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**COUNTY OF SAN BERNARDINO  
NOTICE OF AVAILABILITY (NOA) OF A  
DRAFT ENVIRONMENTAL IMPACT REPORT**

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the County has prepared a Draft Environmental Impact Report (DEIR) for the proposed Pepper 210 Commerce Center project.

**Project Title:** Pepper 210 Commerce Center

**Project No.:** PROJ-2022-00182

**Project Location:** Approximately 101 acres northwest of the Highland Avenue and Pepper Avenue intersection, bordered by Highland Avenue to the south and River Ranch Parkway to the west, in unincorporated San Bernardino County (Rialto Sphere of Influence).

**Assessor Parcel Number(s):** The Project Site includes Assessor Parcel Numbers (APNs) 0264-431-18, -19, and -20, and Parcels 18144-2 and -3. The Project Site is listed on hazardous materials databases regulated by Government Code Section 65962.5. These listings are due to historical (aggregate mining) and current (aggregate processing/production, sales) uses on the Site.

**Project Description:** The Project Applicant has filed applications for the following discretionary actions, which are under consideration by the County:

A **Land Use Category Change** to change the land use designation for the Project Site from Resource Land Management (RLM) to General Industrial (GI).

A **Zoning District Amendment** to change the zoning designation for the Project Site from Resource Conservation (RC) to Specific Plan (SP).

A **Specific Plan** that provides a land use plan, infrastructure system plans, development standards, design guidelines, and implementation methods to guide and regulate development activities within the Project Site.

A **Conditional Use Permit** that provides a redevelopment plan for the Project Site for the proposed development and operation of a distribution warehouse building with a footprint of 1,224,487 square feet (s.f.) and up to 1,859,487 s.f. of floor area, including potential office and mezzanine spaces. The Project also includes a 2,100 s.f. truck yard office. The Conditional Use Permit includes a site plan, floor plan, architectural design and building elevations, cross-sections, trash enclosure details, wall elevations, conceptual grading plan, utilities plan, and a conceptual landscape plan, all of which provide the specific details related to redevelopment of the Project Site.

A **Development Agreement** to provide San Bernardino County and the Project Applicant with assurances regarding the scope, timing, and process for implementing the proposed Project.

**Environmental Review and Public Comment:** The DEIR evaluates the Project's potential individual- and cumulative-level environmental impacts; the DEIR meets the State requirements of the California Environmental Quality Act (CEQA). The DEIR identifies potential significant

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environmental impacts under the resource areas of Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, and Tribal Cultural Resources. The DEIR indicates that all Project-related environmental impacts would be reduced to less than significant after the application of the mitigation measures listed in the DEIR.

Interested parties can view the DEIR and supporting documentation online at:  
<https://lus.sbcounty.gov/planning-home/environmental/valley-region/> and the following location:

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 DEIR begins on **November 29, 2025**, and closes on **January 12, 2026**.

Please submit comments to [Maryn.Mineo-Wells@lus.sbcounty.gov](mailto:Maryn.Mineo-Wells@lus.sbcounty.gov) or to:

Maryn Mineo-Wells  
County of San Bernardino  
Land Use Services Department, Planning Division  
385 N. Arrowhead Ave 1<sup>st</sup> Floor  
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