

**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

Second Cycle 2026 Policy Plan Land Use Element Amendment

RECOMMENDATION(S)

1. Conduct a public hearing to consider the Second Cycle 2026 Policy Plan Land Use Element Amendment and associated project approvals for the Kramer Junction Travel Stop and Bloomington Condominiums projects.
2. Pursuant to the California Environmental Quality Act:
 - i. Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Kramer Junction Travel Stop project.
 - ii. Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Bloomington Condominiums project.
3. Adopt the findings recommended by the Planning Commission for the approval of:
 - i. The Kramer Junction Travel Stop project.
 - ii. The Bloomington Condominiums project.
4. Adopt **Resolution No. 2026-37** amending the Land Use Category designation for the Second Cycle 2026 Policy Plan Land Use Element Amendment for:
 - i. The Kramer Junction Travel Stop project from Rural Living to Commercial for 4.69 acres of a 35.97-acre parcel.
 - ii. The Bloomington Condominiums project from Low Density Residential to Medium Density Residential for two parcels totaling 4.85 acres.
5. Consider proposed ordinance amending the Land Use Zoning District designation for:
 - i. The Kramer Junction Travel Stop project from Rural Living, five-Acre Minimum, to Rural Commercial for 4.69 acres of a 35.97-acre parcel.
 - ii. The Bloomington Condominiums project from Single Residential to Multiple Residential for two parcels totaling 4.85 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 Maps FH29A, DH28A, and EH04A.
8. **ADOPT ORDINANCE No. 4512.**
9. Approve:
 - a. The Kramer Junction Travel Stop entitlements consisting of:
 - i. Tentative Parcel Map No. 35944 to subdivide a 35.97-acre parcel into four parcels totaling 4.69 acres (Parcel No. 1: 1.90 acres, Parcel No. 2: 0.64 acres, Parcel No. 3: 0.65 acres, and Parcel No. 4: 1.50 acres) with a remainder parcel, subject to the Conditions of Approval.

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- ii. Conditional Use Permit to construct and operate a travel stop to be developed in two phases on Parcels Nos. 1, 2, 3, and 4 of 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.
 - iii. 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.
 - b. The Bloomington Condominiums entitlements consisting of:
 - i. Tentative Tract Map No. 20727 to subdivide two parcels totaling 4.85 acres into 68 lots for a condominium development, subject to the Conditions of Approval.
 - ii. Conditional Use Permit to construct a 68-unit condominium complex with associated community amenities and infrastructure on 4.85 acres, subject to the Conditions of Approval.
10. Direct the Land Use Services Department to file the Notice of Determination for the Kramer Junction Travel Stop and Bloomington Condominiums projects in accordance with the California Environmental Quality Act.
(Presenter: Miguel Figueroa, Director, 387-4431)

COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES

Promote and Fulfill the Countywide Vision.

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

Improve County Government Operations.

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 Land Use Element Amendment Cycle require changes to Policy Plan LU-1 Land Use Map on the 4.69 acres for the Kramer Junction Travel Stop project site and 4.85 acres for the Bloomington Condominiums project site. The proposed land use changes comprise the second amendment to the Policy Plan, Land Use Element for 2026. 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 of the County Policy Plan is presented for final adoption, including the following projects:

Project No. 1: Kramer Junction Travel Stop

Applicant: Steeno Design Group – Tom Steeno

Community: Kramer Junction, 1st Supervisorial District

Location: East side of Highway 395, approximately 650 feet north of Highway 58

Proposal: A) Policy Plan Land Use Category amendment from Rural Living (RL) to Commercial (C) for 4.69 acres of a 35.97-acre parcel.
B) Land Use Zoning District amendment from Rural Living, 5-Acre Minimum (RL-5), to Rural Commercial (CR) for 4.69 acres of a 35.97-acre parcel.

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C) Tentative Parcel Map No. 35944 to subdivide a 35.97-acre parcel into four (4) 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) with a remainder parcel, subject to the Conditions of Approval.

D) Conditional Use Permit to construct and operate a travel stop in two (2) phases on Parcels 1, 2, 3, and 4 of Tentative Parcel Map No. 35944 consisting 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.

E) 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.

CEQA: Adoption of a Mitigated Negative Declaration

APN: 0491-151-11

The Kramer Junction Travel Stop project was considered in a public hearing by the Planning Commission on December 18, 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 April 21, 2026.

Project No. 2: Bloomington Condominiums

Applicant: TK Management Services – Kevin Kent

Community: Fontana, 2nd Supervisorial District

Location: 8428 Banana Avenue

Proposal: A) Policy Plan Land Use Category amendment from Low Density Residential (LDR) to Medium Density Residential (MDR) for two parcels totaling 4.85 acres.

B) Land Use Zoning District amendment from Single Residential (RS) to Multiple Residential (RM) on two parcels totaling 4.85 acres.

C) Tentative Tract Map No. 20727 to subdivide two parcels totaling 4.85 acres into 68 lots for a condominium development, subject to the Conditions of Approval.

D) Conditional Use Permit to construct a 68-unit condominium complex with associated community amenities and infrastructure on a 4.85-acre site, subject to the Conditions of Approval.

CEQA: Adoption of a Mitigated Negative Declaration

APN: 0230-031-67 and 0230-031-68

The Bloomington Condominiums project was considered in a public hearing by the Planning Commission on January 22, 2026. The Planning Commission recommended approval of the project with a vote of 3-0 (Commissioners Dayal and Stoffel absent). The project is scheduled for a public hearing before the Board on April 21, 2026.

PROCUREMENT

Not applicable.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Jason Searles, Supervising Deputy County Counsel, 387-5455) on April 8, 2026; and County Finance and Administration (Iliana Rodriguez, Administrative Analyst, 387-4205) 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: 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: April 21, 2026



cc: File - Land Use Services/Second Cycle 2026 w/ attachments
JLL 04/22/2026