



Land Use Services Department
Planning Division

BOARD OF SUPERVISORS HEARING

Land Use Services Department

Second Cycle 2020 General Plan

Land Use Element Amendment

Heidi Duron
Planning Director
July 28, 2020



1. Applicant: RDS Partners, Inc. (Summerland Senior Care Facility)
Community: Chino Sphere of Influence
 - A. General Plan 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.
2. Applicant: More Design Solutions, Inc. (Montanez Fiber Optics Office and Warehouse)
Community: Fontana Sphere of Influence
 - A. General Plan Land Use Designation Amendment from Single Residential (RS) to Community Industrial (IC) on 2.38 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.

3. Applicant: Ravinder S. Grewal (Grewal Truck Stop)

Community: Baker

- A. General Plan 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 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.

4. Applicant: RCK Properties, Inc. (Moon Camp)

Community: Big Bear/Fawnskin

- A. General Plan 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.

That the Board of Supervisors:

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. Adopt a Mitigated Negative Declaration for the Summerland Senior Care Facility.
 - ii. Adopt a Mitigated Negative Declaration for the Montanez Fiber Optics Office and Warehouse Project.
 - iii. Adopt a Mitigated Negative Declaration for the Grewal Truck Stop Project.
 - iv. Certify the Environmental Impact Report for the Moon Camp Project.
 - v. Adopt the Findings of Fact and Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program for the Moon Camp Project.

- b. Consider proposed ordinance relating to the zoning for Summerland Senior Care Facility General Plan Amendment from Single Residential, 1-acre minimum lot size (RS-1) to General Commercial (CG), the Montanez Fiber Optics Office and Warehouse Project from Single Residential (RS) to Community Industrial (IC), the Grewal Truck Stop Center General Plan Amendment from Resource Conservation (RC) to Rural Commercial (CR), and 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) .
- c. Make alterations, if necessary, to proposed ordinance.
- d. Approve introduction of proposed ordinance.
- e. Read title only of proposed ordinance for the Second Cycle 2020 General Plan Land Use Element Amendment, waive reading of entire text and adopt the ordinance.
- f. Adopt the Resolution amending the County General Plan for the Second Cycle 2020 General Plan Land Use Element Amendment.

- g. Adopt the Findings recommended by the Planning Commission for approval of the Summerland Senior Care Facility, Montanez Fiber Optics Office and Warehouse, Grewal Truck Stop, and the Moon Camp Projects.
- h. Approve the Summerland Senior Care Facility CUP, subject to the recommended Conditions of Approval.
- i. Approve the Montanez Fiber Optics Office and Warehouse CUP, subject to the recommended conditions of approval.
- j. Approve the Grewal Truck Stop CUP, subject to the recommended Conditions of Approval.
- k. Approve the Grewal Truck Stop Tentative Parcel Map 19938, subject to the recommended Conditions of Approval.
- l. Approve the Moon Camp Tentative Tract Map 16136, subject to the recommended Conditions of Approval.
- m. Direct the Clerk of the Board to file the Notices of Determination.