

# Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
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**Project Title:** Vineyard Avenue Industrial Project

Lead Agency: San Bernardino County Contact Person: Jon Braginton  
 Mailing Address: 385 North Arrowhead Avenue, First Floor Phone: (760) 776-6144  
 City: San Bernardino Zip: 92415 County: San Bernardino

**Project Location:** County: San Bernardino City/Nearest Community: Rialto  
 Cross Streets: Maple Avenue / Vineyard Avenue Zip Code: 92377

Longitude/Latitude (degrees, minutes and seconds): 34 ° 08 ' 27 " N / 117 ° 24 ' 24 " W Total Acres: 16.6

Assessor's Parcel No.: 1133-201-04, 1133-221-02, -06, -07 Section: 28 Twp.: 1N Range: 5W Base: SBM

Within 2 Miles: State Hwy #: SR 210 Waterways: Cajon Wash  
 Airports: n/a Railways: n/a Schools: Carter HS, Kolb MS, Trapp ES

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI \_\_\_\_\_

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: \_\_\_\_\_

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Industrial: Sq.ft. 311,315 Acres 16.6 Employees 261  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Educational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Other: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

Present Land Use: Vacant & Residential / Zoning: Single Residential (RS-1) / General Plan: Very Low Density Residential (VLDR)

**Project Description:** (please use a separate page if necessary)

A Policy Plan Amendment to amend the Land Use Category from Very Low Density Residential (VLDR) to Special Development (SD); a Zoning Amendment to amend the current zone from Single-Residential Minimum 1-acre (RS-1) to Specific Plan (SP); a Specific Plan encompassing a land use plan, infrastructure system plans, design guidelines and implementation methods for regulating development activities within the project site consistent with the County Policy Plan to maximize compatibility with surrounding land uses, a Conditional Use Permit (CUP) to construct a 311,315 square foot industrial warehouse containing a 5,000 square foot office area and 42 truck docking stations; a Tentative Parcel Map to consolidate four (4) parcels into one (1) parcel and to vacate a street right-of-way on four (4) parcels totaling approximately 16.6-acres located on the west side of the intersection of North Maple Avenue and Vineyard Avenue within the City of Rialto Sphere of Influence.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>8</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>8</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>6</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

Starting Date 06/02/2025 Ending Date 07/07/2025

### Lead Agency (Complete if applicable):

Consulting Firm: <u>T&amp;B Planning</u>	Applicant: <u>ASG Development Advisors</u>
Address: <u>3200 El Camino Real, Suite 100</u>	Address: <u>21602 Surveyor Circle, Suite 100</u>
City/State/Zip: <u>Irvine, CA 92602</u>	City/State/Zip: <u>Huntington Beach, CA 92646</u>
Contact: <u>David Ornelas, Senior Associate</u>	Eqpvcv: <u>Nasser Mustafa, President</u>
Phone: <u>619-501-6041, ext. 102</u>	Phone: <u>949-250-7720</u>

Signature of Lead Agency Representative: *Jon Braginton* Jon Braginton, Planner Date: 06/02/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

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