



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
8800 Cal Center Drive
Sacramento, California 95826-3200
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Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

December 9, 2025

Maryn Mineo-Wells
Planner III
San Bernardino County
385 n. Arrowhead Avenue
San Bernardino, CA 92415
Maryn.Mineo-Wells@lus.sbcounty.gov

RE: DRAFT ENVIRONMENTAL IMPACT REPORT FOR PEPPER 210 COMMERCE
CENTER DATED NOVEMBER 26, 2025, STATE CLEARINGHOUSE NUMBER
[2023010089](#)

Dear Maryn Mineo-Wells,

The Department of Toxic Substances Control (DTSC) reviewed the Draft Environmental Impact Report (DEIR) for Pepper 210 Commerce Center (Project). 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. DTSC recommends and requests consideration of the following comments:

1. DTSC recommends San Bernadino County adhere to the recommendations found on page 5 of the Phase I Environmental Site Assessment conducted by Tetra Tech on March 27, 2020.

2. DTSC recommends all imported soil/fill material be tested to ensure all COCs meet screening levels as outlined in [DTSC's Preliminary Endangerment Assessment Guidance Manual](#). Furthermore, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing fill is necessary. To minimize the possibility of introducing contaminated soil/fill material there should be documentation of the origins of the soil/fill material and, if applicable, sampling be conducted to ensure that the imported soil/fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the soil/fill and knowledge of prior land use.

DTSC would like to thank you for the opportunity to comment on the DEIR for the Pepper 210 Commerce Center. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like clarification on DTSC's comments, please respond to this letter or via our [CEQA Review email](#) for additional guidance.

Sincerely,



Tamara Purvis
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Tamara.Purvis@dtsc.ca.gov

Maryn Mineo-Wells

December 9, 2025

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cc: (via email)

Governor's Office of Land Use and Climate Innovation

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