

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

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 4200 N. University Parkway Project (Subdivision 22-07 [Tentative Parcel Map 20632] and Conditional Use Permit 22-14) located at 4200 N. University Parkway, on the southwest corner of N. University Parkway and Varsity 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:** 4200 N. University Parkway Project  
**Project Applicant:** PCG South Shores, LLC c/o Paragon Commercial Group

**Project Description**

There are two actions being requested from the City of San Bernardino. The first action is Subdivision 22-07 (Tentative Parcel Map 20632) to allow the subdivision of a property comprised of three (3) parcels containing a total of approximately 6.46 acres into four (4) parcels containing approximately 2.53 acres (parcel 1), 1.39 acres (parcel 2), 1.09 acres (parcel 3), and 1.39 acres (parcel 4). The second action is approval of Conditional Use Permit 22-14 to allow the development, establishment, and operation of a commercial center consisting of a three (3) restaurants with drive-thrus containing approximately 4,761 square feet (parcel 1), 3,610 square feet (parcel 2), 950 square feet (parcel 4), and a drive-thru express car wash containing approximately 5,137 square feet (parcel 3).

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

0266-591-06, 07, and 08

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 west side of N. University Parkway, south of the intersection at Varsity Avenue in the University District Specific Plan area. The project site is identified as Assessor Parcel Number(s) 0266-591-03, 07, and 08. Regional access to the project site is generally via Interstate 215 at the University Parkway exit.

**Public Comment Period:**

The 20-day public comment period for the Mitigated Negative Declaration begins on December 10, 2022 and closes on December 29, 2022. Please submit comments **no later than** 5:00 p.m. on December 29, 2022 to Travis Martin, Associate Planner, at 290 North D Street, San Bernardino, CA 92401 or by email at [martin\\_tr@sbcity.org](mailto: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](https://www.sbcity.org/city_hall/community_economic_development/planning/environmental_documents)
- **City of San Bernardino Planning Division**  
201 North E Street, 3<sup>rd</sup> 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 January 10, 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.