



## City of San Bernardino Development Services Department Notice of Completion and Availability of Draft Subsequent EIR

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**To:** Responsible and Interested Agencies, Special Interest Groups, Local Residents, and Other Interested Persons

**From:** City of San Bernardino Development Services Department  
300 North D Street, San Bernardino, CA 92418  
Contact: Terri Rahhal, City Planner

**Subject:** University Hills Specific Plan Draft Subsequent EIR

The City of San Bernardino is the Lead Agency and has released for public review a Draft Subsequent Environmental Impact Report (EIR) for the proposed project. The Draft Subsequent EIR is supported by the previously certified EIR for the Paradise Hills Specific Plan.

**Project Title:** University Hills Specific Plan

**Project Location:** The Proposed Project is located in the northern portion of the City of San Bernardino in San Bernardino County, California. It is located just north of the California State University San Bernardino (CSUSB) campus on 404 acres of vacant land in the foothills of the San Bernardino Mountains. Access to the project area is proposed via Campus Parkway off Northpark Boulevard to the west and from Little Mountain Road off Northpark Boulevard to the east.

**Project Description:** The UHSP consists of 404.3 total acres, with 169.5 acres or 42 percent of the site proposed for residential and related uses, including 10.2 acres of parks and recreational uses. The project proposes a total of 980 units with a gross density of 2.4 dwelling units per acre (980 units divided by 404.3 acres) and a net density of 5.8 units per acre, excluding natural open space (980 units divided by 169.5 acres).

Residential densities range from 0.0 to 20 dwelling units per acre. The lowest densities (0–3.1 units per acre) are located north of the San Andreas Fault and include single-family detached estate homes. Immediately south of the San Andreas Fault in the West Village area are standard detached lots (3.2–9 units per acre). Mixed Detached and Attached units (9.1–15 units per acre and 17 units per acre, respectively) are located in the interior and perimeter of the site. The highest densities (15.1–20 units per acre) are generally located in the interior portions of the West Village area around the clubhouse and in the East Village area behind Badger Hill. Four (4) acres of the highest density area (Planning Area 16) will be dedicated to CSUSB for exclusive use as faculty housing (approx. 60 units). Three subdivisions are currently proposed: Tentative Parcel Map No. 18969, Tentative Tract Map 18696 and Tentative Tract Map 18140.

**Significant Environmental Effects:** The Draft Subsequent EIR identifies significant unavoidable adverse impacts on air quality, population/housing growth inducement/SCAG consistency, and transportation.

**Public Review Period:** The Draft Subsequent EIR is available for public review beginning **August 1, 2008** and ending **September 15, 2008**, during which time the public and interested parties are invited to comment on the Draft Subsequent EIR for the proposed project. Public comments may be sent during this time period to the following name and address:

City of San Bernardino Development Services Department  
300 North D Street, San Bernardino, CA 92418  
Contact: John Oquendo, Assistant Planner or  
[universityhills@sbcity.org](mailto:universityhills@sbcity.org)

**The Draft Subsequent EIR is Available for Public Review at the following locations:**

- City of San Bernardino Development Services Department, 300 N. “D” Street, 3<sup>rd</sup> Floor, San Bernardino, CA 92418.
- Feldheim Central Library, 555 W. 6<sup>th</sup> Street, San Bernardino, CA 92410
- City of San Bernardino web site, [www.sbcity.org](http://www.sbcity.org)

**Public Meetings:** The City of San Bernardino Planning Commission and the Mayor and Common Council will consider the University Hills Specific Plan and the Draft Subsequent Environmental Impact Report (EIR) at noticed public hearings. Agendas for the public meetings of the City of San Bernardino are routinely posted on the City’s web page.

**Presence of the Site on Lists Enumerated under Section 65962.5 of the Government Code:** The proposed project site is not included on any lists compiled pursuant to Section 65962.5 of the Government Code.