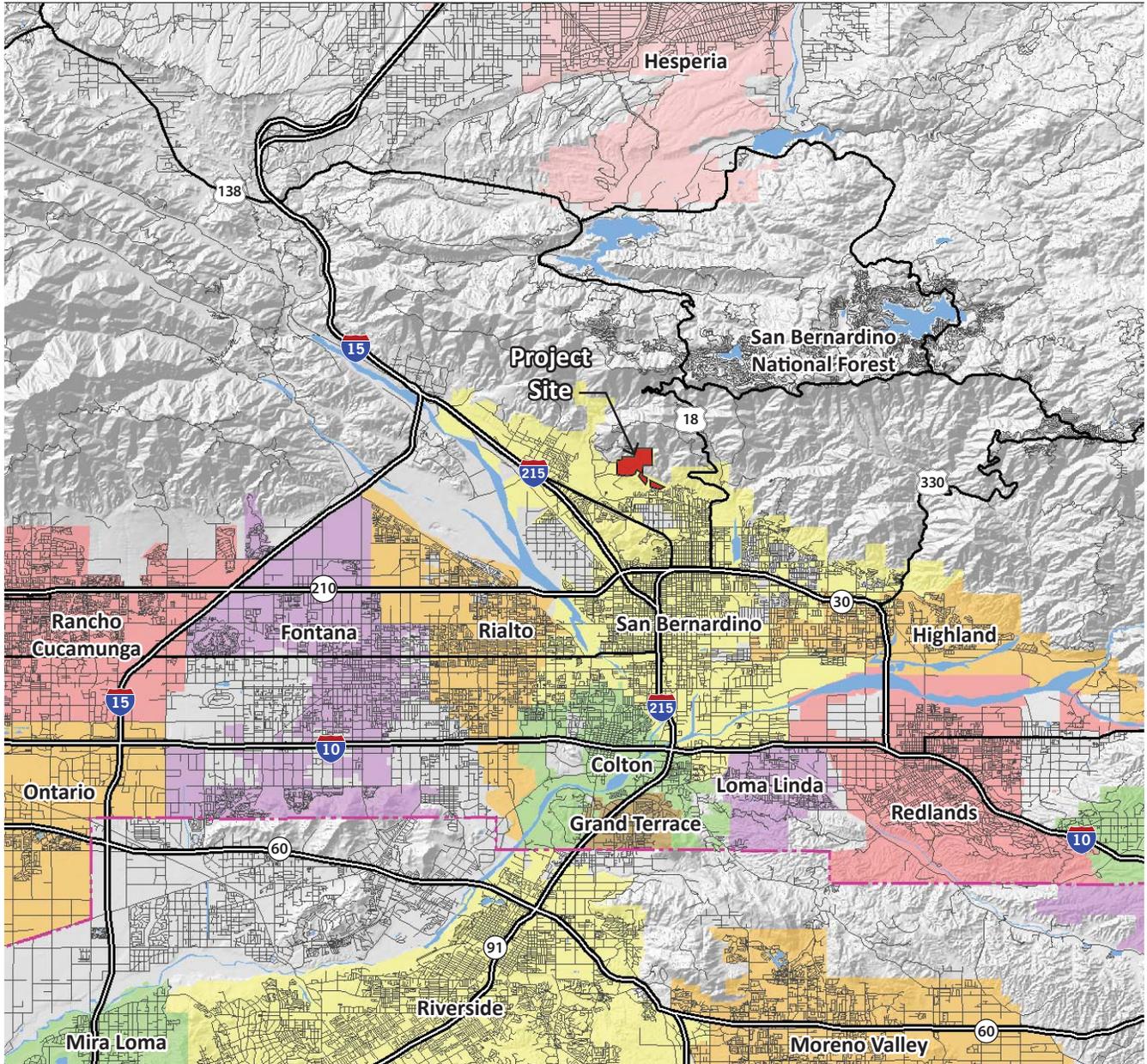


Figure 1-1: Regional Location



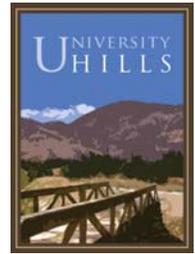
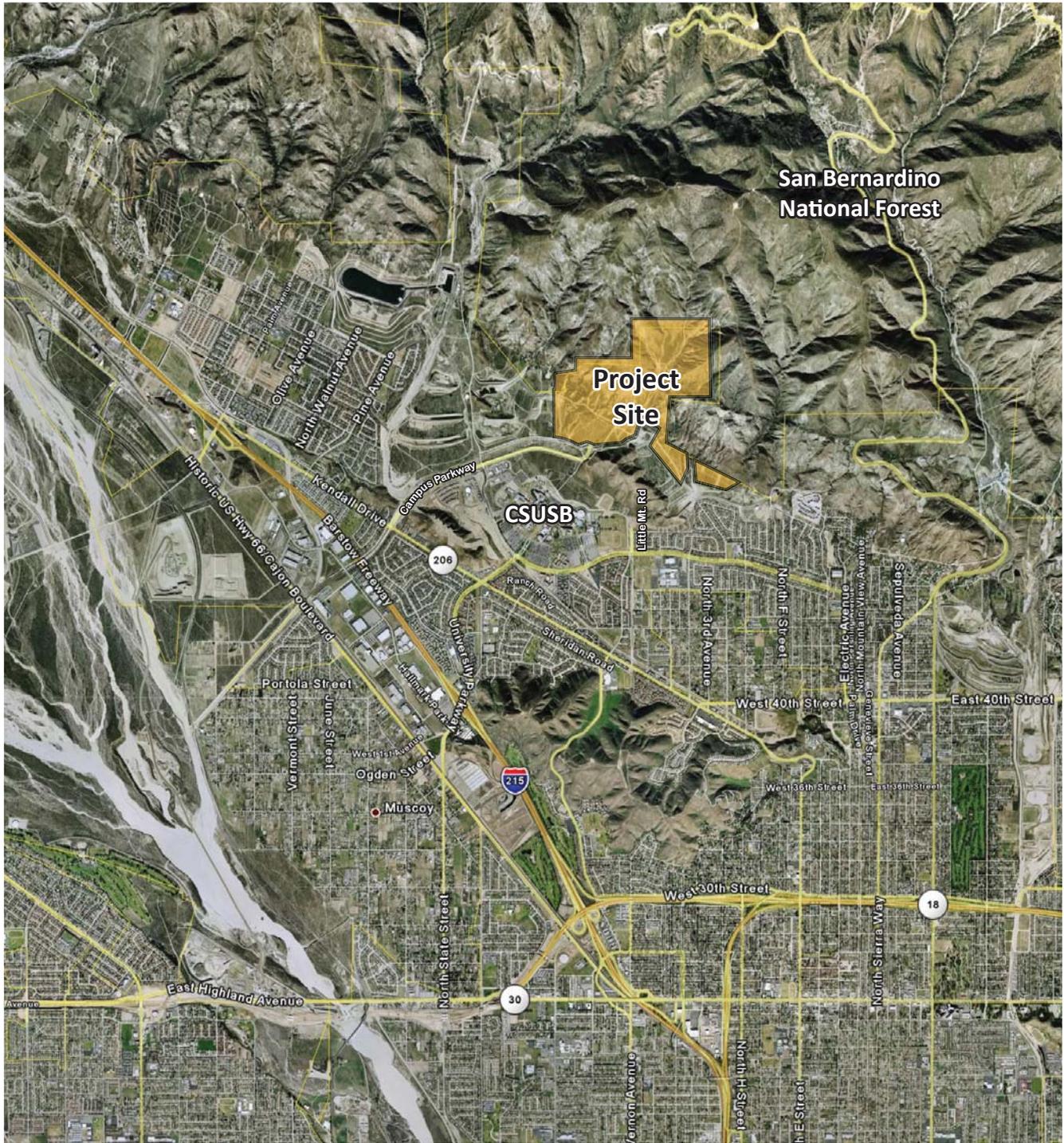
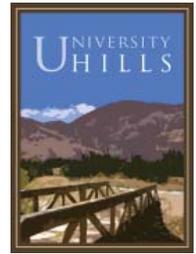
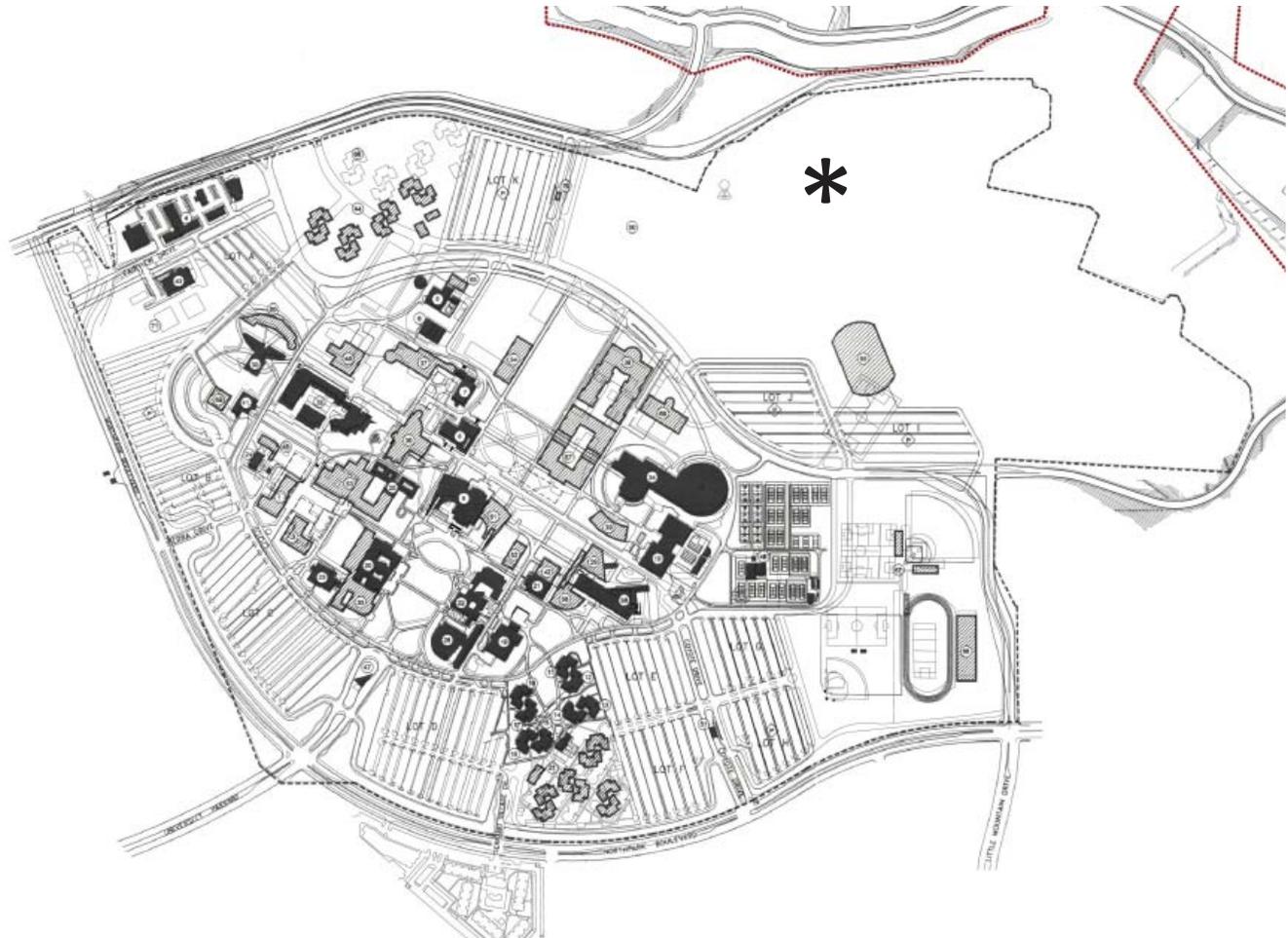


Figure 1-2: Local Vicinity





**Figure 1-9: California State University
San Bernardino Campus Master Plan**



LEGEND

----- Campus Boundary (430 acres)

Master Plan Enrollment:
20,000 FTE

* Potential Location of Observatory
(Not part of CSUSB Master Plan)

..... University Hills Boundary
(Not part of CSUSB Master Plan)



Existing Building Structure



Future Building Structure



Temporary Building Structure



Existing Parking Lot



Future Parking Lot



Figure 2-2: Conceptual Large-Lot Detached Units (0.0 – 3.1 du/ac)



Note: Prototypes show examples of products within a density range to illustrate part of the residential concept. Prototypes are not intended to show exact building types or exact floor plans.

Figure 2-3: Conceptual Standard-Lot Detached Units (3.2 – 9.0 du/ac)



Note: Prototypes show examples of products within a density range to illustrate part of the residential concept. Prototypes are not intended to show exact building types or exact floor plans.

**Figure 2-4: Conceptual Mixed Detached/Attached Units
(9.1 – 17.0 du/ac)**



Note: Prototypes show examples of products within a density range to illustrate part of the residential concept. Prototypes are not intended to show exact building types or exact floor plans.

**Figure 2-5: Conceptual Attached Units
(15.1 – 20.0 du/ac)**



Note: Prototypes show examples of products within a density range to illustrate part of the residential concept. Prototypes are not intended to show exact building types or exact floor plans.

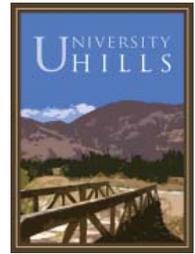
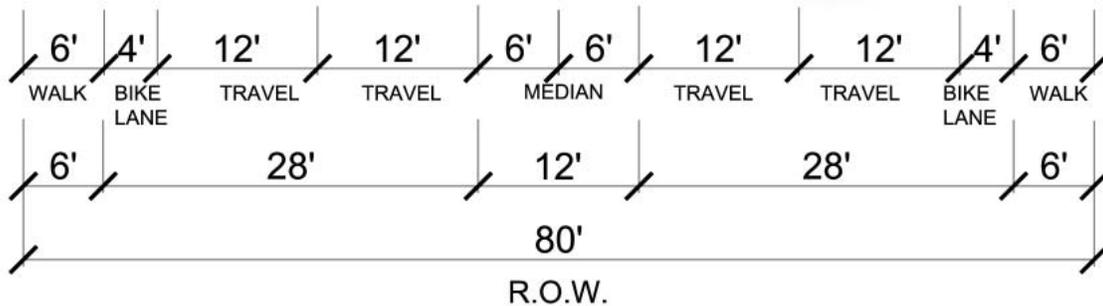
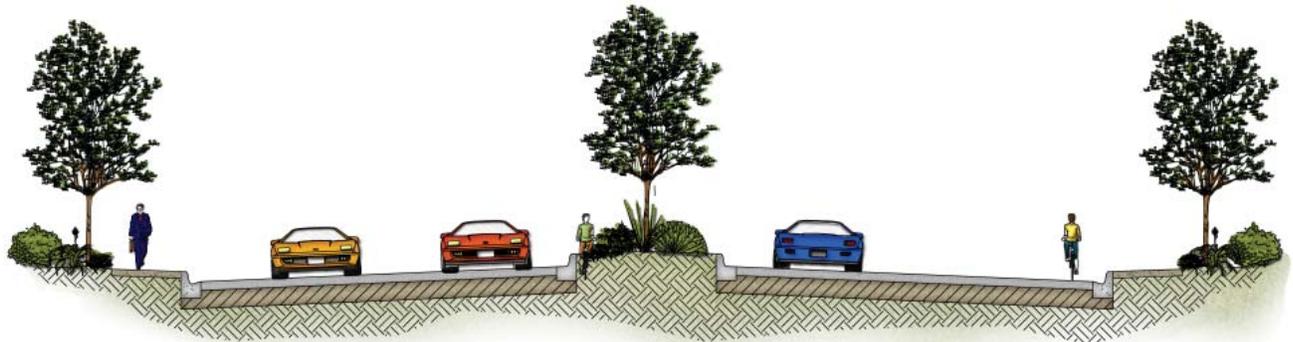
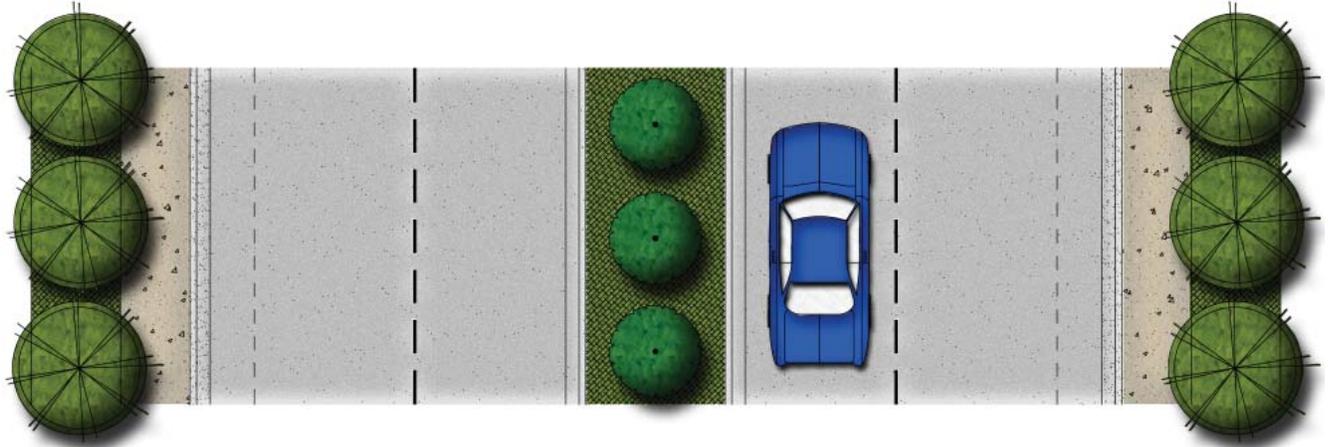


Figure 3-2: Primary Collector I



Note: The typical street cross-section and plan illustrated above is conceptual in nature and is intended to show the design intent for University Hills. The exact design and type of improvements will be determined during the review and approval of the tract map using the spirit and intent of this Specific Plan as a guide.

NOT TO SCALE



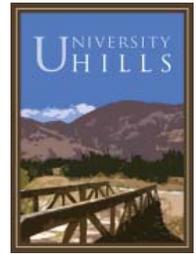
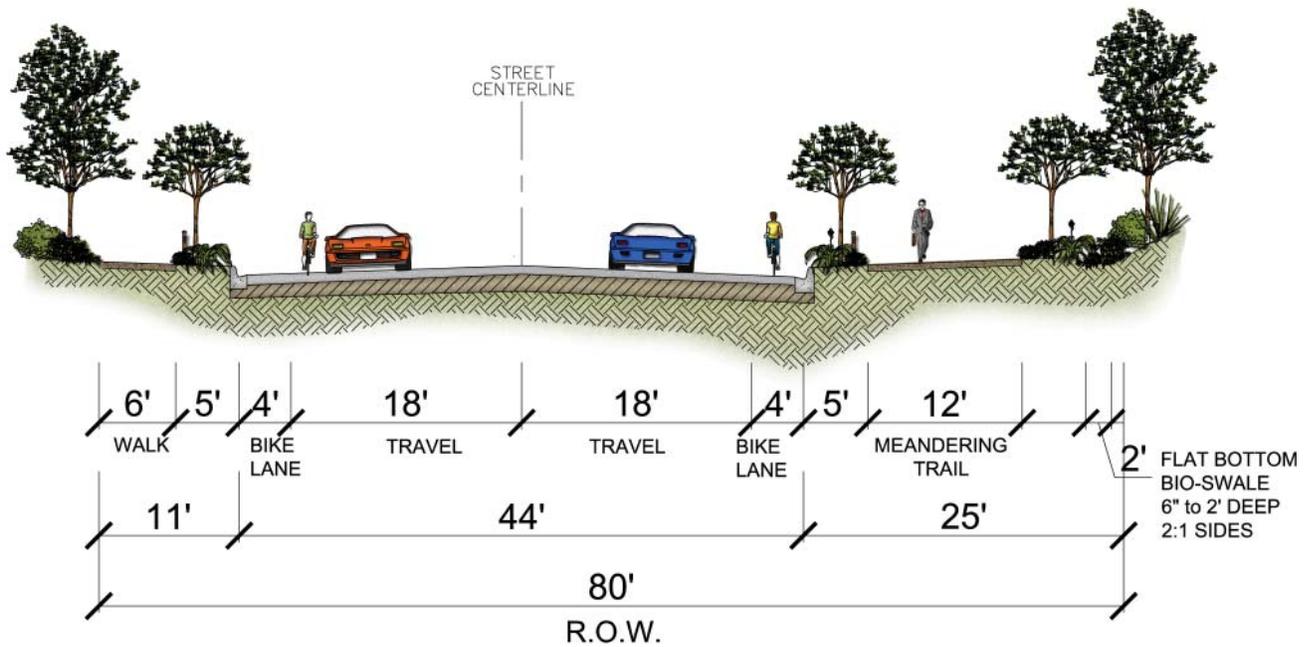
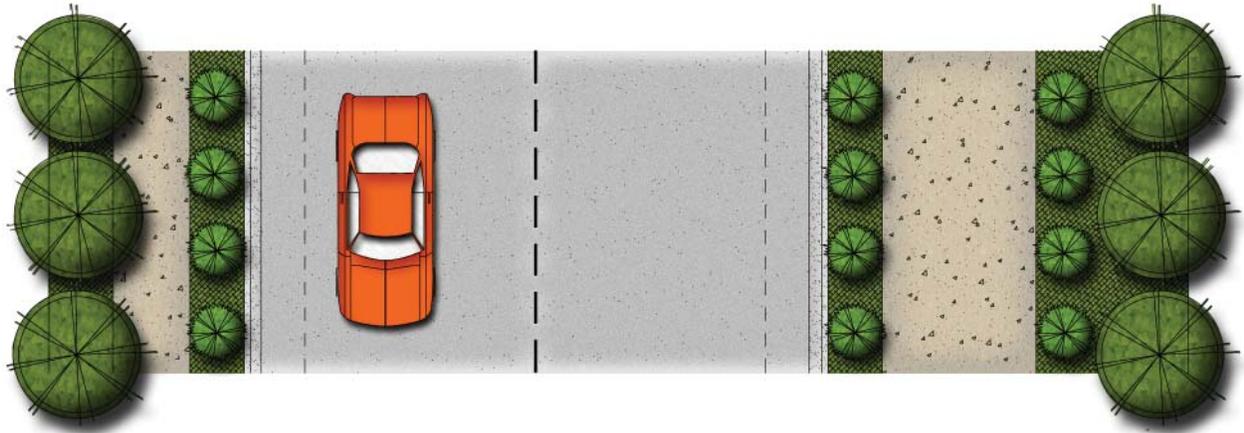


Figure 3-3: Primary Collector II



Note: The typical street cross-section and plan illustrated above is conceptual in nature and is intended to show the design intent for University Hills. The exact design and type of improvements will be determined during the review and approval of the tract map using the spirit and intent of this Specific Plan as a guide.

NOT TO SCALE



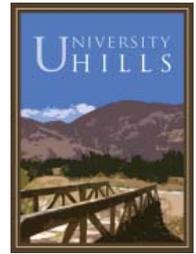
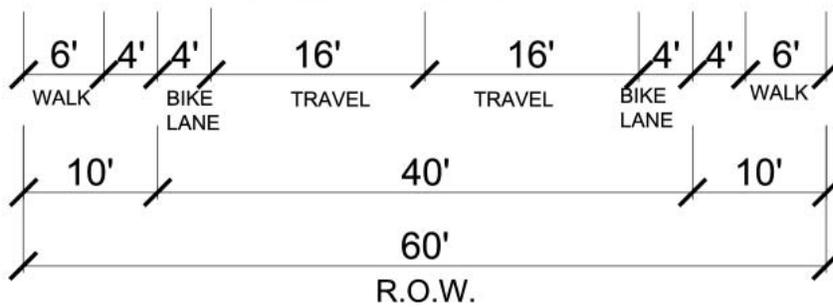
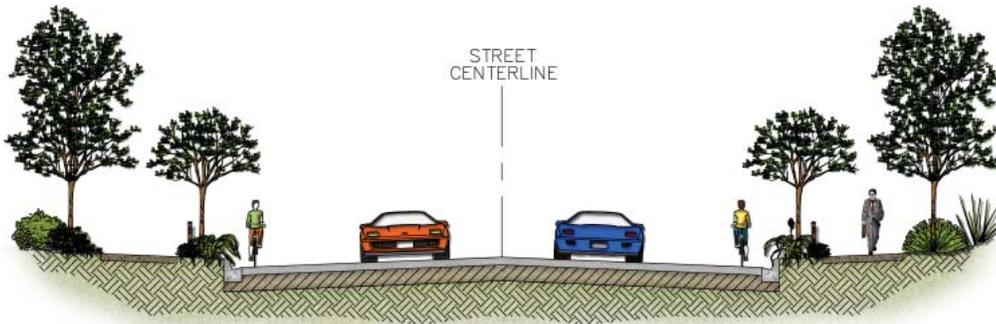
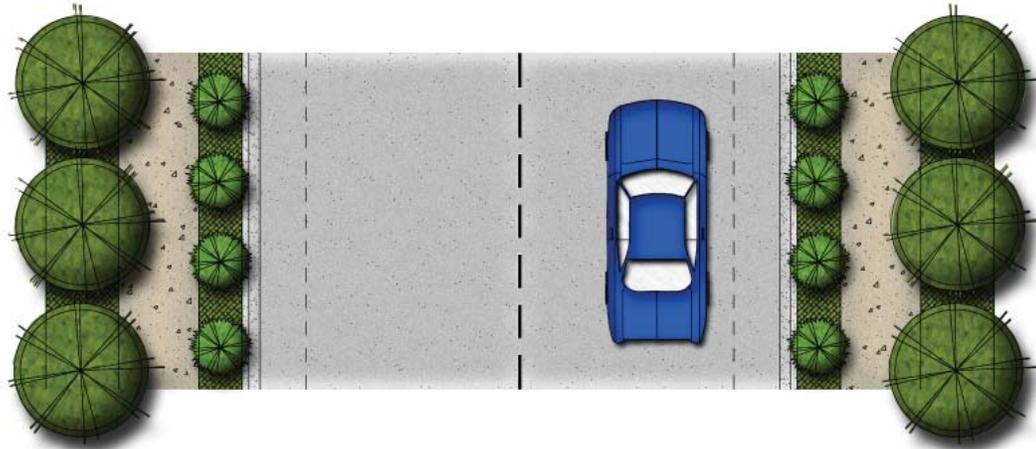


Figure 3-4: Secondary Collector



Note: The typical street cross-section and plan illustrated above is conceptual in nature and is intended to show the design intent for University Hills. The exact design and type of improvements will be determined during the review and approval of the tract map using the spirit and intent of this Specific Plan as a guide.

NOT TO SCALE



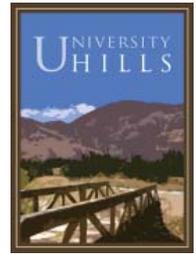
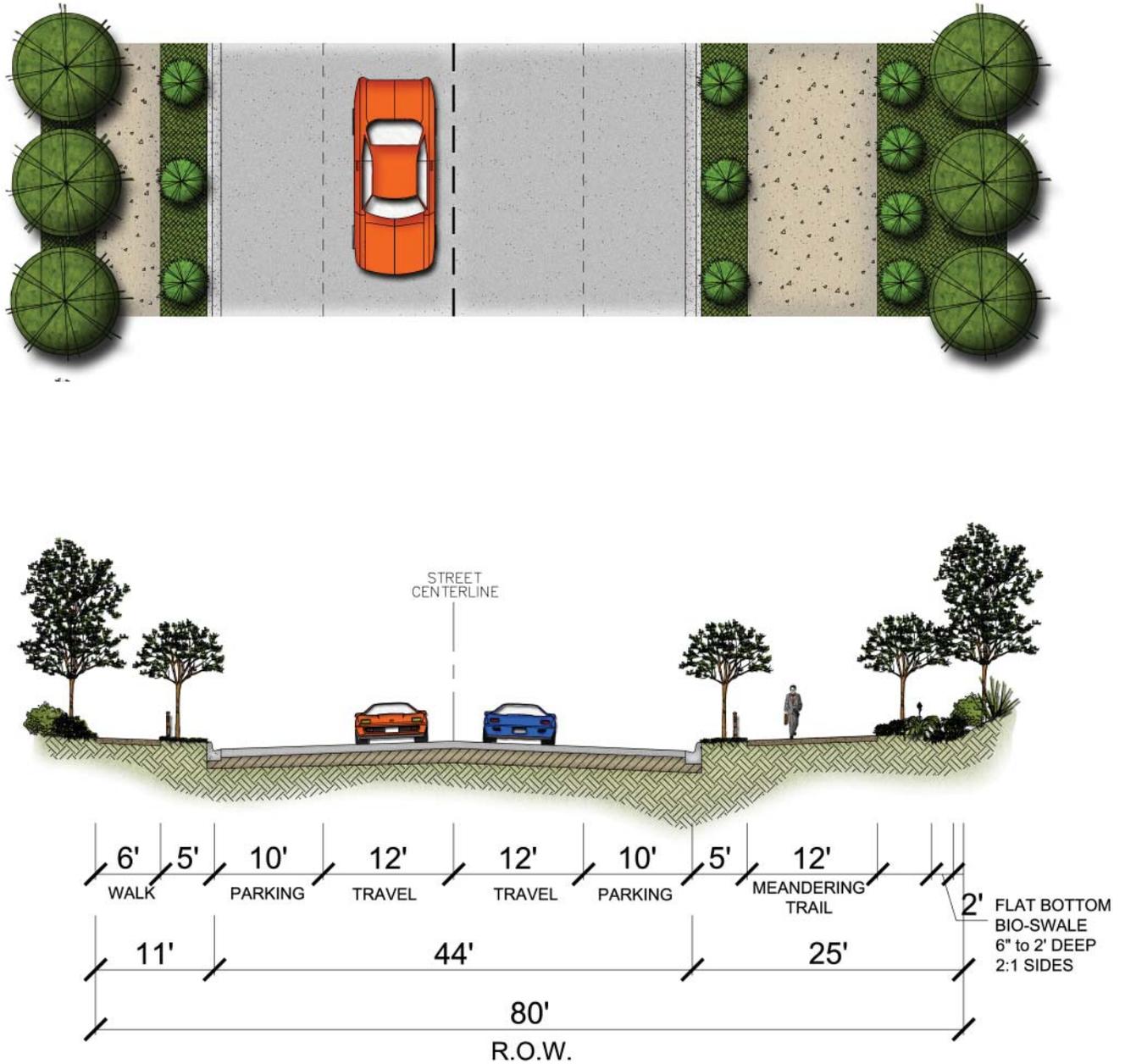


Figure 3-5: Primary Local



Note: The typical street cross-section and plan illustrated above is conceptual in nature and is intended to show the design intent for University Hills. For streets with on-street parking, there are several options that will be determined during the review and approval of tract maps including: 1) meandering sidewalks with curb adjacent paved areas; 2) curb-adjacent sidewalk where the width of the landscape parkway is added to the landscaped area in back of the sidewalk; and 3) curb-adjacent landscaped parkway with sidewalk behind (illustrated). If a landscaped parkway is located adjacent to the curb, low profile landscaping and turf should be used and trees spaced so as to allow access to/from cars.

NOT TO SCALE



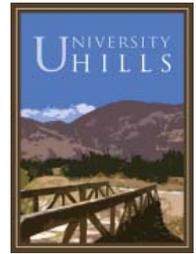
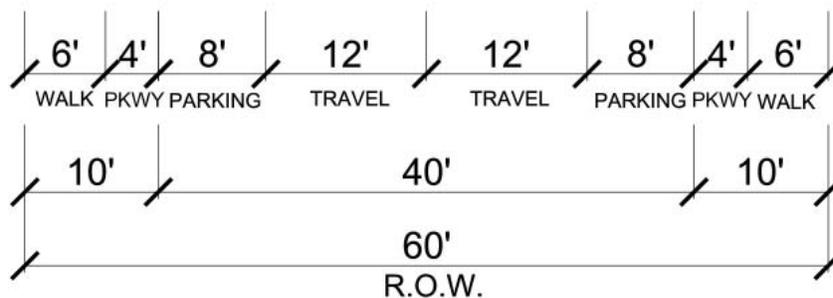
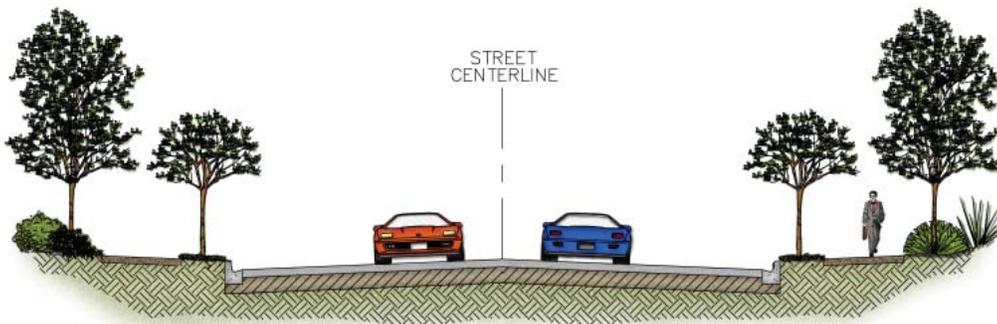
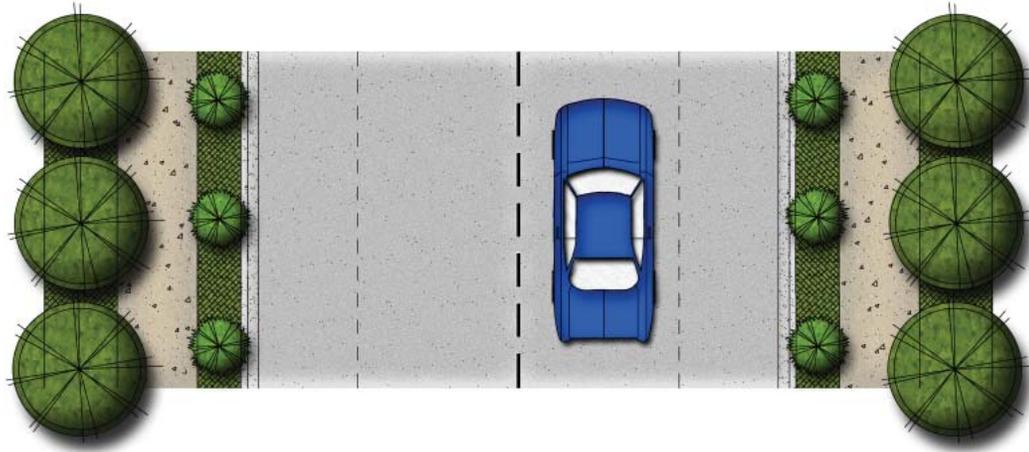


Figure 3-6: Community Local I



Note: The typical street cross-section and plan illustrated above is conceptual in nature and is intended to show the design intent for University Hills. For streets with on-street parking, there are several options that will be determined during the review and approval of tract maps including: 1) meandering sidewalks with curb adjacent paved areas; 2) curb-adjacent sidewalk where the width of the landscape parkway is added to the landscaped area in back of the sidewalk; and 3) curb-adjacent landscaped parkway with sidewalk behind (illustrated). If a landscaped parkway is located adjacent to the curb, low profile landscaping and turf should be used and trees spaced so as to allow access to/from cars.

NOT TO SCALE



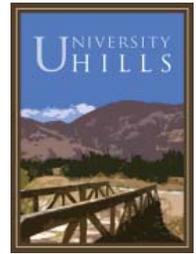
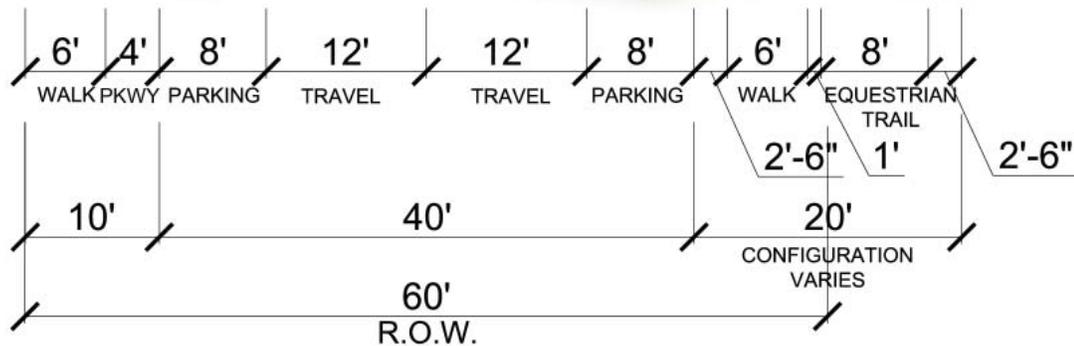
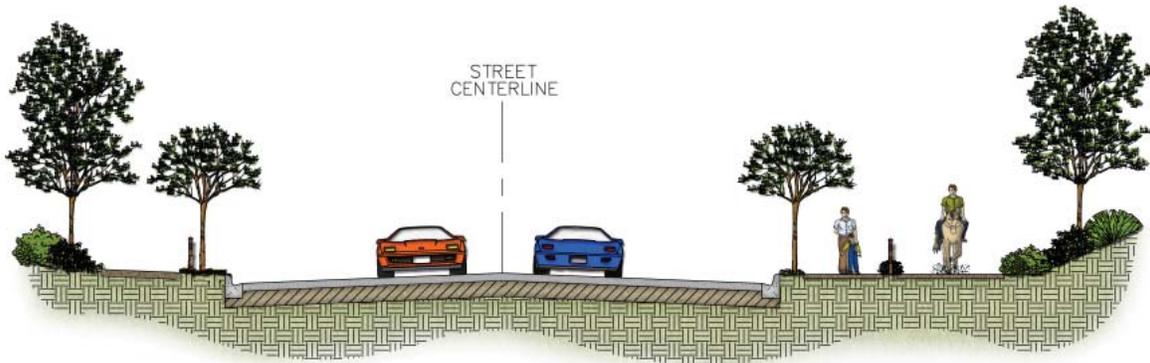
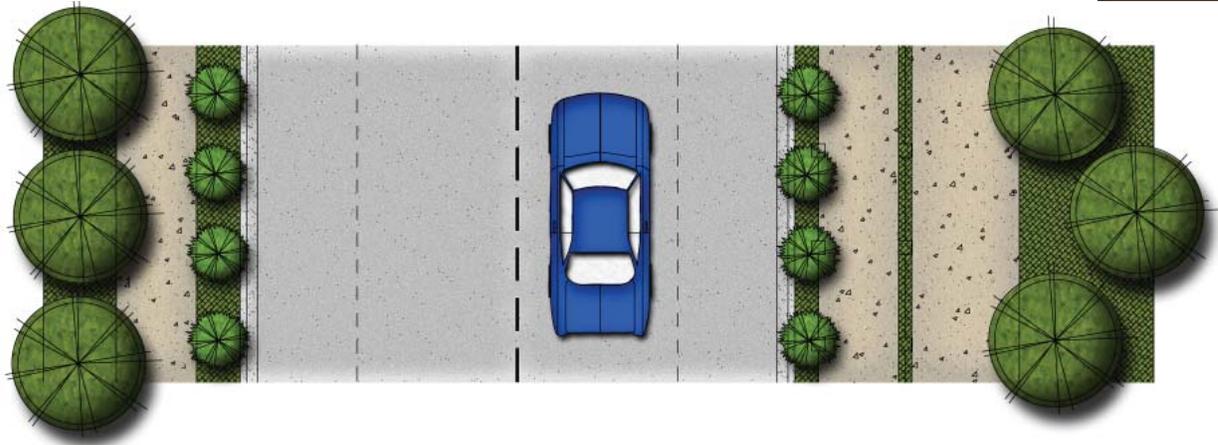


Figure 3-7: Community Local II



Note: The typical street cross-section and plan illustrated above is conceptual in nature and is intended to show the design intent for University Hills. For streets with on-street parking, there are several options that will be determined during the review and approval of tract maps including: 1) meandering sidewalks with curb adjacent paved areas; 2) curb-adjacent sidewalk where the width of the landscape parkway is added to the landscaped area in back of the sidewalk; and 3) curb-adjacent landscaped parkway with sidewalk behind (illustrated). If a landscaped parkway is located adjacent to the curb, low profile landscaping and turf should be used and trees spaced so as to allow access to/from cars.

NOT TO SCALE



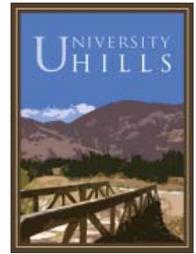
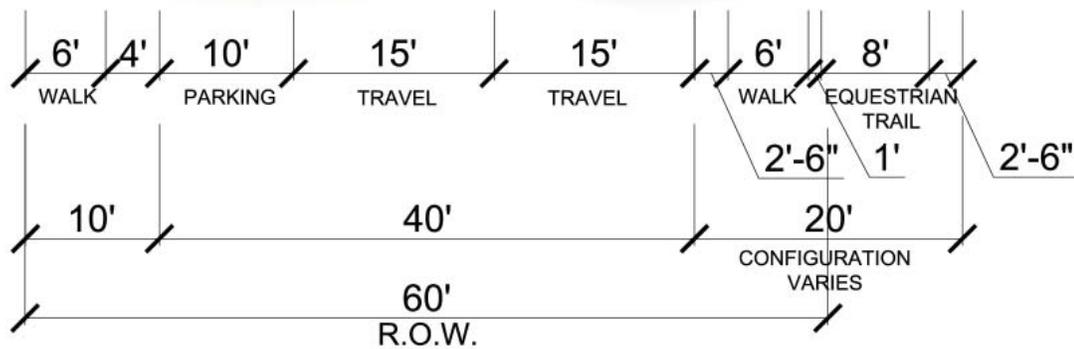
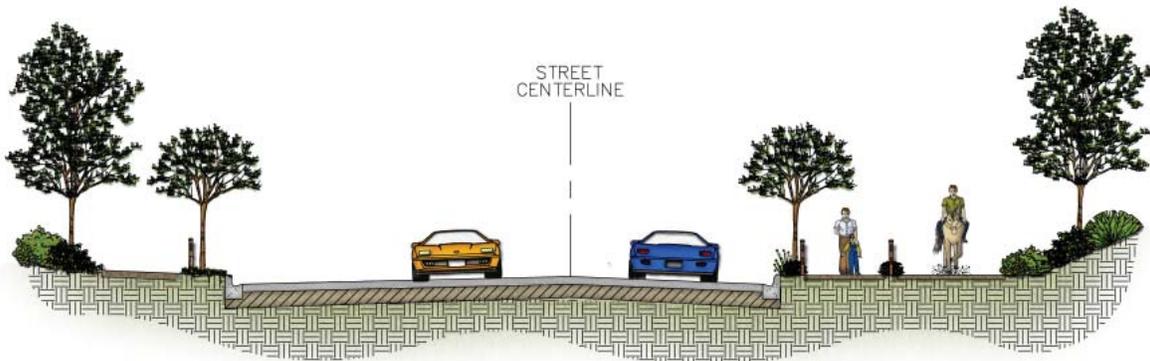
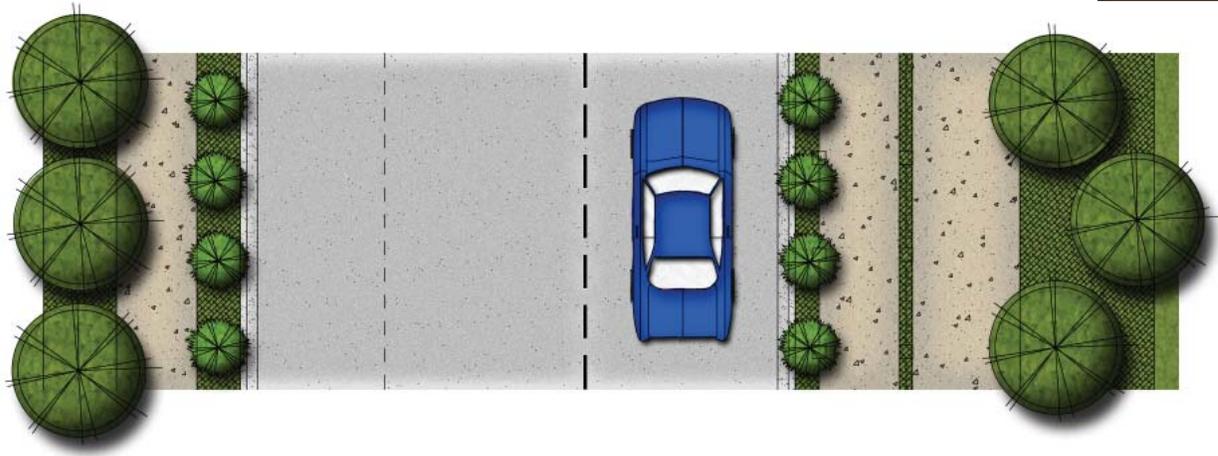


Figure 3-8: Community Local III



Note: The typical street cross-section and plan illustrated above is conceptual in nature and is intended to show the design intent for University Hills. For streets with on-street parking, there are several options that will be determined during the review and approval of tract maps including: 1) meandering sidewalks with curb adjacent paved areas; 2) curb-adjacent sidewalk where the width of the landscape parkway is added to the landscaped area in back of the sidewalk; and 3) curb-adjacent landscaped parkway with sidewalk behind (illustrated). If a landscaped parkway is located adjacent to the curb, low profile landscaping and turf should be used and trees spaced so as to allow access to/from cars.

NOT TO SCALE



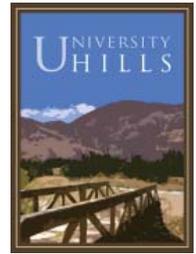
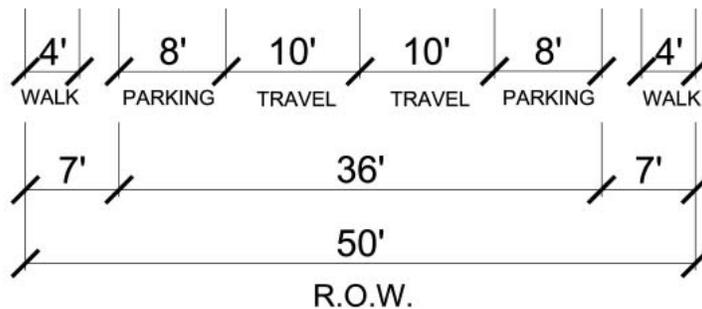
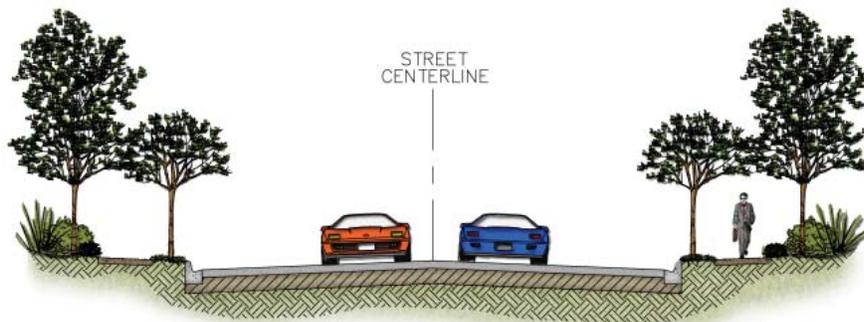
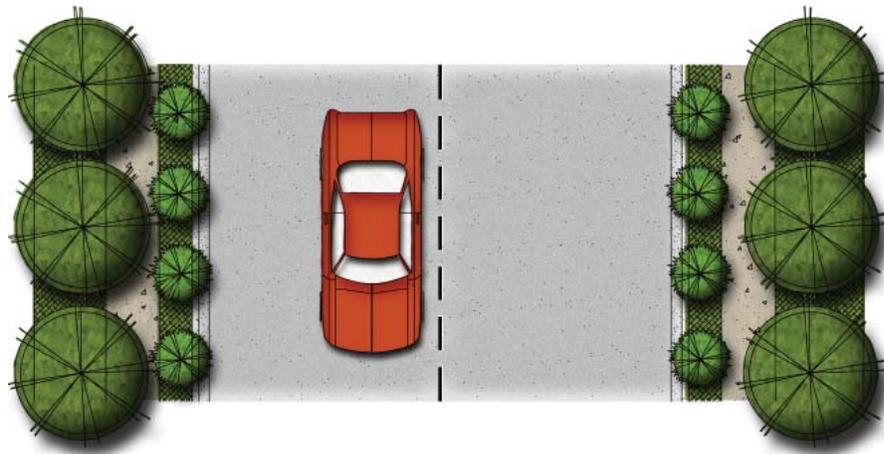


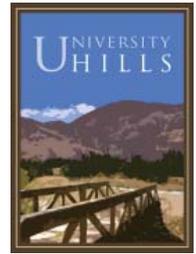
Figure 3-9: Neighborhood Local



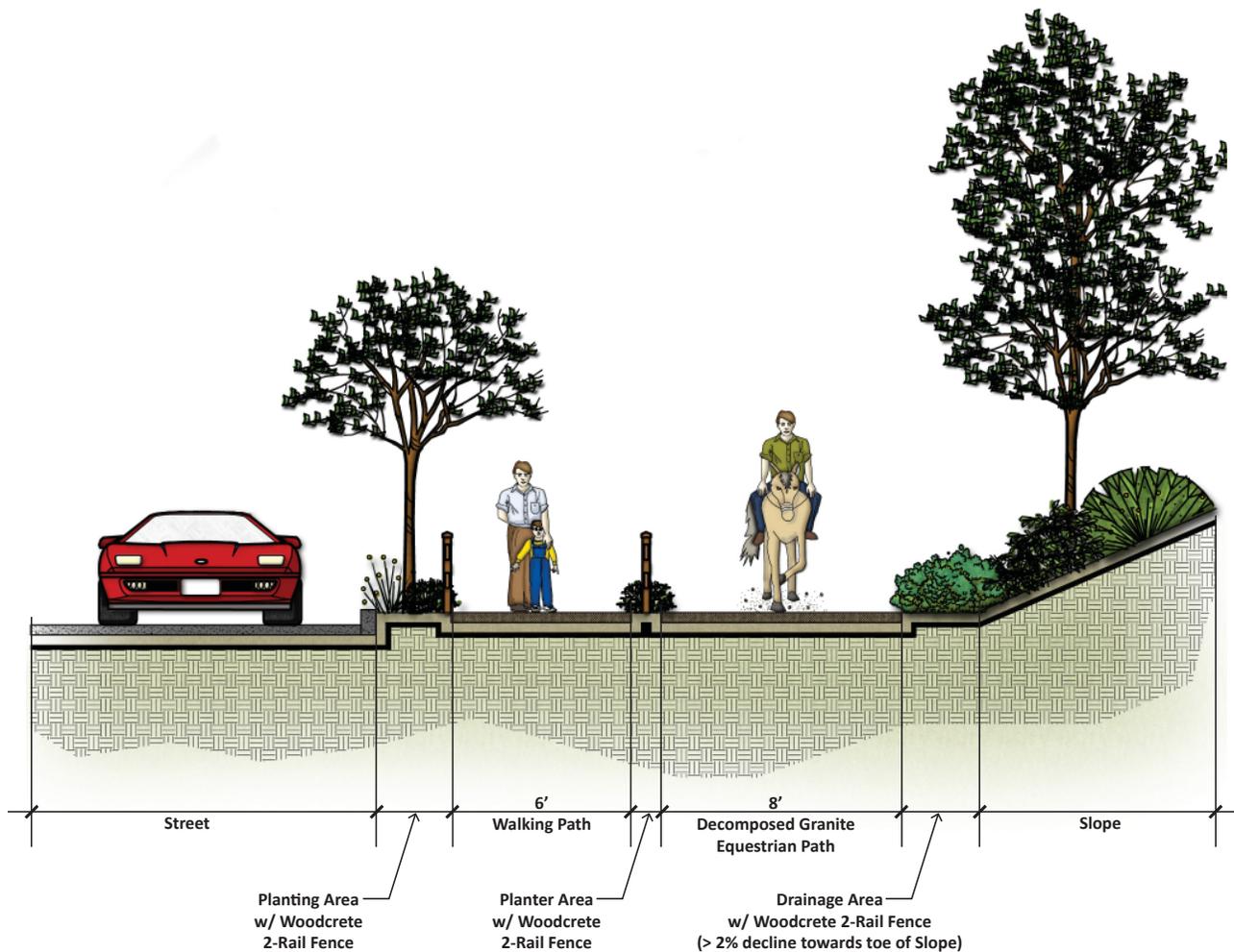
Note: The typical street cross-section and plan illustrated above is conceptual in nature and is intended to show the design intent for University Hills. For streets with on-street parking, there are several options that will be determined during the review and approval of tract maps including: 1) meandering sidewalks with curb adjacent paved areas; 2) curb-adjacent sidewalk where the width of the landscape parkway is added to the landscaped area in back of the sidewalk; and 3) curb-adjacent landscaped parkway with sidewalk behind (illustrated). If a landscaped parkway is located adjacent to the curb, low profile landscaping and turf should be used and trees spaced so as to allow access to/from cars.

NOT TO SCALE





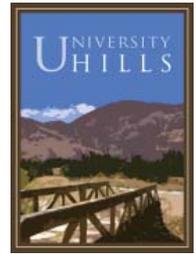
**Figure 3-12: Regional Multipurpose Trail
Conceptual Cross-Section (Typical)**



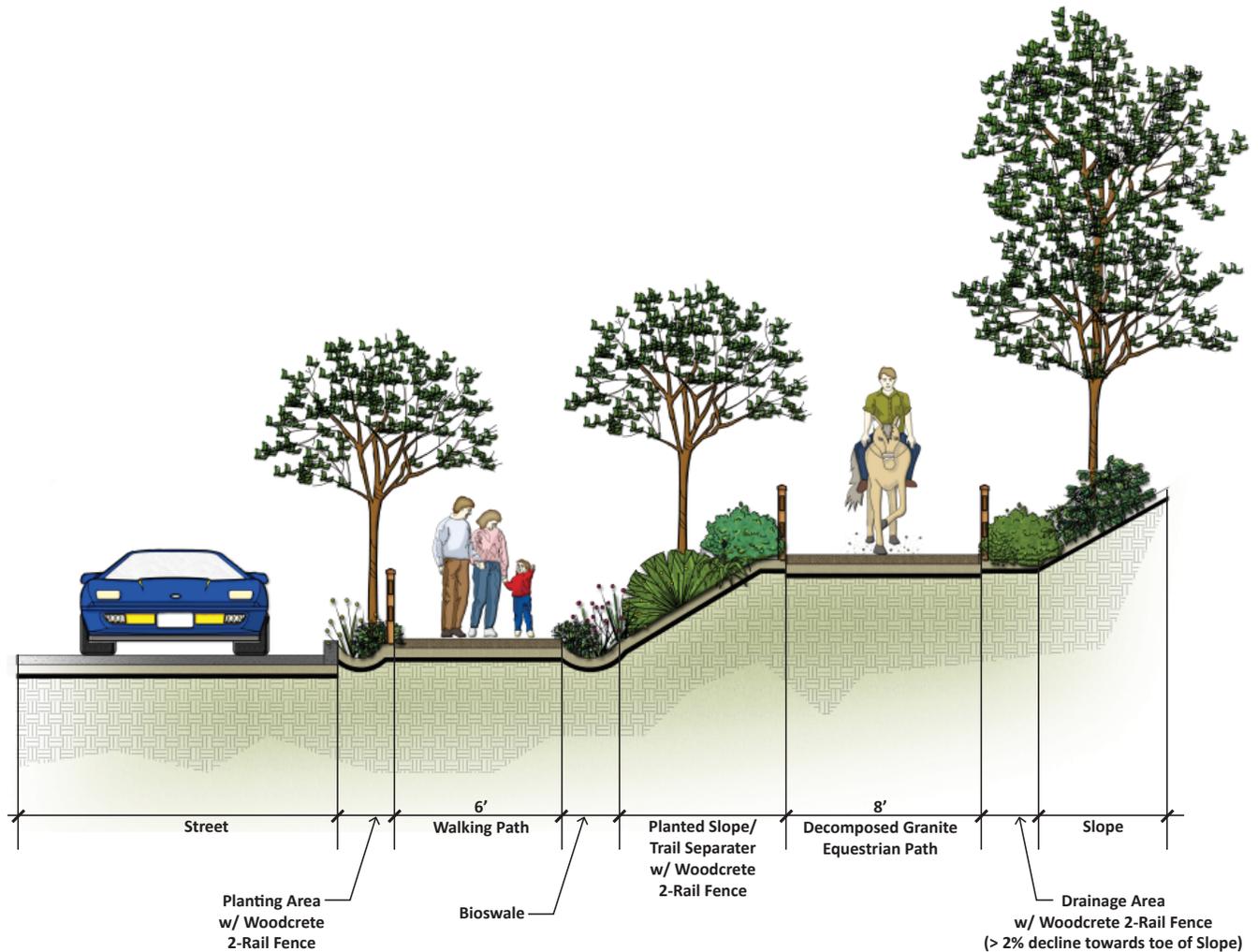
Note: This illustration is conceptual in nature and is intended to show the range of facilities accommodated within the feature and potential arrangement of improvements. The exact size, configuration, and level/type of the improvements will be determined during the grading and building permit process.

NOT TO SCALE





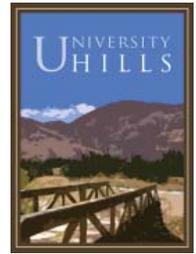
**Figure 3-13: Regional Multipurpose Trail
Conceptual Cross-Section (Split Grade)**



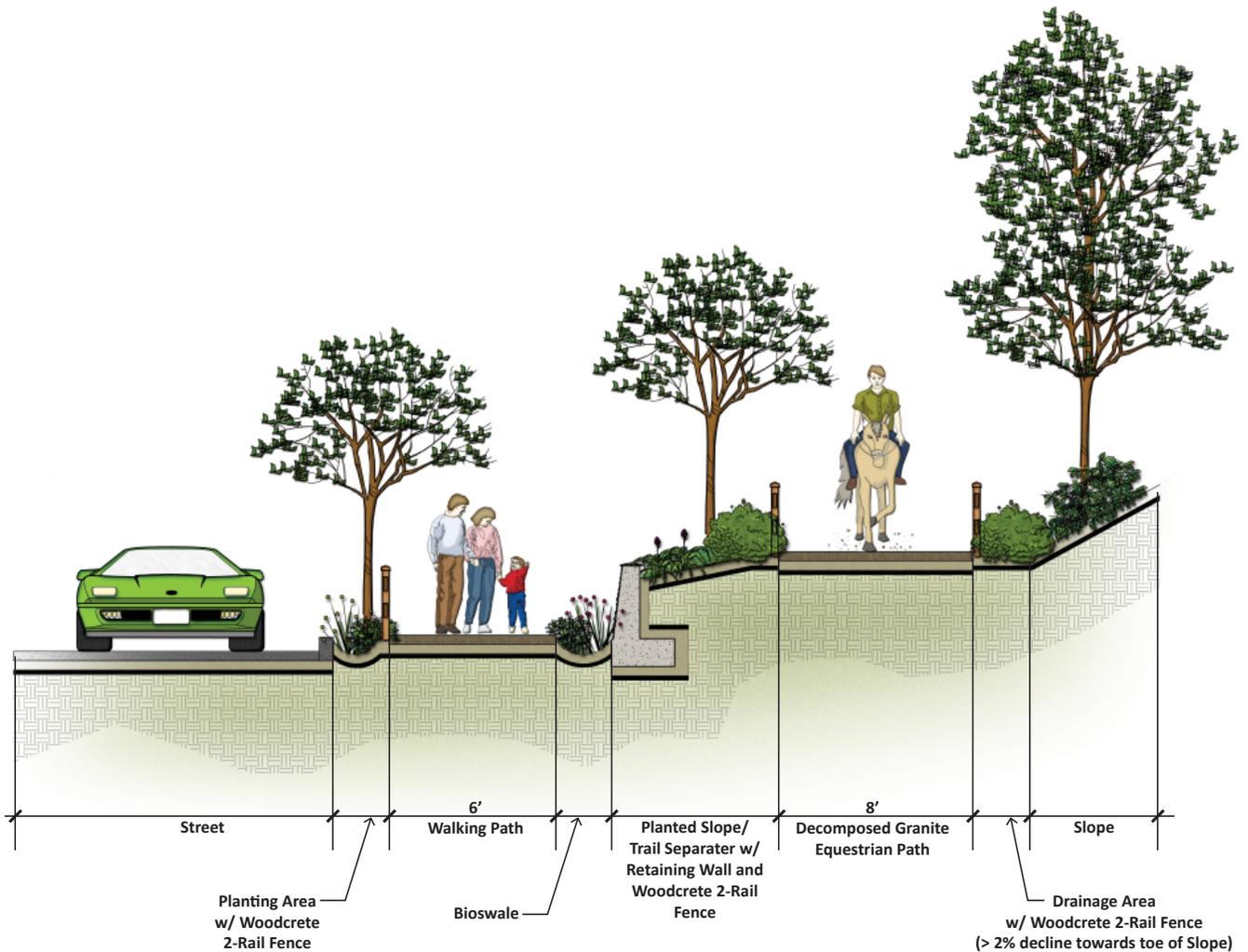
Note: This illustration is conceptual in nature and is intended to show the range of facilities accommodated within the feature and potential arrangement of improvements. The exact size, configuration, and level/type of the improvements will be determined during the grading and building permit process.

NOT TO SCALE





**Figure 3-14: Regional Multipurpose Trail
Conceptual Cross-Section
(Split Grade with Retaining Wall)**



Note: This illustration is conceptual in nature and is intended to show the range of facilities accommodated within the feature and potential arrangement of improvements. The exact size, configuration, and level/type of the improvements will be determined during the grading and building permit process.

NOT TO SCALE



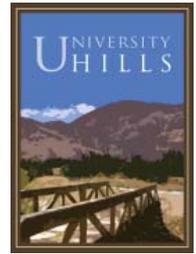
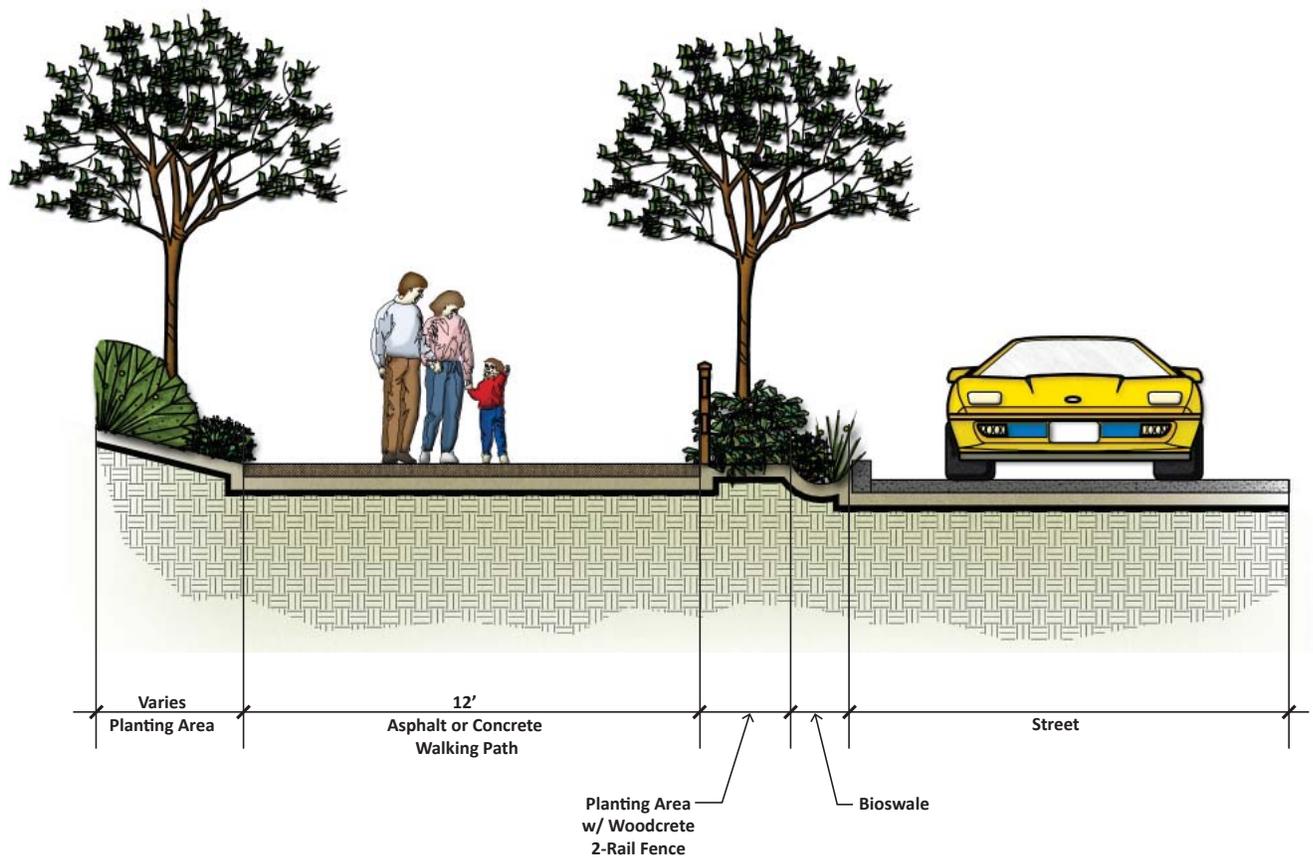


Figure 3-15: Community Trail Conceptual Cross-Section

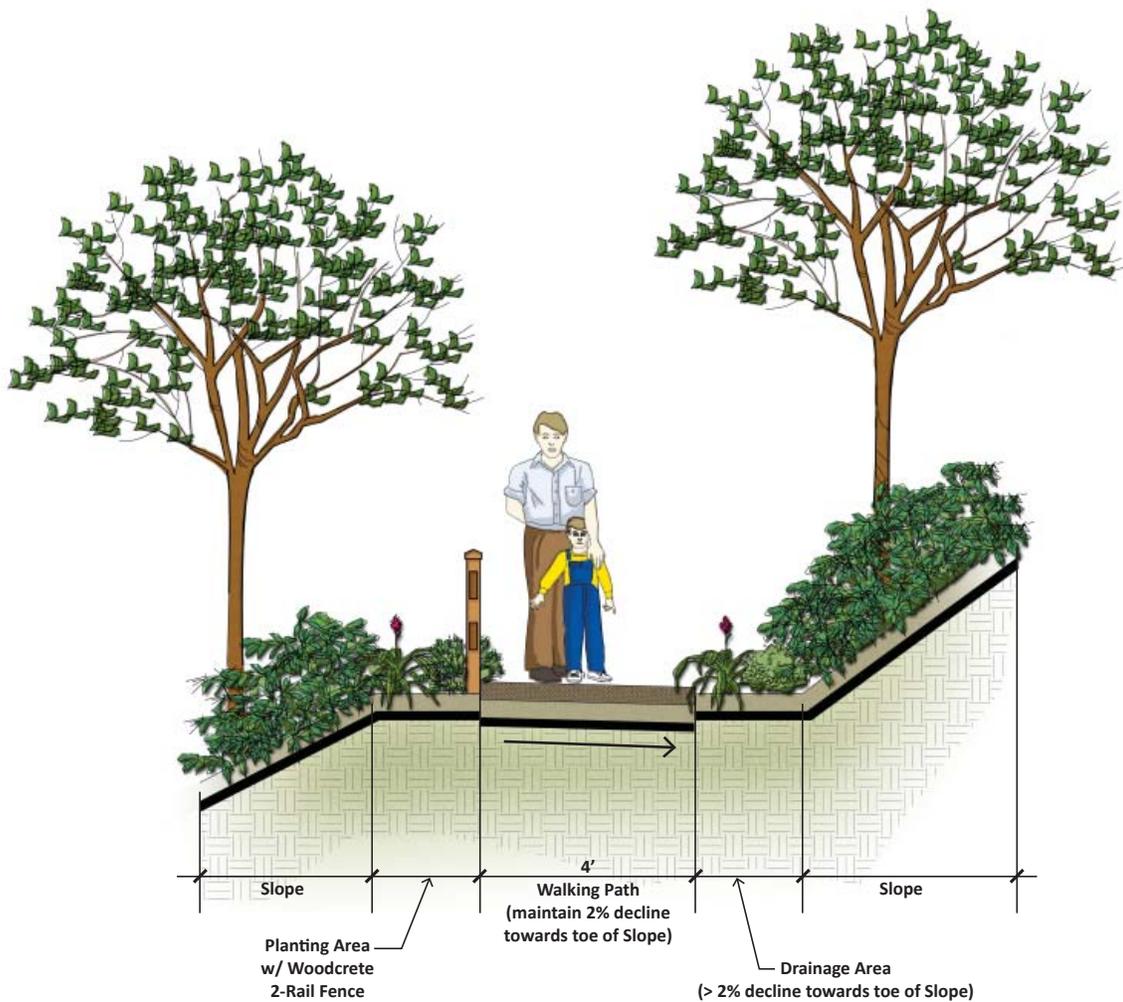


Note: This illustration is conceptual in nature and is intended to show the range of facilities accommodated within the feature and potential arrangement of improvements. The exact size, configuration, and level/type of the improvements will be determined during the grading and building permit process.

NOT TO SCALE



Figure 3-16: Recreation Trail Conceptual Cross-Section



Note: This illustration is conceptual in nature and is intended to show the range of facilities accommodated within the feature and potential arrangement of improvements. The exact size, configuration, and level/type of the improvements will be determined during the grading and building permit process.

NOT TO SCALE

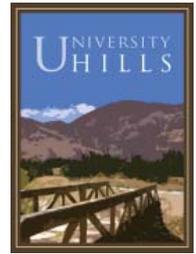
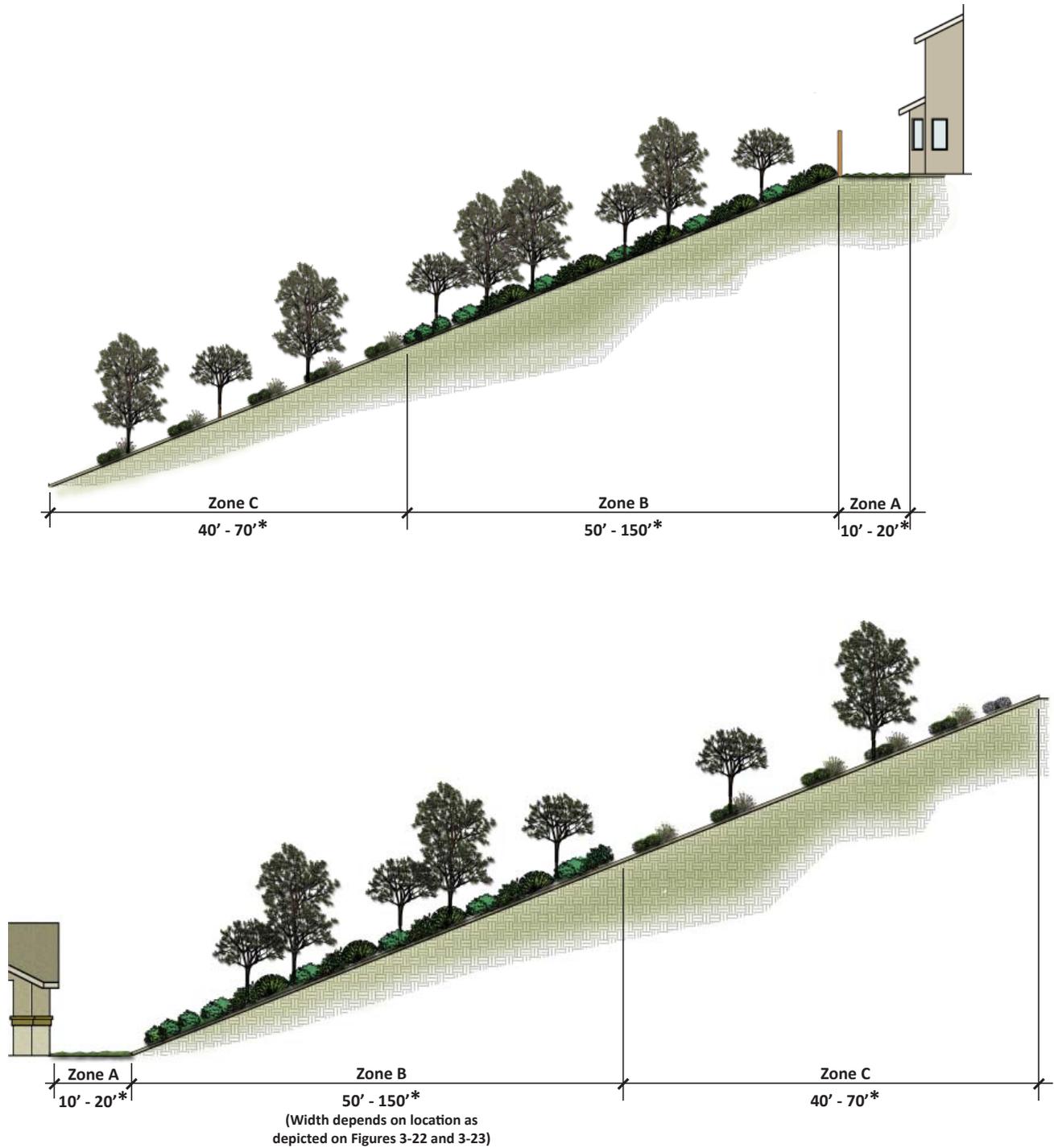


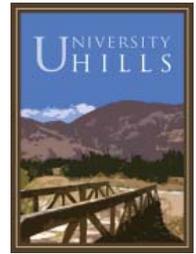
Figure 3-24A: Fuel Modification Zones



*Note: Width depends on location as depicted on Figures 3-22 and 3-23.

NOT TO SCALE

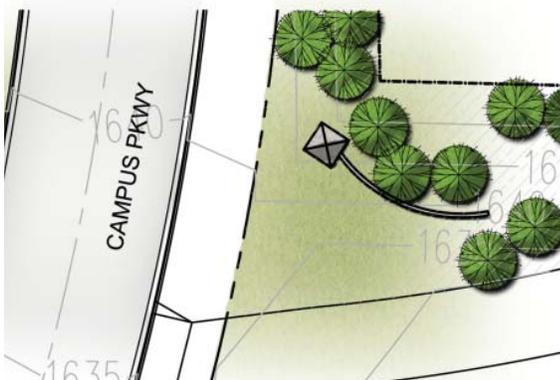




**Figure 4-2: Primary Entry Conceptual Illustration
(Campus Parkway & Little Mountain Drive)**



PLAN VIEW



LOCATION MAP



Note: This illustration is conceptual in nature and is intended to show the range of facilities accommodated within the feature and potential arrangement of improvements. The exact size, configuration, and level/type of the improvements will be determined during the grading and building permit process.

NOT TO SCALE



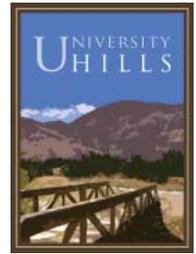


Figure 4-3: Secondary Entry Conceptual Illustration



PLAN VIEW



NOT TO SCALE

Note: This illustration is conceptual in nature and is intended to show the range of facilities accommodated within the feature and potential arrangement of improvements. The exact size, configuration, and level/type of the improvements will be determined during the grading and building permit process.



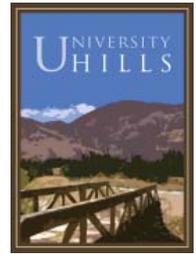
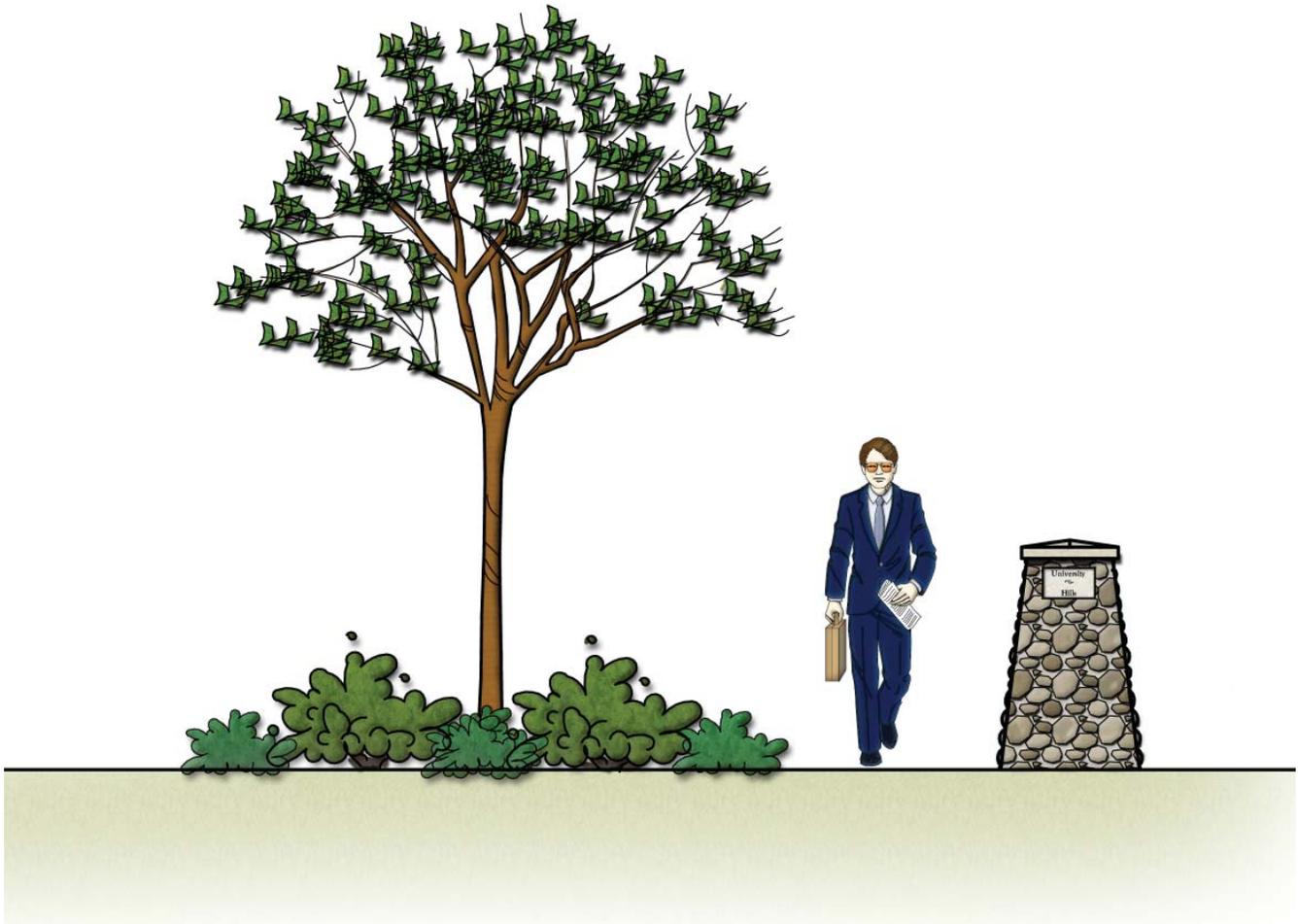


Figure 4-4: Neighborhood Marker



Note: This illustration is conceptual in nature and is intended to show the range of facilities accommodated within the feature and potential arrangement of improvements. The exact size, configuration, and level/type of the improvements will be determined during the grading and building permit process.