



San Bernardino County Land Use Services Department, Current Planning Division

**MITIGATED NEGATIVE DECLARATION**

385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0187

**Project Description**

**Vicinity Map** ↑ N

**APN:** 3066-121-51

**APPLICANT:** Simoncre Alpha V, LLC/SimonCRE

**COMMUNITY:** Phelan/1<sup>st</sup> Supervisorial District

**LOCATION:** 4382 Phelan Road, Phelan, CA 92371

**PROJECT NO.:** P201600051/MUP

**STAFF:** Tyler Mann

**REP(S):** Jeff Lee - SimonCRE

**PROPOSAL:** Minor Use Permit (MUP) to construct and operate a 9,100-square-foot Dollar General on a 1.87-acre parcel in the Phelan/General Commercial (PH/CG) Land Use Zoning District.



**Findings.** It is hereby determined that, based on the information contained in the attached Initial Study, the project would not have a significant adverse effect on the environment. An Environmental Impact Report is not required.

Mitigation measures necessary to avoid the potentially significant effects on the environment are included in the attached Initial Study, which is hereby incorporated and fully made part of this Mitigated Negative Declaration. SimonCRE has hereby agreed to implement each of the identified mitigation measures, which would be adopted as part of the Mitigation Monitoring and Reporting Program.