

# Notice of Determination

**To:**

Office of Planning and Research  
U.S. Mail: \_\_\_\_\_ Street Address: \_\_\_\_\_  
P.O. Box 3044 1400 Tenth St., Rm 113  
Sacramento, CA 95812-3044 Sacramento, CA 95814

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

**From:**

Public Agency: San Bernardino County, LUS  
Address: 385 N Arrowhead Ave, First Floor  
San Bernardino, CA 92415-0187

Contact: \_\_\_\_\_  
Phone: \_\_\_\_\_

Lead Agency (if different from above): \_\_\_\_\_

Address: \_\_\_\_\_

Contact: \_\_\_\_\_  
Phone: \_\_\_\_\_

**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

State Clearinghouse Number (if submitted to State Clearinghouse): 2025120438

Project Title: Muscoy Warehouse Project

Project Applicant: Jack Luu

Project Location (include county): 3962 Cajon Boulevard, San Bernardino, CA 92407 (Southeast Corner of June Street and Cajon Boulevard)

Project Description: The Proposed Project consists of a Conditional Use Permit for the construction and operations of two industrial warehouse buildings totaling 88,174 square feet, a variance to reduce the front yard setback from 25 ft. to 15 ft. and a Tentative Parcel Map to subdivide one 4.59-acre parcel into two parcels (2.39 acres and 2.2 acres) to be built in one phase. The Project Site is currently vacant and is located on the southeast corner of Cajon Boulevard and June Street in an unincorporated area of San Bernardino County within the community of Muscoy, described as Assessor's Parcel Number (APN): 0267-012-09. The proposed warehouse buildings would include:- Building 1 – 44,751 square-feet (sf.) of warehouse space including 4,136 sf. of office space with four (4) dock high doors and one (1) ground level door.- Building 2 – 35,151 sf. of warehouse space including 4,136 sf. of office space with four (4) dock high doors and one (1) ground level door. The Project would total 79,902 sf. of warehouse space and 8,272 sf. of office space for a total of 88,174 sf.

This is to advise that the San Bernardino County has approved the above  Lead Agency or  Responsible Agency

described project on May 21, 2026 and has made the following determinations regarding the above (date) described project.

1. The project [  will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3.  A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
4. Mitigation measures [  were  were not] made a condition of the approval of the project.
5. A mitigation reporting or monitoring plan [  was  was not] adopted for this project.
6. A statement of Overriding Considerations [  was  was not] adopted for this project.
7. Findings [  were  were not] made pursuant to the provisions of CEQA.

This is to certify that the final and record of project approval are the Mitigated Negative Declaration are available to the General Public at:  
385 N. Arrowhead Ave., San Bernardino, CA 92415 or https://lus.sbcounty.gov/planning-home/environmental/

Signature (Public Agency): Precious McDuffie Title: Senior Planner  
(Name)

Date: 5/21/2026 Date Received for filing at OPR: \_\_\_\_\_