

**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

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| SCH # |
|-------|

**Project Title:** Jensen Precast Industrial Redevelopment

Lead Agency: San Bernardino County

Contact Person: Shannon J. Casey

Mailing Address: 385 North Arrowhead Avenue, 1st Floor

Phone: 760-780-3617

City: San Bernardino

Zip: 92415

County: San Bernardino

**Project Location:** County: San Bernardino

City/Nearest Community: City of Fontana

Cross Streets: 14221 San Bernardino Avenue (SW corner of San Bernardino Avenue and Almond Avenue)

Zip Code: 92335

Longitude/Latitude (degrees, minutes and seconds): 34 ° 04 ' 31 " N / 117 ° 29 ' 43 " W Total Acres: 35

Assessor's Parcel No.: 0234-061-35, 36, and 37

Section: 22

Twp.: 1S

Range: 6W

Base: San Bernardino

Within 2 Miles: State Hwy #: I-10

Waterways: None

Airports: None

Railways: Union Pacific

Schools: Live Oak Elementary, Sequoia Middle School

**Document Type:**CEQA: ☒ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ 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 \_\_\_\_\_☐ Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_☐ Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_☒ Industrial: Sq.ft. 755,520 Acres 35 Employees TBD☐ Educational: \_\_\_\_\_☐ Recreational: \_\_\_\_\_☐ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_☐ Transportation: Type \_\_\_\_\_☐ Mining: Mineral \_\_\_\_\_☐ Power: Type \_\_\_\_\_ MW \_\_\_\_\_☐ Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_☐ Hazardous Waste: Type \_\_\_\_\_☐ 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: GHG, Energy, Wildfire**Present Land Use/Zoning/General Plan Designation:**

Concrete manufacturer / Regional Industrial / General Industrial

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

The Project provides for the redevelopment of the approximately 35-acre Project Site as a commerce center facility, including an approximately 755,520-square-foot building (inclusive of 13,000 square feet of office space, including 5,000 square feet on the first floor and 8,000 square feet on the second floor), a truck court with loading docks, passenger vehicle and trailer parking areas, and associated site improvements (e.g., landscaping, lighting, walls/fencing, utilities, and signage). The proposed building would be approximately 58 feet tall and constructed of concrete tilt-up panels with architectural accents at office areas. The Project is being developed on a speculative basis and is expected to operate 24 hours per day, 7 days per week. The Project requires County of San Bernardino approval of a Conditional Use Permit.

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 |                                                                              |

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

Starting Date July 29, 2026 Ending Date August 31, 2026

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### Lead Agency (Complete if applicable):

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|-------------------------------------------------|-------------------------------------------------|
| Consulting Firm: <u>T&amp;B Planning, Inc.</u>  | Applicant: <u>Proficiency Capital, LLC</u>      |
| Address: <u>3200 El Camino Real, Suite 100</u>  | Address: <u>18831 Bardeen Avenue, Suite 201</u> |
| City/State/Zip: <u>Irvine, CA, 92602</u>        | City/State/Zip: <u>Irvine, CA, 92612</u>        |
| Contact: <u>David Ornelas, Senior Associate</u> | Phone: <u>310-979-8000</u>                      |
| Phone: <u>(619)-501-6041 ext. 102</u>           |                                                 |

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Signature of Lead Agency Representative: \_\_\_\_\_ Date: 07/28/2026

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