

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE
BELMONT AND OLIVE SUBDIVISION PROJECT**

TO: Responsible and Interested
Parties – Distribution List

FROM: City of San Bernardino
Planning Division
290 North D Street
San Bernardino, CA 92401

September 8, 2022

In accordance with the California Environmental Quality Act (CEQA) and the State CEQA guidelines, the City of San Bernardino (City) (as lead agency) has prepared a Draft Mitigated Negative Declaration (Draft MND) to evaluate the environmental effects associated with the proposed Belmont and Olive Subdivision Project (Development Code Amendment [Zoning Map Amendment] 21-05 and Subdivision 21-11 [Tentative Tract Map 20421]) located on the southwest corner of W. Belmont Avenue and N. Olive Avenue, in the City of San Bernardino, California. In accordance with Section 15072 of the CEQA Guidelines, the City has prepared this Notice of Intent to provide responsible and interested parties with information about the project details regarding the public comment period, document availability, and public meetings.

Project Title: Belmont and Olive Subdivision Project
Project Applicant: Inland Self Storage Management

Project Description

There are two actions being requested from the City of San Bernardino. The first action is Development Code Amendment 21-05 to modify the land use map to change the land use designation from RL (Residential Low - 3.1 du/net ac) with a minimum average lot size of 10,800 square feet to RS (Residential Suburban – 4.5 du/net ac) with a minimum lot size of 7,200 square feet. The second action is approval of Subdivision 21-11 (Tentative Tract Map 20421) to subdivide a property containing approximately 6.10 gross acres into 25 residential lots for single-family detached product. The proposed project would require approval by the Mayor and City Council for the proposed zoning map amendment.

The following assessor's parcel numbers (APNs) are a part of the Project:

0261-151-10

California Government Code section 65962.5

The Project site is not part of a Cortese List and is not located on a California Department of Toxic Substances list.

Project Location:

The site is located on the south side of West Belmont Avenue at Olive Avenue in the Verdmont Hills subarea of the Verdmont Heights Area Plan. The project site is identified as Assessor Parcel Number 0261-151-10. The latitude and longitude is 34° 11' 48.33" North and 117° 21' 11.40" West. Regional access to the project site is generally via Interstate 215 at the Palm Avenue exit.

Public Comment Period:

The 20-day public comment period for the Mitigated Negative Declaration begins on September 10, 2022 and closes on September 29, 2022. Please submit comments **no later than** 5:00 p.m. on September 29, 2022 to Travis Martin, Associate Planner, at 290 North D Street, San Bernardino, CA 92401 or by email at martin_tr@sbcity.org.

Document Availability:

Copies of the Mitigated Negative Declaration and Initial Study are available for public review at the following locations:

- **City of San Bernardino Website:**
https://www.sbcity.org/city_hall/community_economic_development/planning/environmental_documents

- **City of San Bernardino Planning Division**

201 North E Street, 3rd Floor
San Bernardino, CA 92401
(909) 384-5357

- **City Clerk's Office**

201 North E Street, Building A
San Bernardino, CA 92401
(909) 384-5002

The City has tentatively scheduled the Project for a Planning Commission (PC) meeting at 6:00 p.m. on October 11, 2022. If you require special accommodations for this meeting, or have any other questions, please contact Travis Martin (contact information above) at least five (5) business days prior to the meeting.