: Chino/4th Supervisorial District

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Location: 13225 Serenity Trail, Chino.
Proposal: A) General Plan Land Use Designation Amendment from Single Residential, 1-acre minimum lot size (RS-1) to General Commercial (CG) on 3.16 acres.
B) Conditional Use Permit to establish a three-story, 109-unit residential care facility on 3.16 acres.
CEQA: Mitigated Negative Declaration
APN: 1023-011-51

The Summerland Senior Care Facility Project was considered in a public hearing by the Planning Commission on June 18, 2020. The Planning Commission recommended approval of the Project with a vote of 5-0. The Project is scheduled for a public hearing before the Board on July 28, 2020.

If after conducting the public hearing for the Moon Camp Project, the Ravinder Grewal Truck Stop Project, the Montanez Fiber Optics Office and Warehouse Project, and the Summerland Senior Care Facility Project, the Board declares its intent to approve these Projects, they will be included in the ordinance and resolution for final adoption as part of the 2020 Second Cycle General Plan Land Use Element Amendment action.

PROCUREMENT

Not applicable.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Bart Brizzee, Principal Assistant County Counsel and Jason Searles, Deputy County Counsel, 387-5455) on June 29, 2020; Finance (Kathleen Gonzalez, Administrative Analyst III, 387-5412) on July 1, 2020; County Finance and Administration (Robert Saldana, Deputy Executive Officer, 387-5423) on July 10, 2020.

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Record of Action of the Board of Supervisors
County of San Bernardino

Hearing Opened
Public Comment: None
Hearing Closed

APPROVED

Moved: Robert A. Lovingood Seconded: Janice Rutherford
Ayes: Robert A. Lovingood, Janice Rutherford, Dawn Rowe, Curt Hagman, Josie Gonzales

Lynna Monell, CLERK OF THE BOARD

BY  _____
DATED: July 28, 2020



cc: File - LUSD/GPA/Second Cycle 2020 w/ attachments
jm 08/12/2020