



COUNTY OF SAN BERNARDINO  
NOTICE OF AVAILABILITY (NOA) / NOTICE OF INTENT (NOI) TO ADOPT  
AN INITIAL STUDY / MITIGATED NEGATIVE DECLARATION  
FOR TERRIBLE HERBST CONVENIENCE STORE & GAS STATION

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, County Staff prepared a Draft Initial Study / Mitigated Negative Declaration (IS/MND) that identify and evaluate the environmental impacts of the Conditional Use Permit.

**Project Title:** Terrible Herbst Convenience Store and Gas Station – Nipton

**Project No.:** PROJ-2019-00035

**Project Location:** 10162 Yates Well Road, Nipton 92364

**Project Description:** A General Plan Amendment to change the zoning district from Resource Conservation (RC) to Highway Commercial (CH), a Tentative Parcel Map to subdivide 23.49-acres into two (2) parcels and a Conditional Use Permit (CUP) to construct and operate a 7,000 square-foot convenience store and gas station with a 5,676 square-foot standard canopy with a 1,950 square-foot truck canopy, the sale of packaged beer and wine, a 20 ft. water tank and signage.

**Environmental Review and Public Comment:** The circulation of the Draft Initial Study/Mitigated Negative Declaration (IS/MND) is to encourage written public comments. Interested persons can review the Draft IS/MND at the following physical location:

**Land Use Services Department - Planning Division**  
**15900 Smoke Tree Street, Suite #131**  
**Hesperia, CA 92345**

You may obtain the document in electronic format at <http://cms.sbcounty.gov/lus/Planning/Environmental/Desert.aspx> or by emailing the Planner at [magda.gonzalez@lus.sbcounty.gov](mailto:magda.gonzalez@lus.sbcounty.gov). To request a PDF version of the document from the Land Use Services Department database, please reference the project number above.

The comment period on the IS/MND closes on **OCTOBER 22, 2020 at 4:30 PM**. Please submit comments to [magda.gonzalez@lud.sbcounty.gov](mailto:magda.gonzalez@lud.sbcounty.gov) or to:

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Land Use Services Department - Planning Division  
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