



COUNTY OF SAN BERNARDINO
NOTICE OF AVAILABILITY (NOA) / NOTICE OF INTENT (NOI) TO ADOPT
AN INITIAL STUDY / MITIGATED NEGATIVE DECLARATION
FOR A CONCURRENT FILING OF A TENTATIVE PARCEL MAP (TPM 2044) AND MINOR USE
PERMIT (MUP)

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, County Staff prepared a Draft Initial Study / Mitigated Negative Declaration (IS/MND) that identify and evaluate the environmental impacts of the Tentative Parcel Map.

Project Title: AutoZone- Oak Hills Community (Minor Use Permit and TPM 20444)

Project No.: PROJ-2021-00051

Project Location: 425 feet east of intersection of Rancho Road and Escondido Avenue in Oak Hills Community, San Bernardino County.

Project Description: A Concurrent filing of a Minor Use Permit and Tentative Parcel Map (TPM No. 20444) to subdivide a 9.40-acre parcel identified as Assessor Parcel Number (APN) 0357-421-16 into two (2) parcels identified as Parcel A (8.34 acres) and Parcel B (1.06 acres) for the proposed construction of a 6,797-square-foot (sf) retail store (AutoZone). The project will reside within Parcel B of the TPM at approximately 425 feet east of the intersection of Escondido Avenue and Rancho Street in the Neighborhood Commercial (CN) Land Use District in the Oak Hills Community, County of San Bernardino.

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

Land Use Services Department - Planning Division
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415

You may obtain the document in electronic format at <http://cms.sbcounty.gov/lus/Planning/Environmental/Desert.aspx> or by emailing the Planner at Jon.Braginton@lus.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 closes on **October 18, 2022 at 4:30 PM**. Please submit comments to Jon.Braginton@lus.sbcounty.gov or to:

Jon Braginton, Contract Planner
(909) 387-4110 / 760-776-6144
County of San Bernardino
Land Use Services Department - Planning Division
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415