INTRODUCTION

Project Summary

Nestled in the foothills of the San Bernardino Mountains between the San Bernardino National Forest and California State University, San Bernardino (CSUSB), University Hills is a distinctive 404-acre residential community that offers a unique living environment with a direct and long-lasting relationship with the University, and where the majority of the site is left untouched.

Development in University Hills is concentrated on the lower elevations and encompasses only 42 percent of the total site (170 acres) while the remaining 58 percent remains as open space. This generous 235-acre open space area will be used by CSUSB as a laboratory to study the local biology, habitat, and geology.

University Hills accommodates 980 residences situated in several neighborhoods, which are set apart by open space corridors, drainage ways, and sloped areas and interconnected by a series of pathways and roadways. University Hills accommodates a range of living opportunities including estate, single-family detached, small-lot detached, cluster court homes, townhomes, and stacked flats. In addition, University Hills provides four acres that will be dedicated to CSUSB and can accommodate up to 60 units for exclusive use as faculty housing.

University Hills also contains approximately 10 acres of parks, including a 2-acre private community clubhouse, 5-acre California Walnut Grove Linear Park, two neighborhood parks, and the 2.1-acre Glider Park, which provides a safe approach zone for the hang gliders landing at the adjacent Andy Jackson Airpark.

University Hills contains several significant natural features that have led to a carefully customized land plan. The San Andreas Fault system runs the length of the project and generally separates the developed and undeveloped portions of the project. In addition, several natural drainage ways and sloped areas are located in University Hills. These features are incorporated as open space corridors containing pathways and amenities.

University Hills is also committed to creating a sustainable, resource-efficient community. Not only does this Specific Plan contain guidelines for sustainable development that are applicable to the entire development, but the clubhouse and Mixed Detached/Attached Residential areas are committed to a high level of green building techniques.

Purpose of the Specific Plan

The purpose of the University Hills Specific Plan is to provide unique development standards and guidelines to allow the creation of a high-quality residential community. The Specific Plan will provide the regulatory, administrative, and implementation tools necessary to realize University Hills and serve as the long-range guide for its development.

The California Government Code, Section 65450, establishes the authority for cities and counties to adopt specific plans by resolution as policy or by ordinance as regulation, identify the required contents of a specific plan, and mandate consistency with the General Plan. A specific plan enables enhanced or innovative development and design options not possible under conventional zoning controls. The University Hills Specific Plan is a regulatory document providing a means of implementing a site-specific development proposal in accordance with the goals and policies of the City of San Bernardino General Plan.

The City of San Bernardino Municipal Code Chapter 19.64 describes the purpose, requirements, regulations, and procedure for preparation of a specific plan within the City. As required by the California Government Code, a General Plan Consistency Analysis has been prepared for this Specific Plan (see Appendix B).

Project Location

As shown in Figure 1-1, *Regional Location*, University Hills is on the northern edge of the City of San Bernardino in the foothills of the San Bernardino Mountains overlooking the Cajon Creek Wash, CSUSB, and the Glen Helen Regional Park.

As shown in Figure 1-2, *Local Vicinity*, University Hills is generally bound on the south by CSUSB and Badger Hill, west by Devil's Canyon Flood Control Basin, and north and east by the San Bernardino National Forest. Primary access to University Hills will be from Campus Parkway, which will eventually connect directly with Interstate 215 (I-215), and Little Mountain Drive.

Figure 1-1 Regional Location

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Figure 1-2 Local Vicinity

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Format of the Document

The University Hills Specific Plan is organized into the following sections.

Section 1: Introduction. This section describes the purpose and intent, authority and scope, compliance with guiding documents, project setting, and a summary of opportunities and constraints.

Section 2: Development Plan. This section explains the vision, objectives, and development concept. The conceptual land use plan and buildout statistics are also included in this section.

Section 3: Development Criteria. This section provides the allowable uses, development standards, circulation plan, open space plan, utility, and infrastructure plans.

Section 4: Design Guidelines. This section includes guidelines that define the aesthetic character of University Hills.

Section 5: Sustainability. This section describes opportunities and guidelines for environmentally sustainable development within University Hills.

Section 6: Implementation and Administration. This section contains the development processing and amendment procedures, as well as phasing, for University Hills.

Appendices. The appendices contain definitions, general plan consistency analysis, fire safety plan, geologic studies, biology study, hydrology study, water quality management plan, water facilities study, dry utility feasibility study, and a comparison of this Specific Plan to the City's Hillside Management Overlay.

Terminology

Statements occur in this plan in the form of policies, standards, and guidelines that create expectations of actions intended to successfully implement the plan. The following terms clarify the level of commitment described in the plan and reflect expected outcomes.

Shall—This type of policy will always be followed. "Shall" represents an absolute commitment to the guidance expressed in the policy. (Similar action words: require, enforce, must, ensure)

Should—This type of policy will be followed in most cases and exceptions or degrees of implementation are acceptable with valid reasons. (Similar action words: encourage, supposed to)

Allow—Permit someone else's initiative and support it unless there is a very good reason not to. (Similar action words: permit.)

Restrict—This type of policy sets specified limits within which action and/or implementation will occur. (Similar action words: control, limit, contain.)

Prohibit—This type of policy requires the active prevention of specified conditions or decisions. (Similar action words: forbid, ban.)

Other terminology may appear in certain policy statements. These terms are to be interpreted according to their similarity to the appropriate term described above.

Relationship to Other Plans

General Plan

Specific plans are required to be consistent with the goals and policies of the governing General Plan. The General Plan Consistency Analysis, included as Appendix B, discusses how the project implements and exemplifies the goals and policies of the City of San Bernardino General Plan.

Future subdivisions, building permits, and public works projects within the University Hills Specific Plan area must be consistent with this Specific Plan (Government Code, Sections 65455, 66473.5, 65860, and 65401). All projects that are found to be consistent with this Specific Plan will likewise be deemed consistent with the City's General Plan.

University Hills is a significant opportunity for the City to achieve many goals described in its General Plan, such as providing housing types suitable for a variety of lifestyles and incomes. A detailed description of conformance with the City's goals is provided in Appendix B.

Zoning

Paradise Hills Specific Plan

The project site was formerly known as The Paradise Hills Specific Plan and approved in 1993 but never built. The Paradise Hills Specific Plan provided direction for the development of a 504-unit residential community with a development footprint of 229 acres and 175 acres of permanent open space.

The University Hills Specific Plan replaces the Paradise Hills Specific Plan and includes the new land use map, zoning districts, development standards, design guidelines, and infrastructure requirements for the development of the site.

University District Specific Plan

University Hills is also located within the University District Specific Plan, which was approved November 1, 2005. The University District Specific Plan acts as the umbrella document for a 6,375-acre area, of which University Hills is a part. The intent of the University District Specific Plan is to "lay a foundation for the integration of the University into the surrounding community." The University District Specific Plan focuses on creating:

- Pedestrian-oriented developments
- A seamless connection between the community and University
- A "university town"
- Enhanced link to regional recreation
- An efficient vehicular and pedestrian system
- A range of housing types to accommodate a wide range of population, including University faculty and staff.
- Quality housing

The University District Specific Plan assumed the Paradise Hills Specific Plan in its land use plan and was amended to reflect the land plan for University Hills in conjunction with this project.

Environmental Impact Report

The California Environmental Quality Act (CEQA) was adopted to inform decision makers, staff, and the public about the potential environmental impacts of development. The CEQA process provides an opportunity to address potential impacts in order to maintain California's environmental quality. Compliance with CEQA requires that a project be evaluated for potential impacts before being approved. The adoption of a specific plan is a project subject to CEQA.

In accordance with CEQA, the City has prepared a subsequent Environmental Impact Report (State Clearinghouse No. 2007071155) to accompany the University Hills Specific Plan. The subsequent EIR analyzes the project and its alternatives to identify potential significant environmental impacts associated with the future of the University Hills Specific Plan area. The subsequent EIR is incorporated into this Specific Plan by reference and is attached under separate cover.

Surrounding Environment

The University Hills project site is located in the foothills of the San Bernardino Mountains between the San Bernardino National Forest and CSUSB. In addition to these significant features, the geologic and hydraulic forces that have shaped the site, on and off-site infrastructure, and community concerns are critical to understanding the site.

San Bernardino Mountains

University Hills sits on the western flank of the San Bernardino Mountains, which run for approximately 60 miles east from the Cajon Pass to the Coachella Valley. The highest peak in the range is Mount San Gorgonio, which has an elevation of 11,501.6 ft and is the highest peak in southern California. Most of the range is located within the San Bernardino National Forest.

The site itself is situated between the San Bernardino Mountains on the north and the much smaller Badger Hill on the south.

Seismic Faults

University Hills is located within the San Andreas Fault zone and includes traces of active faulting associated with the San Andreas Fault. Accordingly, prior to the creation of the land plan, three geologic studies, including extensive on-site studies and trenching, were conducted to pinpoint earthquake faults and geologic conditions within University Hills (see EIR appendices). In particular, eighteen trenches were dug in a north-south orientation to locate all fault trends within the site. As shown on Figure 1-3, three active faults were mapped in University Hills.

The main fault is the South Branch of the San Andreas Fault, which runs in an east–west direction along the entire length of the project. This fault shapes the physical environment of the site and is the dividing line between steep and shallow slopes on the site. North of the South Branch are areas with slopes that are generally greater than 15 percent while south of the South Branch slopes are 0–15 percent.

Approximately 600 feet north of the South Branch, is the Mill Creek Fault, which is not considered active, but, because of proximity to other faults, could result in ruptures. The third fault, the North Branch San Andreas Fault is located approximately 1,600 feet north of the South Branch and is considered active.

The Alquist-Priolo Earthquake Fault Zoning Act, which was passed in 1972, is intended to prevent the construction of buildings used for human occupancy on active faults. The South and North Branches of the San Andreas Fault are active faults and, for purposes of this Specific Plan, the

Mill Creek Fault was treated as an active fault due to the proximity to the active faults. The land plan for University Hills must be designed to account for these faults and ensure that construction of habitable buildings will not occur within 50 feet of these three faults.

Figure 1-3 Earthquake Faults

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Topography

University Hills sits in the foothills on the western edge of the San Bernardino Mountains. The elevation of the site ranges from approximately 1,600 feet above sea level at its southerly boundary to an upper elevation of approximately 2,600 feet.

As shown in Figure 1-4, the topography of the site varies from relatively flat in the southwest region to fairly steep and mountainous in the northern portion of the site. The South Branch of the San Andreas Fault divides the site into two basic geologic zones. To the south of the fault, an older alluvial plain slopes gradually to the southwest at an average gradient of 10 percent. To the north of the fault, the terrain is fairly steep as it rises into the San Bernardino National Forest with slope gradients varying from 15 to 80 percent.

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Hillside Management Overlay

The City has established the Hillside Management Overlay District to ensure that development occurs in a manner that,

"Protects a hillside's natural and topographic character and identity, environmental sensitivities, aesthetic qualities, and the public health, safety, and general welfare. This protection is obtained by ensuring that development does not create soil erosion, silting of lower slopes, slide damage, flooding problems, and severe cutting or scarring. It is the intent to encourage a sensitive form of development while still allowing for residential uses which complement the natural and visual character of the City and its hillsides."

The Hillside Management Overlay applies to average slopes of 15 percent or greater. Slopes less than 15 percent at the base of the hillsides are excluded from the density and development provisions of the Hillside Management Overlay. Figure 1-4 shows the areas within University Hills that are subject to the Hillside Management Overlay. The development footprint for University Hills is primarily contained in areas with slopes less than 15 percent. A comparison of the provisions of this Specific Plan with the Hillside Management Overlay is provided in Appendix D.

Slope Stability

Slope failures can be hazardous to buildings, reservoirs, roads, and utilities. Therefore, the impact must be mitigated or structures need to be located in areas that will have the least potential to be impacted by this hazard. Accordingly, extensive on-site studies were conducted by a geologist to pinpoint landslide areas and are contained in the EIR appendices.

As shown on Figure, 1-5, historical landslide areas are located in the northern portion of the site north of the South Branch of the San Andreas Fault. Any development within these areas will require additional site specific, geotechnical investigation to establish slope stability, landslide limits, and determine appropriate development requirements.

Figure 1-4 Topography

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Figure 1-5 Slope Stability

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High Wind Areas

The City of San Bernardino experiences periods of high velocity winds, especially in the Cajon Pass and at the bottom of canyons. These winds have been known to cause severe damage to roofs, utility poles, and traffic signals. University Hills is included in the City's designated High Wind Area, which has certain, appropriate building standards. At the time development occurs, buildings will be required to comply with the building standards for this area and should be designed and oriented to avoid the creation of "wind tunnels" that concentrate gusts in corridors. Wind "breaks" in the form of landscaping, walls, or other architectural features can be used to provide protection from strong winds.

Wildland Fires

Because of the adjacent San Bernardino National Forest, steep slopes, and high winds, the University Hills area is at risk from wildland fires.

Chapter 19.15 of the San Bernardino Development Code, Foothill Fire Zone Overlay District, has been established to, "…mitigate the spread of fire, to help minimize property damage and to reduce the risk to the public health and safety." The Foothill Fire Zone Overlay District identifies three fire zones with different degrees of hazard based on slope, type of fuel, and natural barriers. The foothill fire zones are:

- Fire Zone A, Extreme Hazard, includes areas with slopes of 30 percent or greater.
- Fire Zone B, High Hazard, includes area with slopes of 15–30 percent
- Fire Zone C, Moderate Hazard, includes those areas with slopes of 0 –15 percent

As required by the Foothill Fire Zone, a slope analysis is included with this Specific Plan. Figure 1-6 depicts the three fire zones and the limits of development proposed in University Hills. Areas within the Foothill Fire Zones are required to be developed in a manner that uses proper building separation, landscaping, and building materials; provides adequate emergency access; maintains adequate evacuation routes; and ensures the availability of water resources in the event of a fire.

To ensure the safety of property and lives, a detailed fire safety analysis was conducted by FireSafe Planning Solutions and a Fire Protection Plan was prepared (see Appendix C). The fire analysis factored in wind patterns, fuel types (vegetation), topography, weather patterns, and historical burn patterns to determine the potential severity of wildfires and appropriate protection methods.

Using the BEHAVE Computer Fire Behavior Prediction and Fuel Modeling System, FireSafe Planning Solutions assumed a worst case scenario of Santa Ana winds (north-east winds) and the prevailing south-west wind to determine potential flame height, rate of spread, and spotting distance. These results were then used to determine the safest combination of preventative measures that will ensure the protection of property and lives. The recommended preventative measures are included as standards in this Specific Plan in the form of fuel modification zones, setbacks, landscaping methods/materials, construction materials/methods, and building protection systems.

Figure 1-6 Foothill Fire Zones

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Flooding and Drainage

Because University Hills sits on an alluvial plain on the slopes of the San Bernardino Mountains, flooding and drainage are critical factors. A hydrology study, contained in EIR appendices, was conducted by PBS&J in October 2007 to carefully study the drainage patterns affecting the site.

As shown on Figure 1-7, the site is located on a sort of island, sandwiched between two major drainage areas that direct most of the off-site drainage around the project site. Consequently, the site itself receives limited off-site drainage and the volume of storm flows and flooding are not as great as might otherwise be anticipated. At a regional level, the watershed draining into the project site is surrounded by Devil's Canyon to the west and north and Waterman Canyon to the east and south, which take the majority of flows from the upper San Bernardino Mountains around University Hills.

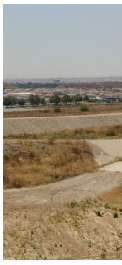
Locally, drainage primarily goes to Devil's Canyon to the northwest and Sycamore Canyon to the east. Devil's Canyon drains into the existing flood control facilities and continues along Campus Parkway. Sycamore Canyon drains into the existing flood control basin east and south of the project site before continuing south into a covered, concrete-lined channel that crosses Northpark Boulevard in Little Mountain Drive.

Also shown on Figure 1-7, the total on-/off-site area draining into the project site is approximately 900 acres. The most significant on-site drainage is contained within Badger Canyon, which drains an area of approximately 460 acres. Badger Canyon cuts through the middle of the project site and between the western and eastern development areas. It drains into the existing North Badger Basin at the base of Badger Hill, which acts as the first stage basin for collecting debris. Drainage then flows westerly through an existing earthen-sided flood control channel into West Badger Basin before entering a levee and continuing west to Devil's Canyon.

In addition to Badger Canyon, the University Hills site contains four other small drainage courses. One unnamed stream runs between the two easterly parcels, Planning Areas 18 and 20, of the project site. Three other unnamed small drainage courses run through the westerly parcel.

The existing debris basins, detention basins, and percolation basins outside of, but adjacent to, the project boundary are maintained by the San Bernardino County Flood Control District (SBCFCD).

Figure 1-8 shows the drainage on the site itself in greater detail, including those portions of the site that are classified as being within the 100-year flood zone. Development within a 100-year flood zone is prohibited unless adequate protection from flood hazards is provided.



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The University Hills site itself drains into both the Badger and Sycamore basins. Approximately 70 percent of the site drains in a westerly direction to the Badger Basin and the remaining 30 percent of the tributary area flows east toward the Sycamore basin.

Also shown on Figure 1-8 are several drainage seeps, which are formed by groundwater trapped north of the South Branch of the San Andreas Fault. The seeps can lead to minor nuisances or, in extreme cases, slope failure. Development or grading involving a seep will need to be evaluated on a case-by-case basis and appropriate remedial measures taken. In the areas identified with landslide potential, Figure 1-5, any nearby seeps must be carefully evaluated with the geotechnical evaluations. Potential remedial measures include stabilized fill with a backdrain system and will be determined during the grading permit process.

Water District Pipeline

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A 75-inch pipeline owned by the San Bernardino Valley Municipal Water District crosses the site southwest–northwest. The pipeline is located within a 50-foot, non-exclusive easement and is depicted on Figure 1-8. The pipeline and easement will be maintained in place. According to the Water District, the pipeline shall not be covered by more than 20 feet or less than 5 feet of fill. The pipeline easement may be used for roadways, landscaped areas, and parks but not for permanent structures.

Figure 1-7 Regional Drainage

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Figure 1-8 Local Drainage and Flooding

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CSUSB

University Hills is located immediately north of CSUSB and its relationship with the campus is a critical consideration for the long-range vision of the City of San Bernardino and the University. Not only is University Hills accessed through the campus, but some University classes use the project site to study local habitat and geology, and the campus has direct views of the site.

Founded in 1965, CSUSB is the only state university serving the Riverside-San Bernardino area. As of 2007, the University offered more than 70 degrees and certificates through five academic colleges—Arts and Letters, Business and Public Administration, Education, Natural Sciences, and Social and Behavioral Sciences.

The University's enrollment has been increasing approximately 5 percent each year and as of 2007 it served approximately 17,000 students. The University currently anticipates serving approximately 20,000 students by 2010. The University is also projected to provide 2,800 on-campus student-housing units. The master plan for CSUSB is shown on Figure 1-9. As seen on the master plan, student housing is planned on the northern portion of the campus, closest to the University Hills project site.

As stated in the General Plan and University District Specific Plan, CSUSB represents a major opportunity in the City and must be carefully integrated into future development plans. Accordingly, this Specific Plan has been created with the input and participation of CSUSB staff through several workshops and meetings. The guiding vision, objectives, and land plan for University Hills were developed in collaboration with CSUSB staff. In addition, access to University Hills comes from Campus Parkway and Little Mountain Drive, which traverse the campus in existing right-of-way easements. These easements will be maintained for University Hills.

According to CSUSB, its faculty conducts long- and short-term research on the University Hills site. The University Hills site contains the San Andreas fault system, seeps, a variety of natural vegetation (e.g., woodland and riparian vegetation, upland chaparral slopes, and sage scrub), and natural drainage areas that present educational opportunities to the biology, geology, geography and environmental studies, and science education departments. Accordingly, CSUSB desires to continue conducting research on the University Hills site and has requested that lands be set aside for this purpose.

CSUSB is also contemplating building an observatory on the adjacent Badger Hill. No detailed plans were available at the time of the adoption of this Specific Plan. However, the potential location of the observatory is depicted on Figure 1-9.

A photo o toward the Mountains (top) and the protec University

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Views

As noted, University Hills is located on the slopes of the San Bernardino Mountains and enjoys views into the city and valley below. Development of the site may also be seen from the lower elevations. As shown on Figures 1-10 and 1-11, views of the site from the lower elevations are largely blocked by Badger Hill, which is directly south of the project site. As seen in the section views, Figure 1-11, local topography determines the visibility of the site.

Future development of the site must take into account the views of the site from the surrounding community, and development on the steeper slopes and ridgelines should be avoided to minimize view impacts.

Biology

Biological assessments were conducted in 1990, 1993, and 1994 in conjunction with the previous Paradise Hills Specific Plan. Since that time, there have been changes on the site that necessitated a reevaluation of the biological conditions. Namely, the San Bernardino Kangaroo Rat (SBKR) was listed as an endangered species and critical habitat designated on the site. The site was also burned in 2003, which resulted in a change in plant species. Natural Resource Assessment, Inc. (NRA) conducted a general biological survey to update the previous studies (see the EIR appendices). NRA conducted a trapping study for the SBKR, protocol surveys for the California gnatcatcher, and jurisdictional and wetland delineations. The major findings of the updated survey are as follows:

- The 2003 Old Fire destroyed much of the original chaparral scrub on the lower alluvial slope, but the habitat appears to be making a complete recovery.
- When the United States Fish and Wildlife Service (USFWS) designated critical habitat for the SBKR in 2002, it included approximately 74.77 acres of University Hills. However, the USFWS proposed changes to the critical habitat in 2007, which would exclude University Hills. Since 2005, no SBKR have been found on the site.
- When the USFWS designated critical habitat for the gnatcatcher in 2000, it included the University Hills property. However, in 2003 the USFWS proposed that the University Hills property be excluded from the gnatcatcher critical habitat area. This proposed exclusion has not been made final and the 2000 designated critical habitat boundary must be used. The California gnatcatcher was not found on the site.

- Several sensitive but unlisted species are either recorded or are likely to be present.
- Badger Canyon and the associated riparian plant communities represent the best quality wetland habitat on site. Other drainages, particularly in the southwest on the alluvial fan, have no wetland habitat.
- The property is adjacent to undisturbed open space on the north and partially on the south. The southern open space is small and is bordered by development. The remaining sides are either adjacent to development or to otherwise disturbed habitat.
- Unauthorized off-road highway use is frequent on the property, particularly in the lower alluvial fan area. There is some off-road use in Badger Canyon, but this is more limited to the existing roads.

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Figure 1-9 CSUSB Master Plan

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Figure 1-10 Views

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Figure 1-11 Section Views

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