



COUNTY OF SAN BERNARDINO
NOTICE OF AVAILABILITY (NOA) / NOTICE OF INTENT (NOI) TO ADOPT
AN INITIAL STUDY / MITIGATED NEGATIVE DECLARATION
FOR THE UNIVERSITY CROSSINGS PLANNED DEVELOPMENT

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, a Draft Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared to identify and evaluate the environmental impacts of the proposed Planned Development Permit for the University Crossings project.

Project Title: UNIVERSITY CROSSINGS

Applicant: TRANSCOAST FINANCIAL INC.

Project No.: P201200086/PD

Project Location: North side of Lugonia Avenue, 690 feet east of Nevada Street, in the East Valley Area Plan adjacent to the community of Redlands, in the 3rd Supervisorial District.
ASSESSORS PARCEL NUMBER: 0292-055-21 AND 24.

Project Description: A Planned Development of 306 residential units in 19 2-story and 3-story structures on 12.35 acres. The project includes a 10,534 sq. ft. recreation center with a pool, spa, and exercise room. Outdoor amenities include tot lots with play equipment, picnic and barbecue areas, and volleyball courts. A total of 596 parking spaces are proposed, including 300 garage spaces and 296 open spaces.

Hazardous Waste: The site is not on any list of hazardous waste sites as enumerated in section 65962.5 of the California Government Code.

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

Land Use Services Department - 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 chris.warrick@lus.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 **June 13, 2012**. All comments must be received no later than **July 12, 2012 at 5:00 P.M.** Please submit comments to chris.warrick@lus.sbcounty.gov or to:

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

Public Hearing: County Staff will schedule a public hearing to consider adoption of the Final IS/MND in conjunction with review of the project. In advance of the hearing date, Staff will distribute a separate notice regarding that hearing.