

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: Pediatric Medical Office Building by LLUMC

Lead Agency: City of Loma Linda

Contact Name: Lorena Matarrita

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Phone Number: 9097992839

Project Location: Loma Linda, County of San Bernardino

City

County

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

The proposed project involves the development of a 105,000-square-foot, five-story medical office building on 3.65 acres of a 5.84-acre previously developed site located on the southeast corner of Barton Road and Anderson Street. The facility will house hospital based pediatric clinics with approximately 150 exam rooms and support spaces. Additional improvements include surface parking, patient drop-off/loading areas, landscaping, and site lighting. Existing access points along Barton Road and Anderson Street will remain, as will a portion, about 2+ acres, of the existing surface parking east of the Barton Road entrance. The site, currently a surface parking lot, will be redeveloped in a manner consistent with the campus's architectural character. No General Plan Amendment or Zone Change is required. The current zoning of Institutional-Healthcare allows for medical office buildings and ancillary uses. City Council will review the project and take action. Staff is recommending approval.

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

MITIGATIONS AS FOLLOWED:

If cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease until a qualified archaeologist meeting Secretary of Interior standards is hired to assess the find and resources are recovered and/or recorded. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, in order to provide Tribal input with regards to potential significance and treatment.

If significant pre-contact cultural resources, are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan and any resources collected shall be curated with an appropriate reposition. This plan shall be provided to Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) in its draft form for review and comment. The archaeologist shall monitor the remainder of the project and implement the Monitoring and Treatment Plan accordingly. A final report shall be filed with the City Planner documenting any archaeological resources found and their disposition.

If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project. A report shall be filed with the City Planner documenting any human remains or funerary objects found and their disposition.

Commuter Trip Reduction (CTR) Marketing Program. The Project shall formulate a marketing strategy to promote and educate employees about their travel to work choices beyond driving, such as carpooling, taking transit, walking, and biking *in order to reduce VMT. The project proponent is encouraged to integrate the MOB CTR program, to the extent practical, with any similar program that may exist for the LLUMC as a whole. The Project CTR program shall be submitted to the City Planner for approval prior to the issuance of Occupancy Permits. The following features (or similar alternatives) have been found to be critical to CTR program effectiveness: On-site or online commuter information services; Employee transportation coordinators; On-site or online transit pass sales; Guaranteed ride home service.*

The proposed Project shall install and maintain end-of-trip bicycle facilities on-site for employee use. End-of-trip facilities may include bike parking, bike lockers, showers, and personal lockers.

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

None.

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

City of Loma Linda , CDFW, NAHC, Air Resources Board