

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

SCH # 2023010089

Project Title: Pepper 210 Commerce Center

Lead Agency: San Bernardino County  
Mailing Address: 385 N. Arrowhead Ave.  
City: San Bernardino Zip: 92415  
Contact Person: Maryn Mineo-Wells  
Phone: 909-387-4738  
County: San Bernardino

Project Location: County: San Bernardino City/Nearest Community: Rialto  
Cross Streets: Highland Avenue and Pepper Avenue Zip Code: 92377 & 92407  
Longitude/Latitude (degrees, minutes and seconds): 34 ° 08 ' 22 " N / 117 ° 21 ' 39 " W Total Acres: 101.8  
Assessor's Parcel No.: 0264-431-18, -19, and -20 Section: Twp.: 1 N Range: 5W Base: San Bern.  
Within 2 Miles: State Hwy #: SR 210 Waterways: Cajon Wash  
Airports: Railways: Union Pacific Schools: Trapp, Hughbanks, Weston ES; Kolb MS

Document Type:

CEQA: ☐ NOP ☒ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document  
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document  
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other:  
☐ Mit Neg Dec Other:

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 Agreement

Development Type:

☐ Residential: Units Acres ☐ Transportation: Type  
☐ Office: Sq.ft. Acres Employees ☐ Mining: Mineral  
☐ Commercial: Sq.ft. Acres Employees ☐ Power: Type MW  
☒ Industrial: Sq.ft. 1.85 m Acres Employees ☐ Waste Treatment: Type MGD  
☐ Educational: ☐ Hazardous Waste: Type  
☐ Recreational: ☐ Other:  
☐ Water Facilities: Type MGD

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: Greenhouse Gas

Present Land Use/Zoning/General Plan Designation:

Land Use: Aggregate Processing, Storage & Sales, Zoning: Resource Conservation, General Plan: Resource Land Management  
Project Description: (please use a separate page if necessary)

The Project would redevelop an approximately 101-acre former aggregate mine that operates as an aggregate stockpiling, production, and sales facility under existing conditions. The Project would provide for the construction and operation of a warehouse distribution center with up to 1.865 million square feet of building floor area. Discretionary approvals required from the Lead Agency (San Bernardino County) include a Land Use Category Change (General Plan Amendment), Zoning District Amendment, Specific Plan, Conditional Use Permit, and Development Agreement.

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.

Revised 2010

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "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 # 8               | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB # 8                        |
| <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 checked="" 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 # 6              | <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"/> Health Services, Department of                 | Other:                                                                       |
| <input type="checkbox"/> Housing & Community Development                | Other:                                                                       |
| <input checked="" type="checkbox"/> Native American Heritage Commission |                                                                              |

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

Starting Date November 29, 2025 Ending Date January 12, 2026

Lead Agency (Complete if applicable):

|                                         |                                            |
|-----------------------------------------|--------------------------------------------|
| Consulting Firm: T&B Planning           | Applicant: Carson BBC Logistics Center LLC |
| Address: 3200 El Camino Real, Suite 100 | Address: 100 Bayview Circle, Suite 3500    |
| City/State/Zip: Irvine, CA 92602        | City/State/Zip: Newport Beach, CA 92660    |
| Contact: David Ornelas                  | Phone: 9497256542                          |
| Phone: 714-505-6360                     |                                            |

Signature of Lead Agency Representative: Maryn Mineo-Wells Date: 11/24/2025

Digitally signed by Maryn Mineo-Wells  
Date: 2025.11.24 10:34:44 -0800

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