



San Bernardino County

Land Use Services Department

Planning Division

385 North Arrowhead Avenue, 1st Floor • San Bernardino, CA 92415

Phone Number (909)387-8311 • Fax Number (909) 387-3223

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

FROM: San Bernardino County Land Use Services Department
385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0187

TO: Interested Agencies, Organizations, and Individuals

DATE: July 29, 2026

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report

The County of San Bernardino, as the lead agency under the California Environmental Quality Act (CEQA), will be coordinating the preparation of an Environmental Impact Report (EIR) for the proposed Jensen Precast Industrial Redevelopment Project. The County is requesting identification of environmental issues and information that you or your organization believes should be considered in the EIR.

Project Title: Jensen Precast Industrial Redevelopment

Project Number: PROJ-2025-00109

Project Applicant: Proficiency Capital, LLC

Project Location: 14221 San Bernardino Avenue, Unincorporated San Bernardino County, CA 92335

Background: The Project Site is located at 14221 San Bernardino Avenue in unincorporated San Bernardino County, within the City of Fontana Sphere of Influence (Assessor Parcel Numbers: 0234-061-35, -36, and -37). The Project Site comprises approximately 34.8 acres and has been used as a precast concrete manufacturing facility since 1997.

Project Description: The Project Applicant is proposing a Conditional Use Permit (CUP) to allow for the development of an approximately 755,520-square-foot industrial building. The proposed building would consist of approximately 755,520square feet of building floor area, including approximately 13,000 square feet of office space. The Project would also

include truck loading areas, automobile parking, ornamental landscaping, utility connections, and associated site improvements. The Project is being developed on a speculative basis, and no end user has been identified. For purposes of environmental analysis, the Project is assumed to be operational in 2028 and would operate 24 hours per day, seven days per week.

Potential Environmental Effects: CEQA Guidelines Section 15063 grants Lead Agencies the ability to bypass preparation of an Initial Study and proceed with preparation of an EIR in instances where an EIR is clearly required for a project. In this instance, the County of San Bernardino in its capacity as Lead Agency for the proposed project has determined that the Project clearly has the potential to result in significant environmental effects and that an EIR shall be prepared that addresses the following environmental considerations:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

The EIR will assess the effects of the Project on the environment, identify potentially significant impacts, identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts, and discuss potentially feasible alternatives to the Project that may accomplish basic objectives while lessening or eliminating any potentially significant Project-related impacts.

Public Review Period: July 29, 2026, to August 31, 2026.

Responses and Comments: Please send your responses and comments by September 1, 2026, to Shannon Casey, Contract Planner III, at Shannon.Casey@lus.sbcounty.gov or at the following address:

Shannon J. Casey, Contract Planner III
County of San Bernardino
Land Use Services Department – Planning Division
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0187

Scoping Meeting: The County will hold a scoping meeting for the Project to receive comments on the scope and content of the EIR. You are welcome to attend the scoping meeting and present environmental information that you believe should be considered in the EIR. The scoping meeting is scheduled as follows:

Date: August 13, 2026
Time: 6:00 pm
Place: Intech Center, Building A, Room 131
9400 Cherry Avenue, Fontana, California 92335

Agencies: In accordance with California Code Regulations, Title 14, Section 15082 (b), the County requests your agency's view on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed Project. Your agency will need to use the EIR prepared by the County when considering any permits that your agency must issue, or other approval for the Project.

Document Availability: This Notice of Preparation can be viewed on the County of San Bernardino website at: <https://lus.sbcounty.gov/planninghome/environmental/valley-region/>

The documents are also available during regular business hours at:

- County of San Bernardino Land Use Services Department, Planning Division, 385 North Arrowhead Avenue, San Bernardino, CA 92415; between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday.

Attachments:

Figure 1 – Regional Map

Figure 2 – Vicinity Map

Figure 3 – Site Plan