

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: Kramer Junction
Lead Agency: County of San Bernardino **Contact Person:** Oliver Mujica
Mailing Address: 385 N Arrowhead Avenue, 1st Floor **Phone:** (909) 387-4002
City: San Bernardino **Zip:** 92415 **County:** San Bernardino

Project Location: County: San Bernardino City/Nearest Community: San Bernardino
Cross Streets: Highway US-395 **Zip Code:** 93516
Longitude/Latitude (degrees, minutes and seconds): 34 ° 59 ' 56.5 " N / -117 ° 32 ' 27.9 " W **Total Acres:** 35.97
Assessor's Parcel No.: 0491-151-11 **Section:** 32 **Twp.:** 11N **Range:** 6W **Base:**
Within 2 Miles: State Hwy #: US-395 & US-58 **Waterways:**
Airports: **Railways:** **Schools:**

Document Type:

CEQA: ☐ NOP ☐ Draft EIR **NEPA:** ☐ NOI **Other:** ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other:
☒ Mit Neg Dec **Other:** ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☒ Rezone ☐ Annexation
☒ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☒ Use Permit ☐ Coastal Permit
☐ Community Plan ☒ Site Plan ☒ Land Division (Subdivision, etc.) ☒ Other: Major Variance

Development Type:

☐ Residential: Units _____ Acres _____ ☐ Transportation: Type _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____ ☐ Mining: Mineral _____
☒ Commercial: Sq.ft. 24,203 Acres 4.69 Employees 45 ☐ Power: Type _____ MW
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____ ☐ Waste Treatment: Type _____ MGD
☐ Educational: _____ ☐ Hazardous Waste: Type _____
☐ Recreational: _____ ☒ Other: Vacant 18.53 Acre Lot
☐ Water Facilities: Type _____ MGD

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Rural Living (RL)

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

A Policy Plan Amendment from Rural Living (RL) to Commercial (C), Zoning Amendment from Rural Living, 5-acre minimum, (RL-5) to Highway Commercial (CH) on five (5) acres of a 35.97 gross acre parcel, Tentative Parcel Map to subdivide the 23.21 net acre parcel into four (4) parcels and a remainder parcel (Parcel A: 1.9 acres; Parcel B: 0.64 acres; Parcel C: 0.65 Acres; Parcel D: 1.5 acres; and Remainder vacant Lot: 18.53 acres), and Conditional Use Permit to construct and operate a travel stop comprised of a convenience store with trucker lounge containing 9,349 square feet and eight (8) auto fueling pumps (Parcel A), Starbucks with drive-thru containing 2,400 square feet (Parcel B), Dairy Queen with drive-thru containing 2,454 square feet (Parcel C) with eight (8) fueling, and four (4) truck fueling pumps and nine (9) over-night trucking parking spaces (Parcel D), and major variance to increase the height of the pole sign from 25 to 50 feet.

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.

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

_____ Office of Historic Preservation
 _____ Office of Public School Construction
 _____ Parks & Recreation, Department of
 _____ Pesticide Regulation, Department of
 _____ Public Utilities Commission
 _____ Regional WQCB # _____
 _____ Resources Agency
 _____ Resources Recycling and Recovery, Department of
 _____ S.F. Bay Conservation & Development Comm.
 _____ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
 _____ San Joaquin River Conservancy
 _____ Santa Monica Mtns. Conservancy
 _____ State Lands Commission
 _____ SWRCB: Clean Water Grants
 _____ SWRCB: Water Quality
 _____ SWRCB: Water Rights
 _____ Tahoe Regional Planning Agency
 _____ Toxic Substances Control, Department of
 _____ Water Resources, Department of
 _____ Other: _____
 _____ Other: _____

Starting Date September 8, 2025 Ending Date October 7, 2025

Consulting Firm: <u>Blodgett Baylosis Environmental Planning</u>	Applicant: <u>Tom Steeno, Steeno Design Studio</u>
Address: <u>2211 S Hacienda Blvd</u>	Address: <u>11774 Hesperia Rd, Suite B-1</u>
City/State/Zip: <u>Hacienda Heights, CA 91745</u>	City/State/Zip: <u>Hesperia, CA 92345</u>
Contact: <u>Marc Blodgett</u>	Phone: <u>tom@steenodesign.com</u>
Phone: <u>(626) 336-0033</u>	

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