

Notice of Exemption

To: Office of Planning and Research
 P.O. Box 3044, Room 113
 Sacramento, CA 95812-3044

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

CLERK OF THE BOARD OF SUPERVISORS
 2021 AUG -5 AM 10:30
 COUNTY OF SAN BERNARDINO CALIFORNIA

Clerk of the Board of Supervisors
 County of San Bernardino
 385 North Arrowhead Avenue, Second Floor
 San Bernardino, CA 92415-0130

DATE FILED & POSTED

Posted On: 08/05/2021

Removed On: 09/17/2021

Receipt No: 36-08052021-478

Project Description

Applicant

APN:	0332-132-01 and 17
APPLICANT:	Patricia Teachout
PROPOSAL:	A Minor Use Permit to establish a restaurant/tavern within an existing building and an outdoor patio area, and maintain existing indoor office space on two separate parcels comprising 0.78 acres, and a Variance to permit parking to encroach into the required setback area along Highway 18 and a reduced drive aisle width.
PROJECT #:	PROJ-2020-00173
COMMUNITY:	Sky Forest
LOCATION:	28670 State Hwy. 18, on the north side of Hwy. 18, east of Kuffel Canyon Road.

Patricia Teachout
Name

28670 State Highway 18
Address

Sky Forest, CA 92385

909/499-9792
Phone

Representative

Same
Name

Address

Phone

Jim Morrissey, Contract Planner
Lead Agency Contact Person

909/387-4234
Area Code/Telephone Number

Exempt Status: (check one)

- Ministerial [Sec. 21080(b)(1); 15268];
- Declared Emergency [Sec. 21080(b)(3); 15269(a)];
- Emergency Project [Sec. 21080(b)(4); 15269(b)(c)];
- Categorical Exemption. State type and section number: Section 15303 and Section 15305 of CEQA
- Statutory Exemptions. State code number: _____
- Other Exemption: _____

Reasons why project is exempt:

A portion of an existing structure is being converted from retail to restaurant use. In addition, certain existing parking spaces encroach into the front yard setback along Highway 18 and a portion of the drive aisle width is less than required. The affected parking area is located on land less than 20 percent slope and the paved portion of the adjoining State Highway is a substantial distance away from the parking spaces and five feet below the parking lot elevation. The drive aisle width between two of the parking spaces is being reduced to 15 feet.

James Morrissey
Signature

Contract Planner
Title

7/30/21
Date

Signed by Lead Agency Signed by Applicant
 Date received for filing at OPR: _____