



CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES DEPARTMENT
NOTICE OF PREPARATION

FROM: CITY OF SAN BERNARDINO
Development Services Department
300 North "D" Street
San Bernardino, CA 92418-0001

TO: Responsible and Trustee
Agents/Interested Organizations and
Individuals

SUBJECT: Notice of Preparation of a Supplemental Environmental Impact Report.

The City of San Bernardino will be the Lead Agency and will prepare a supplemental environmental impact report for the project identified below. We need to know the views of the Public as to the scope and content of the environmental information that should be considered in connection with the proposed project.

The proposed project, **University Hills Specific Plan (UHSP)**, is a revision of the previously approved Paradise Hills Specific Plan and Certified EIR of 1993 (SCH# 91012055); a brief project description is presented below. No Initial Study has been prepared per Section 15081 of the State CEQA Guidelines. Because the proposed project pertains to a portion of the planning area described and analyzed in the approved Paradise Hills EIR, the environmental impacts associated with the proposed Specific Plan have already been addressed to a large extent; a Supplemental EIR (SEIR) that compares the previous findings to the proposed Specific Plan will be submitted. The following environmental issues will be analyzed in the SEIR:

- Aesthetics
- Agricultural Resources
- Air Quality*
- Biological Resources*
- Cultural Resources*
- Geology and Soils*
- Hazards and Hazardous Materials*
- Hydrology and Water Resources*
- Land Use and Planning
- Mineral Resources
- Noise*
- Population and Housing
- Public Services
- Recreation
- Traffic and Circulation*
- Utilities*

* Technical studies have been or are being prepared including surveys for CA Gnatcatcher and SB Kangaroo rat, hydrology/drainage, traffic, water supply, sewer study, and a water quality management plan.

Copies are also available for public review from 9 AM to 5 PM at the following locations:

- San Bernardino City Hall, Development Services Department, 300 N. "D" Street, 3rd Floor, San Bernardino
- San Bernardino City Library, 555 W. Sixth Street, San Bernardino (909) 981-8201.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but no later than August 27, 2007. Please send written comments to the Development Services Department, at the address noted above, attention: Terri Rahhal, City Planner. Please include your name and address with your comments.

In accordance with State requirements, a **PUBLIC SCOPING MEETING** will be held on August 2nd at 1:30 PM in the Economic Development Agency Meeting Room located at 201 North "E" Street Suite 301, San Bernardino, California 92401. This meeting is for agencies and the public to identify issues to be addressed in the EIR.

Project Title: University Hills Specific Plan - Supplemental Environmental Impact Report

Project Applicant: Inland Communities Corporation
1801 Avenue of the Stars, Suite 1205
Los Angeles, CA 90067

Project Description:

The project was formerly known as The Paradise Hills Specific Plan which was submitted to the City of San Bernardino in 1991 and approved in 1993 (SCH# 91012055). Due to economic conditions, the project was never built. Recently, the project has been revised to cluster development south of the San Andreas Fault which crosses the property, eliminate development in Upper Badger Canyon and created a land plan that embraces the California State University at San Bernardino (CSUSB). The project has been renamed to University Hills Specific Plan (UHSP) and consists of 404.2 total acres with 19.47% or 78.4 net acres devoted to residential uses. A total of 980 units are proposed with a gross density of 2.42 dwelling units per acre (980 units divided by 404.2 acres) and a net density of 6.1 units per acre excluding natural open space (980 units divided by 159.3 acres).

The UHSP also contains 7 acres of parks; including a 2 acre community clubhouse with a pool and tennis courts and other active amenities, a 5 acre linear park along Badger Creek, an internal pedestrian/walking trails system that connect to a multi-purpose trail emulating the Chestnut Trail, and 245 acres of natural open space that is proposed to be used by the nearby California State University at San Bernardino as a "land laboratory".

The UHSP project contains 20 Planning Areas plus roads, slopes, etc. Densities within the Planning Areas range from 3.2 up to 20 dwelling units per net acre. The following table presents the densities proposed within the UHSP. The highest density proposed on the site (20 dwelling units per net acre), is proposed in four planning areas (Planning Areas 6, 8, 9, and 16), which account for a total of 14.4 acres or 18.4% of the residential development area. Sixty of the 282 units proposed in Planning Area 16 are dedicated to the University as faculty housing exclusive use with deed restriction.

UHSP Proposed Residential Densities

Land Use Category	Density (du/ac)	Units	Acres	Proposed Unit Type
Estate	0-3.2	23	7.8	Single Family Detached
LDR	6-7	49	12.9	Single Family Detached
MDR	8-12	287	26	Single Family Detached
MHDR	13-16	339	22.2	Multi-family Attached
HDR	17-20	282	14.4	Multi-family Attached

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 concentrated on the lower (southern) portion of the site where the slopes are generally below 15% grade. Offsite street improvements include drainage,

water, sewer and dry utilities improvements; and a fuel modification zone will also be constructed. Improvements needed on San Bernardino County Flood Control properties will be constructed within a public easement.

Access to the site is proposed from the west via Campus Parkway off of Northpark Blvd. and from the east via Little Mountain Road off of Northpark Blvd.

Existing Conditions: The project site is located south of the San Bernardino Mountains and is bisected by the wide Badger Canyon. The San Andreas Fault Zone crosses the middle of the site in a general northwest-southeast direction. The southwestern and southeastern portions of the site are situated on a sloping alluvial fan, while the central and northern portions of the site consist of steep slopes associated with Badger Canyon and the San Bernardino Mountains. The site is adjacent to several large detention/debris basins that intercept the majority of the tributary drainage areas and direct runoff away from the project site. These basins are maintained by the San Bernardino County Flood Control District to protect downstream uses.

The planning areas of the proposed project will impact four different vegetation communities; primarily disturbed/ruderal and disturbed coastal sage scrub, and to a much lesser extent, northern mixed chaparral/Riversidean sage scrub mosaic and southern sycamore-alder riparian woodland/southern willow scrub vegetation communities. These communities were significantly impacted by the Old Fire of 2003, and are in the process of recovering at this time. A portion of the site is within critical habitat designated by the U.S. Fish and Wildlife Service for the San Bernardino kangaroo rat, although the species has not been found onsite.

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 California State University at San Bernardino campus lies immediately south of the flood control facilities. A 75-inch pipeline of the San Bernardino Valley Municipal Water District crosses the southern portion of the site in a northwest-southeast direction parallel to but south of the fault zone.

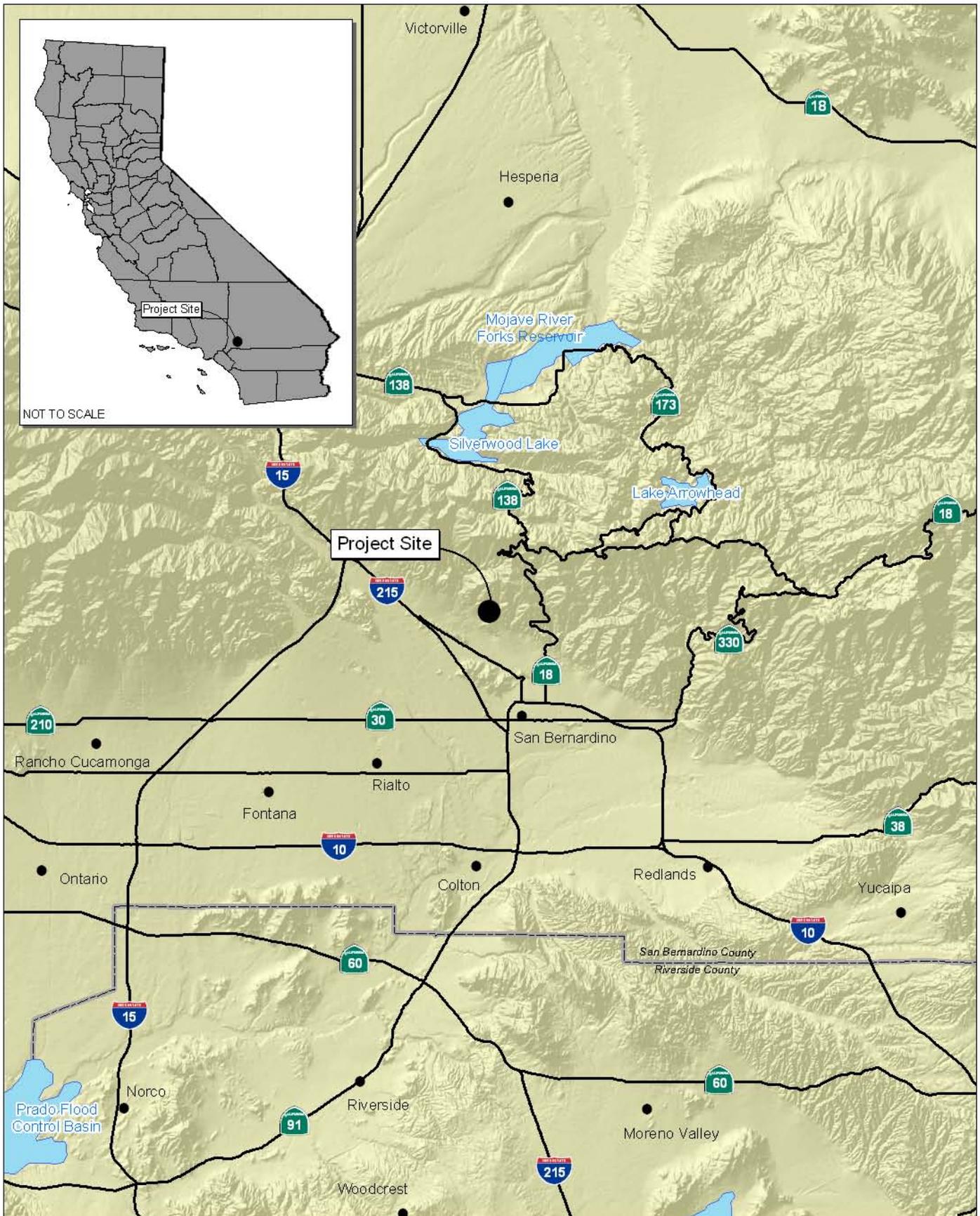
Contact Person for the City: Terri Rahhal, City Planner

Telephone: 909.384.5057

Signature:

Date: July 25, 2007

Terri Rahhal, City Planner



Source: Census 2000 Data, The CaSIL, MBA GIS 2007.



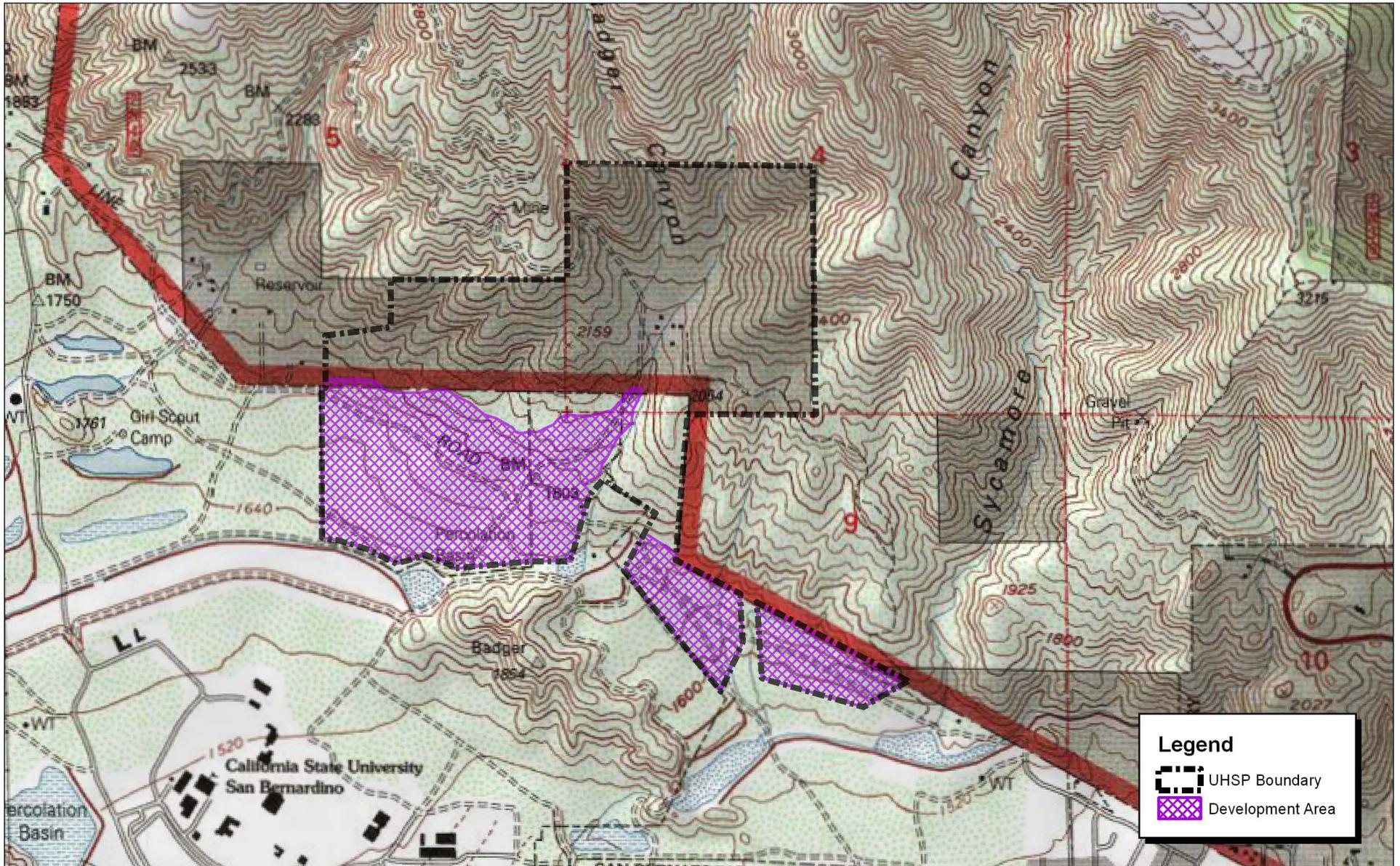
Michael Brandman Associates

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Exhibit 1 Regional Location Map

UNIVERSITY HILLS SPECIFIC PLAN EIR



Source: TOPO! USGS San Bernardino North (1996) 7.5' DRG.



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Exhibit 2 USGS Topographic Quadrangle

UNIVERSITY HILLS SPECIFIC PLAN EIR



Source: The Planning Center (2006).



Not to Scale

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Exhibit 3 Specific Plan Area

UNIVERSITY HILLS SPECIFIC PLAN EIR



WEST VILLAGE SUMMARY

Planning Area	Land Use	DJ/AC	Acres	Units
1	Open Space Park	-	2.1	-
2	SFD - 5,000	5.0	2.8	17
3	SFD - 5,000	5.0	2.6	16
4	SFD - 5,000	5.0	2.6	16
5	SFD - Green Court	12.0	6.9	83
6	Townhouse/Flats/Live-Work	20.0	4.2	84
7	Park House	-	2.2	-
8	Townhouse/Flats/Live-Work	20.0	3.6	72
9	Townhouse	20.0	3.3	66
10	SFD - Green Court	12.0	5.8	70
11	Townhouse/Rowhouse	15.0	6.8	109
12	SFD - 4,000	7.0	4.9	34
13	SFD - Green Court	12.0	4.3	51
14	SFD - Green Court	12.0	4.1	49
15	Estate Lots	3.1	7.0	23
-	Roads/Slopes/Misc.	-	51.6	-
Subtotal			115.6	690

EAST VILLAGE SUMMARY

Planning Area	Land Use	DJ/AC	Acres	Units
16	Faculty Housing Site	20.0	3.3	60
17	Recreation Facility	-	0.5	-
18	Townhouse/Rowhouse	16.0	7.4	118
19	Recreation Facility	-	0.5	-
20	Green Court	14.0	8.0	112
-	Roads/Slopes/Misc.	-	19.0	-
Subtotal			38.7	290

UNIVERSITY HILLS CONCEPT SUMMARY

Planning Area	Land Use	DJ/AC	Acres	Units
Residential			78.4	980
Parks/Recreation Area			5.3	-
California Walnut Linear Park			5.0	-
Roads/Slopes/Misc.			70.6	-
Natural Open Space			244.9	-
Total			404.2	980

Source: The Planning Center and KTG Group, 2007

