
San Bernardino County



**NOTICE OF PREPARATION OF A DRAFT EIR
AND SCOPING MEETING**

DATE: June 2, 2025

TO: Responsible Agencies and Interested Parties

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report and Scoping Meeting

Pursuant to the California Environmental Quality Act (CEQA), San Bernardino County (County) will conduct a review of the environmental impacts of the Vineyard Avenue Industrial Project (Project). As the Lead Agency under CEQA, and due to the potential for significant environmental impacts, the County is issuing this Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the Project.

PROJECT TITLE: Vineyard Avenue Industrial Project

PROJECT NUMBER: PROJ-2023-00162

PROJECT APPLICANT: ASG Development Advisors

ASSESSOR'S PARCEL NUMBERS: 1133-201-04, 1133-221-02, -06, -07

PROJECT SITE

This 16.6-acre Project Site is located west of Maple Avenue, south of Bohnert Avenue, north of Casmalia Street, and east of Locust Avenue within unincorporated San Bernardino County. The Project Site is located within the Sphere of Influence for the City of Rialto. See Figure 1, Vicinity Map. The Project Site is not included on any hazardous materials sites database regulated by Government Code Section 65962.5 (Cortese List).

The northern and western portions of the Project Site are vacant and undeveloped. The southeast and southcentral portions of the Project Site are developed with one single-family residence, one metal storage garage, a metal canopy structure, and outbuildings, including several small sheds and canopies. See Figure 2, Aerial Photograph.

Immediately north of the Project Site are single-family land uses. Maple Avenue abuts the Project Site on the east with single-family residential land uses east of Maple Avenue. Industrial land uses are located to the southeast, southwest, and west of the Project Site. To the southeast is a recycled plastics processing facility operated by B&B Plastics. Properties to the west are occupied by a warehouse facility for a materials handling storage and equipment supplier (Ziglift Material Handling). Several adjoining parcels are used by trucking businesses and outdoor storage companies that are subject to an entitlement application under review by the City of Rialto for development of a light industrial/warehouse building. The property to the south of the Project Site

is vacant and undeveloped; this property also is subject to an entitlement application under review by the City of Rialto for development of a light industrial building.

PROJECT DESCRIPTION

The Project consists of the following components:

A **Land Use Category Change** (General Plan Amendment) to change the land use designation for the Project Site from Very Low Density Residential (VLDR) to Special Development (SD).

A **Specific Plan** to establish a comprehensive development plan for the Project Site, including development standards and design guidelines, to maximize compatibility with surrounding development and achieve the goals and objectives of the County's general plan.

A **Zoning Amendment** to change the zoning classification for the Project Site from Single Residential (RS-1) to Specific Plan (SP).

A **Conditional Use Permit** to provide a development plan, including site design/layout, architecture, and landscaping, for a 311,315 square-foot warehouse building. The proposed warehouse building would be constructed to a maximum height of 45 feet, 6 inches (measured from finished floor to the top of the parapets). The building would be constructed with concrete tilt-up panels painted shades of white and gray, and low reflective, blue-glazed glass. For CEQA analysis purposes, the Project is assumed to operate 24 hours per day, 7 days per week. The Project would not contain refrigerated storage space. The conceptual site plan for the Project Site is shown on Figure 3, Conceptual Site Plan.

A **Tentative Parcel Map** (TPM) to consolidate existing Assessor Parcel Numbers (APNs) 1133-201-04; 1133-221-02, 1133-221-06, and 1133-221-07 into a single legal parcel with an approximate area of 15.9 net acres. The proposed TPM also includes the dedication of public right-of-way for the widening of Maple Avenue along the Project Site's frontage, as well as vacation of public right-of-way for an unbuilt (paper) segment of Vineyard Avenue that traverses the Project Site.

EIR SCOPE

An Initial Study was prepared for the Project in compliance with CEQA (Public Resources Code Section 21000, et seq.) and the CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Based on the analysis contained in the Initial Study and in light of the whole record before the County, the County in its capacity as the CEQA Lead Agency for the proposed Project has determined that an EIR shall be prepared to address the Project's potential to result in significant environmental effects to the following environmental considerations: Air Quality, Biological Resources, Cultural Resources, Geology & Soils, Greenhouse Gas Emissions, Land Use & Planning, Transportation, and Tribal Cultural Resources. The Initial Study and technical appendices supporting this preliminary determination are available at <https://lus.sbcounty.gov/planning-home/environmental/valley-region/>.

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 the Project Objectives while lessening or eliminating any potentially significant Project impacts.

OPPORTUNITY FOR PUBLIC REVIEW AND COMMENT

A responsible agency means a public agency other than the lead agency, which has permitting authority or approval power over some aspect of the overall project. This Notice provides a description of the Project and solicits comments from responsible agencies, trustee agencies, federal, state, and local agencies, and other interested parties on the scope and content of the environmental document to be prepared to analyze the environmental impacts of the Project.

Comments received in response to this Notice will be reviewed and considered by the Lead Agency in determining the scope of the EIR. Due to time limits, as defined by CEQA, your response should be sent at the earliest possible date, but no later than thirty (30) days after publication of this Notice. We need to know the views of your agency as to the scope and content of the environmental information that is germane to you or to your agency's statutory responsibilities in connection with the Project. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the Project.

Public Review Period: June 2, 2025 to July 7, 2025

Please send your responses and comments before closing business day, July 7, 2025, to Jon Braginton, Planner at Jon.Braginton@lus.sbcounty.gov or at the following address:

Jon Braginton, Planner
San Bernardino County
Land Use Services Department – Planning Division
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0187

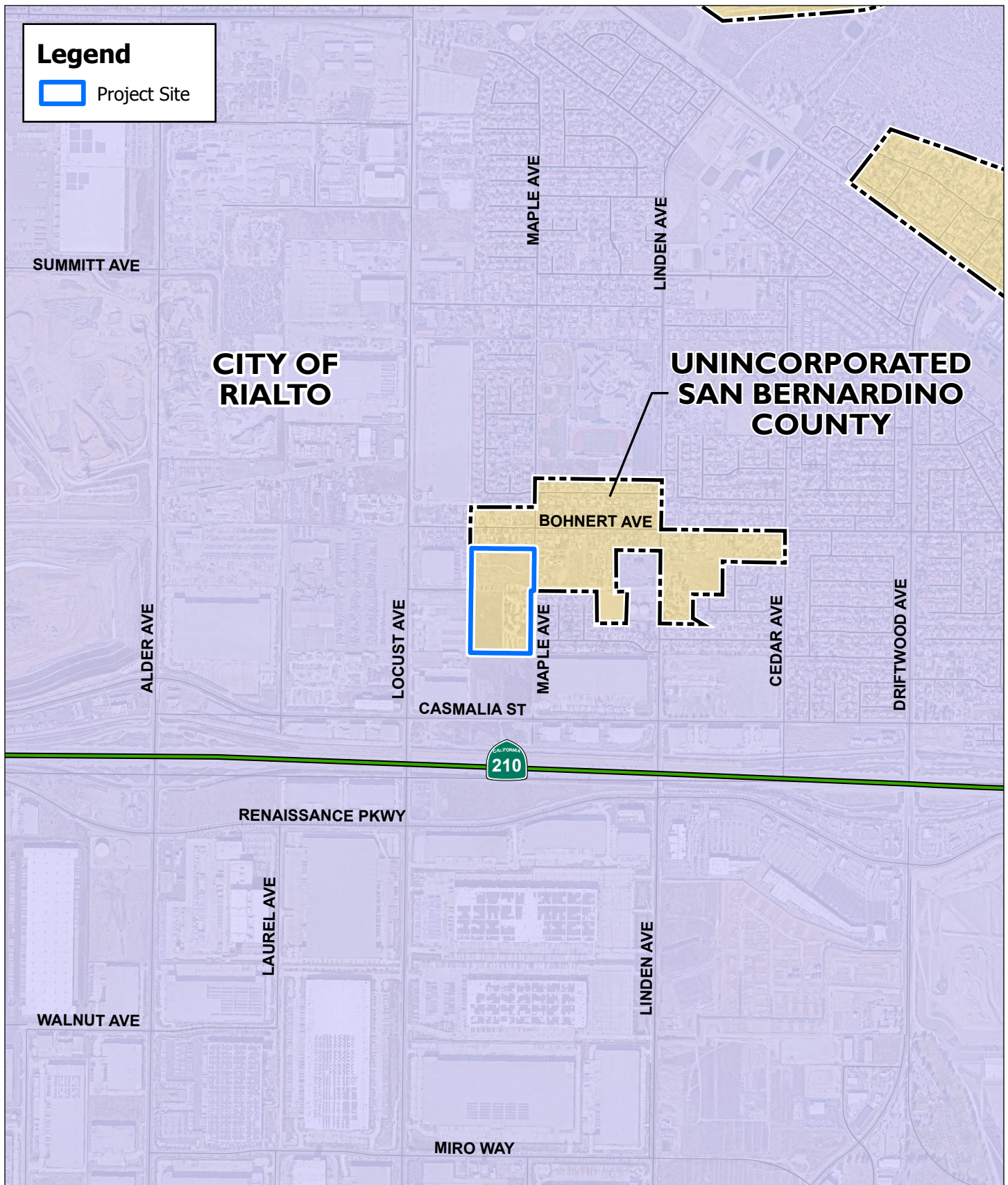
Document Availability: This Notice of Preparation and the Project's Initial Study can be viewed on the San Bernardino County website at: <https://lus.sbcounty.gov/planning-home/environmental/valley-region/>. These documents also are available during regular business hours at: San Bernardino County Land 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.

PUBLIC 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 information that you believe should be considered in the EIR. The scoping meeting is scheduled as follows:

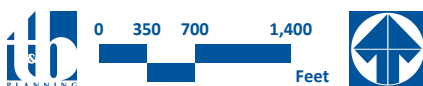
Date: June 18, 2025
Time: 6:00 p.m.
Place: Wilmer Amina Carter High School
2630 N. Linden Ave. Rialto, CA 92377

If you require additional information please contact Jon Braginton, Planner, at (909) 387-4110 or (760) 776-6144



Source(s): ESRI, NearMap Aerial (January 2025), SB County (2025)

Figure 1

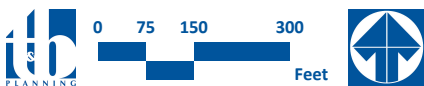


Vicinity Map



Source(s): ESRI, NearMap Aerial (January 2025), SB County (2025)

Figure 2



Aerial Photograph



Source(s): Hunter Landscape (07-19-2024)

Figure 3



Not Scale
to



Conceptual Site Plan

Vineyard Avenue Industrial Project

JN: 1270-001
Date: 04-10-2025