San Bernardino County

Land Use Services Department Planning Division

385 North Arrowhead Avenue, 1st Floor • San Bernardino, CA 92415

Phone Number (909) 387-8311 • Fax Number (909) 387-3223

NOTICE OF PREPARATION OF A DRAFT EIR AND PUBLIC SCOPING MEETING

DATE: November 25, 2025

FROM: San Bernardino County Land Use Services Department
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0187

TO: Responsible Agencies, Trustee Agencies, and Interested Parties

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report and Public Scoping Meeting

Pursuant to the California Environmental Quality Act (CEQA), the County of San Bernardino (County) will conduct a review of the environmental impacts of the Yermo Road Industrial Project (Project) described below. Implementation of the Project will require discretionary approvals from local agencies and may require approvals from state agencies; therefore, the Project is subject to the environmental review requirements of CEQA.

The County of San Bernardino will be the Lead Agency for the EIR for the proposed Project. As the lead agency under CEQA, and due to the potential for significant environmental impacts, the County is issuing this Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for this Project.

We are interested in your agency's views as to the appropriate scope and content of the Draft EIR's environmental information pertaining to your agency's statutory responsibilities related to the Project. We will need the name and email address of a contact person for your agency.

Also, for interested individuals/parties, we would like to be informed of environmental topics of interest to you regarding the Project within the scope of the Draft EIR topics.

PROJECT TITLE: Yermo Road Industrial Project

PROJECT NUMBER: PROJ-2024-00154

PROJECT APPLICANT: Ocean Alta, LLC

ASSESSOR'S PARCEL NUMBER(S): 0537-022-33, 34, 35, 36, 37, 39; and 0537-041-10, 11, 12

PROJECT SITE AND LOCATION:

The Project site is within the boundaries of the unincorporated community of Yermo, San Bernardino County. The 87.72-acre Project site is located approximately 0.5 miles east of the Ghost Town Road/Daggett Yermo I-15 interchange, on the north side of Yermo Road *(Exhibit 1: Vicinity Map; Exhibit 2: Location Map).* The site consists of nine vacant parcels with a land use and zoning designation of RL-10 (Rural Living,10-acre minimum). The site is sparsely covered with desert shrubs and grasses, and there are signs of anthropogenic impact, with visible off-roading tracks and scattered trash/debris. Telephone poles run along the sites southern border adjacent to Yermo Road.

The following table lists the existing adjacent land uses and zoning.

Existing Land Use and Land Use Zoning Districts			
Location	**Existing Land Use**	**Land Use Category**	**Zoning**
Project Site	Vacant	Rural Living (RL)	Rural Living: 10-acre min. lot size (RL-10)
North	I-15 Freeway, vacant lands	Rural Living (RL)	Rural Living: 10-acre min. lot size (RL-10)
South	Yermo Road, Marine Corps Logistics Base Barstow – Yermo Annex	RLM (Resource/Land Management)	RC (Resource Conservation, 200 Acres min. for designation)
East	Vacant, possible encampment or debris dump	Rural Living (RL)	Rural Living: 10-acre min. lot size (RL-10)
West	Vacant	Rural Living (RL)	Rural Living: 10-acre min. lot size (RL-10)

PROJECT DESCRIPTION:

The applicant proposes the development of 1,765,000± square feet (SF) of industrial warehouse and distribution space on an 87.72-acre site. The Project includes a General Plan Amendment (GPA) to redesignate the site from RL to Limited Industrial (LI), and concurrent Zoning Amendment to redesignate the site from RL-10 to Community Industrial (IC), and a Conditional Use Permit (CUP) to allow for the construction and operation of the proposed warehouse and distribution facilities. *(Exhibit 3: Existing and Proposed General Plan Designations; Exhibit 4: Existing and Proposed Land Use Zoning Districts)*

The Project site plan proposes two industrial buildings totaling 1,764,560 SF, 866 car parking stalls, 460 trailer parking stalls, 683,180 SF of landscaping, and five (5) stormwater retention basins totaling 276,839 SF (*Exhibit 5: Project Site Plan*). Building 1 is 1,152,480 SF and Building 2 is 612,080 SF. Both buildings have a maximum height of 50 feet to top of parapet. Building 1 has a total of 176 truck loading docks and Building 2 has a total of 98 truck loading docks located on the north and south sides of the buildings. The site will be accessed from three (3) driveways along Yermo Road, each providing both ingress and egress. Buildings and on-site parking will be accessed via internal drive aisles.

EIR SCOPE:

An Initial Study was prepared for the Project in compliance with CEQA (Public Resources Code Section 21000, et seq.) and the CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Based on the analysis contained in the Initial Study and in light of the whole record before the County, the County in its capacity as the CEQA Lead Agency for the proposed Project has determined that an EIR shall be prepared to address the Project's potential to result in significant environmental effects to the following environmental considerations: Aesthetics, Air Quality, Cultural Resources, Hydrology/Water Quality, Land Use Planning, Population/Housing, Transportation, and Utilities/Service Systems. The Initial Study and technical appendices supporting this preliminary determination are available at https://lus.sbcounty.gov/planning-home/environmental/desert-region/.

The EIR will assess the effects of the Project on the environment, identify potentially significant impacts, identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts, and discuss potentially feasible alternatives to the Project that may accomplish the Project Objectives while lessening or eliminating any potentially significant Project impacts.

OPPORTUNITY FOR PUBLIC REVIEW AND COMMENT:

A responsible agency means a public agency other than the lead agency, which has permitting authority or approval power over some aspect of the overall project. This Notice provides a description of the Project and solicits comments from responsible agencies, trustee agencies, federal, state, and local agencies, and other interested parties on the scope and content of the environmental document to be prepared to analyze the environmental impacts of the Project.

Comments received in response to this Notice will be reviewed and considered by the Lead Agency in determining the scope of the EIR. Due to time limits, as defined by CEQA, your response should be sent at the earliest possible date, but no later than thirty (35) days after publication of this Notice. We need to know the views of your agency as to the scope and content of the environmental information that is germane to you or to your agency's statutory responsibilities in connection with the Project. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the Project.

PUBLIC REVIEW PERIOD: November 25, 2025 through December 29, 2025

Please send your responses and comments before closing business day, December 29, 2025, to Precious McDuffie, Planner at Precious.McDuffie@lus.sbcounty.gov or at the following address:

Precious McDuffie, Planner
San Bernardino County
Land Use Services Department – Planning Division
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0187

Please include your name, phone number, and address in your response and, if commenting on behalf of an agency, your agency's contact person.

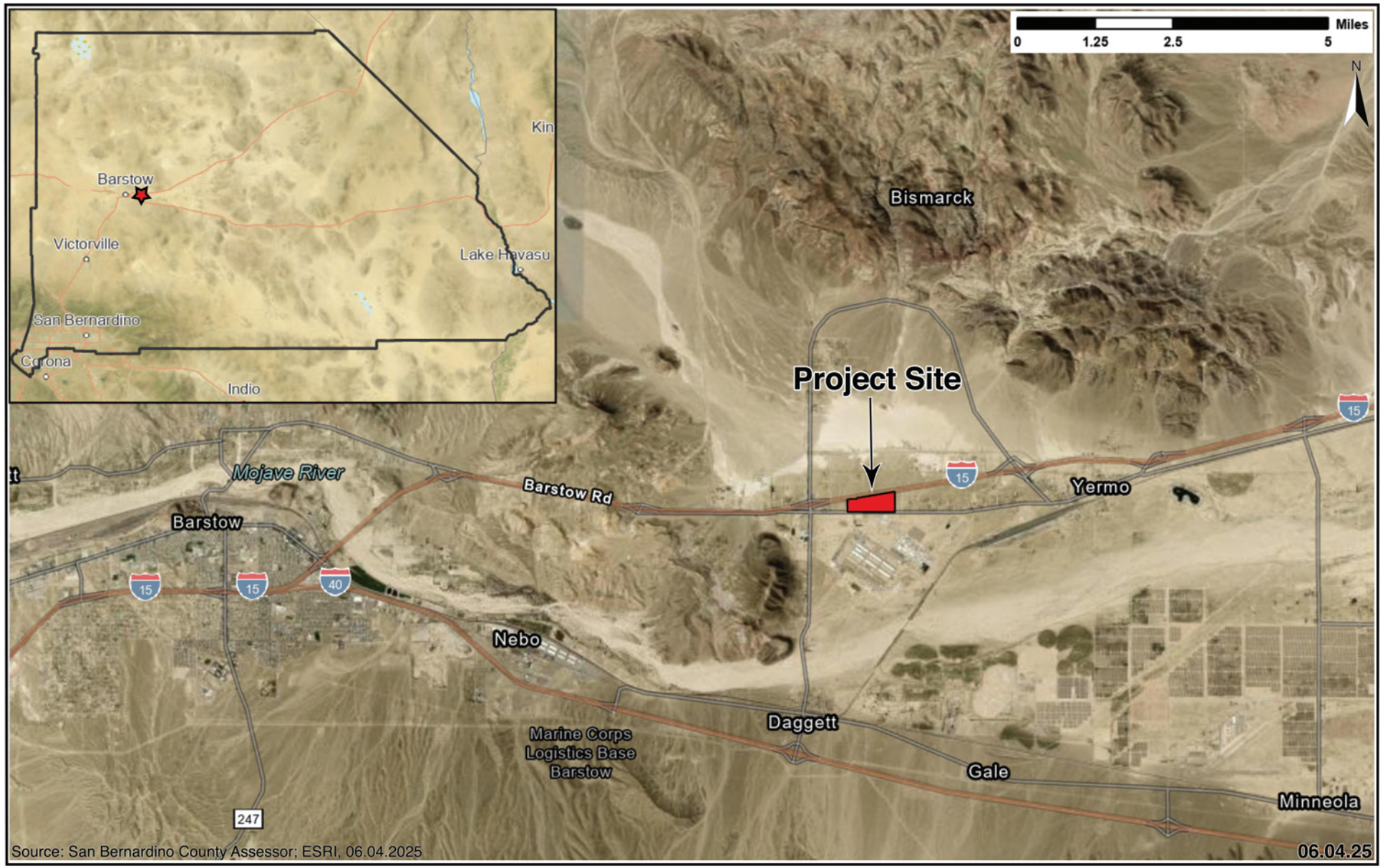
Document Availability: This Notice of Preparation(NOP) and the Project's Initial Study can be viewed on the County of San Bernardino website at: https://lus.sbcounty.gov/planning-home/environmental/desert-region/
The documents are also available for review during regular business hours at:

- County of San Bernardino Land Use Services Department, Planning Division, 385 North Arrowhead Avenue, San Bernardino, CA 92415; between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday.

NOTICE OF PUBLIC SCOPING MEETING: The County will hold a scoping meeting for the Project to receive comments on the scope and content of the EIR. You are welcome to attend the scoping meeting and present environmental information that you believe should be considered in the EIR. The scoping meeting is scheduled as follows:

Date: Tuesday, December 9, 2025
Time: 4pm
Place: Yermo Community Services District Gymnasium
38315 McCormick Street
Yermo, CA 92398

If you require additional information, please contact Precious McDuffie, Planner at: (909) 387-4537 or Precious.McDuffie@lus.sbcounty.gov



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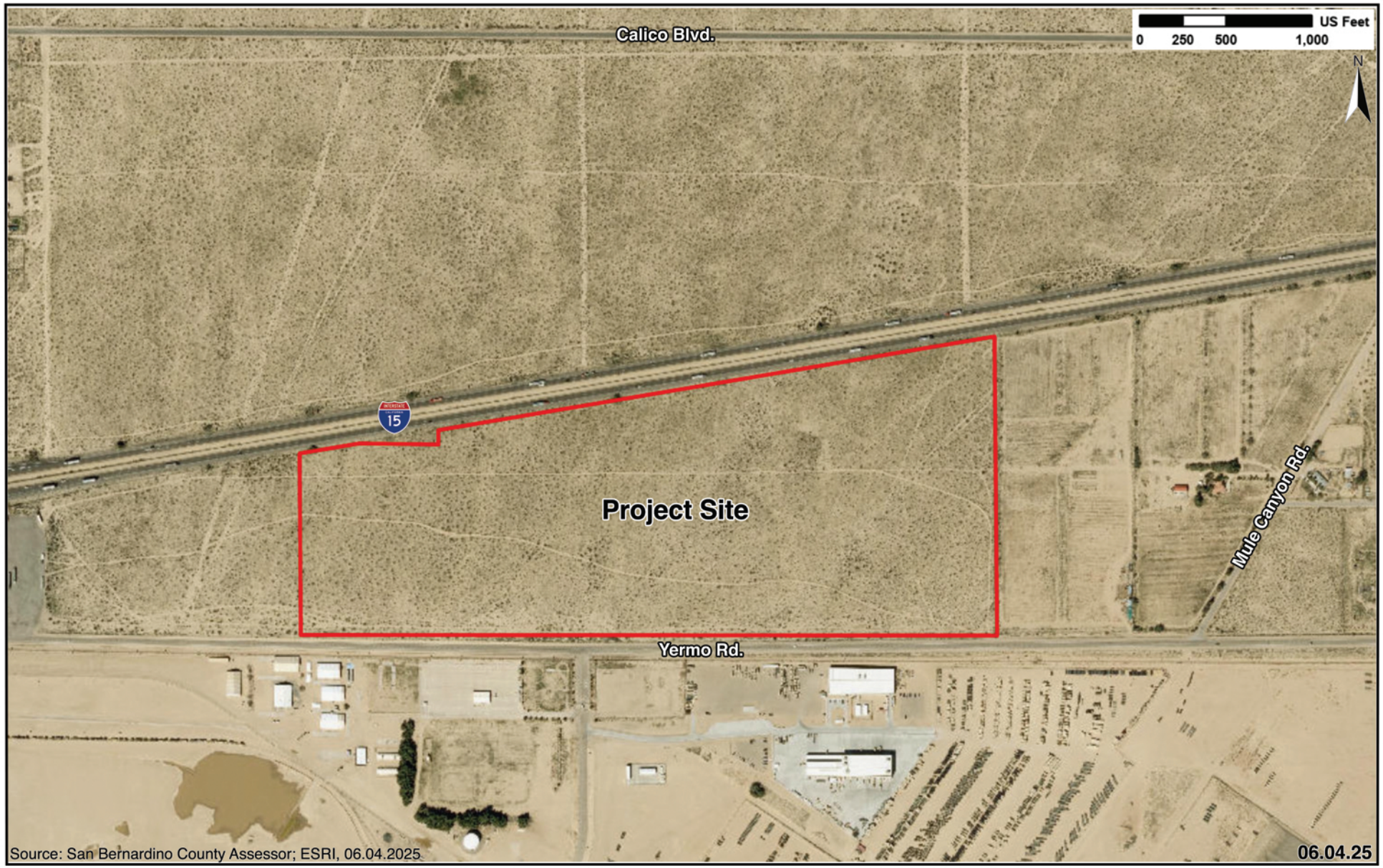
Vicinity Map
Yermo Road Industrial Project
Yermo, California

Exhibit
1



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Location Map
Yermo Road Industrial Project
Yermo, California

Exhibit
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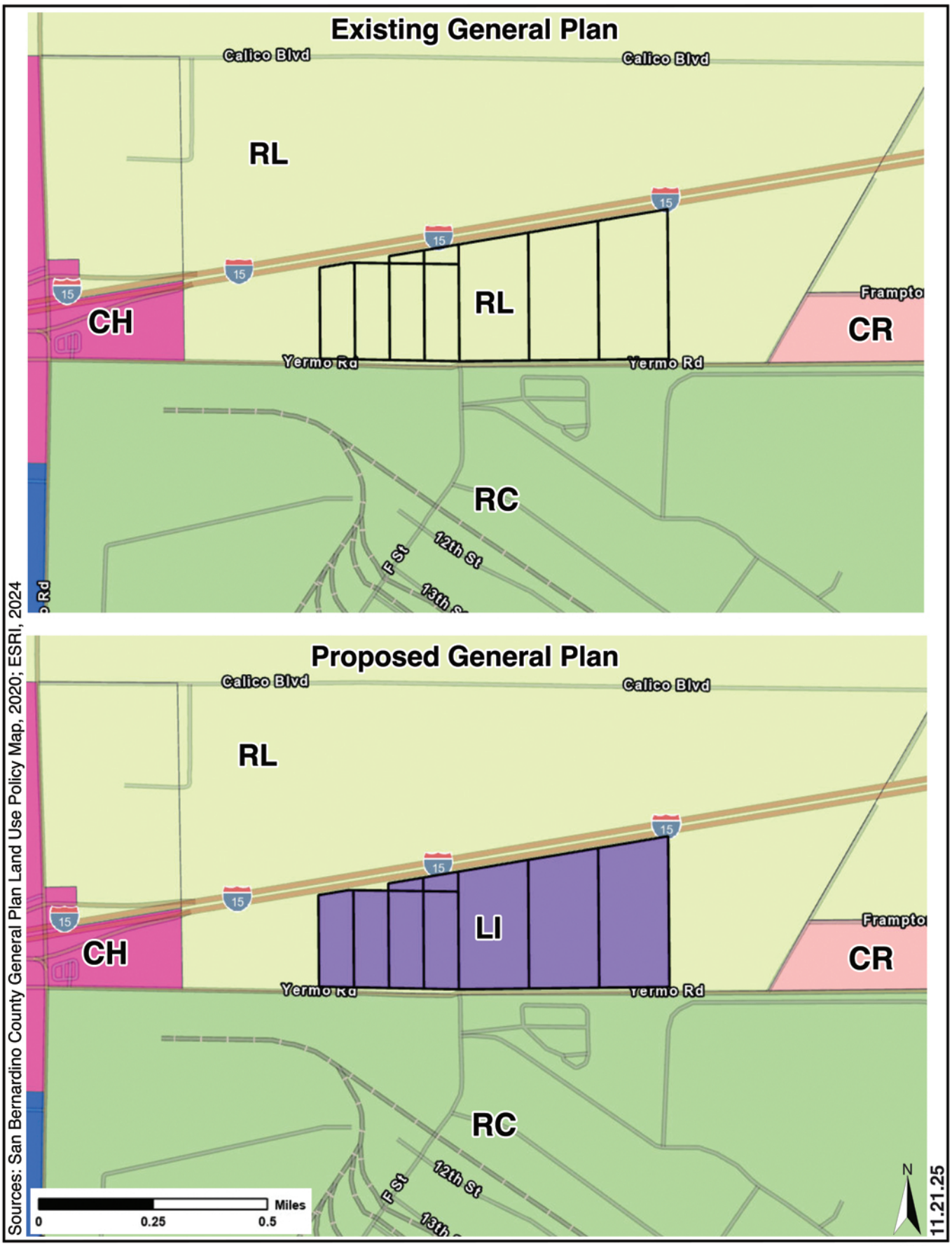

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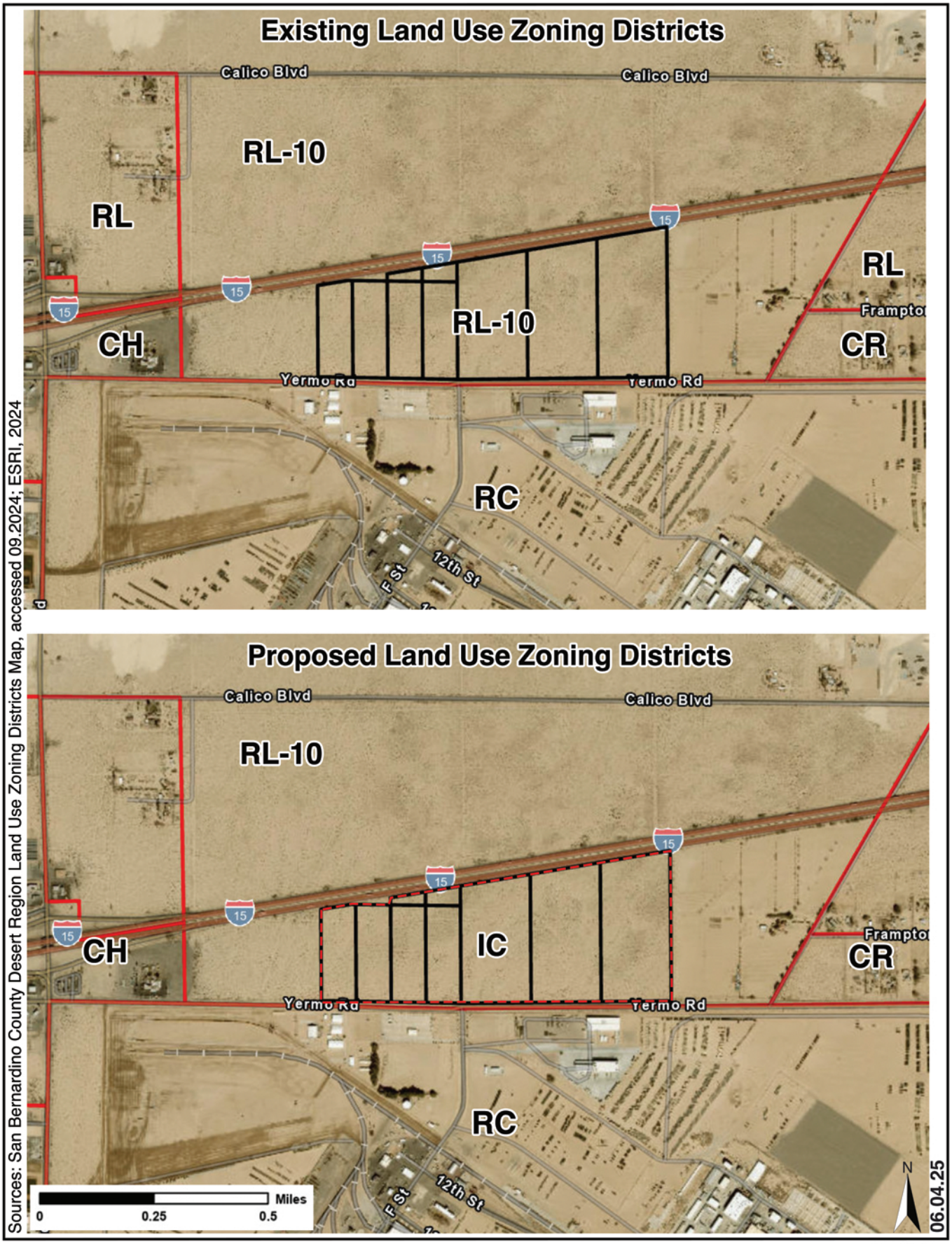
Existing and Proposed General Plan Designations
Yermo Road Industrial Project
Yermo, California

Exhibit
3



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Existing and Proposed Land Use Zoning Districts
Yermo Road Industrial Project
Yermo, California

Exhibit
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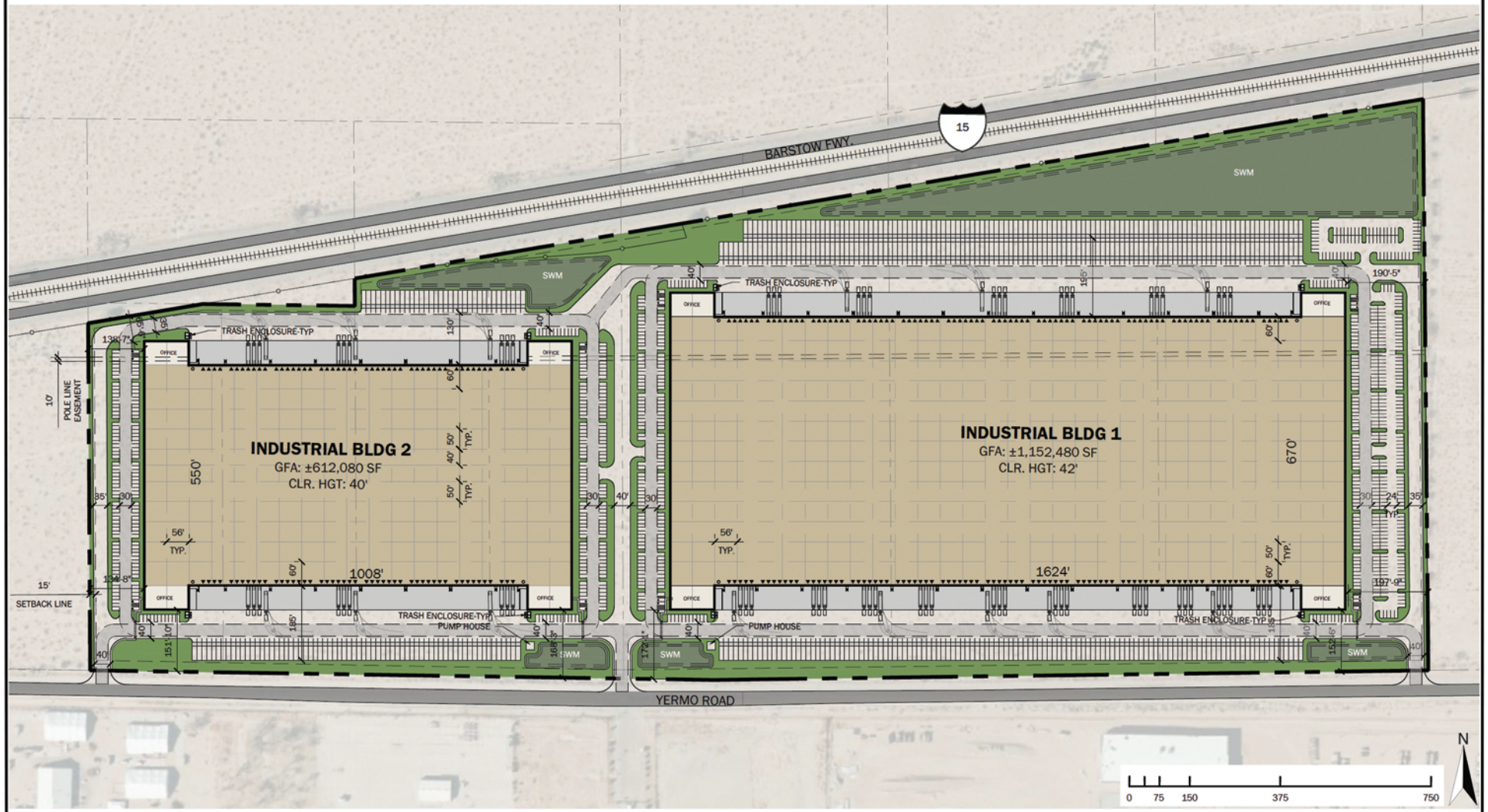

Source: Ware Malcomb, 01.13.2025

06.04.25

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Project Site Plan
Yermo Road Industrial Project
Yermo, California

Exhibit
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