

Notice of Exemption

To: ☐ 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

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

Project Description

APN:	1055-061-01, 1055-061-02, 1055-071-01, 1055-071-02, and portions of 1055-051-01 and 1055-051-02
APPLICANT:	County of San Bernardino, Real Estate Services Department
PROPOSAL:	A Development Ground Lease with Majestic Realty Co. or its affiliate to lease approximately 46.2 acres of County-owned land in Chino.
JCS:	RESD-011122
COMMUNITY:	City of Chino
LOCATION:	Southeast corner of Remington and Flight Avenues.

Steven Valdez, Senior Planner
Lead Agency Contact Person

(909) 387-4421
Area Code/Telephone Number

Applicant

Brandon J. Ocasio
Name

385 N. Arrowhead Avenue, 3rd Floor
Address

San Bernardino, CA 92415

909-387-5000
Phone

Representative

Brandon J. Ocasio
Name

385 N. Arrowhead Avenue
Address


San Bernardino, CA 92415

909-387-5000
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)];
- ☒ Categorical Exemption. State type and section number: (§ 15061(b)(3)) General Rule Exemption
- ☐ Statutory Exemptions. State code number: _____
- ☐ Other Exemption: _____

Reasons why project is exempt: The proposed project meets the Categorical Exemptions guidelines and has been determined to be exempt from the provisions of the California Environmental Quality Act (CEQA). The project has been found categorically exempt per Section 15061(b)(3): "General Rule Exemption" because it can be seen with certainty that there is no possibility that the approval of the lease in question may have a significant effect on the environment because the leasing of the approximately 46.2 acres of County-owned land in the City of Chino requires an 18-month entitlement period for the lessee to obtain approvals from the City of Chino for the proposed use contemplated by lessee, and, until such time, the use of the property will be restricted. Since the proposed project entitlements will require full CEQA review and the use of the property restricted until then, the approval of the lease will not cause a significant effect on the environment.]

Steven Valdez  Senior Planner December 29, 2021
Signature Title Date

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

Land Use Services Department - Revised November 1997