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

SCH #

Project Title: Muscoy Warehouse Project

Lead Agency: San Bernardino County | Contact Person: Precious McDuffie

Mailing Address: 385 N. Arrowhead Avenue First Flr. | Phone: 909.387.4537

City: | Zip: 92415 | County: San Bernardino

Project Location: County: San Bernardino | City/Nearest Community: Muscoy

Cross Streets: Southeast corner of June Street and Cajon Boulevard | Zip Code: 92407

Longitude/Latitude (degrees, minutes and seconds): 34 ° 10 ′ 04 ″ N / 117 ° 20 ′ 47 ″ W | Total Acres: 4.59

Assessor's Parcel No.: 0267-12-09 | Section: 18 | Twp.: T 01 N | Range: R 04 W | Base:

Within 2 Miles: State Hwy #: Interstate 215 | Waterways: Cajon Creek Wash

Airports: N/A | Railways: Union Pacific | Schools: Vermont Elementary

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: NOA/NOI To Adopt A MND | ☐ 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: Variance

Development Type:

☐ Residential: Units Acres
☐ Office: Sq.ft. Acres Employees ☐ Transportation: Type
☐ Commercial: Sq.ft. Acres Employees ☐ Mining: Mineral
☒ Industrial: Sq.ft. 88,174 Acres 4.59 Employees 32 ☐ Power: Type MW
☐ Educational: ☐ Waste Treatment: Type MGD
☐ Recreational: ☐ Hazardous Waste: Type
☐ Water Facilities: Type MGD ☐ Other:

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: Cultural Res., Utilities

Present Land Use/Zoning/General Plan Designation:

Land Use: Limited Industrial (LI), Zoning: Muscoy/General Commercial (MS/CG)

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

The Proposed Project consists of a the approval of a Conditional Use Permit (CUP) 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.

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 and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

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

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

Starting Date December 2, 2025 Ending Date January 8, 2026

Lead Agency (Complete if applicable):

Consulting Firm: Lilburn Corporation
Address: 1905 Business Center Drive
City/State/Zip: San Bernardino CA 92408
Contact: Anthony DeLuca
Phone: 909.890.1809 x7

Applicant: Dunleer, LLC-Jack Luu
Address: 269 S. Beverly Drive #1674
City/State/Zip: Beverly Hills, CA 90212
Phone: 818.299.0494

Signature of Lead Agency Representative: Precious McDuffie **Date:** 11/24/2025

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