



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

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: January 5, 2023

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 Pepper 210 Commerce Center 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: Pepper 210 Commerce Center

Project Number: PROJ-2022-00182

Project Applicant: Carson BBC Logistics Center LLC

Project Location: The Project Site is located at 20080 Highland Avenue in unincorporated San Bernardino County (Assessor Parcel Number 0264-431-18).

Background: The Project Site is located at 20080 Highland Avenue in unincorporated San Bernardino County (Assessor Parcel Number 0264-431-18). The Project Site comprises approximately 101 acres and has been used as an aggregate mining and rock crushing facility for approximately 70 years. Upon closure of the aggregate mining and rock crushing facility and completion of reclamation activities, the Project Site would be redeveloped as an industrial commerce center facility.

Project Description: The applicant is proposing a Land Use Category Change (General Plan Amendment) from Resource Land Management (RLM) to General Industrial (GI) and a Zoning District Amendment from Resource Conservation (RC) to Regional

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Industrial (IR), in conjunction with a Tentative Parcel Map and Conditional Use permit to allow for the placement of a 1,232,660 square-foot warehouse/distribution/logistics building. With consideration of potential mezzanine space for offices and pick modules, the total floor area of the building could be up to 1,867,660 square feet. The Project also provides for the construction of a 2,100 square-foot ancillary yard office building, trailer parking areas, passenger vehicle parking areas, landscaping, exterior lighting, signage, and connections to existing utility infrastructure. The Project Applicant is developing the Project on a speculative basis and no user(s) has/have been identified for the Project; there is potential for the yard office building and one of the on-site trailer parking areas to operate independently of the proposed warehouse/distribution/logistics building. For analysis purposes, the Project is assumed to be operational in the Year 2027 and would operate 24 hours per day, 7 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, San Bernardino County 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 and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

The EIR will evaluate the Project's potential to generate additional traffic in the region, in particular on SR-210. The EIR will also evaluate the Project's potential to result in emissions from construction and operation activities that could affect air quality and climate change and noise from construction and operation activities that could affect nearby sensitive receptors. The EIR will evaluate the Project's potential to affect any species identified as a candidate, sensitive, or special status, riparian habitat or other sensitive natural community, federally protected wetlands, or wildlife movement. The EIR will identify if there are any archaeological, historic, or paleontological resources onsite that could be adversely affected by Project. The potential for the Project to affect the existing drainage patterns of the site or to affect water quality for downstream waters will also be evaluated in the EIR.

Public Review Period: January 6, 2023 and ends on February 6, 2023.

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Responses and Comments: Please send your responses and comments by February 6, 2023, to Steven Valdez, Planning Manager at Steven.Valdez@lus.sbcounty.gov or at the following address:

Steven Valdez, Planning Manager
San Bernardino County
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: Monday, January 30, 2023
Time: 6:00 p.m.
Place: Hampton Inn & Suites
11669 Foothill Blvd.
Rancho Cucamonga, CA

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/planning-home/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.