

## University Hills Specific Plan Project Description

The project was formerly known as The Paradise Hills Specific Plan ("PHSP") which was submitted to the City of San Bernardino in 1991 and approved in 1993 for the of 504 units on 228.5 acres, including homes north of the San Andreas Fault in the middle and upper portions of Badger Canyon. Due to economic conditions, the project was halted. Recently, the project has been revised to substantially reduce development north of the fault and in Badger Canyon.

The University Hills Specific Plan (UHSP) consists of 404.2 total acres. 18.7%, or 75.6 acres, of the total land area is devoted to residential uses. A total of 940 units are proposed, which if spread around the entire site, is a gross density of 2.33 dwelling units per acre and a net density of 12.43 units per acre.

The proposed densities range from 3.2 to 20 dwelling units an acre. The following table presents the densities proposed within the UHSP.

**University Hills Specific Plan  
Proposed Residential Densities**

Land Use Category	Density	Units	Acres	Proposed Product Type
Estate	0-3.2 du/acre	25	8	Single-Family Detached
LDR	6-7 du/acre	82	13	Single-Family Detached
MDR	8-12 du/acre	246	21	Single-Family Detached
MHDR	13-16 du/acre	331	22	Multi-Family Attached
HDR	17-20 du/acre	256	13	Multi-Family Attached

The highest density proposed on the site (20 dwelling units per acre), is proposed in four planning areas (Planning Areas 6, 8, 9, and 16), which account for a total of 13 acres, or 17% of the residential development area. It is also critical to note, that of the 940 units, 50 units are dedicated to the University as faculty housing (Planning Area 16).

**Surrounding Land Uses and Setting:** The land to the north, northeast, and northwest lies within the San Bernardino National Forest, while the land along the entire southern border of the site is owned and maintained by the County of San Bernardino for flood control purposes, including several large debris and settling/spreading basins. The CSUSB campus lies immediately south of the

flood control facilities. A 75-inch pipeline of the San Bernardino Valley Municipal Water District crosses the area within the site in a northwest-southeast direction.

**Table 1: Existing Land Use**

	<b>Existing Land Use</b>	<b>General Plan</b>	<b>Zoning</b>
Site	Mostly Vacant	Residential Low (RL) Residential Suburban (RS)	RL 0-3.1 du/ac RS 3.2-4.5 du/ac
North	Vacant	Resource Conservation	RC
South	Flood Control and CSUSB	Public Flood Control (PFC) Public Facility	PFC PF
East	Vacant	Resource Conservation	RC
West	Vacant	Public Flood Control (PFC) Air Park	PFC

**Other agencies whose approval may be required (e.g., permits, finance approval, or participation agreement):** The County of San Bernardino, Regional Water Quality Control Board (RWQCB), U.S. Army Corps of Engineers (ACOE), U.S. Fish and Wildlife Service (USFWS), California Department of Fish and Game (CDF&G), and possibly the South Coast Air Quality Management District (SCAQMD).

Because the UHSP pertains to a portion of the project described and analyzed in the previously approved EIR, the environmental impacts associated with this Specific Plan generally were addressed in the EIR. A Supplemental EIR that describes the potential environmental impacts addressed in the previously approved EIR, and compares them to those identified in this new Specific Plan will be submitted.

**Market Segmentation:** UHSP provides a range of residential densities and products, from single-family detached estates lots, small-lot single-family detached, duplexes, to multi-family attached, in order to reach a broad segment of the market. This allows for a diversity of lifestyle choices that will appeal to a wide range of the buying public—from families looking to up-grade, to empty nesters looking to downsize, to single professionals, to first-time home buyers. This also means that the project will be not be critically impacted if the market changes and buying habits change...

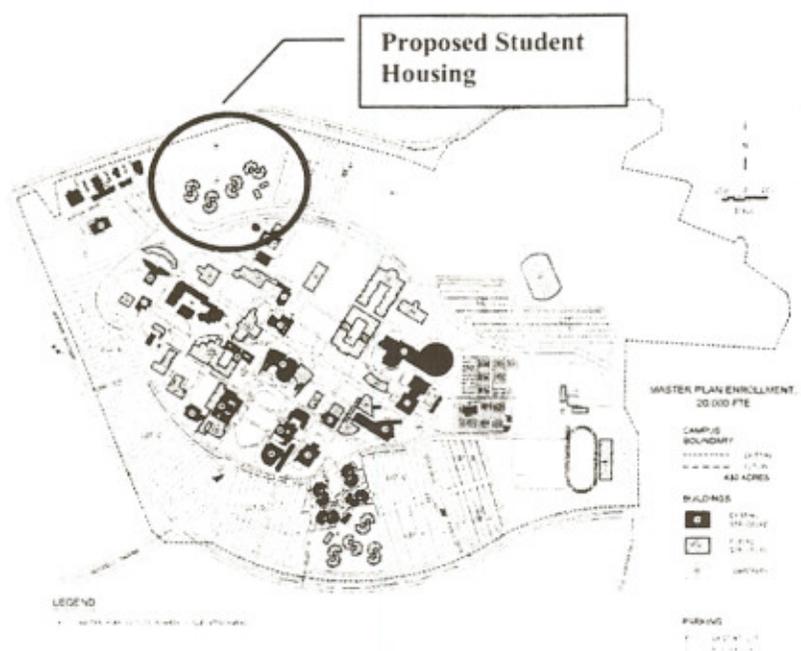
**Clustering:** UHSP is located in the foothills above Cal State San Bernardino. The site contains numerous constraints such as the San Andreas Fault, steep

slopes and canyons, natural drainage corridors, not to mention the threat of wildfires. In order to reduce the development footprint, the extent of infrastructure and grading, preserve the natural drainage corridors, and maintain the higher elevations in their natural state, development is proposed to be clustered onto approximately 39% of the site, or 159 acres. Development is proposed on the lowest portion of the site where the slopes are generally below 15% grade.

**Location of Higher Density Units:** The area proposed for higher density residential development are the areas nearest to the University and existing development, which will reduce the length of infrastructure and extent of City Services.

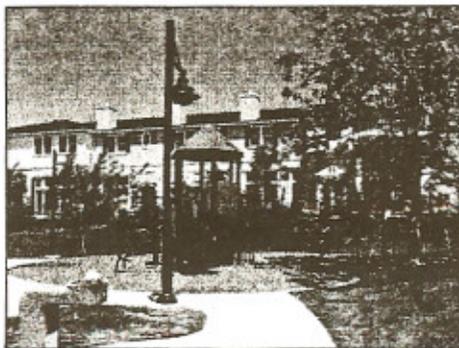
**Cal State San Bernardino:**

California State University, San Bernardino is the only state university serving the Riverside-San Bernardino area. The enrollment has been increasing 5% each year and, as of 2004, it served over 16,000 students. The University anticipates serving between 20,000 and 25,000 students. In order to accommodate this increasing enrollment, the University has added ten new buildings and is currently constructing additional student housing.



**Faculty Housing:** The University has stated that most non-tenured faculty can only afford to rent or purchase attached products. In order to attract faculty to the site, University Hills includes a range of small-lot detached and multi-family housing types. In addition, the developer has agreed to provide 2.5 acres on which the University can develop 50 units for faculty housing. In order to accommodate this number of units within the available land, a density of 20 dwelling units per acre is required.

**Quality:** UHSP is a highly amenitized development with 7 acres of parks, including a 2 acre clubhouse with pool and tennis courts, a 5 acre linear park, an internal trail system, and 245 acres of natural open space. In addition, the quality



16 UNITS / ACRE      20 UNITS / ACRE      10 UNITS / ACRE

of housing units proposed is richly detailed and articulated. The following are examples of the higher density products that are targeted for University Hills.

**Maintenance:** UHSP will be maintained via Home Owners Association (HOA) agreements and Landscape and Lighting Maintenance Districts (LLMDs). This will ensure a high quality external appearance throughout the life of the project.

**Traffic and Circulation:** The proposed multifamily / Condominium products will generate 5.86 trips per day vs. 9.57 trips per day for conventional single family residential units. The Paradise Hills Specific Plan was approved in 1993 to have Campus Parkway easterly extension as the main point of access and the northerly extension of Little Mountain Road, within an existing road easement, as the second point of access. UHSP will maintain these points of access as previously approved and address in the certified EIR.

**Offsite Improvements:** Offsite street improvements, drainage improvements, water and sewer improvements as well as fuel modification zone will be constructed on San Bernardino County Flood Control properties within public easement.

**Comparable Densities in the Area:** The Promenade development (Watson/Richmond American) located on the southwest corner of Campus Parkway and Northpark Boulevard, this project has a gross density of ten dwelling units per acre and a net density of 18 units/acre after deducting slopes, open space, parks, and other restricted areas.