

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

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

Lead Agency: County of San Bernardino

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Project Location: Yermo, County of San Bernardino

City

County

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

1. Cultural Resources (Archaeological and Historic Resources) Impact: The project site overlaps with a previously recorded historic-era archaeological resource (CA-SBR-6023H) along Calico Boulevard. While Phase I and Phase II studies concluded that the resource does not meet California Register of Historical Resources (CRHR) eligibility, the presence of potentially deeply buried cultural materials means ground disturbance could result in an inadvertent discovery. This represents a potentially significant impact under CEQA. Mitigation Measures: To reduce impacts to a less-than-significant level, the following measures are required: CUL-1: Immediate work stoppage within a 60-foot buffer if cultural resources are discovered, with evaluation by a qualified archaeologist and notification of the Yuhaaviatam of San Manuel Nation (YSMN). CUL-2: Preparation and implementation of a Monitoring and Treatment Plan if significant pre-contact resources are found and cannot be avoided, with tribal coordination. CUL-3: Procedures for discovery of human remains, including work stoppage and notification of the County Coroner pursuant to Health and Safety Code §7050.5. With these measures, impacts to cultural resources are less than significant with mitigation incorporated.
2. Tribal Cultural Resources Impact: The project area is within ancestral tribal lands, creating the potential for inadvertent impacts to unknown tribal cultural resources during grading and excavation. Mitigation Measures: The same cultural resource mitigation measures (CUL-1 through CUL-3), developed through formal tribal consultation, apply to tribal cultural resources and ensure tribal notification, evaluation, and treatment protocols are followed. With implementation of these measures, impacts to tribal cultural resources are reduced to less than significant.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None at this time.

Provide a list of the responsible or trustee agencies for the project.

County of San Bernardino Land Use Services – Building and Safety, Traffic, Land Development Engineering – Roads/Drainage; Public Health – Environmental Health Services; Public Works, Surveyor; and County Fire
California Department of Fish & Wildlife
Mojave Desert Air Quality Management District (MDAQMD)