NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND PUBLIC HEARING NOTICE

Notice is hereby given that the public agency named below has completed an Initial Study of the following described project at the following location: 801 and 803 Pepper Ave, Colton CA

Public Agency/Lead Agency:	City of Colton
Project Name:	Pepper Clinic Development Project
Project Location – 801 and 803 Pepper Ave, Colton, CA 92343 APN: 0254-071-10	The Project Applicant proposes to construct a three-story 60,000-square-foot medical office clinic, a five-story 71,000-square-foot commercial hotel, a three-story parking structure, surface parking areas, and associated site improvements such as curb and gutter, utilities, and landscaping on an approximately 9-acre (392,040 square feet) vacant parcel in the City of Colton. The remaining 5.1 acres in the western portion of the Project parcel will be a dedicated conservation area for the Delhi Sands flower-loving fly (*Rhaphiomidas terminatus abdominalis*) in accordance with the West Valley Habitat Conservation Plan. The proposed three-story medical clinic would be a "build to suit" for the nearby Arrowhead Regional Medical Center located across North Pepper Avenue to the east. The proposed clinic would include seven different medical departments (Primary Care, Lab and Radiology, Non-Stress Test, Pediatrics, Women's Health, Specialty Medical Clinics, Employee Health and Wellness) and an employee conference center. The proposed five-story hotel would be branded as a Home 2 Suites by Hilton and would provide 112 guest rooms and guest amenities such as a pool, fitness center, and bar.

This Initial Study was completed in accordance with the Lead Agency's Guidelines for Implementing the California Environmental Quality Act. This Initial Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis of such Initial Study, the Lead Agency's Staff has concluded that the project will not have a significant effect on the environment and has therefore prepared a Draft Mitigated Negative Declaration. The Initial Study reflects the independent judgment of the Lead Agency.

☐	The Project site IS on a list compiled pursuant to Government Code section 65962.5.
☒	The Project site IS NOT on a list compiled pursuant to Government Code section 65962.5.
☐	The proposed project IS considered a project of statewide, regional or area wide significance.
☐	The proposed project IS NOT considered a project of statewide, regional or area wide significance.
☐	The proposed project WILL affect highways or other facilities under the jurisdiction of the State Department of Transportation.
☒	The proposed project WILL NOT affect highways or other facilities under the jurisdiction of the State Department of Transportation.
☐	A scoping meeting WILL be held by the Lead Agency.
☒	A scoping meeting WILL NOT be held by the Lead Agency

If the project meets the criteria requiring the scoping meeting, or if the agency voluntarily elects to hold such a meeting, the date, time and location of the scoping meeting are as follows:

Date: N/A	Time: N/A	Location: N/A

Copies of the Initial Study and Draft Mitigated Negative Declaration are on file and are available for public review at the Lead Agency's office, located at: 659 N. La Cadena Drive, Colton, California 92324

The proposed Mitigated Negative Declaration can be obtained in electronic format by the following method: A copy may be viewed
at the Development Services webpage at: http://www.ci.colton.ca.us/index.aspx?nid=779

Lead Agency address: 659 N. La Cadena Drive, Colton, CA 92324

Comments will be received from **October 18, 2025 to November 17, 2025** (30-day circulation)

Any person wishing to comment on this matter must submit such comments, in writing, to the Lead Agency on or prior to **November 17, 2025**. Comments of all Responsible Agencies are also requested.

The City of Colton, acting as the Lead Agency under CEQA, will consider the project and the Draft Mitigated Negative Declaration at its meeting on:

Date: December 9, 2025	Time: 5:30 p.m. in City Hall Council Chambers, 650 N. La Cadena Dr., Colton, CA 92324

If the Lead Agency finds that the project will not have a significant effect on the environment, it may adopt the Mitigated Negative Declaration. This means that the Lead Agency may proceed to consider the project without the preparation of an Environmental Impact Report.

Pepper Clinic Development Project Location

