



COUNTY OF SAN BERNARDINO
NOTICE OF AVAILABILITY (NOA) AND NOTICE OF INTENT (NOI) TO ADOPT
AN INITIAL STUDY / MITIGATED NEGATIVE DECLARATION

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, County Staff prepared an Initial Study / Mitigated Negative Declaration (IS/MND) that identify and evaluate the environmental impacts of the below-named project.

Project Title: YEWT

Project No.: PROJ-2022-00216

Project Location: The project is located at the cross streets of Calico Road and Calico Blvd.

Assessor Parcel Number: 0537-161-19

Project Description: The proposed project involves the development of a 12.46-acre vacant parcel located off Calico Boulevard in the Yermo Community, currently zoned Rural Living (RL). The applicant is requesting the following entitlements to facilitate the development of a future commercial shopping center:

- Initial Study Mitigated Negative Declaration (ISMND)
- Zone Change from Rural Living (RL) to Commercial Highway Planned Development (CHPD)
- Tentative Tract Map
- General Plan Amendment

The project envisions a commercial shopping center that will include nine (9) standalone retail structures, of which five (5) are proposed as drive-thru establishments. The development also includes the installation of EV superchargers with supporting AC and DC equipment, associated parking areas, landscaping, drainage improvements, public right-of-way improvements and internal circulation improvements, public right-of-way improvements and internal circulation.

Environmental Review and Public Comment:

The document meets the State requirements of the California Environmental Quality Act. Interested parties can view the Initial Study/Environmental Checklist and supporting documentation online at: <https://lus.sbcounty.gov/planning-home/environmental/desert-region/> and the following offices:

High Desert Government Center
Land Use Services – Planning Division
15900 Smoke Tree Street, Suite 131
Hesperia, CA 92345

San Bernardino Government Center
Land Use Services – Planning Division
385 N. Arrowhead Avenue, 1st Floor
San Bernardino, CA 92415

The comment period on the IS/MND begins on **December 22, 2025**, and closes on **January 20, 2026 at 4:30 PM**. Please submit comments to delanie.garlick@lus.sbcounty.gov or to:

Delanie Garlick, Senior Planner
County of San Bernardino
Land Use Services Department, Planning Division
385 N. Arrowhead Ave 1st Flr
San Bernardino, CA 92415