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NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE HARDT AND BRIER BUSINESS PARK PROJECT

TO: Responsible and Interested Parties – Distribution List

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

November 1, 2023

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 Hardt and Brier Business Park (Project) located within the southeastern portion of the City of San Bernardino. The Project site consists of eight parcels encompassing approximately 5.81 acres. The site is identified by Assessor's Parcel Numbers (APNs) 0281-301-17, 0281-311-06, -07, -08, -11, -12, -18, and -19. Four parcels (APNs 0281-301-17, 0281-311-08, -07, -06) are located north of Hardt Street. The remaining four parcels are located south of Hardt Street. APN's 0281-311-11 and 0281-311-12 are to the east and directly south of Hardt Street and APN's 0281-311-18 and 0281-311-19 are further to the south, directly north of East Brier Drive. The first lot merger would combine APNs 0280-301-17 and 0281-311-08 to create a 1.25-acre lot for proposed Building A. The second lot merger would combine APNs 0281-311-06 and -07 to create a 1.30-acre lot for proposed Building B. The third lot merger would combine APNs 0281-311-11 and -12 to create a 1.24-acre lot for proposed Building C. 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: Hardt and Brier Business Park Project
Project Applicant: Hamann Construction

Project Description:

The proposed development would consist of five new concrete tilt-up buildings with a combined total building area of 81,210 SF and a combined total footprint area of approximately 77,380 SF. Buildings A and B would be located in the northern portion of the site, north of Hardt Street, Building C would be located the central easternmost portion of the Project site, south of Hardt Street, and Buildings D1 and D2 would be located in the southeastern portion of the Project site, north of East Brier Drive. The Project would include associated parking, sidewalks, utility infrastructure including bioretention basins, and landscape improvements corresponding with each building. The proposed buildings would be single-story and would have a maximum height of 40 feet. The average floor area ratio (FAR) for all buildings would be 0.32.



The Project would include one truck loading stall for each building would also provide a total of 213 passenger vehicle parking stalls, inclusive of accessible spaces and electric vehicle/clean air/carpool spaces. Additionally, the Project includes approximately 63,147 SF of ornamental landscaping, which would cover 25 percent of the Project site. Building A would be accessible via two proposed 26-foot-wide driveways on Hardt Street. Building B would be accessible via two proposed 26-foot-wide driveways along Hardt Street. Building C would be accessible via two proposed 30-foot-wide driveways along Hardt Street. Buildings D1 and D2 would be accessible via two proposed 26-foot-wide driveways along East Brier Drive.

Project Location:

The Project site consists of eight parcels encompassing approximately 5.81 acres. The proposed Project site is located within the southeaster portion of the City of San Bernardino and is bounded by Hardt Street and East Brier Drive. Local access to the Project site is currently available via surrounding roadways East Brier Drive, a secondary arterial, Hardt Street, a local road, and South Tippecanoe Avenue, a major arterial. The Project site has a General Plan land use designation of Commercial (CR-3) and a zoning designation of Commercial Regional Tri-City/Club (CR-3) and is located within a predominately developed area as described in Table 1, Surrounding Existing

Land Use and Zoning Designations.

Table 1: Surrounding Existing Land Use and Zoning Designations

	Existing Land Use	General Plan Designation	Zoning Designation
North	Concrete lined drainage channel followed by railroad (Metrolink San Bernardino Line)	Commercial (CR-3)	Commercial Regional Tri-City/Club (CR-3)
West	Utility infrastructure followed by public institution uses (Summit College and other office uses); vacant undeveloped land	Commercial (CR-3)	Commercial Regional Tri-City/Club (CR-3)
South	East Brier Drive followed by office and commercial uses with parking	Commercial (CR-3)	Commercial Regional Tri-City/Club (CR-3)
East	Light industrial warehouse, commercial use and surface parking lot (Residential use 585 feet from site)	Commercial (CR-3)	Commercial Regional 3 (CR-3)
Central	Government office and parking	Commercial (CR-3)	Commercial Regional 3 (CR-3)

Public Comment Period:

The 20-day public comment period for the Mitigated Negative Declaration begins on November 1, 2023, and closes on November 20, 2023. Please submit comments no later than 5:00 p.m. on November 20, 2023, to Mike Rosales, Associate Planner, at 290 North D Street, San Bernardino, CA 92401 or by email at Rosales_Mi@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
- **City of San Bernardino City Clerk’s Office**
 201 North E. Street Building “A”,
 San Bernardino, CA 92401

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The City has tentatively scheduled the Project for the Development/Environmental Review Committee meeting on December 13, 2023 at 10:00 a.m. If you require special accommodation for either of these meetings, or have any other questions, please contact Mike Rosales at least five (5) business days prior to the meeting.