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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Pepper Clinic Development Project

Lead Agency: City of Colton

Contact Name: David Alvarez

Email: dalvarez@colton.ca.gov Phone Number: 909-370-5596

Project Location: Colton (*City*) San Bernardino (*County*)

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project’s significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Potentially significant impacts may occur to biological resources, cultural resources, paleontological resources, greenhouse gas emissions, hazards and hazardous materials, and tribal cultural resources.

BIO-1 would require a worker environmental awareness program and monitoring. BIO-2 would require a rare plant survey. BIO-3 would require burrowing owl surveys. BIO-4 would require focused surveys for the Delhi Sands Flower-Loving Fly and compliance with the West Valley Habitat Conservation Plan. BIO-5 would require preconstruction surveys for Crotch bumble bee. BIO-6 would require preconstruction surveys for Coastal California gnatcatcher and nesting birds. BIO-7 would require preconstruction surveys for Western spadefoot. CUL-1 would require a cultural monitoring and treatment plan. CUL-2 would require contractor awareness training. CUL-3 would require archaeological monitoring. CUL-4 would require post-review discovery procedures. GEO-1 would require a worker's environmental awareness program and procedures for an inadvertent discovery of paleontological resources. GHG-1 would require consistency with the City's Climate Action Plan applicable measures. HAZ-1 would require a traffic control plan during construction. TCR-1 would require treatment procedures in the event of discovery of tribal cultural resources

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

Fish and Wildlife, Region 6
Native American Heritage Commission
Regional Water Quality Control Board, Region 8