

**DATE FILED & POSTED**

Posted On: 09-18-2020

Removed On: 11-02-2020

Receipt No: 3609182020511 **LOCAL AGENCY FORMATION COMMISSION**

**FOR COUNTY OF SAN BERNARDINO**

CLERK OF THE  
BOARD OF SUPERVISORS

2020 SEP 18 AM 11:50

COUNTY OF SAN BERNARDINO  
CALIFORNIA

**NOTICE OF DETERMINATION**

**TO:**

Clerk of the Board of Supervisors  
County Government Center  
385 North Arrowhead Avenue  
San Bernardino, CA 92415-0130

**FROM:**

Local Agency Formation Commission  
1170 West 3rd Street, Unit 150  
San Bernardino, CA 92415-0490

Office of Planning and Research - State Clearinghouse  
P.O. Box 3044  
Sacramento, CA 95812-3044

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

**PROJECT TITLE:** LAFCO SC#453 - City of Redlands Pre-Annexation Agreement No. 20-51 for Water and Sewer Service (Assessor Parcel Number 0298-412-01)

**STATE CLEARINGHOUSE NO.:** 2019079019

**PROJECT LOCATION:** The agreement relates to a single parcel, Assessor Parcel Number 0298-412-01, encompassing approximately 1.28 acres, generally located on the southwest corner of Mentone Boulevard and Crafton Avenue, within the City of Redlands' eastern sphere of influence, in the unincorporated Mentone community.

**PROJECT DESCRIPTION:** Authorization of a service extension contract submitted by the City of Redlands to provide water and sewer service to a proposed gas station, convenience store, and car wash being developed on said parcel.

**LEAD AGENCY CONTACT:** Anthony DeLuca, County Land Use Services Department at (909) 387-3067

**RESPONSIBLE AGENCY CONTACT:** Samuel Martinez, Local Agency Formation Commission at (909) 388-0480

This is to advise that the Local Agency Formation Commission for San Bernardino County (Commission), as responsible agency, has approved the above-described project and has made the following determinations regarding the project:

1. The project will not have a significant adverse impact on the environment.
2. A Negative Declaration, with mitigation measures included in the Conditions of Approval, was prepared pursuant to the provisions of CEQA by the County of San Bernardino, as a function of

its review of a Conditional Use Permit for the development of a gas station with a 2,920 square-foot convenience store and a 4,419 square foot car wash building on the 1.28-acre project site. A copy of the Mitigated Negative Declaration may be reviewed at the Local Agency Formation Commission Office, 1170 West 3rd Street, Unit 150, San Bernardino, CA 92415-0490.

3. Mitigation measures included in the Conditions of Approval for the project approved by the County have been acknowledged by the Local Agency Formation Commission. No alternatives or additional mitigation measures were adopted by the Commission. The Commission finds that all changes, alterations, and mitigation measures are within the responsibility and jurisdiction of the County and/or other agencies and not the Commission, and are self-mitigating through the Conditions of Approval.
4. A Statement of Overriding Considerations was not adopted by the Commission for this project.
5. Findings were not made by the Commission pursuant to the provisions of CEQA.

**DECISION DATE: September 16, 2020**

  
\_\_\_\_\_  
**SAMUEL MARTINEZ**  
Executive Officer

cc: Anthony DeLuca, Land Use Services Department, San Bernardino County

Governor's Office of Planning & Research

SEP 25 2020

STATE CLEARINGHOUSE



State of California - Department of Fish and Wildlife  
**2020 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
DFW 753.5a (REV. 06/01/20) Previously DFG 753.5a

RECEIVED

2020 SEP 21 AM 7:42

Print

Start Over

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LOCAL AGENCY  
FORMATION COMMISSION

RECEIPT NUMBER:

36 — 09182020 — 511

STATE CLEARINGHOUSE NUMBER (if applicable)

2019079019

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

Local Agency Formation Commission

LEAD AGENCY EMAIL

DATE

09182020

COUNTY/STATE AGENCY OF FILING

San Bernardino

DOCUMENT NUMBER

PROJECT TITLE

LAFCO SC#453- City of Redlands Pre Annexation Agreement no. 20-51 for Water and Sewer Services Assessor Parcel Number 0298-412-01

PROJECT APPLICANT NAME

Local Agency Formation Commission

PROJECT APPLICANT EMAIL

PHONE NUMBER

(909) 388-0480

PROJECT APPLICANT ADDRESS

1170 West 3rd Street Unit 150

CITY

San Bernardino

STATE

CA

ZIP CODE

92415

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)

\$3,343.25

\$

0.00

☐ Mitigated/Negative Declaration (MND)(ND)

\$2,406.75

\$

0.00

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,136.50

\$

0.00

☐ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☒ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

0.00

☒ County documentary handling fee

\$

50.00

☐ Other

\$

PAYMENT METHOD:

☐ Cash

☐ Credit

☐ Check

☒ Other

TOTAL RECEIVED

\$

50.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Jemina Ramirez, Deputy Clerk

## 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, LUSD

Address: 385 North Arrowhead Ave, First Floor San Bernardino, CA 92415-0187

Contact: Anthony DeLuca

Phone: 909-387-3067

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): 2019079019

Project Title: Ramzi Express/Convenience Store, Car Wash, Gas Station

Project Applicant: Ramzi Dughman

Project Location (Include county): SWC Mentone Blvd and Crafton Ave, Mentone, CA, San Bernardino County

### Project Description:

A Conditional Use Permit (CUP) for the development of a gas station/car wash, and convenience store on the southwest corner of Crafton Avenue and Mentone Boulevard (Hwy 38)

This is to advise that the San Bernardino County has approved the  
(☒ Lead Agency or ☐ Responsible Agency)

above described project on February 20, 2020 and has made the following determinations.

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.  
☒ A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ ☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ ☐ was ☒ was not] adopted for this project.
5. A statement of Overriding Considerations [ ☐ was ☒ was not] adopted for this project.
6. Findings [ ☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final record of project approval and the Negative Declaration are available to the General Public at:

385 N. Arrowhead Ave., San Bernardino, CA 92415

Signature (Public Agency):

  
Anthony DeLuca

Title: Senior Planner

Date: 2/20/2020

Date Received for filing at OPR:

Authority cited: Sections 21083, Public Resources Code.

Reference Section 21000-21174, Public Resources Code.

DATE FILED & POSTED

Posted On: 2/25/20

Revised 2011

Removed On: 4/8/20

Receipt No: 21-02252020-112

CLERK OF THE  
BOARD OF SUPERVISORS  
2020 FEB 20 PM 2:20  
COUNTY OF SAN BERNARDINO  
CALIFORNIA



State of California - Department of Fish and Wildlife  
**2020 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
DFW 753.5a (REV. 12/01/19) Previously DFG 753.5a

Print	Stand Over	Finalize & Email
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RECEIPT NUMBER: 36 — 02252020 — 112
STATE CLEARINGHOUSE NUMBER (If applicable) 2019079019

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY San Bernardino County, LUSD	LEAD AGENCY EMAIL	DATE 02252020
COUNTY/STATE AGENCY OF FILING San Bernardino	DOCUMENT NUMBER	

PROJECT TITLE

Ramzi Express Convenience Store, Car Wash, Gas Station

PROJECT APPLICANT NAME Ramzi Dugman	PROJECT APPLICANT EMAIL		PHONE NUMBER (909) 387-3067
PROJECT APPLICANT ADDRESS 385 N. Arrowhead Avenue	CITY San Bernardino	STATE CA	ZIP CODE 92415

PROJECT APPLICANT (Check appropriate box)

- ☐ Local Public Agency    ☐ School District    ☐ Other Special District    ☐ State Agency    ☒ Private Entity

CHECK APPLICABLE FEES:

- |   |            |    |          |
|---|------------|----|----------|
| <input type="checkbox"/> Environmental Impact Report (EIR)  | \$3,343.25 | \$ | 0.00     |
| <input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)                        | \$2,406.75 | \$ | 2,406.75 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,136.50 | \$ | 0.00     |

- ☐ Exempt from fee
- ☐ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)
- ☐ Fee previously paid (attach previously issued cash receipt copy)

- |   |          |    |       |
|---|----------|----|-------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00  |
| <input checked="" type="checkbox"/> County documentary handling fee   |          | \$ | 50.00 |
| <input type="checkbox"/> Other  |          | \$ |       |

PAYMENT METHOD:

- ☐ Cash    ☐ Credit    ☐ Check    ☒ Other

TOTAL RECEIVED \$ 2,456.75

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Jessica Ruiz, Deputy Clerk
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