COUNTY OF SAN BERNARDINO
NOTICE OF AVAILABILITY (NOA) AND NOTICE OF INTENT (NOi) TO ADOPT
AN INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, County Staff prepared an Initial Study/Mitigated Negative Declaration (IS/MND) that identifies and evaluates the environmental impacts of the below-named project.

**Project Title:** Muscoy Warehouse Project

**Project No.:** PROJ-2023-00107

**Project Location:** Southeast corner of June Street and Cajon Boulevard, Muscoy, CA unincorporated San Bernardino County, California

**Assessor Parcel Number(s):** 0267-012-09

**Project Description**: Dunleer, LLC (Applicant) is requesting the approval of a Conditional Use Permit (CUP) for the construction and operation 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 (TPM) to subdivide a 4.59 acre parcel into two parcels (2.39 acres and 2.2 acres) to be constructed in one phase. The Project Site is currently vacant, undeveloped land.

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 88,174sf.

**Environmental Review and Public Comment:**
The document meets the State requirements of the California Environmental Quality Act. Interested parties can view the Initial Study/Environmental Checklist and supporting documentation online at: https://lus.sbcounty.gov/planning-home/environmental/valley-region/ and the following offices:

High Desert Government Center
Land Use Services - Planning Division
15900 Smoke Tree Street, Suite 131
Hesperia, CA 92345

San Bernardino Government Center
Land Use Services - Planning Division
385 N. Arrowhead Avenue, 1st Floor
San Bernardino, CA 92415-0187

The comment period on the IS/MND begins on November 26, 2025 and closes on December 30, 2025.

Please submit comments to precious.mcduffie@lus.sbcounty.gov or to:

Precious McDuffie, Senior Planner
County of San Bernardino
Land Use Services Department, Planning Division

385 N. Arrowhead Ave 1st Floor
San Bernardino, CA 92415-0187