

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:** Yermo Road Industrial Project

Lead Agency: San Bernardino County

Contact Person: Precious McDuffie

Mailing Address: 385 N. Arrowhead Avenue First. Flr.

Phone: 909 387-4537

City: Zip: 92415

County: San Bernardino

Project Location: County: San Bernardino City/Nearest Community: Yermo

Cross Streets: Zip Code: 92398

Longitude/Latitude (degrees, minutes and seconds): 34 ° 54 ' 08.6 " N / 116 ° 52 ' 39.0 " W Total Acres: 87.7

Assessor's Parcel No.: 0537-022-33,34,35,36,37,39 0537-041-10,11,12

Section: 3-4

Twp.: T 09 N

Range: R 01 E

Base:

Within 2 Miles: State Hwy #: Interstate 15 (I-15)

Waterways:

Airports:

Railways:

Schools: Silver Valley High, Yermo School

Document Type:CEQA: ☒ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ 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:**Development Type:**☐ Residential: Units Acres☐ Office: Sq.ft. Acres

Employees

☐ Transportation: Type☐ Commercial: Sq.ft. Acres

Employees

☐ Mining: Mineral☒ Industrial: Sq.ft. 1,764,560 Acres 87.7

Employees

☐ Power: Type

MW

☐ Educational:☐ Waste Treatment: Type

MGD

☐ Recreational:☐ Hazardous Waste: Type☐ Water Facilities: Type MGD☐ Other:**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: Cultural Res., utilities, Mandatory Findings of**Present Land Use/Zoning/General Plan Designation:**

Land Use/GP: Rural Living(RL) Zoning: Rural Living (RL-10)

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

See description on separate page.

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".

☒ Air Resources Board	☒ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # 8	☒ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # 6
☒ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☒ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # 6	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☒ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☒ Other: <u>SCAQMD</u>
☐ Housing & Community Development	☒ Other: <u>MDAQMD</u>
☒ Native American Heritage Commission	

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

Starting Date December 2, 2025 Ending Date January 8, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Terra Nova Planning & Research Inc.</u>	Applicant: <u>Herb Chase</u>
Address: <u>42635 Melanie Place, Ste.101</u>	Address: <u>15332 Antioch Street #702</u>
City/State/Zip: <u>Palm Desert, CA 92211</u>	City/State/Zip: <u>Pacific Palisades, CA 90272</u>
Contact: <u>Nicole Criste</u>	Phone: <u>310 415-0451</u>
Phone: <u>760 341-4800</u>	

Signature of Lead Agency Representative: *Praciosa McDuffie* Date: 11/24/25

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

The applicant proposes the development of 1,765,000+/- square feet (SF) of industrial warehouse and distribution space on an 87.72-acre site located on the north side of Yermo Road, approximately 0.5 miles east of the Ghost Town Road/ Daggett Yermo I-15 interchange in San Bernardino County, California. The site consists of nine vacant parcels with a land use and zoning designation of RL-10 (Rural Living, 10-acre minimum). 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.

The Project site plan proposes two industrial buildings totaling 1,764,560 SF, 866 car parking stalls, trailer parking stalls, 683,180 SF of landscaping, and five (5) stormwater retention basins totaling 276,839 SF. 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.