Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Arrowhead Regional Medical Center Lot 1 Parking Structure

Lead Agency: San Bernardino County | Contact Person: Javier Ruiz
Mailing Address: 385 N. Arrowhead Avenue | Phone: 909-387-5000
City: San Bernardino | Zip: 92415 | County: San Bernardino

Project Location: County: San Bernardino | City/Nearest Community: Colton
Cross Streets: Plum Place and N. Pepper Avenue | Zip Code: 92324
Longitude/Latitude (degrees, minutes and seconds): 34 ° 07 ' 1420 " N / -117 ° 35 ' 1951 " W Total Acres: 5.64
Assessor's Parcel No.: 025408121 & 025408137 | Section: 24 | Twp.: 1 South | Range: 5 West | Base:
Within 2 Miles: State Hwy #: I-10 | Waterways: Santa Ana River
Airports: N/A | Railways: UP and BNSF | Schools: Rialto High, Colton Middle, Garcia and Ulysses Grant Element

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☒ Mit Neg Dec ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Other:
NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI
Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan
☐ Rezone ☐ Prezone ☐ Use Permit ☐ Land Division (Subdivision, etc.)
☐ Annexation ☒ Redevelopment ☐ Coastal Permit ☐ Other:

Development Type:

☐ Residential: Units ____ Acres ____
☐ Office: Sq.ft. ____ Acres ____ Employees ____
☐ Commercial: Sq.ft. ____ Acres ____ Employees ____
☐ Industrial: Sq.ft. ____ Acres ____ Employees ____
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type ____ MGD ____
☒ Transportation: Type Parking Structure
☐ Mining: Mineral
☐ Power: Type ____ MW ____
☐ Waste Treatment: Type ____ MGD ____
☐ Hazardous Waste: Type
☐ Other:

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☒ Agricultural Land ☒ Air Quality ☒ Archeological/Historical ☒ Biological Resources ☐ Coastal Zone ☐ Drainage/Absorption ☐ Economic/Jobs
☐ Fiscal ☒ Flood Plain/Flooding ☒ Forest Land/Fire Hazard ☒ Geologic/Seismic ☒ Minerals ☒ Noise ☒ Population/Housing Balance ☒ Public Services/Facilities
☒ Recreation/Parks ☐ Schools/Universities ☐ Septic Systems ☐ Sewer Capacity ☒ Soil Erosion/Compaction/Grading ☒ Solid Waste ☒ Toxic/Hazardous ☒ Traffic/Circulation
☒ Vegetation ☒ Water Quality ☐ Water Supply/Groundwater ☐ Wetland/Riparian ☐ Growth Inducement ☒ Land Use ☐ Cumulative Effects ☒ Other: Energy, Greenhouse, Mandatory Findings

Present Land Use/Zoning/General Plan Designation:

Public/Institutional

Project Description: *(please use a separate page if necessary)*

See attached page.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

_____ Air Resources Board	S Office of Historic Preservation
_____ Boating & Waterways, Department of	_____ Office of Public School Construction
_____ California Emergency Management Agency	_____ Parks & Recreation, Department of
_____ California Highway Patrol	_____ Pesticide Regulation, Department of
_____ Caltrans District # _____	_____ Public Utilities Commission
_____ Caltrans Division of Aeronautics	_____ Regional WQCB # _____
_____ Caltrans Planning	_____ Resources Agency
_____ Central Valley Flood Protection Board	_____ Resources Recycling and Recovery, Department of
_____ Coachella Valley Mtns. Conservancy	_____ S.F. Bay Conservation & Development Comm.
_____ Coastal Commission	_____ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____ Colorado River Board	_____ San Joaquin River Conservancy
_____ Conservation, Department of	_____ Santa Monica Mtns. Conservancy
_____ Corrections, Department of	_____ State Lands Commission
_____ Delta Protection Commission	_____ SWRCB: Clean Water Grants
_____ Education, Department of	_____ SWRCB: Water Quality
_____ Energy Commission	_____ SWRCB: Water Rights
_____ Fish & Game Region # _____	_____ Tahoe Regional Planning Agency
_____ Food & Agriculture, Department of	_____ Toxic Substances Control, Department of
_____ Forestry and Fire Protection, Department of	_____ Water Resources, Department of
_____ General Services, Department of	
_____ Health Services, Department of	_____ Other: _____
_____ Housing & Community Development	_____ Other: _____
_____ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date 10/20/205 Ending Date 11/20/2025

Lead Agency (Complete if applicable):

Consulting Firm: David Evans and Associates, Inc.
Address: 20300 Woodinville Snohomish Rd NE, Suite A
City/State/Zip: Woodinville, WA 98072
Contact: Gary Maynard
Phone: 425-551-0679

Applicant: Andrew Goldfrach
Address: 400 N. Pepper Ave.
City/State/Zip: San Bernardino, CA 92324
Phone: 909-580-6150

Signature of Lead Agency Representative: _____ **Date:** Jan 22, 2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

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.

Arrowhead Medical Center Parking Structure NOC signed (002)

Final Audit Report 2026-01-12

Created:	2026-01-12
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