COUNTY OF SAN BERNARDINO
NOTICE OF AVAILABILITY (NOA) / NOTICE OF INTENT (NOI) TO ADOPT
AN INITIAL STUDY / MITIGATED NEGATIVE DECLARATION
ARROWHEAD REGIONAL MEDICAL CENTER LOT 1 PARKING STRUCTURE
AT 400 NORTH PEPPER AVENUE IN THE CITY OF COLTON

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, San Bernardino County Staff (County) prepared a Draft Initial Study / Mitigated Negative Declaration (IS/MND) that identifies and evaluates the environmental impacts of the Arrowhead Regional Medical Center Lot 1 Parking Structure .

Project Title: Arrowhead Regional Medical Center Lot 1 Parking Structure

Project No.: 10.10.1797

Project Location: The proposed project is located at 400 North Pepper Avenue in the City of Colton in San Bernadino County. The site is located in the southwest corner of the 70-acre Arrowhead Regional Medical Center (ARMC) campus, which is operated by the County. It is bounded by North Pepper Avenue to the west, Plum Place to the north, North Meridian Avenue to the east, and West Valley Boulevard to the south.

Project Description: The purpose of the project is to provide additional employee parking. The proposed parking garage will be up to 500,000 square feet and include a maximum of six levels with up to 1,600 parking spaces. The outer dimensions of the structure are anticipated to be 370 feet long by 260 feet wide; however, this may vary depending on final design. The parking garage design will utilize a post-tensioned, cast-in-place structure with the first level at grade. Levels 2 through 6 will be open-sided and have up to two banks of two elevators each. On the first floor, the structure will have a finished exterior with an architectural mesh façade on at least two sides for security. Photovoltaic (PV) panels will be installed on the top floor (i.e., Level 6) of the structure in accordance with 2022 California Building Energy Efficiency Standards (Title 24). The project will also comply with the California Building Code (CBC) and the Americans with Disabilities Act (ADA) and supply ADA spaces in accordance with those requirements. Electric vehicle charging stations will also be installed in accordance with the California Green Building Standards Code (CALGreen).

Security features including lighting, emergency call boxes, security cameras, and locked gates will be installed in the parking garage. Light-emitting diode (LED) lighting will be installed and be shielded to prevent light and glare. The parking structure will also have trash receptacles. Access to the parking garage will be from Plum Street with one or two exits / entrances. The parking garage will continue to be accessible only to employees with a badge required for entry at all hours on all days.

The proposed parking structure will be constructed completely within the footprint of the existing paved parking lot; therefore, there will be no increase in impervious surface. Power, water, and sewer service to the parking structure will require new tie-ins to the City of Colton's existing systems within the existing right-of-way (ROW) on Pepper Avenue. No other off-site improvements will be required.

Approximately 51 trees will be removed from landscaped areas of the existing surface lot, including broad-leaved Paperbark, Monterey pine, red ironbark, and golden rain tree. No trees will be removed from public ROW. A landscape plan will be prepared and implemented to offset impacts from tree removal.

Construction staging will be on a portion of the surface parking lot north of Plum Place between I-10 and Green Circle. Alternate offsite parking with shuttle service to the ARMC campus will be provided to employees while parking spots are temporarily unavailable during construction.

Environmental Review and Public Comment: The circulation of the Initial Study/Draft Mitigated Negative Declaration (IS/MND) is to encourage written public comments. Interested persons can review the Draft IS/MND at the following physical location:

Clerk of the Board
385 North Arrowhead Avenue, Second Floor
San Bernardino, CA 92415-0187

You may obtain the document in electronic format at https://pfm.sbcounty.gov/project-management/#public-notice or by emailing the County Planner at arnold.gerber@dpw.sbcounty.gov. To request a PDF version of the document from the Land Use Services Department database, please reference the project number above.

The comment period on the IS/MND is available for the CEQA-required 30-day public review period beginning **October 20, 2025 at 8:00 AM** through **November 20, 2025 at 5:00 PM.** Please submit comments to Javier.Ruiz@pfm.sbcounty.gov or to:

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