



**CITY OF SAN BERNARDINO  
DEVELOPMENT SERVICES DEPARTMENT  
NOTICE OF DETERMINATION**

Receipt # 353882

CLERK OF THE BOARD

NOV 19 2008

COUNTY OF  
SAN BERNARDINO

**From:** City of San Bernardino  
Development Services Department  
300 North "D" Street, 3<sup>rd</sup> Floor  
San Bernardino, CA 92418

**TO:** San Bernardino County Clerk of the Board  
385 N. Arrowhead Ave. 2<sup>nd</sup> Floor  
San Bernardino, CA 92415-0130

Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.**

**PROJECT TITLE:** University Hills Specific Plan Subsequent Environmental Impact Report

2007071155  
**State Clearinghouse #**

Terri Rahhal  
**Lead Agency Contact**

(909) 384-5057  
**Telephone Number**

**PROJECT LOCATION**

The project site is located within the northern end 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 and several large debris basins maintained by the County of San Bernardino Flood Control District. Access to the project area is via Campus Parkway, off Northpark Boulevard to the west and from Little Mountain Road, off Northpark Boulevard to the east. The site comprises the following San Bernardino County Assessor Parcels: 265-041-12, 265-051-12, 265 051-13, 265-061-16, 265-051-09, 265-021-13, 265-011-07, 265-011-08, and 265-011-06.

**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

DATE FILED & POSTED

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.

**This is to advise that the San Bernardino City Council approved the above referenced project on November 17, 2008, and has made the following determinations regarding the above described project:**

**Lead Agency - City of San Bernardino**

1. The project [ will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were  were not] made a condition of the approval of the project.
4. A statement of Overriding Considerations [ was  was not] adopted for this project.
5. Findings [ were  were not] made pursuant to the provisions of CEQA.

**This is to certify that the final SEIR with comments and responses and record of project approval is available to the General Public at: 300 N. D Street, 3rd Floor, San Bernardino, CA 92418.**



**Terri Rahhal**  
**RESPONSIBLE OFFICIAL**

City Planner  
**TITLE**

(909) 384-5057  
**TELEPHONE NUMBER**

DATE: November 19, 2008

Date Received for filing at OPR: