



# LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

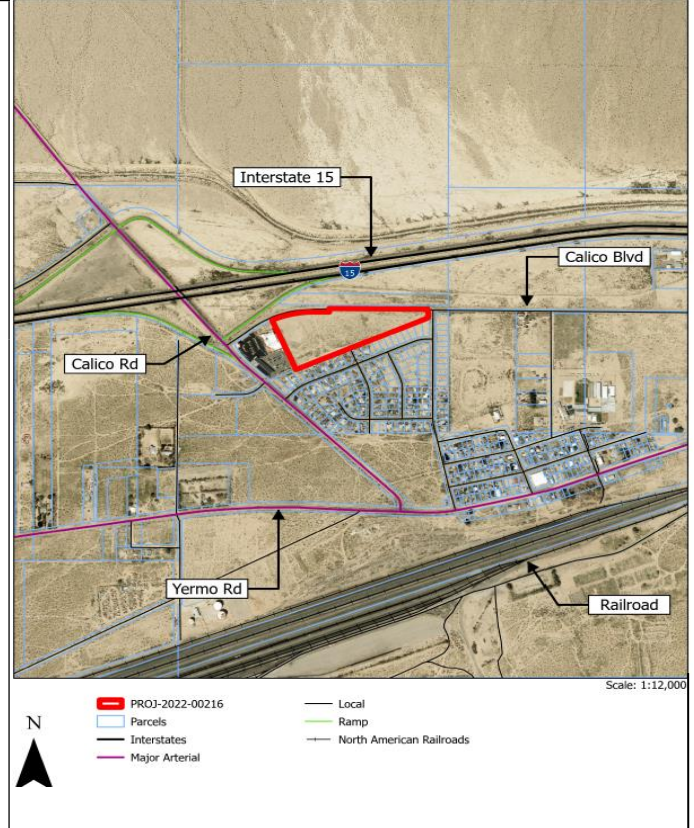
**HEARING DATE: May 21, 2026**

**AGENDA ITEM 4**

Project Description

Vicinity Map

**APNs:** 0537-161-19  
**Applicant:** Eddie's World, LLC  
**Community:** Yermo/San Bernardino County  
**Location:** South of Calico Blvd and Interstate I-15  
**Project No:** PROJ-2022-00216  
**Staff:** Delanie Garlick / Supervising Planner  
**App Rep:** Kevin Kohan, Elevated Entitlements  
**Proposal:** An application for a (1) Policy Plan Amendment to amend the Land Use Category designation from Rural Living to Commercial on a 12.46-acre site; (2) Zoning Amendment to amend the Land Use Zoning District from Rural Living to Highway Commercial on a 12.46-acre site; (3) Planned Development Permit to construct and operate an integrated commercial shopping center in six phases consisting of electric vehicle charging stations, nine standalone retail and commercial structures of up to 40,670 total square feet, and associated infrastructure and improvements across 14 parcels with alterations to minimum and maximum lot, setbacks, landscaping, and circulation standards on a 12.46-acre site; and (4) Tentative Parcel Map to subdivide a 12.46-acre parcel into 14 parcels in six phases.



Hearing Notices Sent On: April 30, 2026

Report Prepared By: Delanie Garlick

**SITE INFORMATION**

Project Size: 12.46 Acres  
 Terrain: Vacant Land, Flat  
 Vegetation: Sparse open desert with Creosote scrub

**SURROUNDING LAND USE DESCRIPTION**

AREA	EXISTING LAND USE	LAND USE CATEGORY	ZONING DISTRICT
Site	Vacant Land	Rural Living (RL)	Rural Living (RL)
North	Undeveloped Land	Rural Living (RL)	Rural Living (RL)
South	Residential	Rural Living (RL)	Rural Living (RL)
East	Commercial (Eddie's World)	Commercial (C)	Commercial Highway (CH)
West	Undeveloped Land	Rural Living (RL)	Rural Living (RL)

**AGENCY**

City Sphere of Influence:

NA

Water Service:

Liberty Utilities

Sewer Service:

On-site Septic System

---

**STAFF RECOMMENDATION:** That the Planning Commission **RECOMMEND** that the Board of Supervisors:

**ADOPT** the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;

**ADOPT** the Findings for approval of the Policy Plan Amendment, Zoning Amendment, Planned Development Permit, and Tentative Parcel Map;

**APPROVE** the Policy Plan Amendment to amend the Land Use Category designation from Rural Living to Commercial on a 12.46-acre site;

**APPROVE** the Zoning Amendment to amend the Land Use Zoning District designation from Rural Living to Highway Commercial on a 12.46-acre site;

**ADOPT** the Planned Development Permit to construct and operate an integrated commercial shopping center in six phases consisting of electric vehicle charging stations, nine standalone retail and commercial structures of up to 40,670 total square feet, and associated infrastructure and improvements across 14 parcels with alterations to minimum and maximum lot, setbacks, landscaping, and circulation standards on a 12.46-acre site, subject to the Conditions of Approval;

**ADOPT** the Tentative Parcel Map to subdivide a 12.46-acre parcel into 14 parcels in six phases, subject to the Conditions of Approval; and

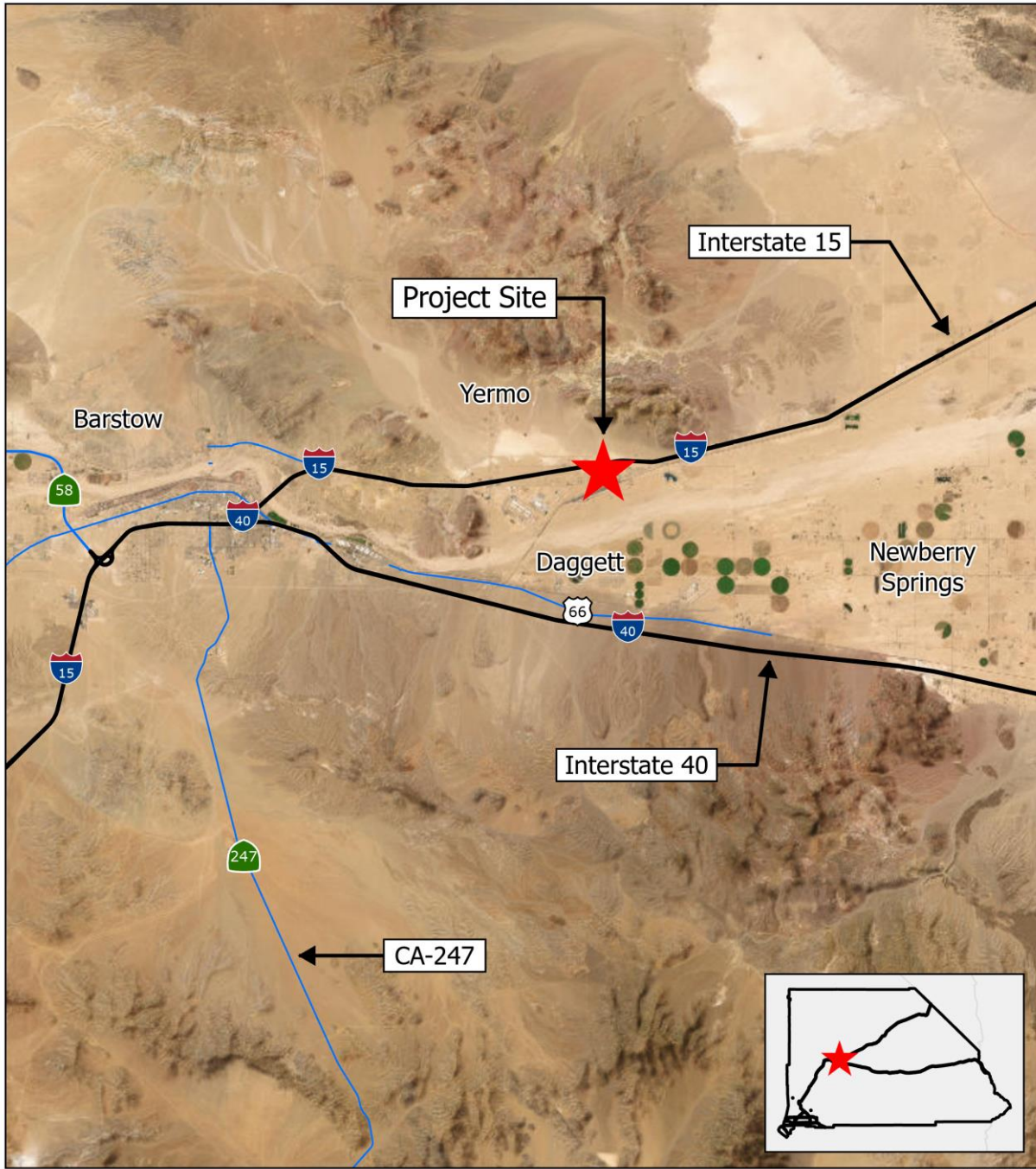
**DIRECT** the Land Use Services Department to file a Notice of Determination in compliance with the California Environmental Quality Act. <sup>1</sup>

---

<sup>1</sup> A disapproval action by the Planning Commission shall terminate the application unless appealed to the Board of Supervisors in compliance with Chapter 86.08 of the Development Code.

---

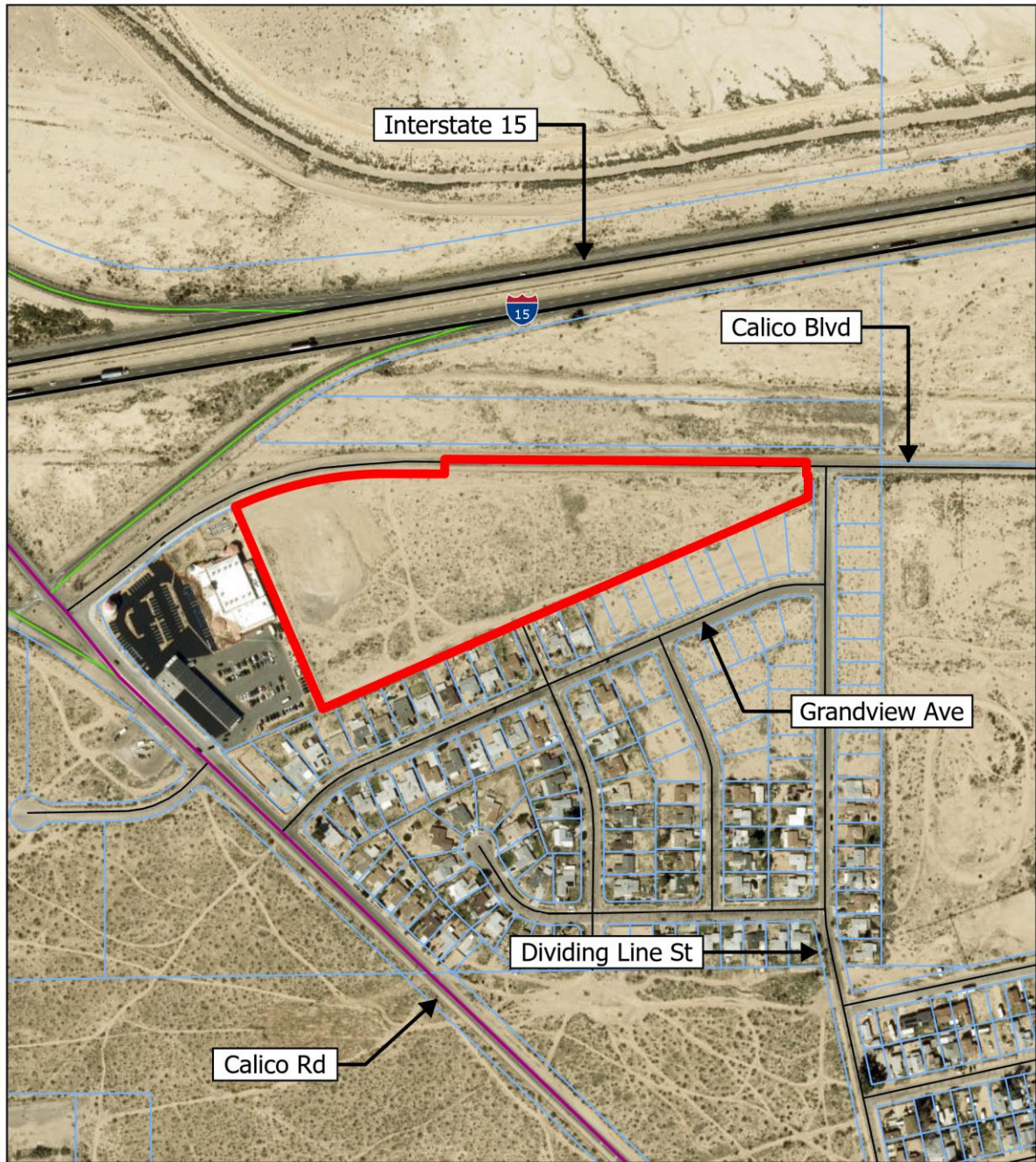
### Regional Location Map



Scale: 1:275,000



### Vicinity Map

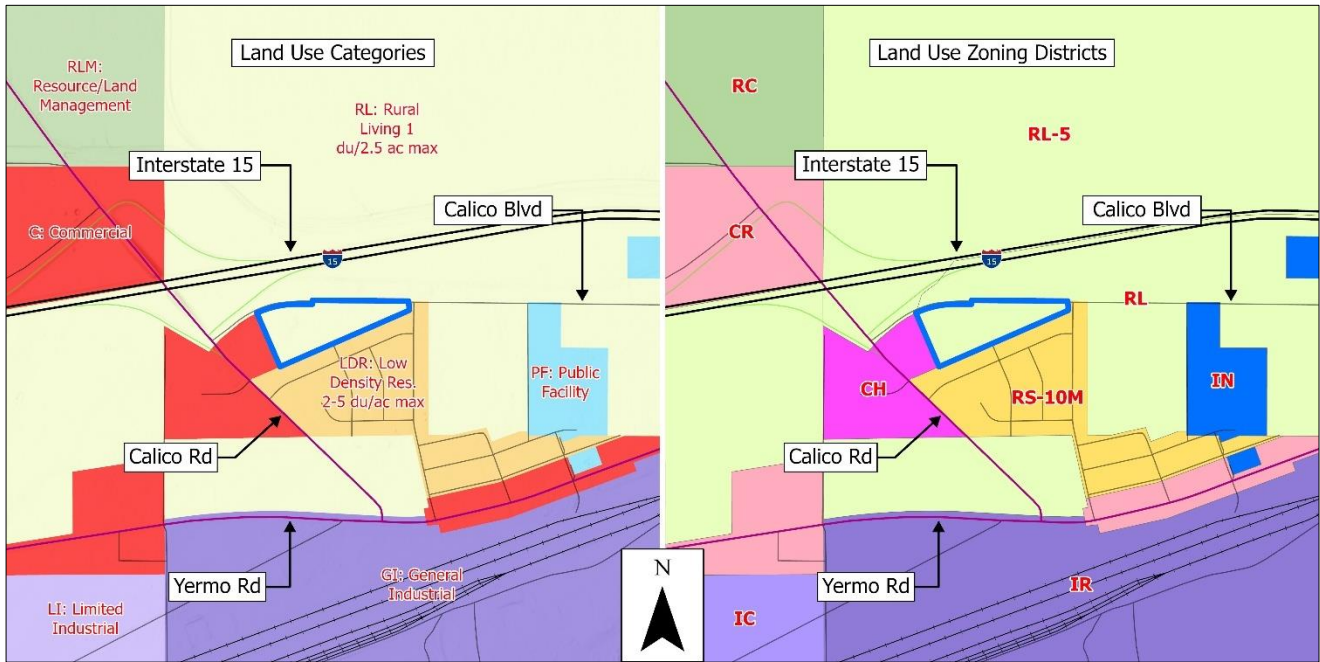


Scale: 1:5,000

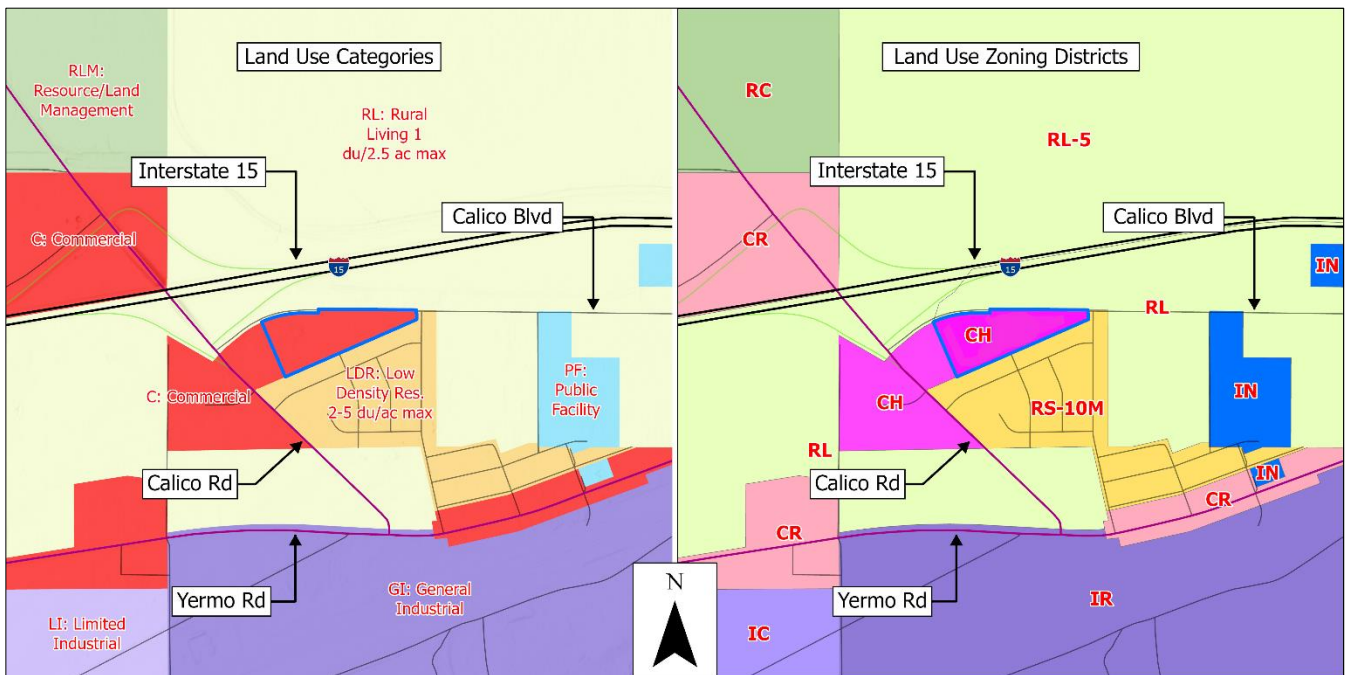


- PROJ-2022-00216
- Major Arterial
- Parcels
- Local
- Interstates
- Ramp

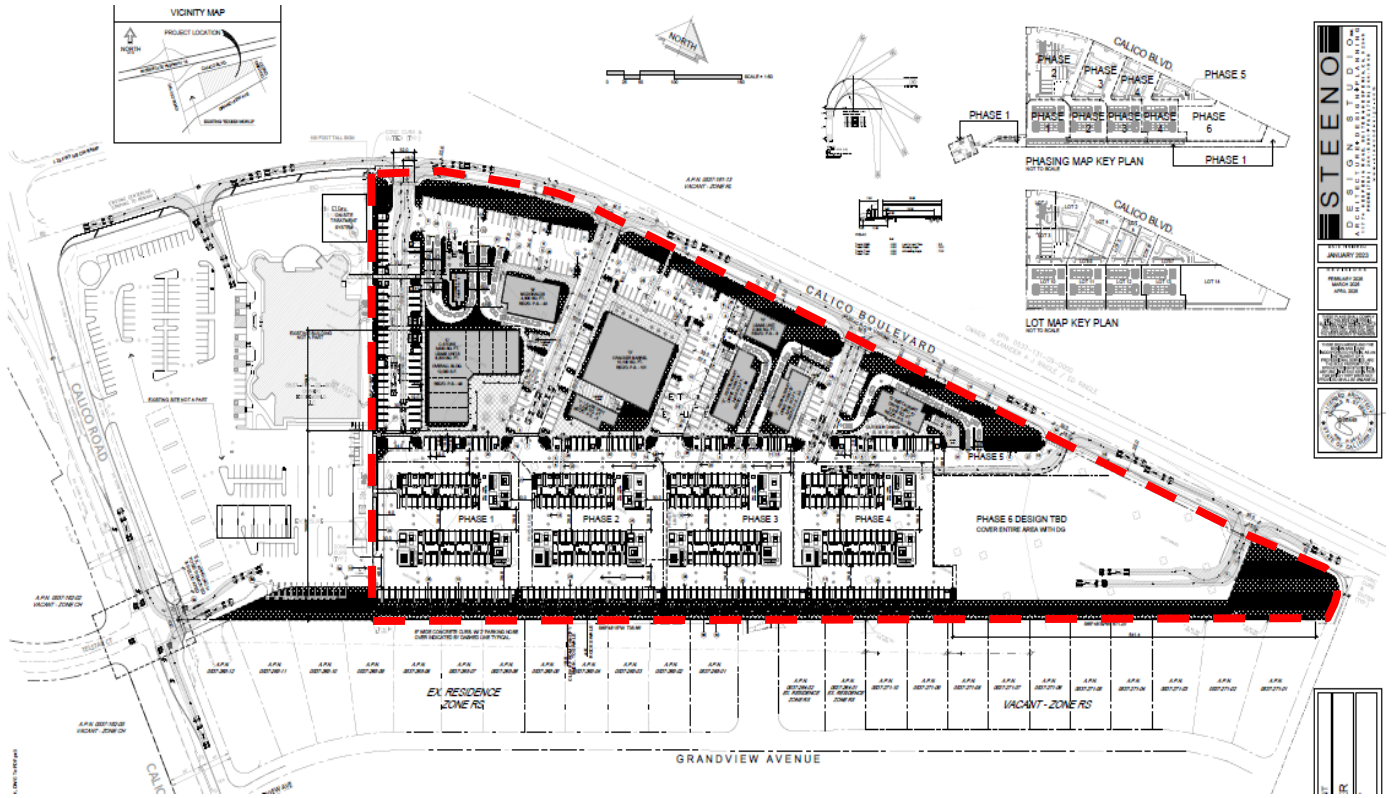
### Existing Land Use and Zoning Designation



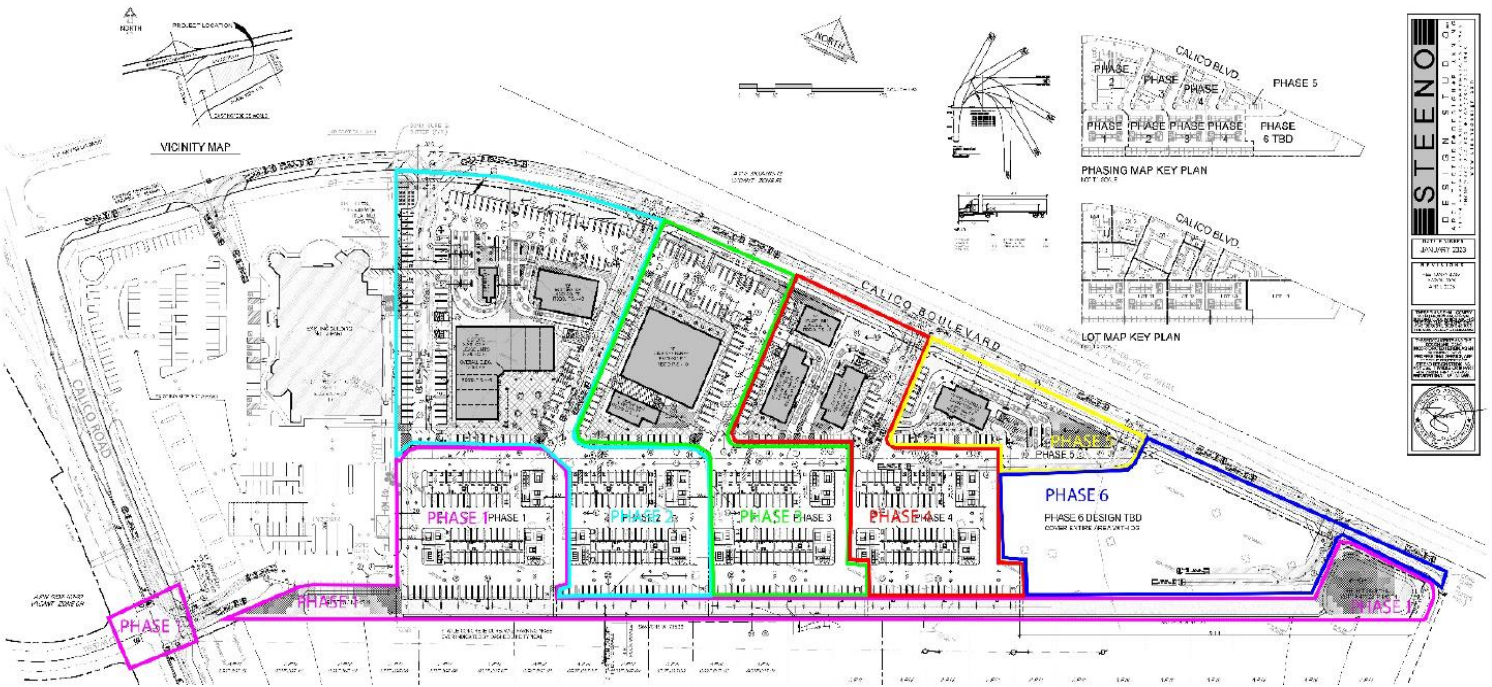
### Proposed Land Use and Zoning Designation



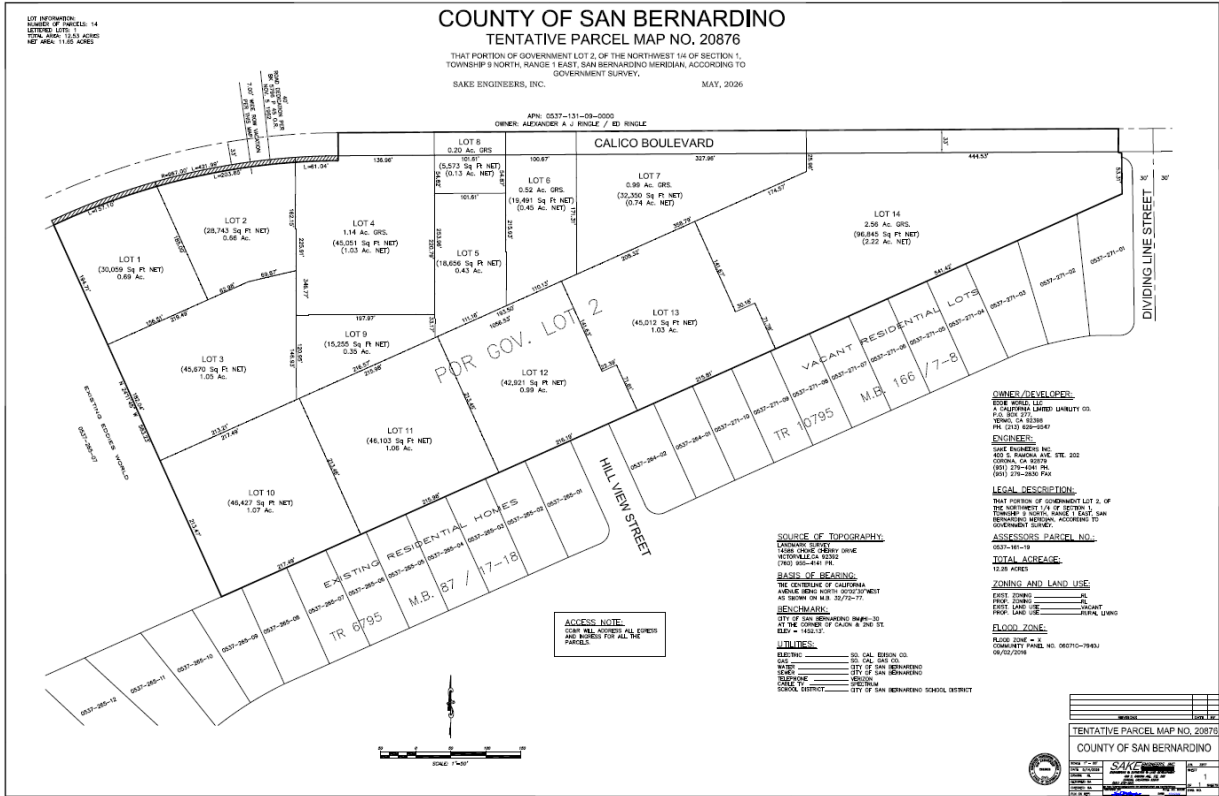
### Site Plan



### Proposed Phasing Plan



## Tentative Map



**PROJECT DESCRIPTION AND BACKGROUND:**

The applicant, Elevated Entitlements, is requesting a (1) Policy Plan (General Plan) Amendment to amend the Land Use Category designation from Rural Living (RL) to Commercial (C) on a 12.46-acre site; (2) Zoning Amendment to amend the Land Use Zoning District designation from Rural Living (RL) to Highway Commercial (CH) on a 12.46-acre site; (3) Planned Development Permit (PDP) to construct and operate an integrated commercial shopping center in six phases consisting of electric vehicle charging stations, nine standalone retail and commercial structures of up to 40,670 total square feet, and associated infrastructure and improvements across 14 parcels with alterations to minimum lot size, setback, landscaping, and circulation standards on a 12.46-acre site as provided in the detailed site plan; and (4) Tentative Parcel Map to subdivide a single 12.46-acre site into 14 parcels in six phases in the Yermo community (collectively the Project). As discussed above, the Project includes nine standalone retail structures, five of which are proposed as drive-thru establishments. Key components include:

- **EV Charging:** Initial installation of 72 EV superchargers (Phase 1) with an additional 235 EV spaces throughout the remainder phases.
- **Commercial Center:** Nine buildings with associated surface parking total of 524 parking spaces.
- **Subdivision:** A phased TPM to create 14 legal parcels for independent leasing and site management.
- **Phasing:** A six-phase build-out.

The proposed Project will operate 24/7 and include a total of 307 standard EV charge stalls with supporting alternating current (AC) and direct current (DC) equipment, associated parking areas,

landscaping, drainage improvements, public right-of-way improvements and internal circulation improvements. The Project will provide 28-foot drive aisle widths and 30 feet drive aisles for proper circulation exceeding the minimum widths of 26 feet.

The EV charging facility is intended to serve passenger vehicles, including those visiting the shopping center and travelers on Interstate 15 (I-15). No commercial truck (16-wheeler) charging is proposed. The station will be:

- Remotely monitored 24/7 by a network operations center.
- Maintained by technicians for routine and emergency service.
- Supported by Southern California Edison for infrastructure maintenance.

There will be no employees for the EV charging facility, however a number of employees will be hired for future adjoining retail use. The goal and objective of the Project is to provide clean, renewable, electric charging capability to EV vehicles along the heavily traveled I-15 corridor. To accelerate the advent of clean transport and clean energy production while creating a destination for retail, rest stop, and walkable outdoor lifestyle center in the Yermo community.

#### Location and Access

The Project site is located at Calico Road and Calico Boulevard off the I-15. The property is approximately 12.46 acres and is currently zoned Rural Living (RL). There is an existing Highway Commercial (CH) designation and development to the west, residential designation and uses to the south, and vacant land to the north and east. Access to the site is from Calico Road and Calico Blvd and will be accessible via five (5) driveways along Calico Boulevard, with an additional connection to the existing Eddie World development to the west. The site is designed to allow emergency vehicles to respond to a possible emergency event. Adequate access to ingress and egress points including turnaround areas, perimeter roads, and interior roads between parking rows that are of adequate width. Additionally, the Project is conditioned to install a new four-way stop sign at the intersection of Telstar Court and Calico Road.

### **ANALYSIS**

#### General Plan and Zoning Amendment

The proposed General Plan Amendment and Zoning Amendment are appropriate and justified given the Project site location, surrounding land use pattern, and access to regional infrastructure. The Project site is currently designated Rural Living (RL) under both the General Plan and Land Use Zoning District; however, the Project site is situated immediately adjacent to established Highway Commercial (CH) development, the existing Eddie World commercial center to the west. The surrounding area reflects a transition from low-density residential and vacant land to highway-serving commercial uses along the I-15 corridor.

The requested General Plan amendment to Commercial (C) and rezoning to Highway Commercial (CH) would align the site with the existing and emerging development pattern in the area. As detailed in the Project Findings, this is consistent with Land Use Policy LU-1.1, which supports development patterns that reinforce existing land use trends, and LU-1.9, which encourages efficient use of land in areas with existing infrastructure and access. The Highway Commercial (CH) designation, together with the requested PDP, is intended to accommodate a range of highway-oriented commercial uses while allowing flexibility in site planning through a unified development plan. This flexibility is particularly important for large, multi-tenant, and phased commercial developments such as the proposed Project.

The Project site exceeds the minimum five-acre requirement for the Highway Commercial (CH)

designation and is well-suited for regional-serving commercial uses due to its proximity to I-15 and direct access from Calico Road and Calico Boulevard. The proposed development would provide needed commercial services to both local residents and regional travelers, consistent with Economic Development Policy ED-1.1, which promotes development that strengthens the County’s economic base, and ED-1.3, which encourages commercial uses that serve both local and regional markets supporting economic development and reducing the need for residents to travel long distances for goods and services.

While residential uses exist to the south, the Project incorporates appropriate design features to ensure compatibility, including perimeter walls, landscape buffers, and controlled lighting. Additionally, the scale, orientation, and internal circulation of the Project have been designed to minimize potential land use conflicts. As such, the proposed amendments are consistent with the long-term vision for the area and represent a logical extension of existing commercial development.

Planned Development Permit:

The Project includes a detailed Site Plan that demonstrates how all phases will function as a unified development as part of the PDP. The phased development plan provides for the orderly sequencing of construction and ensures that each phase will function independently with adequate access, infrastructure, and services. Conditions of approval require that all necessary improvements be constructed concurrent with each phase.

The Project site meets the 5-acre minimum area for a phased commercial PDP. To promote a streamlined and flexible development and operations framework, the applicant proposes to subdivide the site into individual legal parcels corresponding to each building and associated parking area. Flexibility in site improvements and design modifications provided by the PDP include the following as noted on the detailed Site Plan:

1. Landscaping: A reduction from 20% to 15% of the total site area (approx. 76,000 sq. ft.).
2. Setbacks: A reduction in the front and street-side setbacks from 25 feet to up to 10 feet.
3. Minimum Lot Sizes: Modification to the minimum area, width, depth, and lot coverage (see Figure 1). The Development Code provides that the minimum lot area may be less than specified if a subdivision application is filed concurrently with a Planned Development Permit.
4. Circulation: Provide 28- and 30-foot-wide drive aisles to facilitate safe and comfortable circulation, exceeding the minimum 26-foot width for emergency vehicles.

**Figure 1: Modifications to Development Standards for CH Zone District in the Desert Region**

<b>Development Standards</b>	<b>Required</b>	<b>Proposed</b>
Minimum Lot Area*	5 acres	0.13 acres (PDP Request)
Minimum Width*	120 feet	100 feet (PDP Request)
Minimum Depth*	120 feet	33 feet (PDP Request)
Maximum Width to Depth Ratio	1:3	1:3
Front Setback*	25 feet	12 feet (PDP Request)
Side – Street side*	25 feet	10 feet (PDP Request)
Side Interior	10 feet	10 feet
Rear	10 feet	10 feet
Maximum lot coverage*	80%	85% (PDP Request)
Minimum Landscape*	20%	15% (PDP Request)

The PDP includes a detailed Site Plan that acts as the preliminary development plan, which establishes the ultimate buildout of the site, including land use distribution, circulation, infrastructure, and open space areas. Although the Project is proposed to be constructed in

multiple phases, the development plan demonstrates how all phases will function cohesively as a unified development upon completion. Additional plans for each phase will be required for County review and approval prior to the issuance of grading or building permits, demonstrating consistency with the approved Site Plan. In accordance with County Development Code Section 85.10.040, the Director shall review and act upon all applications for final development plans for a Planned Development Permit; provided, the plans have been determined to be non-controversial and are consistent with the approved preliminary development plans. In the event of the expiration of the PDP, all proceedings or any associated land use application with the PDP will be terminated until a new PDP is obtained.

In addition to providing flexibility in the development standards, the PDP authorizes the conditional approval of the uses requested by the applicant and authorized in the Highway Commercial (CH) Land Use Zoning District. The proposed mix of uses, including shopping center, drive-thru establishments, restaurants, café, coffee shop, and EV charging facilities, are uses allowed in the Highway Commercial (CH) designation, which is to serve both local and regional users. The Project has been designed to comply with applicable conditional approvals and development standards through the PDP.

The Site Plan demonstrates adequate parking, circulation, and access. A total of 524 parking spaces are provided, exceeding the minimum requirement of 307 spaces pursuant to County Development Code Section 83.11.040. The parking design supports Circulation and Infrastructure Policy CI-2.3, which requires that development provides adequate on-site circulation and parking to meet demand. This surplus parking supports peak demand associated with both retail activity and EV charging usage.

Potential impacts to adjacent residential uses have been addressed through project design features, including a six-foot masonry wall, landscape buffering, and shielded lighting to reduce light spillover. In addition, the internal circulation system, including 28- and 30-foot drive aisles, is designed to safely accommodate vehicular movement and emergency access.

Operational characteristics of the EV charging facility, including 24-hour operation and remote monitoring, are typical for this type of use and do not introduce significant adverse impacts beyond those addressed through environmental review and mitigation measures. The Project advances Renewable Energy and Conservation Element Policy RE-1.1, which encourages the development of alternative energy infrastructure, and RE-3.2, which supports the expansion of electric vehicle charging infrastructure. The Project, as conditioned, will not be detrimental to the public health, safety, or welfare or materially injurious to surrounding properties.

Subdivision:

The proposed phased TPM to subdivide the site into 14 parcels is consistent with the Planned Development framework and facilitates flexible leasing and long-term site management. Each parcel is designed to accommodate individual buildings and associated improvements without crossing property lines.

The subdivision has been designed to maintain full site functionality as an integrated commercial shopping center. Reciprocal access easements and shared parking arrangements will ensure that all parcels have adequate legal and physical access and that the site operates cohesively. The subdivision will not create landlocked parcels or impede circulation. This approach is consistent with Land Use Policy LU-6.1, which supports coordinated site planning and parcel configuration to ensure efficient circulation and access. The subdivision is consistent with the Subdivision Map Act and County regulations, and all required improvement agreements, easements, and legal

documents will be recorded prior to final map approval.

Phasing:

The proposed six-phase development plan provides a logical and efficient sequencing of construction that supports both immediate functionality and long-term buildout. Each phase is required to construct all necessary on-site and adjacent off-site improvements to ensure independent operation, including access, utilities, drainage, landscaping, and pedestrian improvements. Critical infrastructure elements, including EV charging facilities, drainage improvements, and circulation features, are incorporated into early phases of development to support subsequent phases. The relocation of the Eddie World driveway and installation of a four-way stop intersection will improve traffic circulation and safety in the Project vicinity. These improvements are consistent with Circulation Policy CI-3.1, which promotes safe and efficient roadway design.

Proposed Phasing plan:

**Phase 1: Initial Site Development**

- Installation of approximately 72 EV chargers.
- Installation of drainage improvements and detention basins along the southern property line.
- Construction of a solid block wall along the southern boundary for screening and security.
- Installation of a new four-way stop sign at the intersection of Telstar Court and Calico Road (required as a project condition).
- Relocation of the existing Eddie World driveway to align with the new four-way stop sign.

**Phase 2: Initial Commercial Development**

- Development of 182 surface parking stalls (91 EV-capable).
- Construction of commercial building pads “A”, “B”, and “C”.
- Installation of additional standard parking stalls to serve the new buildings.
- Construction of street improvements and landscaping along entire phase.

**Phase 3: Central Site Development**

- Construction of commercial building pads “D” and “I”.
- Development of 146 surface parking stalls (72 EV-capable).
- Installation of additional standard parking stalls to serve the new buildings.
- Construction of street improvements and landscaping along entire phase.

**Phase 4: Central Site Development**

- Construction of commercial building pads “E”, “F” and “H”.
- Development of 102 surface parking stalls (72 EV-capable).
- Installation of additional standard parking stalls to serve the new buildings.
- Construction of street improvements and landscaping along entire phase.

**Phase 5: Final Commercial Development**

- Construction of commercial building pads “G”.
- Development of 22 surface parking stalls (standard).
- Installation of additional standard parking stalls to serve the new buildings.
- Construction of street improvements and landscaping along entire phase.

**Phase 6: Final Parking Installation**

- Decomposed Granite (DG) surfacing is proposed for this phase. Parking to be determined at a later date.
- Construction of street improvements and landscaping along entire phase.

This phased approach ensures that each segment of the Project operates as a self-contained and functional unit upon completion, while preserving consistency with the approved sitewide development plan. It also minimizes disruption to future construction phases and surrounding parcels and facilitates orderly build-out in alignment with the County's infrastructure, safety, and design requirements. All improvements will be reviewed and approved by the appropriate County departments to ensure compliance with the PDP, applicable codes, standards, and long-term planning goals. The phased implementation will not create land use conflicts or adverse impacts on adjacent properties, as each phase is required to meet applicable development standards and mitigation measures.

The Project has been designed to be compatible with surrounding land uses through thoughtful site planning, buffering, and circulation design. The orientation of buildings, placement of parking areas, and incorporation of landscaping and screening features reduce potential impacts to adjacent residential properties. The Project also enhances the visual character of the area by introducing a coordinated commercial development with modern design elements, pedestrian pathways, and amenities that support both local users and regional travelers. The integration of EV charging infrastructure further supports regional and statewide goals for clean energy and transportation.

#### **California Environmental Quality Act**

An Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared in accordance with the California Environmental Quality Act (CEQA) and CEQA guidelines. The analysis concluded that all potentially significant impacts can be mitigated to a less-than-significant level through the implementation of identified mitigation measures. Cultural resources impacted by the Project are less than significant with mitigation CUL-1 through CUL-3, requiring work stoppage, qualified archaeological assessment, treatment/monitoring plans if avoidance is infeasible, and coroner notification for human remains. Tribal cultural resources impacts are less than significant with mitigation TCR-1 and TCR-2, mandating tribal notification, input on significance and treatment, potential tribal monitoring, and transmittal of cultural documents. These mitigation measures were incorporated in conjunction with comments received from the AB52 notices specifically from the Yuhaaviatam of San Manuel Nation and Twenty-Nine Palms Band of Mission Indians. Transportation hazards are less than significant with mitigation, requiring installation of an all-way stop at Calico Road and Telstar Court and shifting the Eddie World driveway to establish a four-way stop as part of mitigation TRANS-1. Operational and construction noise impacts are less than significant with mitigation, including extending a 6-foot Concrete Masonry Unit wall, vegetation buffers, construction hour limits, equipment mufflers, equipment siting, temporary barriers, idling limits, community notice, building acoustical treatments, and vibration controls as part of mitigation NOISE-1 through NOISE-9.

A Mitigation Monitoring and Reporting Program has been prepared to ensure compliance with all required mitigation measures. The Initial Study was circulated for public review from December 22, 2025, through January 20, 2026. No comments were received during the public review period, and the Project complies with CEQA requirements.

---

**STAFF RECOMMENDATION:** That the Planning Commission RECOMMEND that the Board of

Supervisor take the following actions:<sup>1</sup>

1. **ADOPT** the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
2. **ADOPT** the recommended Findings for approval of the Policy Plan Amendment, Zoning Amendment, Planned Development Permit, and Tentative Parcel Map;
3. **APPROVE** the Policy Plan Amendment to amend the Land Use Category designation from Rural Living to Commercial on a 12.46-acre site;
4. **APPROVE** the Zoning Amendment to amend the Land Use Zoning District designation from Rural Living to Highway Commercial on a 12.46-acre site;
5. **ADOPT** the Planned Development Permit to construct and operate an integrated commercial shopping center in six phases consisting of electric vehicle charging stations, nine standalone retail and commercial structures of up to 40,670 total square feet, and associated infrastructure and improvements across 14 parcels with alterations to minimum and maximum lot, setbacks, landscaping, and circulation standards on a 12.46-acre site in accordance with the approved site plan, subject to the Conditions of Approval;
6. **ADOPT** the Tentative Parcel Map to subdivide a 12.46-acre parcel into 14 parcels in six phases, subject to the Conditions of Approval; and
7. **DIRECT** the Land Use Services Department to file a Notice of Determination in accordance with the California Environmental Quality Act.

---

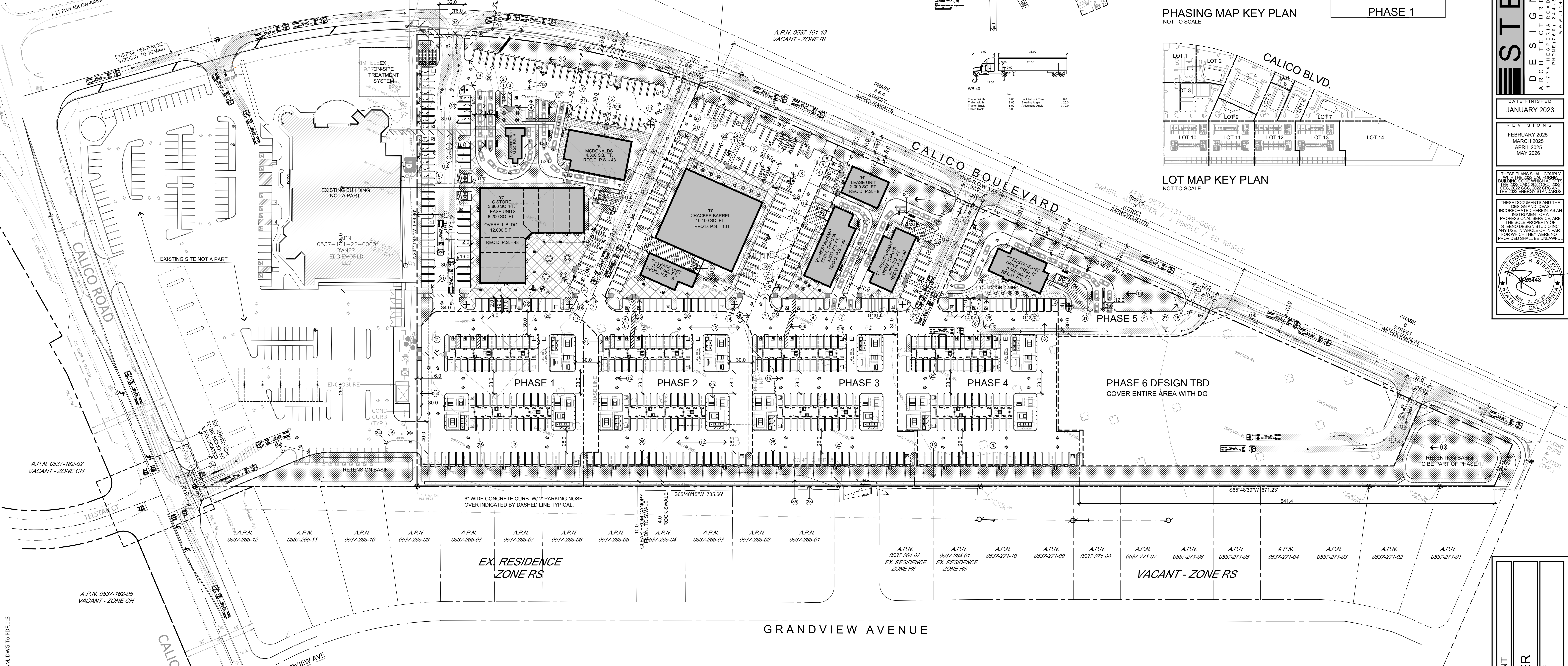
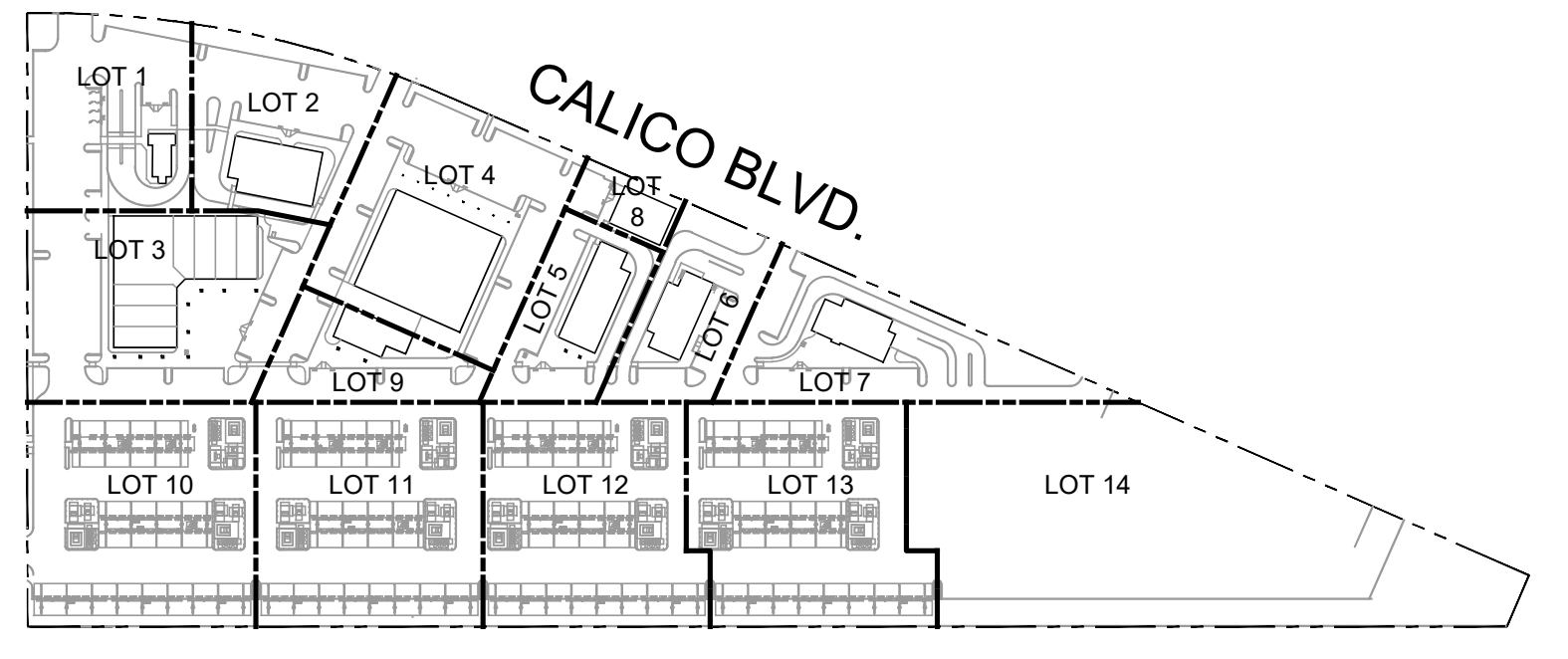
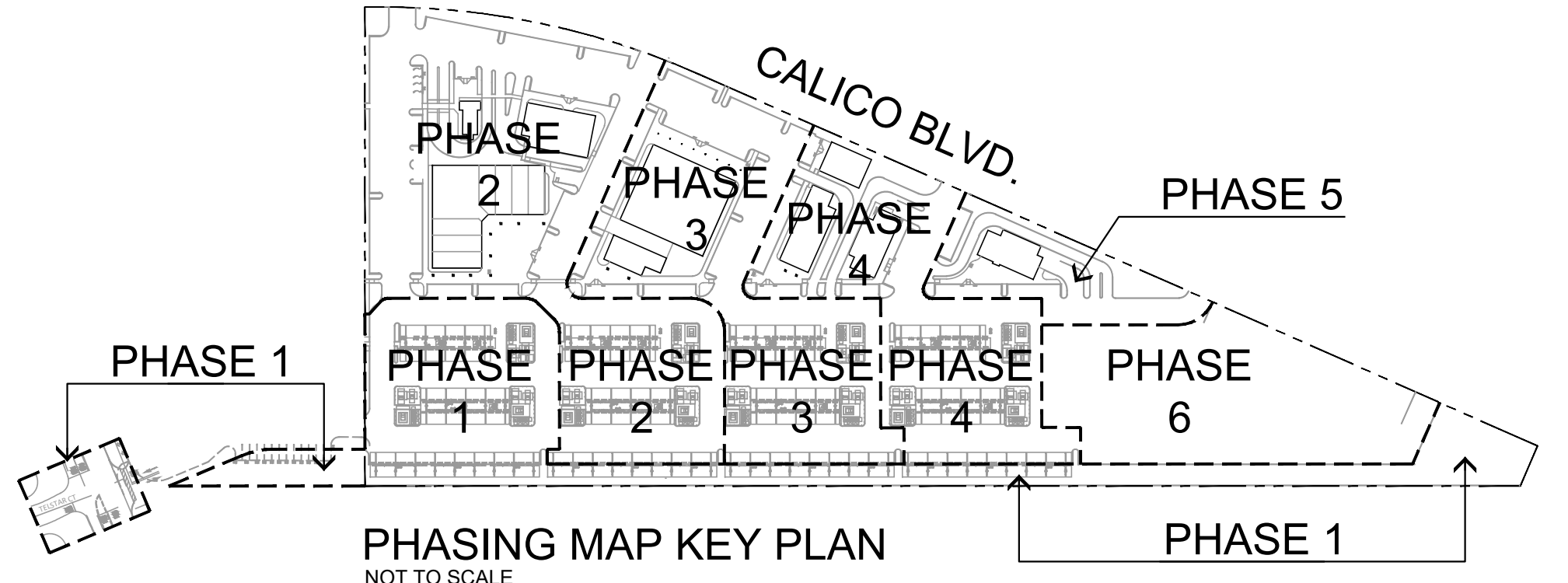
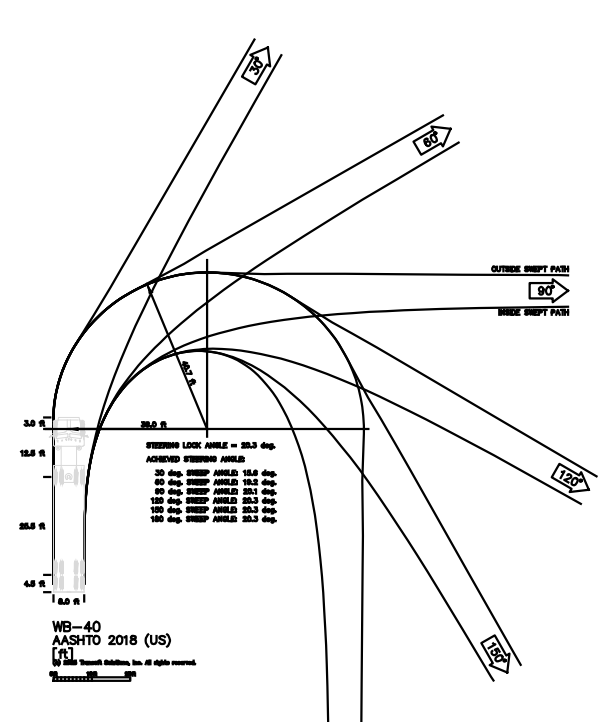
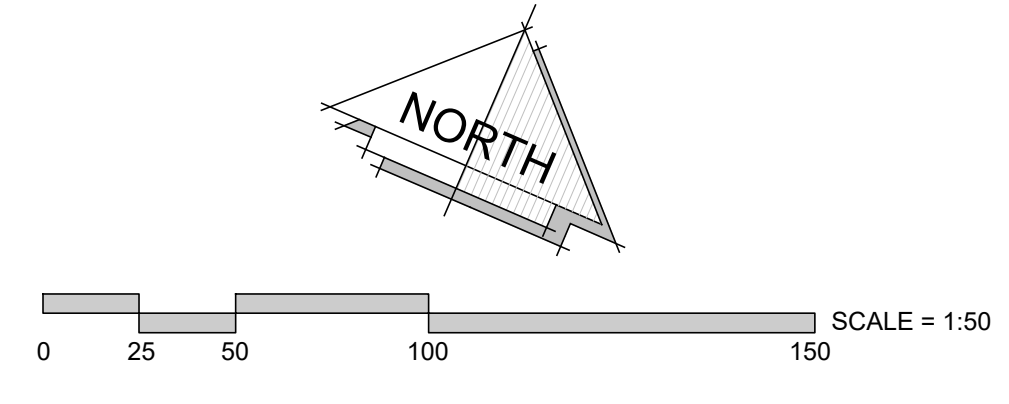
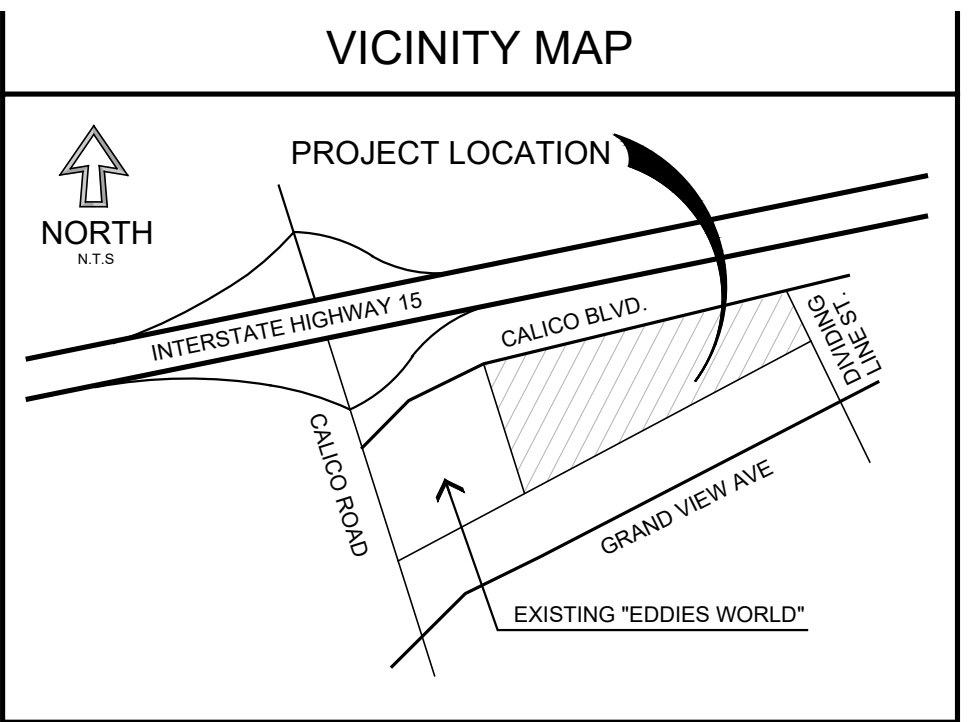
**ATTACHMENTS:**

Exhibit A: Site Plan  
Exhibit B: Tentative Parcel Map  
Exhibit C: Conditions of Approval  
Exhibit D: Findings  
Exhibit E: MMRP  
Exhibit F: IS/MND

---

<sup>1</sup> In the event of adoption of the staff recommendation, the Planning Commission Staff Report and attachments shall serve as the Planning Commission's written recommendation to the Board of Supervisors.

# **EXHIBIT A**



**STEENO**  
DESIGN STUDIO, INC.  
ARCHITECTS & ENGINEERS  
11774 HESPERIA ROAD, SUITE 100, HESPERIA, CA 92343  
TEL: (760) 244-2001 FAX: (760) 244-1988  
WWW.STEENO.COM

DATE FINISHED: JANUARY 2023

REVISIONS:  
FEBRUARY 2025  
MARCH 2025  
APRIL 2025  
MAY 2025

THESE PLANS SHALL COMPLY WITH ALL APPLICABLE CITY, COUNTY AND STATE REGULATIONS AND ORDINANCES. ANY CHANGES TO THESE PLANS SHALL BE MADE BY A REVISION TO THESE PLANS AND SHALL BE APPROVED BY THE ARCHITECT AND ENGINEER. THESE DOCUMENTS AND THE DESIGN AND IDEAS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE, ARE THE SOLE PROPERTY OF STEENO DESIGN STUDIO, INC. ANY USE, IN WHOLE OR IN PART, FOR WHICH THEY WERE NOT PROVIDED SHALL BE UNLAWFUL.

REGISTERED ARCHITECT  
TOM STEENO  
NO. 22548  
STATE OF CALIFORNIA

FLOOR AREA RATIO	
TOTAL BUILDING AREA = 40,670 S.F.	
TOTAL LOT AREA = 507,486	
TOTAL FAR: 40,670 / 507,486 = 0.08	

SYMBOL LEGEND	
SYM.	DESCRIPTION
[Symbol]	SITE LIGHT POLE STANDARD, TWIN HEAD 90"-23" QUAD HEAD 360"-23" AND SINGLE HEAD W/ SHOE BOX STYLE FIXTURES & LIGHT SHIELD TO MEET 0.5 FOOTCANDLE LEVELS AT ALL PROPERTY LINE.
[Symbol]	DENOTES PARKING SPACE COUNT
[Symbol]	DENOTES PATH OF TRAVEL
[Symbol]	TESLA CHARGING STATION EQUIPMENT

PARCEL AREA SUMMARY	
NET LAND AREA - 507,486 S.F.	100%
PARCEL "A" - 28,982 S.F.	= 5.7% OF TOTAL SITE
PARCEL "B" - 27,340 S.F.	= 5.4% OF TOTAL SITE
PARCEL "C" - 45,670 S.F.	= 9.0% OF TOTAL SITE
PARCEL "D" - 43,663 S.F.	= 8.6% OF TOTAL SITE
PARCEL "E" - 18,642 S.F.	= 3.7% OF TOTAL SITE
PARCEL "F" - 18,804 S.F.	= 3.7% OF TOTAL SITE
PARCEL "G" - 30,487 S.F.	= 6.0% OF TOTAL SITE
PARCEL "H" - 4,892 S.F.	= 1.0% OF TOTAL SITE
PARCEL "I" - 15,268 S.F.	= 3.0% OF TOTAL SITE
PARCEL "J" - 273,738 S.F.	= 53.9% OF TOTAL SITE

KEYED NOTES	
① VAN ACCESSIBLE PARKING SPACE	⑳ PROVIDE PERMANENTLY ANCHORED BICYCLE RACKS WITHIN 200 FT. OF THE VISITORS' ENTRANCE, READILY VISIBLE TO PASSENGERS BY, FOR 5% OF NEW VISITOR MOTORIZED VEHICLE PARKING SPACES BEING ADDED, WITH A MIN. OF (1) TWO-BIKE CAPACITY RACK.
② ACCESSIBILITY STALL EMBLEM PAINTED AS SHOWN	㉑ 4'-0" WIDE ACCESSIBILITY ACCESS W/ BLUE STRIPES
③ 5'-0" WIDE ACCESSIBILITY ACCESS W/ BLUE STRIPES	㉒ 6" WIDE CONCRETE SIDEWALK
④ 4" WIDE ACCESSIBILITY SIGN	㉓ EV CHARGING STATION EQUIPMENT
⑤ A.D.A. RAMP NOT TO EXCEED 5% SLOPE IN DIRECTION OF RUN AND 2% MAX CROSS SLOPE	㉔ WHEEL STOP PER CITY STANDARD
⑥ TRUNCATED DOMES, 36" DEPT X WIDTH OF RAMP	㉕ LINE OF CLEAR SIGHT TRIANGLE
⑦ A.D.A. PATH OF TRAVEL NOT TO EXCEED 5% IN DIRECTION OF TRAVEL & 2% CROSS SLOPE	㉖ HAIRPIN PARKING STRIPE
⑧ PROPOSED PARCEL LINES	㉗ MONUMENT SITE SIGNAGE
⑨ 6" WIDE CONCRETE CURB TYPICAL	㉘ 24" WIDE CONCRETE CURB
⑩ 6" WIDE CONCRETE CURB, W/ 2" PARKING NOSE OVER INDICATED BY DASHED LINE TYPICAL	㉙ DRIVE-THRU MENU BOARD / ORDER BOOTH
⑪ 4" NOMINAL THICK CONCRETE WALKWAYS	㉚ EX. CURB AND EV CHARGING TO BE REMOVED
⑫ PROPOSED CONC. PAVING	㉛ PROPOSED 6" HI. MASONRY WALL
⑬ LANDSCAPED AREA ALL AREAS TO BE COVERED IN DECORATIVE ROCK ON PLAN	㉜ PROPOSED CONCRETE DRIVEWAY APPROACH
⑭ SITE LIGHT POLE STANDARD, TWIN HEAD 90"-23" QUAD HEAD 360"-23" AND SINGLE HEAD W/ SHOE BOX STYLE FIXTURES & LIGHT SHIELD TO MEET 0.5 FOOTCANDLE LEVELS AT ALL PROPERTY LINE	㉝ ROCK SWALE
⑮ TRAFFIC FLOW DIRECTIONAL ARROWS PAINTED ON PAVING AS SHOWN ON PLAN	
⑯ TRASH ENCLOSURE PER CITY STANDARDS	
⑰ 6" THK. REINFORCED CONCRETE PAD W/ 2% MAXIMUM SLOPE AWAY FROM TIE	
⑱ PROPOSED CONC. CURB & GUTTER PER CITY/COUNTY STANDARDS	
⑲ LARGE ROUND CONCRETE PLANTERS	
⑳ SCORED COLORED CONCRETE	
㉑ 6" CONC. CURB WITH 12" WIDE CONCRETE STEPPING STRIP AT END PARKING STALLS	

BUILDING DATA			
BUILDING	S.F.	OCCUPANCY	HOURS
A - DRIVE-THRU COFFEE SHOP	870	B	24 HOURS
B - MC DONALD'S	4,300	A-2	24 HOURS
C - C-STORE/ LEASE UNITS	12,000	MB	VARIES
D - CRACKER BARREL	10,100	A-2	7:00 am - 11:00 pm
E - DRIVE THRU RESTAURANT 'A'	3,800	A-2	7:00 am - 11:00 pm
F - DRIVE THRU RESTAURANT 'B'	3,000	A-2	7:00 am - 11:00 pm
G - DRIVE THRU RESTAURANT 'C'	2,800	A-2	7:00 am - 11:00 pm
H - LEASE BUILDING	2,000	B	T.B.D.
I - LEASE BUILDING	2,000	B	T.B.D.

PARKING DATA PER PHASE						
TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	TOTAL # SPACES
9'x19' EV. CHARGING STATIONS (NON-TESLA)	-	19 SPACES	70 SPACES	24 SPACES	20 SPACES	= 119 SPACES
9'x19' STANDARD PARKING STALLS	-	85 SPACES	3 SPACES	2 SPACES	3 SPACES	= 199 SPACES
9'x19' ACCESSIBLE PARKING STALLS	-	3 SPACES	2 SPACES	3 SPACES	1 SPACES	= 9 SPACES
12'x19' VAN ACCESSIBLE PARKING STALLS	-	3 SPACES	2 SPACES	3 SPACES	1 SPACES	= 9 SPACES
9'x19' EV. CHARGING STATION	67 SPACES	67 SPACES	67 SPACES	67 SPACES	-	= 268 SPACES
9'x19' EV. ACCESSIBLE CHARGING STATION	3 SPACES	3 SPACES	3 SPACES	3 SPACES	-	= 12 SPACES
12'x19' EV. VAN ACCESSIBLE CHARGING STATION	1 SPACES	1 SPACES	1 SPACES	1 SPACES	-	= 4 SPACES
12' PULL THRU CHARGING STATION	1 SPACES	1 SPACES	1 SPACES	1 SPACES	-	= 4 SPACES
TOTAL STANDARD PARKING PROVIDED	-	-	-	-	-	= 219 SPACES
TOTAL EV. PARKING PROVIDED	-	-	-	-	-	= 307 SPACES
TOTAL PARKING PROVIDED	-	-	-	-	-	= 524 SPACES

PARKING DATA			
REQUIRED PARKING PER G.F.A.:			
AREA	RATIO	S.F.	# SPACES
LOT 1 - DRIVE-THRU COFFEE SHOP (TAKE OUT ONLY)	1:200	870	5
LOT 2 - DRIVE-THRU REST. (Mc DONALD'S)	1:100	4,300	43
LOT 3 - C-STORE	1:250	3,800	15
LOT 3 - LEASE UNITS	1:250	8,200	33
LOT 4 - RESTAURANT (CRACKER BARREL)	1:100	10,100	101
LOT 5 - DRIVE-THRU REST. - A	1:100	3,800	38
LOT 6 - DRIVE-THRU REST. - B	1:100	3,000	30
LOT 7 - DRIVE-THRU REST. - C	1:100	2,800	28
LOT 8 - LEASE UNITS	1:250	2,000	8
LOT 9 - LEASE UNITS	1:250	2,000	8
TOTAL REQUIRED			307

SITE DATA		
A.P.N. 0537-161-19		
LEGAL DESCRIPTION:	PTN GOV LOT 2 NW 1/4 SEC 1 T 9N R 1E COM AT NE COR SD LOT TH N 89 DEG 59 MIN 30 SECONDS W ALG N L1 SD LOT 195 FT TH S 0 DEG 24 MIN 30 SECS E PARALLEL WITH E LI SD LOT 2 INTERSECTION WITH NELY PROLONGATION NELY LI TR 6795 TH S 66 DEG 05 MIN 30 SECONDS W ALG SD NELY PROLONGATION TO MOST NELY COR TR 6795 TH CONT S 66 DEG 05 MIN 30 SECONDS W ALG NELY LI SD T R 735.70 FT TH N 23 DEG 54 MIN 30 SECONDS W 583.15 FT TO SELLY LI PAR CONVEYED FOR HWY 116/62 BK 5796 PG 45 TH NELY AND ELY ALG SD PAR TO N LI SD GOV LOT TH E ALG SD PAR TO POB EX PTN THEREOF LYING ELY OF LI COM AT THE MOST NELY COR TR 6795 TH N 66 DEG 05 MIN 30 SECONDS E 616.39 FT ALG NELY PROLONGATION NELY LI SD TR TH N 89 DEG 35 MIN 30 SECONDS E 65.39 FT TH N 0 DEG 24 MIN 30 SECONDS W PARALLEL WITH E LI SD GOV LOT 60.80 FT TH NELY ALG TANGENT CURVE CONCAVE TO SW HAVING RAD OF 20 FT THRU ANGLE OF 89 DEG 35 MIN 00 SECONDS 31.27 FT TH N 0 DEG 00 MIN 30 SECONDS E 34 FT N LI SD GOV LOT	
SITE AREA		
AREA	SQ. FOOTAGE	
GROSS LAND AREA (PRIOR ROAD DEDICATION) - 12.47 ACRES	543,193 S.F.	
NET LAND AREA - 11.65 ACRES	507,486 S.F.	
PROPOSED LAND AREA & COVERAGE		
AREA	SQ. FOOTAGE	% COVERAGE
TOTAL BUILDING AREA (TOTAL FOOTPRINT)	40,670 S.F.	8.0%
A/C PAVING	318,165 S.F.	62.7%
CONCRETE HARDSCAPE & CURBING	71,840 S.F.	14.2%
LANDSCAPED AREA	76,811 S.F.	15.1%
TOTAL NET LAND AREA COVERAGE	507,486 S.F.	100%
LANDSCAPED AREA (BEYOND PROPERTY LINE)	7,712 S.F.	NOT A PART

PROJECT DATA	
APPLICATION TYPE:	CUP
ZONE:	RL
OCCUPANCY'S:	M, B, A-2
CONSTRUCTION TYPE:	V - B
STORIES:	1
FIRE SPRINKLERS:	
APPLICANT / OWNER:	ARCHITECT / REPRESENTATIVE:
ALEX RINGLE EDDIE WORLD 36023 CALICO RD. YERMO, CA 92398	STEENO DESIGN STUDIO, INC. ARCHITECT: TOM STEENO 11774 HESPERIA RD. SUITE B-1 PH. 760.244.5001 FX. 760.244.1948
SCOPE OF WORK	
TO CONSTRUCT ONE (1) COFFEE SHOP BLDG. (APPROX. 870 SQ. FT.), ONE (1) MC DONALD'S RESTAURANT (APPROX. 4,300 SQ. FT.), THREE (3) COMMERCIAL LEASE UNITS BUILDING (APPROX. 12,000 SQ. FT. AND 2-2,000 SQ. FT.), ONE (1) CRACKER BARREL RESTAURANT (APPROX. 10,100 SQ. FT.), THREE (3) DRIVE-THRU RESTAURANTS (APPROX. 3,800 SQ. FT., 3,000 SQ. FT. AND 2,800 SQ. FT.), WITH A TOTAL OF 407 EV CHARGING STATIONS W/ 288 SPACES OF TESLA CHARGING STATIONS. SITE TO INCLUDE 14 PARCELS FOR A TENTATIVE PARCEL MAP FOR A TOTAL OF APPROXIMATELY 11.65 ACRES SITE, TO BE COMPLETED IN 6 PHASES.	

PROJECT: DEVELOPMENT

TESLA SUPERCHARGER

PROJECT LOCATION:  
YERMO, CA 92398  
A.P.N. 0537-161-19

JOB NO:  
C22-445

SHEET NAME:  
SITE PLAN

PAGE  
A-0

S:\2022\Projects\02 - Commercial - FV45 - Eddie World 2\A-A-0 Site Plan - New 2025.02.05.dwg, 5/14/2026 9:50:51 AM, DMCG To PDF, p.3

# **EXHIBIT B**

LOT INFORMATION:  
 NUMBER OF PARCELS: 14  
 LETTERED LOTS: 1  
 TOTAL AREA: 12.53 ACRES  
 NET AREA: 11.65 ACRES

# COUNTY OF SAN BERNARDINO

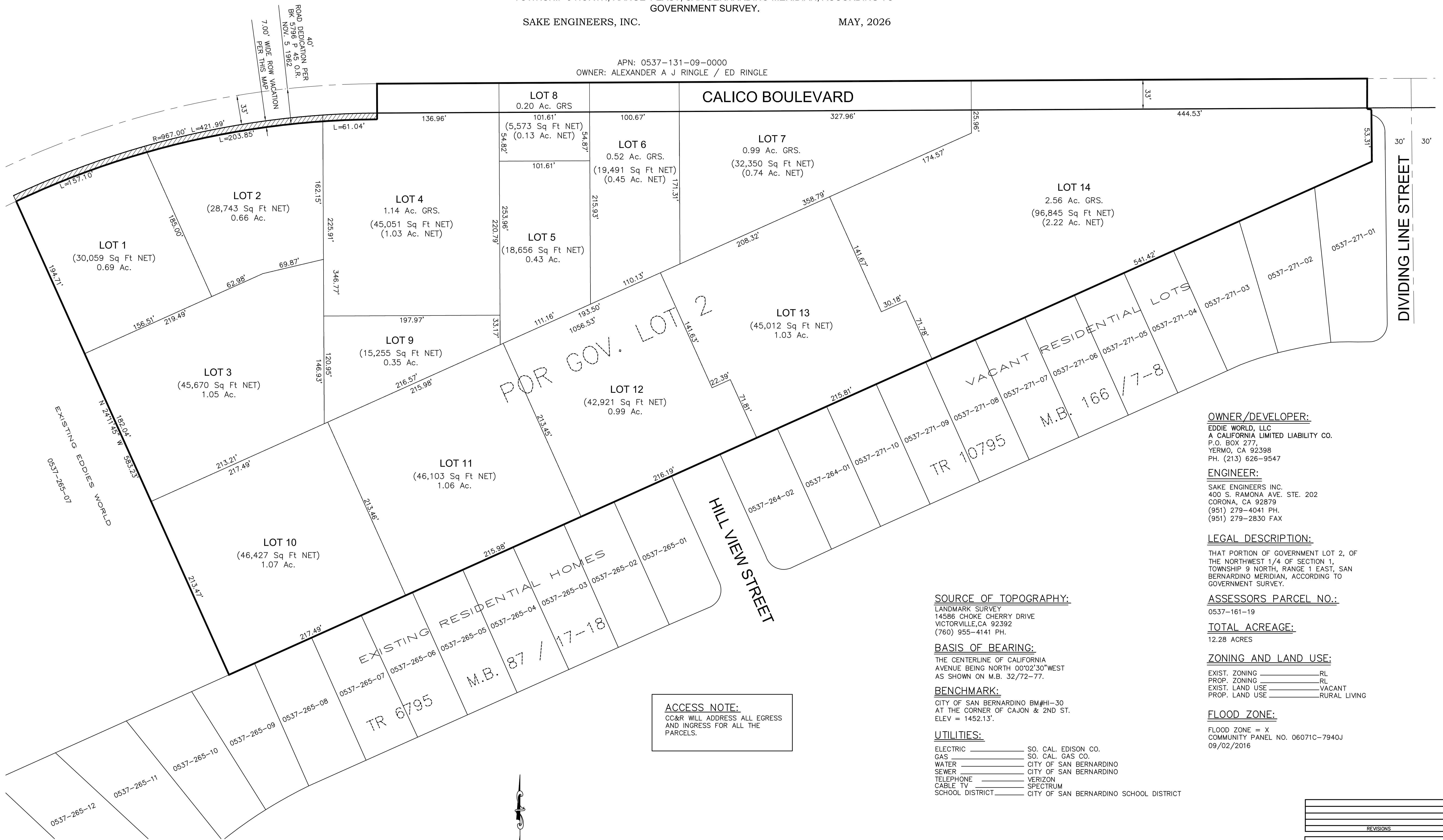
## TENTATIVE PARCEL MAP NO. 20876

THAT PORTION OF GOVERNMENT LOT 2, OF THE NORTHWEST 1/4 OF SECTION 1,  
 TOWNSHIP 9 NORTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, ACCORDING TO  
 GOVERNMENT SURVEY.

SAKE ENGINEERS, INC.

MAY, 2026

APN: 0537-131-09-0000  
 OWNER: ALEXANDER A J RINGLE / ED RINGLE



**OWNER/DEVELOPER:**  
 EDDIE WORLD, LLC  
 A CALIFORNIA LIMITED LIABILITY CO.  
 P.O. BOX 277,  
 YERMO, CA 92398  
 PH. (213) 626-9547

**ENGINEER:**  
 SAKE ENGINEERS INC.  
 400 S. RAMONA AVE. STE. 202  
 CORONA, CA 92879  
 (951) 279-4041 PH.  
 (951) 279-2830 FAX

**LEGAL DESCRIPTION:**  
 THAT PORTION OF GOVERNMENT LOT 2, OF  
 THE NORTHWEST 1/4 OF SECTION 1,  
 TOWNSHIP 9 NORTH, RANGE 1 EAST, SAN  
 BERNARDINO MERIDIAN, ACCORDING TO  
 GOVERNMENT SURVEY.

**ASSESSORS PARCEL NO.:**  
 0537-161-19

**TOTAL ACREAGE:**  
 12.28 ACRES

**ZONING AND LAND USE:**

EXIST. ZONING	_____	RL
PROP. ZONING	_____	RL
EXIST. LAND USE	_____	VACANT
PROP. LAND USE	_____	RURAL LIVING

**FLOOD ZONE:**  
 FLOOD ZONE = X  
 COMMUNITY PANEL NO. 06071C-7940J  
 09/02/2016

**SOURCE OF TOPOGRAPHY:**

LANDMARK SURVEY  
 14586 CHOKE CHERRY DRIVE  
 VICTORVILLE, CA 92392  
 (760) 955-4141 PH.

**BASIS OF BEARING:**

THE CENTERLINE OF CALIFORNIA  
 AVENUE BEING NORTH 00°02'30" WEST  
 AS SHOWN ON M.B. 32/72-77.

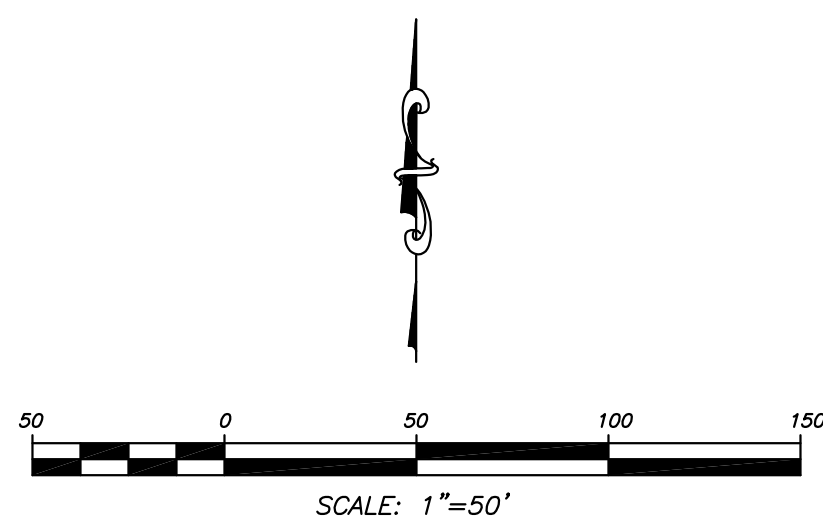
**BENCHMARK:**

CITY OF SAN BERNARDINO BM#HI-30  
 AT THE CORNER OF CAJON & 2ND ST.  
 ELEV = 1452.13'.

**UTILITIES:**

ELECTRIC	_____	SO. CAL. EDISON CO.
GAS	_____	SO. CAL. GAS CO.
WATER	_____	CITY OF SAN BERNARDINO
SEWER	_____	CITY OF SAN BERNARDINO
TELEPHONE	_____	VERIZON
CABLE TV	_____	SPECTRUM
SCHOOL DISTRICT	_____	CITY OF SAN BERNARDINO SCHOOL DISTRICT

**ACCESS NOTE:**  
 CC&R WILL ADDRESS ALL EGRESS  
 AND INGRESS FOR ALL THE  
 PARCELS.



REVISIONS		DATE	BY
<b>TENTATIVE PARCEL MAP NO. 20876</b>			
<b>COUNTY OF SAN BERNARDINO</b>			
SCALE: 1" = 50'	DATE: 5/14/2026	DRAWN: RL	CHECKED: SA
DESIGNED: SA	PREPARED BY: SAKE ENGINEERS, INC.	DATE: 5/14/2026	DWG. NO.
SAKE ENGINEERS, INC. ENGINEERING • SURVEYING • LAND DEVELOPMENT 400 S. RAMONA AVE. STE. 202 CORONA, CALIFORNIA 92879 (951) 279-4041		JUN 3217	SHEET 1
OF 1 SHEETS		PLN CK REF:	

# **EXHIBIT C**



# Conditions of Approval

<b>Record:</b>	PROJ-2022-00216	<b>System Date:</b>	05/14/2026
<b>Record Type:</b>	Project Application	<b>Primary APN:</b>	0537161190000
<b>Record Status:</b>	Decision Pending	<b>Application Name:</b>	EDDIE'S WORLD - POLICY PLAN AMENDMENT, ZONING AMENDMENT, PLANNED DEVELOPMENT PERMIT, AND TENTATIVE PARCEL MAP

**Effective Date:** \_\_\_\_\_ **Expiration Date:** \_\_\_\_\_

**Description:** A (1) Policy Plan Amendment to amend the Land Use Category designation from Rural Living to Commercial on a 12.46-acre site; (2) Zoning Amendment to amend the Land Use Zoning District from Rural Living to Highway Commercial on a 12.46-acre site; (3) Planned Development Permit to construct and operate an integrated commercial shopping center in six phases consisting of electric vehicle charging stations, nine standalone retail and commercial structures of up to 40,670 total square feet, and associated infrastructure and improvements across 14 parcels with alterations to minimum and maximum lot size, setbacks, landscaping, and circulation standards on a 12.46-acre site; and (4) Tentative Parcel Map to subdivide a 12.46-acre parcel into 14 parcels in six phases.

**This document does not signify project approval.**

If the project has been approved, then an effective date and an expiration date for these conditions can be found below. This content reflects County records as at the System Date and time below.

The following conditions of approval have been imposed for the project identified below. The applicant/developer shall complete all conditions of approval stipulated in the approval letter.

Conditions of Approval are organized by project phase, then by status, and finally by department imposing the condition.

On-going conditions must be complied with at all times. For assistance interpreting the content of this document, please contact the Land Use Services Department Planning Division.

Contact information is provided at the end of this document for follow-up on individual conditions.

## ON-GOING

### Land Use Services - Planning

- Continuous Effect/Revocation** - Status: Outstanding  
All of the conditions of this project approval are continuously in effect throughout the operative life of the project for all approved structures and approved land uses/activities. Failure of the property owner or developer to comply with any or all of the conditions at any time may result in a public hearing and possible revocation of the approved land use, provided adequate notice, time and opportunity is provided to the property owner, developer or other interested party to correct the non-complying situation.

**2 Continuous Maintenance** - Status: Outstanding

The Project property owner shall continually maintain the property so that it is visually attractive and not dangerous to the health, safety and general welfare of both on-site users (e.g. employees) and surrounding properties. The property owner shall ensure that all facets of the development are regularly inspected, maintained and that any defects are timely repaired. Among the elements to be maintained, include but are not limited to: a) Annual maintenance and repair: The developer shall conduct inspections for any structures, fencing/walls, driveways, and signs to assure proper structural, electrical, and mechanical safety. b) Graffiti and debris: The developer shall remove graffiti and debris immediately through weekly maintenance. c) Landscaping: The developer shall maintain landscaping in a continual healthy thriving manner at proper height for required screening. Drought-resistant, fire retardant vegetation shall be used where practicable. Where landscaped areas are irrigated it shall be done in a manner designed to conserve water, minimizing aerial spraying. d) Dust control: The developer shall maintain dust control measures on any undeveloped areas where landscaping has not been provided. e) Erosion control: The developer shall maintain erosion control measures to reduce water runoff, siltation, and promote slope stability. f) External Storage: The developer shall maintain external storage, loading, recycling and trash storage areas in a neat and orderly manner, and fully screened from public view. Outside storage shall not exceed the height of the screening walls. g) Metal Storage Containers: The developer shall NOT place metal storage containers in loading areas or other areas unless specifically approved by this or subsequent land use approvals. h) Screening: The developer shall maintain screening that is visually attractive. All trash areas, loading areas, mechanical equipment (including roof top) shall be screened from public view. i) Signage: The developer shall maintain all on-site signs, including posted area signs (e.g. "No Trespassing") in a clean readable condition at all times. The developer shall remove all graffiti and repair vandalism on a regular basis. Signs on the site shall be of the size and general location as shown on the approved site plan or subsequently a County-approved sign plan. j) Lighting: The developer shall maintain any lighting so that they operate properly for safety purposes and do not project onto adjoining properties or roadways. Lighting shall adhere to applicable glare and night light rules. k) Parking and on-site circulation: The developer shall maintain all parking and on-site circulation requirements, including surfaces, all markings and traffic/directional signs in an un-faded condition as identified on the approved site plan. Any modification to parking and access layout requires the Planning Division review and approval. The markings and signs shall be clearly defined, un-faded and legible; these include parking spaces, disabled space and access path of travel, directional designations and signs, stop signs, pedestrian crossing, speed humps and "No Parking", "Carpool", and "Fire Lane" designations. l) Fire Lanes: The developer shall clearly define and maintain in good condition at all times all markings required by the Fire Department, including "No Parking" designations and "Fire Lane" designations.

**3 Project Approval Description** - Status: Outstanding

An application for a (1) Policy Plan Amendment to amend the Land Use Category designation from Rural Living to Commercial on a 12.46-acre site; (2) Zoning Amendment to amend the Land Use Zoning District from Rural Living to Highway Commercial on a 12.46-acre site; (3) Planned Development Permit to construct and operate an integrated commercial shopping center in six phases consisting of electric vehicle charging stations, nine standalone retail and commercial structures of up to 40,670 total square feet, and associated infrastructure and improvements across 14 parcels with alterations to minimum and maximum lot size, setbacks, landscaping, and circulation standards on a 12.46-acre site; and (4) Tentative Parcel Map to subdivide a 12.46-acre parcel into 14 parcels in six phases.

**4 Project Location** - Status: Outstanding

The Project site is located at Calico Road and Calico Boulevard off the I-15 at APN: 0537-161-19

**5 Revisions** - Status: Outstanding

Any proposed change to the approved Project and/or conditions of approval shall require that an additional land use application (e.g. Revision to an Approved Action) be submitted to County Land Use Services for review and approval.

**6 Additional Permits** - Status: Outstanding

The developer shall ascertain compliance with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies that may apply for the development and operation of the approved land use. These may include but are not limited to: a. FEDERAL: b. STATE: c. COUNTY: d. LOCAL:

7 **Expiration** - Status: Outstanding

This phased Planned Development Permit approval shall expire and become void if it is not "exercised" within the expressed timelines: The applicant shall either record a parcel map or obtain Building Permits for at least one phase of the project within five years of the Development Plan conditional approval and, as applicable, within each succeeding five-year period. Each five-year period shall begin with the last County approved action is accomplished (e.g., recordation of a parcel map, finalized Building Permit) for that phase. The permit is deemed "exercised" when either: (a.) The permittee has commenced actual construction or alteration under a validly issued building permit, or (b.) The permittee has substantially commenced the approved land use or activity on the project site, for those portions of the project not requiring a building permit. (SBCC §86.06.060) (c.) Occupancy of approved land use, occupancy of completed structures and operation of the approved and exercised land use remains valid continuously for the life of the project and the approval runs with the land, unless one of the following occurs: - Construction permits for all or part of the project are not issued or the construction permits expire before the structure is completed and the final inspection is approved. - The land use is determined by the County to be abandoned or non-conforming. - The land use is determined by the County to be not operating in compliance with these conditions of approval, the County Code, or other applicable laws, ordinances or regulations. In these cases, the land use may be subject to a revocation hearing and possible termination.

PLEASE NOTE: This will be the ONLY notice given of this approval's expiration date. The developer is responsible to initiate any Extension of Time application.

8 **Development Impact Fees** - Status: Outstanding

Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances

9 **Performance Standards** - Status: Outstanding

The approved land uses shall operate in compliance with the general performance standards listed in the County Development Code Chapter 83.01, regarding air quality, electrical disturbance, fire hazards (storage of flammable or other hazardous materials), heat, noise, vibration, and the disposal of liquid waste

10 **Clear Sight Triangle** - Status: Outstanding

Adequate visibility for vehicular and pedestrian traffic shall be provided at clear sight triangles at all 90 degree angle intersections of public rights-of-way and private driveways. All signs, structures and landscaping located within any clear sight triangle shall comply with the height and location requirements specified by County Development Code (SBCC§ 83.02.030) or as otherwise required by County Traffic

11 **Lighting** - Status: Outstanding

Lighting shall comply with Table 83-7 "Shielding Requirements for Outdoor Lighting in the Mountain Region and Desert Region" of the County's Development Code (i.e. "Dark Sky" requirements). All lighting shall be limited to that necessary for maintenance activities and security purposes. This is to allow minimum obstruction of night sky remote area views. No light shall project onto adjacent roadways in a manner that interferes with on-coming traffic. All signs proposed by this project shall only be lit by steady, stationary, shielded light directed at the sign, by light inside the sign, by direct stationary neon lighting or in the case of an approved electronic message center sign, an alternating message no more than once every five seconds.

12 **Underground Utilities** - Status: Outstanding

No new above-ground power or communication lines shall be extended to the site. All required utilities shall be placed underground in a manner that complies with the California Public Utilities Commission General Order 128, and avoids disturbing any existing/natural vegetation or the site appearance.

13 **Construction Hours** - Status: Outstanding

Construction will be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday in accordance with the County of San Bernardino Development Code standards. No construction activities are permitted outside of these hours or on Sundays and Federal holidays.

14 **Construction Noise** - Status: Outstanding

The following measures shall be adhered to during the construction phase of the project: - All construction equipment shall be muffled in accordance with manufacturer's specifications. - All construction staging shall be performed as far as possible from occupied dwellings. The location of staging areas shall be subject to review and approval by the County prior to the issuance of grading and/or building permits. - All stationary construction equipment shall be placed in a manner so that emitted noise is directed away from sensitive receptors (e.g. residences and schools) nearest the project site.

**Public Works - Traffic**

15 **Back Out Into Public Roadways** - Status: Outstanding

Project vehicles shall not back up into the project site nor shall they back out into the public roadway.

**INFORMATIONAL**

**Land Use Services - Planning**

16 **Legal Description** - Status: Outstanding

Complete legal description of the property including number of acres. Include Assessor Parcel Number. If a portion of a large parcel is being developed, include a detailed description of that portion.

17 **Lot Area** - Status: Outstanding

Compute and record the net lot area in square feet for each existing and proposed lot.

18 **Subdivisions - Expiration/TPM** - Status: Outstanding

This conditional approval of the Tentative Parcel Map shall become null and void unless all conditions have been completed and the Tentative Map has been deemed complete by the County Surveyor for purposes of recordation within 36 months following the effective approval date, unless an extension of time is granted. PLEASE NOTE: This will be the ONLY notice given of the approval expiration date. The developer is responsible for initiation of any extension request.

19 **Subdivisions - Extension of Time/TPM** - Status: Outstanding

Where circumstances cause delays, which do not permit compliance with the required recordation time limit, the developer may submit for review and approval an application requesting an extension of time. County Land Use Services may grant such requests for extensions of time in compliance with the State Map Act Section 66452.6. An Extension of Time may be granted upon a successful review of an Extension of Time application, which includes a justification of the delay in recordation, a plan of action for completion and submittal of the appropriate fee, not less than 30 days prior to the expiration date. The granting of an extension request is a discretionary action that may be subject to additional or revised conditions of approval.

20 **Subdivisions - Indemnification** - Status: Outstanding

In compliance with SBCC §81.01.070, the "developer" shall agree, to defend, indemnify, and hold harmless the County or its "indemnitees" (herein collectively the County's elected officials, appointed officials (including Planning Commissioners), Zoning Administrator, agents, officers, employees, volunteers, advisory agencies or committees, appeal boards or legislative body) from any claim, action, or proceeding against the County or its indemnitees to attack, set aside, void, or annul an approval of the County by an indemnitee concerning a map or permit or any other action relating to or arising out of County approval, including the acts, errors or omissions of any person and for any costs or expenses incurred by the indemnitees on account of any claim, except where such indemnification is prohibited by law. In the alternative, the developer may agree to relinquish such approval. Any condition of approval imposed in compliance with the County Development Code or County General Plan shall include a requirement that the County acts reasonably to promptly notify the "developer" of any claim, action, or proceeding and that the County cooperates fully in the defense. The "developer" shall reimburse the County and its indemnitees for all expenses resulting from such actions, including any court costs and attorney fees, which the County or its indemnitees may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the "developer" of their obligations under this condition to reimburse the County or its indemnitees for all such expenses. This indemnification provision shall apply regardless of the existence or degree of fault of indemnitees. The developer's indemnification obligation applies to the indemnitees' "passive" negligence but does not apply to the indemnitees' "sole" or "active" negligence or "willful misconduct" within the meaning of Civil Code Section 2782.

21 **Subdivisions - Revisions/TPM** - Status: Outstanding

Any proposed change to the approved Tentative Parcel Map and/or the conditions of approval shall require that an additional land use application (e.g. Revision to an Approved Action) be submitted to County Land Use Services for review and approval.

22 **Utilities** - Status: Outstanding

Indicate names, address and telephone numbers of water company, sewage disposal, electric, gas, telephone, cable television. If no utility company, indicate method of supply.

23 **Lighting** - Status: Outstanding

Show location of outdoor lighting. In a note, indicate the type of lighting and planned shielding design.

24 **F01 Jurisdiction** - Status: Outstanding

The above referenced project is under the jurisdiction of the Yermo Fire Department herein "Fire Department". Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department. 1) Fire flow test: provide a current fire flow test report showing there is a water system capable of delivering the minimum fire flow required by the 2019 CFC section 507.3, 507.4, and Appendix B. 2.) Fire Sprinklers: Plans indicate building is protected. Fire sprinklers are required to adhere to NFPA 13 and 2019 California Fire Code and amendments. 3.) Site plan: prior to building plan approval and construction, the applicant/developer shall provide two copies of a site plan showing the locations of the nearest fire hydrant(s) to the proposed building(s), and provide the distances (dimensioned) of the fire hydrant(s) to the furthest portion of the building(s), measured along an approved route around the building. 4.) Fire hydrants: provide fire hydrant (s) within 400 feet of all portions of all buildings per the CFC Chapter 5 and Appendix C. 5.) Water plans: prior to building plan approval and construction, applicant/developer shall furnish two copies of the water system fire hydrant plans to the Yermo Fire Department for review and approval. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Yermo Fire Department for review and approval. 6.) Water system: prior to issuance of building permits, the water system for fire protection must be installed by a licensed contractor and approved by the Yermo Fire Department. No combustibles shall be brought on site until the water system has been inspected and approved by the Yermo Fire Department. 7.) Address identification: address numbers shall be placed on all new and existing commercial buildings in such a manner as to be plainly visible and legible from access roadway/street at all times, in accordance with the 2019 CFC. 8.) Fire apparatus access road: approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. a. The fire apparatus access road shall comply with the requirements of the 2019 CFC, section 503 and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. The applicant or developer shall include in the building plans the required fire lanes and include the appropriate lane printing and/or signs. b. Dimensions: fire apparatus access roads shall have an unobstructed width of not less than 24 feet, exclusive of shoulders, except for approved security gates in accordance with the CFC section 503.6 and riverside county ordinance no. 787, and unobstructed vertical clearance of not less than 13 feet 6 inches. Surface fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus of 80,000 pounds and shall be surfaced so as to provide allweather driving capabilities. Roadways shall have a minimum 48 foot outside turning radius. Dead end access road shall not exceed 150 feet in length. 9.) Above/underground storage tanks: submit plans for above/underground storage tanks under a separate submittal to the Yermo Fire Department and San Bernardino County CUPA. Tank installation, storage, filling, and dispensing shall comply with the California Fire Code. Approved and listed standard underground tanks shall be installed.

25 **F01 Jurisdiction** - Status: Outstanding

10.) No hazardous materials: these plans have not been reviewed for hazardous materials use, storage, or handling. Hazardous materials use, storage, and handling shall be in accordance with the California Fire Code, Yermo Fire Department, and San Bernardino County CUPA requirements. 11.) Key boxes: all new commercial and multi-family residential buildings and any existing buildings where the fire department deems access is restricted shall be required to install a key box or key switch in an approved location. Electric gates for emergency vehicle access shall include an "infrared automatic gate system" that opens the gate automatically. These devices shall be installed on all electric fire access gates. 12.) Building height: The proposed building is to be accessible with a 24' ladder as required by the fire department (maximum height and angles apply) from the exterior at a minimum of two points, or permanent ladders are to be provided. 13.) Fire Hazard Severity Zone: this project is in a very high fire hazard severity zone (VHFHSZ). This is a high fire hazard brush area. This project shall comply with the materials and construction methods for exterior wildfire exposure per the CBC, California WUI Code. 14.) Fire Sprinkler System: if fire sprinklers are required per California Fire Code. Install fire sprinklers systems in accordance with the CFC, NFPA 13, and Yermo Fire Department requirements. Plans must be submitted to the Yermo Fire Department for review and approval prior to installation. 15.) Fire Alarms: submit plans for fire alarms under a separate submittal to the Yermo Fire Department. Fire alarm installations shall comply with the California Fire Code, and NFPA 72. 16.) Access: Fire Department access shall be complete for each phase of construction such that fire department apparatus can access the site and return to public way without dead ends. Construction plans shall indicate surface type and turning details per CFC. 17.) Cross access: easements will need to be dedicated across all properties to ensure emergency and service vehicle access. 18.) Vehicle Impact: vehicle impact protection shall be indicated on your building plans on all susceptible fire prevention appurtenances, Edison equipment, and any other locations that would be vulnerable to vehicle impact. 19.) Street Signs: signs and premises identification shall be provided in accordance with CFC Section 505 These conditions are preliminary; further review will occur upon receipt of building plans. Additional conditions may be necessary at that time.

## Land Use Services - Land Development

26 **Tributary Drainage** - Status: Outstanding

Adequate provisions should be made to intercept and conduct the tributary off-site and on-site 100-year drainage flows around and through the site in a manner that will not adversely affect adjacent or downstream properties at the time the site is developed. The project site shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions.

## Public Works - Solid Waste Management

27 **Demolition Debris** - Status: Outstanding

San Bernardino County owned and operated sanitary landfills and transfer stations are not permitted to accept asbestos contaminated wastes, therefore any debris generated by the demolition of structures are subject to asbestos clearance prior to disposal at any San Bernardino County disposal sites. Applicants are required to have a Certified Asbestos Consultant perform testing of all materials to be disposed. Upon receipt of the Consultant's report, indicating that the debris is not contaminated, Solid Waste Management Operations Section will provide applicant with disposal authorization. For more information on Certified Asbestos Consultants please visit <http://www.dir.ca.gov/databases/doshacru/acruList.asp>, or for information on County requirements please contact Solid Waste Operations at 909-386-8701 or [solid.wastemail@dpw.sbcounty.gov](mailto:solid.wastemail@dpw.sbcounty.gov).

28 **Franchise Hauler Service Area** - Status: Outstanding

This project falls within a County Franchise Area. If subscribing for the collection and removal of construction and demolition waste from the project site, all developers, contractors, and subcontractors shall be required to receive services through the grantee holding a franchise agreement in the corresponding County Franchise Area (Burrtec Waste and Recycling).

- 29 **Mandatory Commercial Organics Recycling** - Status: Outstanding  
California Assembly Bill (AB) 1826 requires businesses that generate two (2) cubic yards or more of solid waste per week to recycle their organic waste (includes green waste and food waste). A business that is a property owner may require a lessee or tenant of that property to source separate their organic waste to aid in compliance. Additionally, all businesses that contract for gardening or landscaping services must stipulate that the contractor recycle the resulting gardening or landscaping waste. Residential multifamily dwellings of five (5) or more units are required to recycle organics; however, they are not required to arrange for recycling services specifically for food waste. Applicant will be required to report to the County or contract waste hauler on efforts to recycle organics materials once operational.
- 30 **Mandatory Commercial Recycling** - Status: Outstanding  
California Assembly Bill (AB) 341 requires businesses that generate 4 or more cubic yards of solid waste per week or is a multi-family residential dwelling of 5 units or more to arrange for recycling services. The County is required to monitor commercial recycling and will require businesses to provide recycling information. Applicant will be required to report to the County or contract waste hauler on recycling efforts once operational.
- 31 **Recycling and Organic Waste Collection Container Information** - Status: Outstanding  
California Assembly Bill (AB) 827 and Senate Bill (SB) 1383 require businesses that sell products meant for immediate consumption and currently provide trash collection containers for their customers to provide recycling and/or organics collection containers adjacent to trash containers at front-of-house, except in restrooms. Full-service restaurants are exempt from these requirements as long as they provide containers for employees to separate post-consumer recyclables and organic waste purchased on the premise for customers.
- 32 **Recycling Storage Capacity** - Status: Outstanding  
The developer shall provide adequate space and storage bins for both refuse and recycling materials. This requirement is to assist the County in compliance with the recycling requirements of California Assembly Bill (AB) 2176.

## **PRIOR TO LAND DISTURBANCE PER PHASE**

### **Land Use Services - Building and Safety**

- 33 **Geotechnical Report** - Status: Outstanding  
A geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval prior to issuance of grading permits or land disturbance.
- 34 **Wall Plans** - Status: Outstanding  
Submit plans and obtain separate building permits for any required retaining walls.

### **Land Use Services - Land Development**

- 35 **Drainage Improvements** - Status: Outstanding  
A Registered Civil Engineer (RCE) shall investigate and design adequate drainage improvements to intercept and conduct the off-site and on-site 100-year drainage flows around and through the site in a safe manner that will not adversely affect adjacent or downstream properties. Submit drainage study for review and obtain approval. An \$810 deposit for drainage study review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule.
- 36 **Erosion Control Installation.** - Status: Outstanding  
Erosion control devices must be installed and maintained at all perimeter openings and slopes throughout the construction of the project. No sediment is to leave the job site.

37 **FEMA Flood Zone** - Status: Outstanding

The project is located within Flood Zone X-Unshaded according to FEMA Panel Number 06071C3975H dated 08/28/2008. No elevation requirements. The requirements may change based on the recommendations of a drainage study accepted by the Land Development Division and the most current Flood Map prior to issuance of grading permit.

38 **Grading Plans** - Status: Outstanding

Grading and erosion control plans shall be prepared in accordance with the County's guidance documents (which can be found here: <https://lus.sbcounty.gov/land-development-home/grading-and-erosion-control/>) and submitted for review with approval obtained prior to construction. All drainage and WQMP improvements shall be shown on the grading plans according to the approved final drainage study and WQMP reports. Fees for grading plans will be collected upon submittal to the Land Development Division and are determined based on the amounts of cubic yards of cut and fill. Fee amounts are subject to change in accordance with the latest approved fee schedule.

39 **Joshua Trees** - Status: Outstanding

This parcel is flagged for Joshua Trees. Project plans, including, but not limited to, the site plan must reflect type, locations, and distances of Joshua Trees to any proposed land disturbance, including grading areas, proposed structures, and/or staging areas. If Eastern Joshua Trees are on the parcel, the site plan shall state that there are Eastern Joshua Trees; this statement shall also be signed by the property owner, engineer, or applicant and shall be shown on the site plan. If Western Joshua Trees are more than 50' from any land disturbance, the site plan shall show such trees, 50' buffer areas, and include the signature from the property owner, engineer, or applicant. If Western Joshua Trees are within 50 feet of any land disturbance, approval from the California Department of Fish and Wildlife (CDFW) is required. Please contact CDFW at [WJT@wildlife.ca.gov](mailto:WJT@wildlife.ca.gov) or the Region 6 office serving San Bernardino County at (909) 484-0167 or [AskRegion6@wildlife.ca.gov](mailto:AskRegion6@wildlife.ca.gov). Quick reference guide can be found here: [https://lus.sbcounty.gov/wp-content/uploads/sites/48/WJT\\_Quick-Reference-Guide\\_REV-2-25-2026.pdf](https://lus.sbcounty.gov/wp-content/uploads/sites/48/WJT_Quick-Reference-Guide_REV-2-25-2026.pdf)

40 **On-site Flows** - Status: Outstanding

On-site flows need to be directed to the nearest County maintained road or drainage facilities unless a drainage acceptance letter is secured from the adjacent property owners and provided to Land Development.

41 **State Construction Stormwater General Permit** - Status: Outstanding

Notice of Intent (NOI) and WDID # are required on all land disturbance of one (1) acre or more prior to issuance of a grading/construction permit. For questions regarding the State Construction Stormwater General Permit, please contact: [https://www.waterboards.ca.gov/water\\_issues/programs/stormwater/construction.html](https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

## Public Works - Surveyor

42 **Corner Records Required Before Grading** - Status: Outstanding

Pursuant to Sections 8762(b) and/or 8773 of the Business and Professions Code, a Record of Survey or Corner Record shall be filed under any of the following circumstances: a. Monuments set to mark property lines or corners; b. Performance of a field survey to establish property boundary lines for the purposes of construction staking, establishing setback lines, writing legal descriptions, or for boundary establishment/mapping of the subject parcel; c. Any other applicable circumstances pursuant to the Business and Professions Code that would necessitate filing of a Record of Survey.

43 **Monument Disturbed by Grading** - Status: Outstanding

If any activity on this project will disturb ANY land survey monumentation, including but not limited to vertical control points (benchmarks), said monumentation shall be located and referenced by or under the direction of a licensed land surveyor or registered civil engineer authorized to practice land surveying PRIOR to commencement of any activity with the potential to disturb said monumentation, and a corner record or record of survey of the references shall be filed with the County Surveyor pursuant to Section 8771(b) Business and Professions Code.

## **PRIOR TO BUILDING PERMIT ISSUANCE PER PHASE**

### **Land Use Services - Planning**

44 **Architecture** - Status: Outstanding

Architectural elevations are considered conceptual. Final details with colors and material samples shall be submitted to the Planning Division for approval at each phase prior to building plan check submittal.

45 **Landscape and Irrigation Plan** - Status: Outstanding

Landscape and Irrigation Plans shall be prepared in conformance with Chapter 83.10, Landscaping Standards, of the County Development Code. The developer shall submit a landscape and irrigation plan to County Planning for each phase of the development prior to building plan check submittal .

46 **Issuance/Building Permit Condition** - Status: Outstanding

A Final Development Plan shall be submitted for each phase of development per the requirements established in Section 85.10.070. The Director shall review and act upon all applications for final development plans for a Planned Development Permit; provided, the plans have been determined to be non-controversial and are consistent with the approved preliminary development plans. Each Final Development Plan (FDP) shall substantially conform to the approved Preliminary Development Plan (PDP).

47 **Signs** - Status: Outstanding

All proposed on-site signs shall be shown on a separate plan, including location, scaled and dimensioned elevations of all signs with lettering type, size, and copy. Scaled and dimensioned elevations of buildings that propose signage shall also be shown. The applicant shall submit sign plans to County Planning for all existing and proposed signs on this site. The applicant shall submit for approval any additions or modifications to the previously approved signs. All signs shall comply with SBCC Chapter 83.13, Sign Regulations, SBCC §83.07.040, Glare and Outdoor Lighting Mountain and Desert Regions, and SBCC Chapter 82.19, Open Space Overlay as it relates to Scenic Highways (§82.19.040), in addition to the following minimum standards: a. All signs shall be lit only by steady, stationary shielded light; exposed neon is acceptable. b. All sign lighting shall not exceed 0.5 foot-candle. c. No sign or stationary light source shall interfere with a driver's or pedestrian's view of public right-of-way or in any other manner impair public safety. d. Monument signs shall not exceed four feet above ground elevation and shall be limited to one sign per street frontage.

### **Land Use Services - Building and Safety**

48 **Construction Plans** - Status: Outstanding

Any building, sign, or structure to be added to, altered (including change of occupancy/use), constructed, or located on site, will require professionally prepared plans based on the most current adopted County and California Building Codes, submitted for review and approval by the Building and Safety Division.

49 **Temporary Use Permit** - Status: Outstanding

A Temporary Structures (TS) permit for non-residential structures for use as office, retail, meeting, assembly, wholesale, manufacturing, and/ or storage space will be required. A Temporary Use Permit (PTUP) for the proposed structure by the Planning Division must be approved prior to the TS Permit approval. A TS permit is renewed annually and is only valid for a maximum of five (5) years.

## Land Use Services - Land Development

### 50 **Construction Permits** - Status: Outstanding

Prior to installation of road and drainage improvements, a construction permit is required from the County Department of Public Works, Permits/Operations Support Division, Transportation Permits Section (909) 387-1863 as well as other agencies prior to work within their jurisdiction. Submittal shall include a materials report and pavement section design in support of the section shown on the plans. Applicant shall conduct classification counts and compute a Traffic Index (TI) Value in support of the pavement section design.

### 51 **Road Dedication/Improvements** - Status: Outstanding

The developer shall submit for review and obtain approval from the Land Use Services Department the following dedications and plans for the listed required improvements, designed by a Registered Civil Engineer (RCE) licensed in the State of California: Calico Blvd (Collector – 66 feet): Road Dedication. A 33-foot grant of easement is required to provide a half-width right-of-way of 33 feet where no dedication exists. Phase 1: (See off-site improvement construction plan for phase 1 limits): Calico Road (Major Highway – 104 feet): Driveway Approach. Design driveway approach per County Standard 129B and located per County Standard 130. Calico Blvd (Collector – 66 feet): Vacate. Portion of Calico Blvd to receive recommendation for approval of vacation from the Highway Planning Technical Committee (HPTC), County Department of Public Works. A processing fee shall be required prior to the vacation and the vacation shall be finalized prior to recordation. Contact Transportation Right-of-Way at (909) 387-8279 to obtain additional information. Phase 2: (See off-site improvement construction plan for phase 2 limits): Calico Blvd (Collector – 66 feet): Street Improvements. Design curb and gutter with match up paving 22 feet from centerline. Sidewalks. Design sidewalks per County Standard 109 Type "C". Curb Returns and Sidewalk Ramps. Curb returns and sidewalk ramps shall be designed per County Standard 110 and Caltrans standard A88A. Adequate easement shall be provided to ensure sidewalk improvements are within public right-of-way. Driveway Approach. Design driveway approach per County Standard 129B and located per County Standard 130. Vacate. Portion of Calico Blvd to receive recommendation for approval of vacation from the Highway Planning Technical Committee (HPTC), County Department of Public Works. A processing fee shall be required prior to the vacation and the vacation shall be finalized prior to recordation. Contact Transportation Right-of-Way at (909) 387-8279 to obtain additional information. Phase 3 & 4: (See off-site improvement construction plan for phase 3 & 4 limits): Calico Blvd (Collector – 66 feet): Street Improvements. Design curb and gutter with match up paving 22 feet from centerline. Sidewalks. Design sidewalks per County Standard 109 Type "C". Curb Returns and Sidewalk Ramps. Curb returns and sidewalk ramps shall be designed per County Standard 110 and Caltrans standard A88A. Adequate easement shall be provided to ensure sidewalk improvements are within public right-of-way. Driveway Approach. Design driveway approach per County Standard 129B and located per County Standard 130. Phase 5: (See off-site improvement construction plan for phase 5 limits): Calico Blvd (Collector – 66 feet): Street Improvements. Design curb and gutter with match up paving 22 feet from centerline. Sidewalks. Design sidewalks per County Standard 109 Type "C". Curb Returns and Sidewalk Ramps. Curb returns and sidewalk ramps shall be designed per County Standard 110 and Caltrans standard A88A. Adequate easement shall be provided to ensure sidewalk improvements are within public right-of-way. Driveway Approach. Design driveway approach per County Standard 129B and located per County Standard 130. Phase 6: (See off-site improvement construction plan for phase 6 limits): Calico Blvd (Collector – 66 feet): Street Improvements. Design curb and gutter with match up paving 22 feet from centerline. Sidewalks. Design sidewalks per County Standard 109 Type "C". Curb Returns and Sidewalk Ramps. Curb returns and sidewalk ramps shall be designed per County Standard 110 and Caltrans standard A88A. Adequate easement shall be provided to ensure sidewalk improvements are within public right-of-way. Driveway Approach. Design driveway approach per County Standard 129B and located per County Standard 130.

### 52 **Road Standards and Design** - Status: Outstanding

All required street improvements shall comply with latest San Bernardino County Road Planning and Design Standards and the San Bernardino County Standard Plans. Road sections shall be designed to Desert Road Standards of San Bernardino County and to the policies and requirements of the County Department of Public Works and in accordance with the General Plan, Circulation Element.

- 53 **Slope Easements** - Status: Outstanding  
Slope rights shall be dedicated where necessary.
- 54 **Slope Tests** - Status: Outstanding  
Slope stability tests are required for road cuts or road fills per recommendations of the Geotechnical Engineer to the satisfaction of the County Department of Public Works.
- 55 **Soils Testing** - Status: Outstanding  
Any grading within the road right-of-way prior to the signing of the improvement plans shall be accomplished under the direction of a soils testing engineer. Compaction tests of embankment construction, trench back fill, and all sub-grades shall be performed at no cost to the County and a written report shall be submitted to the Permits/Operations Support Division, Transportation Permits Section of the County Department of Public Works prior to any placement of base materials and/or paving.
- 56 **Street Gradients** - Status: Outstanding  
Road profile grades shall not be less than 0.5% unless the engineer at the time of submittal of the improvement plans provides justification to the satisfaction of the County Department of Public Works confirming the adequacy of the grade.
- 57 **Transitional Improvements** - Status: Outstanding  
Right-of-way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing sections shall be required as necessary.
- 58 **Utilities** - Status: Outstanding  
Final plans and profiles shall indicate the location of any existing utility facility or utility pole which would affect construction, and any such utility shall be relocated as necessary without cost to the County.

### **Public Works - Solid Waste Management**

- 59 **Construction Waste Management Plan (CWMP) Part 1** - Status: Outstanding  
The developer shall prepare, submit, and obtain approval from SWMD of a CDWMP Part 1 for each phase of the project. The CWMP shall list the types and weights of solid waste materials expected to be generated from construction. The CWMP shall include options to divert waste materials from landfill disposal, materials for reuse or recycling by a minimum of 65% of total weight or volume. More information can be found on the San Bernardino County Solid Waste Management Division (SWMD) website at <https://dpw.sbcounty.gov/solid-waste-management/construction-waste-management/>. An approved CDWMP Part 1 is required before a permit can be issued. There is a one-time fee of \$150.00 for residential projects/\$530.00 for commercial/non-residential projects

### **Public Works - Surveyor**

- 60 **Corner Records Required Before Building** - Status: Outstanding  
Pursuant to Sections 8762(b) and/or 8773 of the Business and Professions Code, a Record of Survey or Corner Record shall be filed under any of the following circumstances: a. Monuments set to mark property lines or corners; b. Performance of a field survey to establish property boundary lines for the purposes of construction staking, establishing setback lines, writing legal descriptions, or for boundary establishment/mapping of the subject parcel; c. Any other applicable circumstances pursuant to the Business and Professions Code that would necessitate filing of a Record of Survey.

- 61 **Monument Disturbed by Building** - Status: Outstanding  
If any activity on this project will disturb any land survey monumentation, including but not limited to vertical control points (benchmarks), said monumentation shall be located and referenced by or under the direction of a licensed land surveyor or registered civil engineer authorized to practice land surveying prior to commencement of any activity with the potential to disturb said monumentation, and a corner record or record of survey of the references shall be filed with the County Surveyor pursuant to Section 8771(b) Business and Professions Code.

### **Public Works - Traffic**

- 62 **Requirement Prior to Issuance** - Status: Outstanding  
Ad Hoc Fee: The intersection of Calico Road and I-15 SB Ramp is under the authority of Caltrans. Caltrans has identified the appropriate traffic mitigation through review of a traffic study (nexus) for the project, prior to building permits, is an ad hoc fee to equitably offset future improvements. The ad hoc fee has been determined at this intersection at the cost of \$20,000 to install all way stop signs.

## **PRIOR TO OCCUPANCY PER PHASE**

### **Land Use Services - Planning**

- 63 **Fees Paid** - Status: Outstanding  
Prior to final inspection by Building and Safety Division and/or issuance of a Certificate of Conditional Use by the Planning Division, the applicant shall pay in full all fees required under actual cost job number PROJ-2022-00216.
- 64 **Installation of Improvements** - Status: Outstanding  
All required on-site improvements shall be installed per approved plans.
- 65 **Landscaping/Irrigation** - Status: Outstanding  
All landscaping, dust control measures, all fences, etc. as delineated on an approved Landscape Plan shall be installed. The developer shall submit the Landscape Certificate of Completion verification as required in SBCC Section 83.10.100. Supplemental verification should include photographs of the site and installed landscaping.
- 66 **Screen Rooftop** - Status: Outstanding  
All roof top mechanical equipment is to be screened from ground vistas.
- 67 **Shield Lights** - Status: Outstanding  
Any lights used to illuminate the site shall include appropriate fixture lamp types as listed in SBCC Table 83-7 and be hooded and designed so as to reflect away from adjoining properties and public thoroughfares and in compliance with SBCC Chapter 83.07, "Glare and Outdoor Lighting" (i.e. "Dark Sky Ordinance).
- 68 **Condition Compliance** - Status: Outstanding  
Prior to occupancy/use, all conditions shall be completed to the satisfaction of County Planning with appropriate authorizing approvals from each reviewing agency.

## County Fire - Hazardous Materials

69 **Permit Required** - Status: Outstanding

Prior to occupancy, a business or facility that handles hazardous materials in quantities at or exceeding 55 gallons, 500 pounds, or 200 cubic feet (compressed gas) at any one time or generates any amount of hazardous waste shall obtain hazardous material permits from this department. Prior to occupancy, the business operator shall apply for permits (Hazardous Material Handler Permit, Hazardous Waste Generator Permit, Aboveground Petroleum Storage Tank Permit, Underground Storage Tank Permit, or other applicable permits) by submitting a complete hazardous materials business plan using the California Environmental Reporting System (CERS) at <http://cers.calepa.ca.gov/> or apply for exemption from permitting requirements. Contact the Office of the Fire Marshal, Hazardous Materials Section at (909) 386-8401 or visit <https://sbcfire.org/hazmatcupa/> for more information.

## Land Use Services - Building and Safety

70 **Condition Compliance Release Form Sign-off** - Status: Outstanding

Prior to occupancy all Department/Division requirements and sign-offs shall be completed.

## Land Use Services - Land Development

71 **Drainage Improvements** - Status: Outstanding

All required drainage improvements shall be completed by the applicant. The private Registered Civil Engineer (RCE) shall inspect improvements outside the County right-of-way and certify that these improvements have been completed according to the approved plans. Certification letter shall be submitted to Land Development.

72 **LDD Requirements** - Status: Outstanding

All LDD requirements shall be completed by the applicant prior to occupancy.

73 **Phased Projects** - Status: Outstanding

Projects within any phase of a phased project shall have all required on-site and off-site public road and drainage improvements required for such a phase sufficiently completed by the applicant and inspected/approved for construction of that phase prior to final inspection or occupancy for any buildings or other structures in that phase. The term "phase" as used here shall mean the following: "The block of building permits drawn on less than the whole project" or "A plan of building construction which indicates blocks of construction of less than the whole project." In each phase, the installation of any on-site or off-site public road improvements shall be sufficiently completed so as to assure protection from storm or drainage runoff, a safe and drivable access for fire and other emergency/safety vehicles, and the ordinary and intended use of the buildings or structures. The Building Official, with the concurrence of the Land Development Division, may approve any plan or approve a change to an approved plan, which complies with the intent of this policy.

74 **Private Roads/Improvements** - Status: Outstanding

Prior to occupancy, all required on-site and off-site improvements shall be completed by the applicant. Construction of private roads and private road related drainage improvements shall be inspected and certified by the engineer. Certification shall be submitted to Land Development by the engineer identifying all supporting engineering criteria.

75 **Road Improvements** - Status: Outstanding

All required on-site and off-site improvements shall be completed by the applicant and inspected/approved by the County Department of Public Works.

76 **Structural Section Testing** - Status: Outstanding

A thorough evaluation of the structural road section, to also include parkway improvements, from a qualified materials engineer shall be submitted to the County Department of Public Works.

77 **Vacation** - Status: Outstanding

Vacation process shall be completed by recordation of a Tract Map / Parcel Map / Board Resolution or other instrument as accepted by the Land Development Division. Proof of recordation and completion of the vacation process shall be provided to the Land Development Division prior to occupancy.

## **Public Works - Solid Waste Management**

78 **Construction Waste Management Plan (CDWMP) Part 2** - Status: Outstanding

The developer shall complete SWMD's CDWMP Part 2 for construction and demolition. The CDWMP Part 2 shall provide evidence to the satisfaction of SWMD that demonstrates that the project has diverted from landfill disposal, material for reuse or recycling by a minimum of 65% of total weight or volume of all construction waste. The developer MUST provide ALL receipts and/or backup documentation for actual disposal/diversion of project waste. More information can be found on the San Bernardino County Solid Waste Management Division (SWMD) website at <https://dpw.sbcounty.gov/solid-waste-management/construction-waste-management/>.

## **PRIOR TO RECORDATION PER PHASE**

### **Land Use Services - Planning**

79 **Mitigation Measures** - Status: Outstanding

Please see Mitigation Monitoring and Reporting Program for mitigation measures to be completed prior to recordation.

80 **Subdivision - Composite Development Plan (CDP)** - Status: Outstanding

A Composite development plan ("CDP"), complying with the County Development Code, shall be submitted for review and approval by the County Surveyor and filed with Land Use Services prior to recordation of the Parcel Map.

81 **Subdivision - Funds** - Status: Outstanding

Sufficient funds shall remain in PROJ-2022-00216 to verify compliance with the conditions of approval for the Parcel Map.

### **Land Use Services - Land Development**

82 **Drainage Improvements** - Status: Outstanding

A Registered Civil Engineer (RCE) shall investigate and design adequate drainage improvements to intercept and conduct the off-site and on-site 100-year drainage flows around and through the site in a safe manner that will not adversely affect adjacent or downstream properties. Submit drainage study for review and obtain approval. An \$810 deposit for drainage study review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule.

83 **Erosion Control Installation.** - Status: Outstanding

Erosion control devices must be installed and maintained at all perimeter openings and slopes throughout the construction of the project. No sediment is to leave the job site.

84 **FEMA Flood Zone.** - Status: Outstanding

The project is located within Flood Zone X-Unshaded according to FEMA Panel Number 06071C3975H dated 08/28/2008. No elevation requirements. The requirements may change based on the recommendations of a drainage study accepted by the Land Development Division and the most current Flood Map prior to issuance of grading permit.

85 **Grading Plans** - Status: Outstanding

Grading and erosion control plans shall be prepared in accordance with the County's guidance documents (which can be found here: <https://lus.sbcounty.gov/land-development-home/grading-and-erosion-control/>) and submitted for review with approval obtained prior to construction. All drainage and WQMP improvements shall be shown on the grading plans according to the approved final drainage study and WQMP reports. Fees for grading plans will be collected upon submittal to the Land Development Division and are determined based on the amounts of cubic yards of cut and fill. Fee amounts are subject to change in accordance with the latest approved fee schedule.

86 **Joshua Trees.** - Status: Outstanding

This parcel is flagged for Joshua Trees. Project plans, including, but not limited to, the site plan must reflect type, locations, and distances of Joshua Trees to any proposed land disturbance, including grading areas, proposed structures, and/or staging areas. If Eastern Joshua Trees are on the parcel, the site plan shall state that there are Eastern Joshua Trees; this statement shall also be signed by the property owner, engineer, or applicant and shall be shown on the site plan. If Western Joshua Trees are more than 50' from any land disturbance, the site plan shall show such trees, 50' buffer areas, and include the signature from the property owner, engineer, or applicant. If Western Joshua Trees are within 50 feet of any land disturbance, approval from the California Department of Fish and Wildlife (CDFW) is required. Please contact CDFW at [WJT@wildlife.ca.gov](mailto:WJT@wildlife.ca.gov) or the Region 6 office serving San Bernardino County at (909) 484-0167 or [AskRegion6@wildlife.ca.gov](mailto:AskRegion6@wildlife.ca.gov). Quick reference guide can be found here: [https://lus.sbcounty.gov/wp-content/uploads/sites/48/WJT\\_Quick-Reference-Guide\\_REV-2-25-2026.pdf](https://lus.sbcounty.gov/wp-content/uploads/sites/48/WJT_Quick-Reference-Guide_REV-2-25-2026.pdf)

87 **On-site Flows** - Status: Outstanding

On-site flows need to be directed to the nearest County maintained road or drainage facilities unless a drainage acceptance letter is secured from the adjacent property owners and provided to Land Development.

88 **State Construction Stormwater General Permit:** - Status: Outstanding

Notice of Intent (NOI) and WDID # are required on all land disturbance of one (1) acre or more prior to issuance of a grading/construction permit. For questions regarding the State Construction Stormwater General Permit, please contact: [https://www.waterboards.ca.gov/water\\_issues/programs/stormwater/construction.html](https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

89 **Construction Permits** - Status: Outstanding

Prior to installation of road and drainage improvements, a construction permit is required from the County Department of Public Works, Permits/Operations Support Division, Transportation Permits Section (909) 387-1863 as well as other agencies prior to work within their jurisdiction. Submittal shall include a materials report and pavement section design in support of the section shown on the plans. Applicant shall conduct classification counts and compute a Traffic Index (TI) Value in support of the pavement section design.

90 **Improvement Securities** - Status: Outstanding

Any required public road, drainage, WQMP, and/or utility improvements for subdivisions shall be bonded in accordance with County Development Code unless constructed and approved prior to recordation. All necessary fees shall be provided in accordance with the latest fee schedule.

91 **Maintenance Bond** - Status: Outstanding

Once all required public road, drainage, WQMP, and/or utility improvements have been completed and accepted, then a maintenance bond for a period of one year shall be required to insure satisfactory condition of all improvements. Submit necessary fees, per the latest fee schedule, for new securities.

**92 Road Dedication/Improvements** - Status: Outstanding

The developer shall submit for review and obtain approval from the Land Use Services Department the following dedications and plans for the listed required improvements designed by a Registered Civil Engineer (RCE) licensed in the State of California: Calico Blvd (Collector – 66 feet): •Road Dedication. A 33-foot grant of easement is required to provide a half-width right-of-way of 33 feet where no dedication exists. •Street Improvements. Design curb and gutter with match up paving 22 feet from centerline. •Sidewalks. Design sidewalks per County Standard 109 Type "C". •Curb Returns and Sidewalk Ramps. Curb returns and sidewalk ramps shall be designed per County Standard 110 and Caltrans standard A88A. Adequate easement shall be provided to ensure sidewalk improvements are within public right-of-way. •Driveway Approach. Design driveway approach per County Standard 129B and located per County Standard 130. •Vacate. Portion of Calico Road to receive recommendation for approval of vacation from the Highway Planning Technical Committee (HPTC), County Department of Public Works. A processing fee shall be required prior to the vacation and the vacation shall be finalized prior to recordation. Contact Transportation Right-of-Way at (909) 387-8279 to obtain additional information.

**93 Road Standards and Design** - Status: Outstanding

All required street improvements shall comply with latest San Bernardino County Road Planning and Design Standards and the San Bernardino County Standard Plans. Road sections shall be designed to Desert Road Standards of San Bernardino County and to the policies and requirements of the County Department of Public Works and in accordance with the General Plan, Circulation Element.

**94 Slope Easements and Tests.** - Status: Outstanding

Slope rights shall be dedicated where necessary. Slope stability tests are required for road cuts or road fills per recommendations of the Geotechnical Engineer to the satisfaction of the County Department of Public Works.

**95 Soils Testing** - Status: Outstanding

Any grading within the road right-of-way prior to the signing of the improvement plans shall be accomplished under the direction of a soils testing engineer. Compaction tests of embankment construction, trench back fill, and all sub-grades shall be performed at no cost to the County and a written report shall be submitted to the Permits/Operations Support Division, Transportation Permits Section of the County Department of Public Works prior to any placement of base materials and/or paving.

**96 Street Gradients** - Status: Outstanding

Road profile grades shall not be less than 0.5% unless the engineer at the time of submittal of the improvement plans provides justification to the satisfaction of the County Department of Public Works confirming the adequacy of the grade.

**97 Street Type Entrance** - Status: Outstanding

Street type entrance(s) with curb returns shall be constructed at the entrance(s) to the development.

**98 Transitional Improvements** - Status: Outstanding

Right-of-way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing sections shall be required as necessary.

**99 Utilities.** - Status: Outstanding

Final plans and profiles shall indicate the location of any existing utility facility or utility pole which would affect construction. Any such utility shall be relocated as necessary without cost to the County.

**Public Works - Surveyor****10 Easements** - Status: Outstanding

0 Easements within the remainder portion of the map are to be dedicated by separate document.

10 **Easements of Record** - Status: Outstanding

1 Easements of record not shown on the tentative map shall be relinquished or relocated. Lots affected by proposed easements or easement of record, which cannot be relinquished or relocated, shall be redesigned.

10 **Final Map Review** - Status: Outstanding

2 Review of the Parcel Map by our office is based on actual cost, and requires an initial \$3,000.00 deposit. Prior to recordation of the map all fees due to our office for the project shall be paid in full.

10 **Final Map Signatures** - Status: Outstanding

3 Final Parcel map notarized signatures by the Owner (and Beneficiaries if applicable), County Auditor, Land Surveyor or Engineer of Record.

10 **Non-Interference Letter** - Status: Outstanding

4 Subdivider shall present evidence to the County Surveyor's Office that he has tried to obtain a non-interference letter from any utility company that may have rights of easement within the property boundaries.

10 **Parcel Map Required** - Status: Outstanding

5 A Parcel Map is required in compliance with the Subdivision Map Act and the San Bernardino County Development Code.

10 **Title Report** - Status: Outstanding

6 A current Title Report prepared for subdivision purposes is required at the time the map is submitted to our office for review.

## PRIOR TO FINAL INSPECTION PER PHASE

### Public Works - Traffic

10 **Requirement Prior to Final Inspection** - Status: Outstanding

7 Directional Sign Maintenance. All required directional signage for traffic entering and exiting the site shall be installed.

10 **Requirement Prior to Final Inspection** - Status: Outstanding

8 The applicant shall construct, at 100% cost to the applicant all roadway improvements as shown on their approved street improvement plans.

If you would like additional information regarding any of the conditions in this document, please contact the department responsible for applying the condition and be prepared to provide the Record number above for reference. Department contact information has been provided below.

Department/Agency	Office/Division	Phone Number
Land Use Services Dept.	San Bernardino Govt. Center	(909) 387-8311
(All Divisions)	High Desert Govt. Center	(760) 995-8140
Web Site	<a href="https://lus.sbcounty.gov/">https://lus.sbcounty.gov/</a>	
County Fire	San Bernardino Govt. Center	(909) 387-8400

(Community Safety)	High Desert Govt. Center	(760) 995-8190
Web Site	<a href="https://www.sbctfire.org/">https://www.sbctfire.org/</a>	
County Fire	Hazardous Materials	(909) 386-8401
	Flood Control	(909) 387-7995
Dept. of Public Works	Solid Waste Management	(909) 386-8701
	Surveyor	(909) 387-8149
	Traffic	(909) 387-8186
Web Site	<a href="https://dpw.sbcounty.gov/">https://dpw.sbcounty.gov/</a>	
Dept. of Public Health	Environmental Health Services	(800) 442-2283
Web Site	<a href="https://ehs.sbcounty.gov">https://ehs.sbcounty.gov</a>	
Local Agency Formation Commission (LAFCO)		(909) 388-0480
Web Site	<a href="http://www.sbclafco.org/">http://www.sbclafco.org/</a>	
	Water and Sanitation	(760) 955-9885
	Administration,	
	Park and Recreation,	
Special Districts	Roads, Streetlights,	(909) 386-8800
	Television Districts, and Other	
<i>External Agencies (Caltrans, U.S. Army, etc.)</i>		<i>See condition text for contact information...</i>

# **EXHIBIT D**

---

**FINDINGS: GENERAL PLAN AMENDMENT & ZONE CHANGE**

Policy Plan (General Plan) Amendment to amend the Land Use Category designation from Rural Living to Commercial and a Zoning Amendment to amend the Land Use Zoning District from Rural Living to Highway Commercial on a 12.46-acre site (collectively referred to as the Project or Proposed Amendment).

The following findings are made pursuant to Development Code Section 86.12.060 and supporting facts for the Project:

**1. THE PROPOSED AMENDMENT IS INTERNALLY CONSISTENT WITH ALL OTHER PROVISIONS OF THE RESPECTIVE PLAN, THE POLICY PLAN OR AN APPLICABLE SPECIFIC PLAN.**

The Proposed Amendment is internally consistent with the overarching goals of the County Policy Plan. Specifically, the Project advances Goal LU-2 by introducing a balanced mix of commercial uses on a site that is uniquely positioned for regional service. The proposed Highway Commercial (CH) zoning district is the appropriate and intended implementing zoning for the Commercial (C) land use category, ensuring that the physical development of the site remains consistent with the high-level policy goals of the San Bernardino County Policy Plan. By locating the Project immediately adjacent to the existing Eddie's World development, the amendment reinforces an established land use trend along the Interstate 15 (I-15) corridor rather than creating "leap-frog" development. Furthermore, the Project directly implements Policies LU-2.7 and LU-2.10 by providing critical infrastructure—specifically 307 electric vehicle (EV) charging stations—that supports state and regional clean energy goals while creating local employment. The transition from rural to commercial use is managed through Policy LU-2.1, as the site design incorporates significant buffering, including a 6-foot masonry wall and strategic setbacks, ensuring that the commercial expansion remains compatible with the residential uses to the south. The proposed development associated with the Project also advances Renewable Energy and Conservation Element Policy RE-1.1, which encourages the development of alternative energy infrastructure, and RE-3.2, which supports the expansion of electric vehicle charging infrastructure. Lastly, the Project aligns with Economic Development Policy ED-1.3, which encourages commercial uses that serve both local and regional markets, thereby strengthening the County's economic base and providing essential services along a major transit corridor.

**2. THE PROPOSED AMENDMENT WOULD NOT BE DETRIMENTAL TO THE PUBLIC INTEREST, HEALTH, SAFETY, CONVENIENCE, OR WELFARE OF THE COUNTY.**

Approval of the Proposed Amendment will not result in any detriment to public health, safety, or general welfare. This finding is supported by the Project's Initial Study/Mitigated Negative Declaration (IS/MND), which thoroughly analyzed potential

---

impacts including noise, traffic, and cultural resources. All identified impacts have been mitigated to a less-than-significant level. From a safety perspective, the development associated with the Project improves the existing public right-of-way by installing a four-way stop at the intersection of Telstar Court and Calico Road and realigning the existing Eddie's World driveway to eliminate conflicting traffic movements. The development is designed to accommodate full emergency vehicle access with 28-to-30-foot drive aisles, ensuring that the increase in intensity does not compromise the response capabilities of local fire or medical services.

**3. THE PROPOSED AMENDMENT IS IN THE PUBLIC INTEREST, THERE WILL BE A COMMUNITY BENEFIT, AND OTHER EXISTING AND ALLOWED USES WILL NOT BE COMPROMISED.**

The Proposed Amendment serves the public interest by transforming 12.46 acres of vacant land into a modern, integrated commercial hub that addresses both local needs and the demands of regional travelers. The community benefit is multi-faceted: it provides a massive expansion of EV charging infrastructure (307 stalls) to support the transition to zero-emission vehicles, generates new tax revenue and jobs for the Yermo area, and provides a "walkable outdoor lifestyle" retail destination. The Project has been oriented to ensure that existing residential uses to the south are not compromised; the use of shielded lighting, a solid block wall, and restricted construction hours ensures that the commercial operations can coexist with the rural character of the neighboring properties. The Project aligns with Economic Development Policy ED-1.3, which encourages commercial uses that serve both local and regional markets, thereby strengthening the County's economic base and providing essential services along a major transit corridor.

**4. THE PROPOSED AMENDMENT WILL PROVIDE A REASONABLE AND LOGICAL EXTENSION OF THE EXISTING LAND USE PATTERN IN THE SURROUNDING AREAS.**

The Proposed Amendment represents a logical extension of the established development pattern in the Yermo community. The site is bounded to the west by an existing, high-intensity commercial center (Eddie's World) and to the north by the I-15 freeway. Amending the land use designation of this 12.46-acre site effectively "fills in" a gap between the interstate and the residential boundary, creating a continuous and orderly commercial corridor. This extension is reasonable given the site's high visibility and direct access to regional infrastructure, making it far more suitable for highway-oriented commercial use than for low-density rural residential development.

**5. THE PROPOSED AMENDMENT DOES NOT CONFLICT WITH PROVISIONS OF THE DEVELOPMENT CODE.**

---

The Proposed Amendment is entirely consistent with the Development Code requirements for the Desert Region. The 12.46-acre project area more than doubles the 5-acre minimum required for the CH zone. While the project utilizes a Planned Development Permit (PDP) to request flexibility in specific standards—such as reduced setbacks and modified landscaping percentages—the Development Code explicitly allows for these adjustments when they result in a superior, unified site design. The underlying uses, including retail, drive-thru restaurants, and EV charging, are all permitted or conditionally permitted within the CH zone, ensuring that the zoning amendment maintains the integrity of the County’s land use regulations.

**6. THE PROPOSED AMENDMENT WILL NOT HAVE A SUBSTANTIAL ADVERSE EFFECT ON SURROUNDING PROPERTY.**

The Project has been designed with a "perimeter-inward" approach to protect surrounding properties from adverse effects. Potential nuisances such as light spillover, operational noise, and visual blight are mitigated through the installation of a 6-foot Concrete Masonry Unit (CMU) wall along the southern boundary, paired with a landscape buffer. Furthermore, the IS/MND identified specific mitigation measures (CUL-1 through CUL-3 and TCR-1 through TCR-2) to protect cultural and tribal resources, ensuring that the development respects the heritage of the land. Traffic improvements, specifically the new four-way stop at Telstar Court, will actually enhance safety for local residents by regulating vehicle speeds and flow at the Project’s primary access points.

**7. THE AFFECTED SITE IS PHYSICALLY SUITABLE IN TERMS OF DESIGN, LOCATION, SHAPE, SIZE, OPERATING CHARACTERISTICS, AND THE PROVISION OF PUBLIC AND EMERGENCY VEHICLE (E.G. FIRE AND MEDICAL) ACCESS AND PUBLIC SERVICES AND UTILITIES (E.G. FIRE PROTECTION, POLICE PROTECTION, POTABLE WATER, SCHOOLS, SOLID WASTE COLLECTION AND DISPOSAL, STORM DRAINAGE, WASTEWATER COLLECTION, TREATMENT, AND DISPOSAL, ETC.), TO ENSURE THAT THE PROPOSED OR ANTICIPATED USES AND/OR DEVELOPMENT WILL NOT ENDANGER, JEOPARDIZE, OR OTHERWISE CONSTITUTE A HAZARD TO THE PROPERTY OR IMPROVEMENTS IN THE VICINITY IN WHICH THE PROPERTY IS LOCATED.**

The subject property is physically ideal for the proposed commercial expansion. Its flat topography and rectangular shape allow for an efficient layout of 14 parcels, nine commercial buildings, and 524 parking spaces without environmental degradation. The site’s location at the confluence of Calico Road, Calico Boulevard, and the I-15 provides the regional accessibility necessary for a high-volume EV charging and retail center. Public services are readily available; water will be provided by Liberty Utilities, and the site is capable of supporting an on-site septic system that meets all health and safety codes. By providing interior roads that exceed minimum width standards

---

and incorporating comprehensive drainage improvements in the first phase, the site is engineered to function safely and independently through all six phases of build-out.

---

### **FINDINGS: PLANNED DEVELOPMENT PERMIT**

A Planned Development Permit (PDP) to construct and operate an integrated commercial shopping center in six phases consisting of electric vehicle (EV) charging stations, nine standalone retail and commercial structures of up to 40,670 total square feet, and associated infrastructure and improvements across 14 parcels with alterations to minimum and maximum lot, setbacks, landscaping, and circulation standards (Project) on a 12.46-acre site (Project Site) in accordance with the approved site plan.

The following findings are made pursuant to Development Code Section 85.10.050 and supporting facts for the Project:

#### **8. THE PROPOSED DEVELOPMENT IS CONSISTENT WITH THE GENERAL PLAN AND ANY APPLICABLE PLAN.**

The Project is consistent with the County Policy Plan (General Plan). Specifically, the Project advances Goal LU-2 by introducing a balanced mix of commercial uses on a site that is uniquely positioned for regional service. By locating the Project immediately adjacent to the existing Eddie's World development, the amendment reinforces an established land use trend along the I-15 corridor rather than creating "leap-frog" development. Furthermore, the Project directly implements Policies LU-2.7 and LU-2.10 by providing critical infrastructure—specifically 307 EV charging stations—that supports state and regional clean energy goals while creating local employment. The transition from rural to commercial use is managed through Policy LU-2.1, as the site design incorporates significant buffering, including a 6-foot masonry wall and strategic setbacks, ensuring that the commercial expansion remains compatible with the residential uses to the south. The Project also advances Renewable Energy and Conservation Element Policy RE-1.1, which encourages the development of alternative energy infrastructure, and RE-3.2, which supports the expansion of electric vehicle charging infrastructure. Lastly, the Project aligns with Economic Development Policy ED-1.3, which encourages commercial uses that serve both local and regional markets, thereby strengthening the County's economic base and providing essential services along a major transit corridor

#### **9. THE PHYSICAL CHARACTERISTICS OF THE SITE HAVE BEEN ADEQUATELY ASSESSED AND THE SITE FOR THE PROPOSED DEVELOPMENT IS ADEQUATE IN TERMS OF SHAPE AND SIZE TO ACCOMMODATE THE USE AND**

---

**ALL LANDSCAPING, LOADING AREAS, OPEN SPACES, PARKING AREAS, SETBACKS, WALLS AND FENCES, YARDS, AND OTHER REQUIRED FEATURES.**

The 12.46-acre site is flat, vacant land capable of supporting the proposed commercial center. The PDP allows for flexible development standards—including modified setbacks and a 15% landscape area—that ensure the site can accommodate 40,670 square feet of retail space and 524 parking spaces while maintaining internal functionality.

**10. THE SITE FOR THE PROPOSED DEVELOPMENT HAS ADEQUATE ACCESS, IN THAT THE SITE DESIGN AND DEVELOPMENT PLAN CONDITIONS CONSIDER THE LIMITATIONS OF EXISTING STREETS AND HIGHWAYS AND PROVIDES IMPROVEMENTS TO ACCOMMODATE THE ANTICIPATED REQUIREMENTS OF THE PROPOSED DEVELOPMENT.**

Access is provided via five driveways along Calico Boulevard and a connection to the existing Eddie's World development. To accommodate increased traffic, the Project is conditioned to install a new four-way stop at the intersection of Telstar Court and Calico Road and relocate the existing Eddie's World driveway for better alignment.

**11. ADEQUATE PUBLIC SERVICES AND FACILITIES EXIST, OR WILL BE PROVIDED, IN COMPLIANCE WITH THE CONDITIONS OF DEVELOPMENT PLAN APPROVAL, TO SERVE THE PROPOSED DEVELOPMENT AND THE APPROVAL OF THE PROPOSED DEVELOPMENT WILL NOT RESULT IN A REDUCTION OF PUBLIC SERVICES TO PROPERTIES IN THE VICINITY TO BE A DETRIMENT TO PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE.**

The Project will be served by Liberty Utilities for water and an on-site septic system for sewer. Each phase of the development is required to construct necessary on-site and adjacent off-site infrastructure, ensuring that the development is properly served without degrading services to the surrounding community.

**12. THE PROPOSED DEVELOPMENT, AS CONDITIONED, WILL NOT HAVE A SUBSTANTIAL ADVERSE EFFECT ON SURROUNDING PROPERTY OR THEIR ALLOWED USE, AND WILL BE COMPATIBLE WITH THE EXISTING AND PLANNED LAND USE CHARACTER OF THE SURROUNDING AREA.**

The Project design includes a six-foot masonry wall, landscape buffers, and shielded lighting to protect residential uses to the south. The transition from Rural Living to Highway Commercial is a logical extension of the existing commercial development to the west and matches the emerging development pattern along the I-15 corridor.

---

**13. THE IMPROVEMENTS REQUIRED BY THE PROPOSED CONDITIONS OF DEVELOPMENT PLAN APPROVAL, AND THE MANNER OF DEVELOPMENT ADEQUATELY ADDRESS ALL NATURAL AND MAN-MADE HAZARDS ASSOCIATED WITH THE PROPOSED DEVELOPMENT AND THE PROJECT SITE INCLUDING FIRE, FLOOD, SEISMIC, AND SLOPE HAZARDS.**

The site design provides 28-to-30-foot drive aisles, exceeding the 26-foot minimum required for emergency vehicle access. Phase 1 includes significant drainage improvements and detention basins to manage runoff. All improvements will be reviewed by County departments to ensure compliance with safety and engineering standards.

**14. THE PROPOSED DEVELOPMENT CARRIES OUT THE INTENT OF THE PLANNED DEVELOPMENT PERMIT PROVISIONS BY PROVIDING A MORE EFFICIENT USE OF THE LAND AND AN EXCELLENCE OF DESIGN GREATER THAN THAT WHICH WOULD BE ACHIEVED THROUGH THE APPLICATION OF CONVENTIONAL DEVELOPMENT STANDARDS.**

The PDP provides the flexibility needed for a large-scale, multi-tenant, phased development. By allowing modifications to lot sizes and setbacks, the Project achieves a unified, walkable outdoor lifestyle center and a major regional EV charging hub that would be difficult to coordinate under standard, rigid zoning requirements.

---

**FINDINGS: TENTATIVE PARCEL MAP**

Tentative Parcel Map to subdivide a 12.46-acre parcel into 14 parcels in six phases (Project).

The following findings are made pursuant to Development Code Section 87.02.060 and supporting facts for the Project:

**15. THE PROPOSED MAP, SUBDIVISION DESIGN, AND IMPROVEMENTS ARE CONSISTENT WITH THE GENERAL PLAN, ANY APPLICABLE COMMUNITY PLAN, AND ANY APPLICABLE SPECIFIC PLAN.**

The subdivision into 14 parcels facilitates the commercial use envisioned by the proposed Policy Plan Amendment, Zoning Amendment, and Planned Development Permit. It aligns with Land Use Policy LU-6.1, which supports coordinated site planning and parcel configuration for efficient circulation.

**16. THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE AND PROPOSED DENSITY OF DEVELOPMENT.**

The 12.46-acre site is flat and exceeds the minimum five-acre requirement for the Highway Commercial (CH) district. The phased Tentative Parcel Map (TPM) ensures that each parcel is appropriately sized for its intended standalone retail or commercial structure with the approval of the Planned Development Permit.

**17. THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.**

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared, concluding that impacts—including those to biological resources—can be mitigated to a less-than-significant level. The site consists of sparse open desert with creosote scrub and is being developed in a manner consistent with environmental regulations.

**18. THE DESIGN OF THE SUBDIVISION OR TYPE OF IMPROVEMENTS IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS.**

Safety is addressed through the installation of a four-way stop at Telstar Court/Calico Road and the implementation of noise and dust controls during construction. The Project does not introduce commercial truck (16-wheeler) charging, further limiting potential safety hazards for the surrounding residential area.

**19. THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF, PROPERTY WITHIN THE PROPOSED SUBDIVISION. THIS FINDING MAY ALSO BE MADE IF THE REVIEW AUTHORITY FINDS THAT ALTERNATE EASEMENTS FOR ACCESS OR USE WILL BE PROVIDED, AND THAT THEY WILL BE SUBSTANTIALLY EQUIVALENT TO ONES PREVIOUSLY ACQUIRED BY THE PUBLIC. THIS FINDING SHALL APPLY ONLY TO EASEMENTS OF RECORD, OR TO EASEMENTS ESTABLISHED BY JUDGMENT OF A COURT OF COMPETENT JURISDICTION, AND NO AUTHORITY IS HEREBY GRANTED TO THE REVIEW AUTHORITY TO DETERMINE THAT THE PUBLIC AT LARGE HAS ACQUIRED EASEMENTS OF ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.**

The Project utilizes reciprocal access easements and shared parking arrangements to ensure the site operates cohesively as a single shopping center. The subdivision design does not create landlocked parcels or impede public circulation.

**20. THE DISCHARGE OF SEWAGE FROM THE PROPOSED SUBDIVISION INTO THE COMMUNITY SEWER SYSTEM WILL NOT RESULT IN VIOLATION OF EXISTING**

---

**REQUIREMENTS PRESCRIBED BY THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD.**

The Project will utilize an on-site septic system. Compliance with Regional Water Quality Control Board requirements will be ensured through the County's standard review and permitting process for such systems.

**21. THE DESIGN OF THE SUBDIVISION PROVIDES, TO THE EXTENT FEASIBLE, PASSIVE OR NATURAL HEATING AND COOLING OPPORTUNITIES.**

The site plan incorporates landscape buffers and modern commercial building standards. The integration of 307 EV charging stalls directly supports the state's broader goals for clean energy and climate resilience.

**22. THE PROPOSED SUBDIVISION, ITS DESIGN, DENSITY, AND TYPE OF DEVELOPMENT AND IMPROVEMENTS CONFORMS TO THE REGULATIONS OF THIS DEVELOPMENT CODE AND THE REGULATIONS OF ANY PUBLIC AGENCY HAVING JURISDICTION BY LAW.**

The TPM is consistent with the Subdivision Map Act and County Development Code. While the Project requests modifications to certain development standards via the Planned Development Permit, the Development Code specifically allows for reduced lot areas when a subdivision application is filed concurrently with a Planned Development Permit.

---

**FINDINGS: CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

The environmental findings, in accordance with Section 85.03.040 of the Development Code, are as follows:

**23. THE PROJECT WILL NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE ENVIRONMENT, SUBJECT TO IMPLEMENTATION OF THE PROPOSED CONDITIONS OF APPROVAL AND MITIGATION MEASURES.**

Pursuant to the requirements of the California Environmental Quality Act (CEQA) and the San Bernardino County Environmental Review guidelines, an Initial Study/Mitigated Negative Declaration (MND) was prepared for the Project. The County finds that there is no substantial evidence in light of the whole record that the Project may have a significant effect on the environment with implementation of feasible mitigation measures identified in the MND. The MND represents the independent judgment and analysis of the County acting as the lead agency for the Project.