



# City of Loma Linda

25541 Barton Road, Loma Linda, CA 92354 | (909) 799-2830

City Hall Hours: Monday – Thursday, 7:00AM – 5:30PM

## NOTICE OF AVAILABILITY/NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

**Project Title:** Loma Linda Pediatric Medical Office Building, Project # PPD P23-180 (Precise Plan of Design)

**NOTICE IS HEREBY GIVEN** that the City of Loma Linda (City), as Lead Agency under the California Environmental Quality Act (CEQA), has prepared a Notice of Availability (NOA) and Notice of Intent (NOI) to adopt a Mitigated Negative Declaration (MND) for a proposed Precise Plan of Design Project # PPD P23-180 (“Project”) for a proposed pediatric medical office building. The MND has been prepared pursuant to CEQA and the CEQA Guidelines. Copies of available materials may be reviewed or obtained from the City’s office at the address cited or on the City’s website at <https://www.lomalinda-ca.gov/cms/One.aspx?portalId=7279530&pageId=7867377>.

**Project Location:** The Project site is located on the southeast corner of Barton Road and Anderson Street in the City of Loma Linda, Assessor’s Parcel Number (APN): 0284-191-23.

**Project Description:** The Project proposes the construction of a new medical office building on approximately 3.6 acres of the 5.84 acre developed site with a 5-story, approximately 105,000 sf building. The facility will include primarily hospital-based pediatric clinics with approximately 150 exam rooms and associated support facilities. Other improvements are proposed to include surface parking, patient drop-off and loading areas, landscaping, and site lighting. Outdoor amenity space for patients, visitors and staff are included in the proposed site design. Existing access points along Barton Road and Anderson Street will be maintained, as will a portion of the existing surface parking east of the Barton Road site access.

**Project Applicant:** The project applicant is the Loma Linda University Medical Center (LLUMC), represented by Ms. Leticia Gascua Guerrero. 11155 Mountain View Ave, Loma Linda, CA. 92354; Email: [lgascuaguerrero@llu.edu](mailto:lgascuaguerrero@llu.edu).

**Environmental Issues:** The primary environmental issues addressed in the MND include: aesthetics; air quality; cultural and historic resources; geology/soils, and seismicity; greenhouse gases; hazards and hazardous materials; hydrology and water quality; tribal cultural resources; land use and planning; noise; public services and utilities; traffic/transportation; and water supply. Per CEQA Guidelines Section 15087(c)(6), the Project area does not contain sites enumerated under Section 65962.5 of the Government Code.

**Environmental Effects:** The Initial Study Checklist determined that the proposed Project could result in several potentially significant effects but the Project will incorporate mitigation measures that would avoid or mitigate effects to a point where no significant impacts on the environment will occur. Mitigation has been included to address: Cultural Resources, Greenhouse Gases, Traffic and Tribal Cultural Resources.

**Public Review Period:** The MND will be available for a 30-day public review period from December 10, 2024 to January 8, 2025.



# **City of Loma Linda**

25541 Barton Road, Loma Linda, CA 92354 | (909) 799-2830

City Hall Hours: Monday – Thursday, 7:00AM – 5:30PM

**Written comments on this MND should be addressed and can be emailed to:**

City of Loma Linda  
Community Development Department  
Attn: Lorena Matarrita, Community Development Director  
25541 Barton Road  
Loma Linda, CA. 92354  
Email: [LMatarrita@lomalinda-ca.gov](mailto:LMatarrita@lomalinda-ca.gov)

A copy of the Mitigated Negative Declaration is available at the above address and at the Loma Linda Public Library, 25581 Barton Rd, Loma Linda, CA 92354, as well as on the City's website at <https://www.lomalinda-ca.gov/cms/One.aspx?portalId=7279530&pageId=7867377>.

**All comments must be received in writing no later than 5:00 p.m. on January 7, 2025.**

Comments received and issues raised will be evaluated to determine if the mitigation and project conditions of approval have adequately addressed the concerns. All comments received will be included as part of the project administrative record.

**Public Meeting:** This Project is tentatively scheduled for January 14, 2025 at the City Council Meeting. The hearing commences at 7:00 p.m. and is held in the City Council Chambers, Loma Linda City Hall, located at 25541 Barton Road, Loma Linda, CA 92354.

**BY ORDER OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF LOMA LINDA, CALIFORNIA.**

Dated: December 10, 2024