

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: YEWT (Project No: 2022-00216)

Lead Agency: <u>County of San Bernardino</u>	Contact Person: <u>Delanie Garlick</u>
Mailing Address: <u>385 N Arrowhead Ave 1st floor</u>	Phone: <u>916-517-0476</u>
City: <u>San Bernardino, CA</u> Zip: <u>92415</u>	County: <u>San Bernardino</u>

Project Location: County: San Bernardino City/Nearest Community: Yermo
 Cross Streets: Calico Road & Calico Blvd Zip Code: _____

Longitude/Latitude (degrees, minutes and seconds): 34 ° 54 ' 28.16 " N / 116 ° 50 ' 3.46 " W Total Acres: 12.46

Assessor's Parcel No.: 0537-161-19 Section: 1 Twp.: 9N Range: 1E Base: _____

Within 2 Miles: State Hwy #: 15 Waterways: Mojave River

Airports: N/A Railways: N/A Schools: Yermo School

Document Type:

CEQA: <input type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Mit Neg Dec	Other: _____	<input type="checkbox"/> FONSI	_____

Local Action Type:

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input checked="" type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input checked="" type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input checked="" type="checkbox"/> Planned Unit Development	<input checked="" type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other: _____

Development Type:

<input type="checkbox"/> Residential: Units _____ Acres _____	<input checked="" type="checkbox"/> Transportation: Type <u>EV Superchargers</u>
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input checked="" type="checkbox"/> Commercial: Sq.ft. <u>40,670</u> Acres <u>12.46</u> Employees <u>25+</u>	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

Project Issues Discussed in Document:

<input type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input type="checkbox"/> Recreation/Parks	<input type="checkbox"/> Vegetation
<input type="checkbox"/> Agricultural Land	<input type="checkbox"/> Flood Plain/Flooding	<input type="checkbox"/> Schools/Universities	<input type="checkbox"/> Water Quality
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input type="checkbox"/> Geologic/Seismic	<input type="checkbox"/> Sewer Capacity	<input type="checkbox"/> Wetland/Riparian
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Minerals	<input type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input type="checkbox"/> Solid Waste	<input type="checkbox"/> Land Use
<input type="checkbox"/> Drainage/Absorption	<input type="checkbox"/> Population/Housing Balance	<input type="checkbox"/> Toxic/Hazardous	<input type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other: _____

Present Land Use/Zoning/General Plan Designation:

Rural Living / Rural Living

Project Description: (please use a separate page if necessary)

Please see attached.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>8</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date 12/22/2025 Ending Date 1/20/2026

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: Delanie Garlick

Digitally signed by Delanie Garlick
Date: 2025.12.19 14:46:52 -0800

Date: 12/19/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.



To:	Delanie Garlick	From:	Moe Farrag
	County of San Bernardino		Elevated Entitlements
File:	APN: 0537-161-19	Date:	November 2025

Letter of Intent for Proposed Zone Change and Commercial Development on a 12.46-acre Lot

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. Tenants for these retail spaces have not been identified at this time. 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.

Site Access and Utilities:

The project will be accessible via five (5) driveways along Calico Boulevard, with an additional connection to the existing Eddie World development to the east.

- Water Service: Provided by Liberty Utilities
- Wastewater: Treated through an onsite septic system
- Power Supply: Served by Southern California Edison (SCE), supplemented by onsite rooftop and carport-mounted solar energy systems

Zone Change and General Plan Amendment:

The proposed project includes a request for a zone change and General Plan amendment to designate the site as Commercial Highway Planned Development (CHPD). This land use designation and zoning classification are intended to accommodate a broader range of commercial uses that are consistent with the community's evolving economic needs.

Reference: Letter of Intent for Proposed Zone Change and Commercial Development of 12.46 AC Lot

By transitioning the site to CHPD, the project will enable the introduction of much-needed commercial development in an area that is currently underserved. This change will create new opportunities for retail, services, and employment-generating uses that can improve local access to amenities, reduce travel distances for residents, and contribute to a more vibrant and self-sustaining local economy.

The CHPD designation also allows for site-specific planning through a development plan that ensures high standards for design, landscaping, access, and compatibility with surrounding uses. This flexibility supports the implementation of a well-integrated commercial corridor that reflects community character while promoting strategic growth and reinvestment in the area.

Planned Development:

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. This parcelization approach is intended to facilitate more effective site management, leasing flexibility, and long-term operational efficiency.

Creating independent parcels allows for a broader mix of potential tenants and user types, enabling the developer to structure lease agreements tailored to the specific needs of each occupant. This can enhance the marketability of the site, attract a wider variety of commercial or institutional tenants, and support a dynamic mix of uses over time.

This strategy enables better alignment of ownership and maintenance responsibilities, supports phased development or redevelopment, and ensures that each parcel can be independently financed, managed, or transferred if needed. These factors contribute to a more resilient and adaptable development pattern, consistent with smart growth principles and long-term planning objectives.

The proposed subdivision will comply with all applicable zoning and subdivision standards and is designed to enhance both the functionality of the site and the City's broader goals for economic development, land use flexibility, and high-quality urban design.

Subdivision:

The project includes a Tentative Tract Map to subdivide the existing parcel into 13 individual parcels. This subdivision is intended to streamline leasing and property maintenance. No buildings will cross parcel boundaries, and all parcels will have full legal and physical access, avoiding any landlocked conditions. The site will continue to function as an integrated commercial center.

Reference: Letter of Intent for Proposed Zone Change and Commercial Development of 12.46 AC Lot

Phasing:

The project will be developed in five (5) phases, with each phase anticipated to require approximately two to three years to complete. The interval between phases will be determined based on market conditions, tenant demand, infrastructure readiness, and permitting timelines.

Phase 1: Initial Site Development

- Development of 72 surface parking stalls (standard or EV-capable).
- Installation of approximately 72 electric vehicle (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 (standard or 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 (standard or 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 (standard or 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 or EV-capable).

Reference: Letter of Intent for Proposed Zone Change and Commercial Development of 12.46 AC Lot

- 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

- DG proposed for this phase. Parking to be determined at a later date.
- Construction of street improvements and landscaping along entire phase.

General Phasing Guidelines

Each development phase will be independently responsible for completing all required on-site and adjacent off-site improvements within the boundaries of that phase. This includes, but is not limited to:

- Installation of landscaping and public right-of-way enhancements along the perimeter of the phase
- Construction of sidewalks, curbs, and pedestrian connectivity features
- Installation of all paving, striping, signage, and wayfinding elements necessary to establish functional vehicular and pedestrian circulation within that 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 City's infrastructure, safety, and design requirements.

All improvements will be reviewed and approved by the appropriate City departments to ensure compliance with applicable codes, standards, and long-term planning goals.

Site Improvements Requests:

The applicant is proposing two design standard modifications:

1. Reduction in the required landscaping to approximately 76,000 square feet, representing 15% of the total site area
2. Reduction in street-side setbacks from 15 feet to 10 feet

Additional improvements include:

- A 6-foot CMU block wall along the southern property line to buffer adjacent single-family

Reference: Letter of Intent for Proposed Zone Change and Commercial Development of 12.46 AC Lot

residential uses.

- Shielded lighting along the southern boundary to reduce light spillover onto sensitive uses.
- 28- and 30-foot-wide drive aisles to facilitate circulation.
- Installation of a new four-way stop sign at the intersection of Telstar Court and Calico Road (required as a project condition).

Operations and Maintenance:

- Hours of Operation: The site will operate 24 hours a day, 7 days a week.
- Parking: A total of 524 parking stalls are proposed, including 72 EV charging stalls in Phase I with accessible configurations.
- Retail Space: The project will provide 40,670 square feet of retail space suitable for shops, coffeehouses, and restaurants. Staffing levels will vary by tenant.
- Waste Management: Refuse will be stored in County-approved enclosures and collected by Burrtec Waste Industries.
- Landscaping and fire safety will be maintained by on-site property management. Vegetation is sparse, with low wildfire fuel potential, and fire clearance will be regularly maintained.

EV Charging Station Operations:

The EV charging facility is intended to serve passenger vehicles, including those visiting the shopping center and travelers on Interstate 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

Occasional use of maintenance vehicles, including trucks, forklifts, and heavy-haul transport equipment, may be required for servicing and replacement.