

Notice of Exemption

To: [X] Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

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

2023-431

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

Project Description

Applicant

APN: 3066-121-64
APPLICANT: Marks Architects
PROPOSAL: A MINOR USE PERMIT TO ALLOW THE CONSTRUCTION AND OPERATION OF A 2,224-SQUARE-FOOT DRIVE-THRU COFFEE SHOP WITH COVERED TRASH ENCLOSURE ON A 44,414-SQUARE-FOOT SITE, WITHIN THE COMMERCIAL (C) LAND USE CATEGORY AND GENERAL COMMERCIAL (CG) ZONING DISTRICT.
JCS: PROJ-2022-00091
COMMUNITY: Phelan/Pinon Hills
LOCATION: 9775 Sheep Creek Rd Phelan, CA 92371

Marks Architects
Name
2643 4th Avenue
Address
San Diego, CA 92103
City, State, Zip
(619) 208-8271
Phone

Representative

Gabriela Marks
Name
2643 4th Avenue
Address

Alexander Lee, Planner
Lead Agency Contact Person
(909) 361-7258
Area Code/Telephone Number

San Diego, CA 92103
City, State, Zip
(619) 208-8271
Phone

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)];
[X] Categorical Exemption. State type and section number: 15303(c) New Construction or Conversion of small structures
[] Statutory Exemptions. State code number:
[] Other Exemption:

SAN BERNARDINO
MAY 22 2023
CLERK OF THE BOARD

Reasons why project is exempt: The proposed project is exempt pursuant to Section 15303(c); New Construction or Conversion of Small Structures (c) A store, motel, office, restaurant, or similar structure not involving the use of significant amounts of hazardous materials, and not exceeding 2,500 square feet in floor area. Further environmental review under CEQA is not required.

Alex Lee Signature Alexander Lee Planner Title 05/18/23 Date

[X] Signed by Lead Agency Date received for filing at OPR:
[] Signed by Applicant