

**NOTICE OF INTENT  
TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE  
MAGNOLIA AND MEYERS SUBDIVISION PROJECT**

TO: Responsible and Interested  
Parties – Distribution List

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

March 6, 2025

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 Aurora Builders Development (Subdivision 23-01 [Tentative Tract Map 20539] and Development Permit Type-P 23-01) located on the northwest corner of N. Magnolia Avenue and W. Meyers Road, 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: Aurora Builders Development Project**  
**Project Applicant: Aurora Builders, LLC**

**Project Description**

There are two actions being requested from the City of San Bernardino. The first action is Subdivision 23-01 (Tentative Parcel Map 20539) to allow the subdivision of a property comprised of two (2) parcels containing a total of approximately 9.68 acres into thirty (30) parcels ranging in size from 10,800 square feet to 11,621 square feet. The second action is approval of Development Permit Type-P 23-01 to allow the development of thirty (30) detached single family residences ranging in size from 2,053 to 2,664 square feet with attached 2 and 3-car garages.

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

0261-062-15 and 16

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 Northwest corner of N. Magnolia Avenue and W. Meyers Road in the Residential Low (RL) zone. The project site is identified as Assessor Parcel Number(s) 0261-062-15 and 16. Regional access to the project site is generally via Interstate 215 at the Palm Avenue exit.

**Public Comment Period:**

The 30-day public comment period for the Mitigated Negative Declaration begins on March 10, 2025 and closes on April 8, 2025. Please submit comments *no later than* 5:00 p.m. on April 8, 2025 to Chantel Choice, Senior Planner, at 290 North D Street, San Bernardino, CA 92401 or by email at [choice\\_ch@sbcity.org](mailto:choice_ch@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

**Attachments:**

Vicinity Map

Proposed Development Site Plan

# AERIAL MAP



Proposed 30 Homes For:  
**Aurora Builders LLC**  
 Meyers Road, San Bernardino, CA / No. 20539



17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6888

**DRAWN:** AURORA BUILDERS LLC  
**CONTRACT:** AURORA BUILDERS LLC  
 17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6888

**PROJECT ADDRESS:** MEYERS ROAD, SAN BERNARDINO, CA, INC. 20539  
**ARCHITECT:** ANDRESEN ARCHITECTURE INC.  
 17087 ORANGE WAY, FONTANA, CA 92335  
 (909) 355-6888  
 doug.andresen@aai.com

**CIVIL ENGINEER:** S.D. ENGINEERING AND ASSOCIATES  
 17087 ORANGE WAY, FONTANA, CA 92335  
 (909) 355-6888  
 sd@sdeng.com

**STRUCTURAL:** STRUCTURAL DESIGN PARTNERS, INC.  
 4810 COUNTY CENTER DRIVE, SUITE 110  
 JANESVILLE, WI 53548  
 (951) 800-0025 & 1911

**LANDSCAPE:** RICHARD POPE AND ASSOCIATES  
 1885 S. 17 STREET, SUITE 103  
 RICHARD POPE  
 RICHARD POPE ARCHITECTS  
 1885 S. 17 STREET, SUITE 103  
 RICHARD POPE  
 RICHARD POPE ARCHITECTS  
 1885 S. 17 STREET, SUITE 103  
 RICHARD POPE

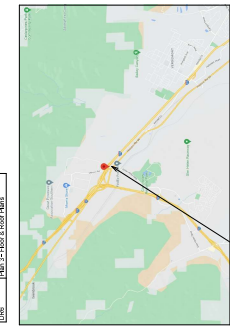
**APN:** 0251-002-01 & 15  
**CONSTRUCTION:** RESIDENTIAL LOW (RL)  
**DESCRIPTION:** PROPOSED 30 SINGLE FAMILY RESIDENCES WITH 30 CAR GARAGES TO BE CONSTRUCTED UNDER A SEPARATE ADMM REVIEW.

**Lot Coverage Schedule**

Lot Number	Floor Plan	Foundation Type	Foundation Area (sq. ft.)	Lot Area (sq. ft.)	Lot Coverage (%)
1	10872 SF	CONCRETE	1,087.2	10,872	10.00
2	10872 SF	CONCRETE	1,087.2	10,872	10.00
3	10872 SF	CONCRETE	1,087.2	10,872	10.00
4	10872 SF	CONCRETE	1,087.2	10,872	10.00
5	10872 SF	CONCRETE	1,087.2	10,872	10.00
6	10872 SF	CONCRETE	1,087.2	10,872	10.00
7	10872 SF	CONCRETE	1,087.2	10,872	10.00
8	10872 SF	CONCRETE	1,087.2	10,872	10.00
9	10872 SF	CONCRETE	1,087.2	10,872	10.00
10	10872 SF	CONCRETE	1,087.2	10,872	10.00
11	10872 SF	CONCRETE	1,087.2	10,872	10.00
12	10872 SF	CONCRETE	1,087.2	10,872	10.00
13	10872 SF	CONCRETE	1,087.2	10,872	10.00
14	10872 SF	CONCRETE	1,087.2	10,872	10.00
15	10872 SF	CONCRETE	1,087.2	10,872	10.00
16	10872 SF	CONCRETE	1,087.2	10,872	10.00
17	10872 SF	CONCRETE	1,087.2	10,872	10.00
18	10872 SF	CONCRETE	1,087.2	10,872	10.00
19	10872 SF	CONCRETE	1,087.2	10,872	10.00
20	10872 SF	CONCRETE	1,087.2	10,872	10.00
21	10872 SF	CONCRETE	1,087.2	10,872	10.00
22	10872 SF	CONCRETE	1,087.2	10,872	10.00
23	10872 SF	CONCRETE	1,087.2	10,872	10.00
24	10872 SF	CONCRETE	1,087.2	10,872	10.00
25	10872 SF	CONCRETE	1,087.2	10,872	10.00
26	10872 SF	CONCRETE	1,087.2	10,872	10.00
27	10872 SF	CONCRETE	1,087.2	10,872	10.00
28	10872 SF	CONCRETE	1,087.2	10,872	10.00
29	10872 SF	CONCRETE	1,087.2	10,872	10.00
30	10872 SF	CONCRETE	1,087.2	10,872	10.00

**Sequence of Drawings DR**

Number	Description
DR1	Site Plan
DR2	Foundation Plan
DR3	Structural Framing
DR4	Interior Finishes
DR5	Exterior Finishes
DR6	Site Elevation
DR7	Final Construction



**Aurora Builders LLC**  
 17087 Orange Way, Fontana, CA 92335  
 (909) 355-6888

Project 30 Homes For  
**Aurora Builders LLC**  
 Meyers Road, San Bernardino, CA, No. 20539  
 6 June 2024  
 22-4510

**Site Plan**  
 DR1

