DATE FILED & POSTED
Posted On: 10/22/2026
Removed On: 11/30/2026
Receipt No: 36-10222026-751

Notice of Determination

To:

☒ Office of Planning and Research

U.S. Mail: P.O. Box 3044, Sacramento, CA 95812-3044

Street Address: 1400 Tenth St., Rm 113, 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:

2026 OCT 22 AM 10:01
CLERK OF THE BOARD OF SUPERVISORS
SAN BERNARDINO COUNTY CALIFORNIA

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 (☒ Lead Agency or ☐ Responsible Agency) has approved the above

described project effectively on: 10/19/2026 (date) and has made the following determinations regarding the above 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): Preston Mott (Name) Title: Senior Planner

Date: 10/21/2026 Date Received for filing at OPR:

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011