

COUNTY OF SAN BERNARDINO  
NOTICE OF AVAILABILITY (NOA) / NOTICE OF INTENT (NOI) TO ADOPT  
AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION,  
FOR A PLANNED DEVELOPMENT PROJECT

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 proposed project described below.

**Project Title:** Topgolf Entertainment

**Project Location:** SOUTHEAST CORNER OF ARCHIBALD AVENUE AND FOURTH STREET, AT THE GUASTI REGIONAL PARK, COUNTY OF SAN BERNARDINO, ONTARIO, 4th SUPERVISORIAL DISTRICT, ASSESSORS PARCEL NUMBER: 0210-181-34 and -45

**Project Description:**

LEASE AGREEMENT BETWEEN THE COUNTY OF SAN BERNARDINO AND TOPGOLF TO ALLOW FOR THE CONSTRUCTION AND OPERATION OF A TOPGOLF ENTERTAINMENT FACILITY ON 13.31 ACRES. THE PROPOSED PROJECT INCLUDES THE CONSTRUCTION AND OPERATION OF A GOLF RANGE WITH ASSOCIATED HITTING BAYS, A MINIATURE GOLF COURSE, AND AN APPROXIMATELY 67,521 SQUARE-FOOT THREE-STORY BUILDING WHICH WOULD INCLUDE A BEVERAGE STATION/SERVICE BAR AND LOUNGE WITH A FULL-SERVICE BAR AND RESTAURANT, AN OUTDOOR PATIO AND ROOFTOP TERRACE WITH TABLES, COUCHES, AND FIRE PITS. THE PROJECT WOULD BE USED FOR BANQUETS, CORPORATE EVENTS, AND OTHER EVENT MEETINGS, AND CAN ACCOMMODATE LIVE MUSIC. THE PROPOSED PROJECT ALSO INCLUDES THE INSTALLATION OF PARKING AREA AND CIRCULATION AS WELL AS PERIMETER LANDSCAPING THAT INCORPORATES AN INFILTRATION BASIN FOR WATER QUALITY MANAGEMENT PURPOSES.

**Environmental Review and Public Comment:** The circulation of the Draft Mitigated Negative Declaration and Initial Study is to encourage written public comments. Interested persons can review the Draft IS/MND at <http://cms.sbcounty.gov/lus/Planning/Environmental/Valley.aspx> and the following physical location:

**Land Use Services Department - Current Planning Division**  
385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0182

If unavailable on the web site, you may obtain the document in electronic format by telephoning the Land Use Services Department at either (909) 387-4112, or by emailing the Planner at [cwarrick@lusc.sbcounty.gov](mailto:cwarrick@lusc.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 begins on **April 5, 2019**. All comments must be received no later than **April 25, 2019, at 5:00 PM**. Please submit comments to [cwarrick@lusc.sbcounty.gov](mailto:cwarrick@lusc.sbcounty.gov) or to:

Chris Warrick, Supervising Planner  
County of San Bernardino  
Land Use Services Department - Planning Division  
385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0182

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