

APPENDIX A: GLOSSARY OF TERMS

Accessory living quarters: Living quarters within an accessory building for the sole use of persons employed on the premises or for temporary use by guests of the occupants of the premises, having no kitchen or cooking facilities and not rented or otherwise used as a separate dwelling.

Accessory use: A use incidental and subordinate to the principle use of a lot or building located on that lot.

Acres, gross: The entire acreage of a site. Gross acreage is calculated to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets.

Acres, net: The portion of a site that can actually be built upon. The following are not included in the net acreage of a site: public or private road rights-of-way, public open space, and publicly owned floodways.

Apartment: A room or suite of rooms in a multiple dwelling, designed for, intended for, suitable as a residence for, and/or occupied by one household unit.

Bikeways: A term that encompasses bicycle lanes, bicycle paths, and bicycle routes.

Buildout: Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations.

Density, residential: A measurement of the number of permanent residential dwelling units per acre of land. Densities specified may be expressed in units per gross acre or per net developable acre. (See "Acres, gross" and "Developable acres, net.")

Developable acres, net: The portion of a site that can be developed and is assumed for the purpose of density calculations. This area would include the building pad but not public or private road rights-of-way and flood control channels.

Developable land: Land that is suitable for structures and can be developed without hazards to, and disruption of, or significant impact on natural resource areas.

Dwelling unit: A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), that constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

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Family: (1) Two or more persons related by birth, marriage, or adoption (Census Bureau); (2) An individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind (State of California).

Granny flat: See “Second unit.”

Household: All those persons (related or unrelated), who occupy a single housing unit. (See “Family.”)

Housing unit: The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multifamily dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under state law. A housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. It also is a dwelling that cannot be moved without substantial damage or unreasonable cost. (See “Dwelling unit,” “Family” and “Household.”)

Intensity, building: For residential uses, the actual number or the allowable range of dwelling units per net or gross acre.

Land use classification: A system for classifying and designating the appropriate use of properties.

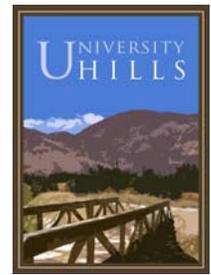
Median: The dividing area, either paved or landscaped, between opposing lanes of traffic on a roadway.

Neighborhood: A grouping of residential, commercial, service, and recreational uses that are related by their orientation, design, or access points.

Nonconforming use: A lawful use of a building or land, or any part thereof, existing at the time of the adoption of this title that does not conform to the regulations for the district in which it is located as set forth in this title.

Open space land: Any parcel or area of land or water that is essentially unimproved and devoted to an open space use for the purposes of (1) the preservation of natural resources, (2) the managed production of resources, (3) outdoor recreation, or (4) public health and safety.

Open space, private: Those areas within the development that are designed and intended to be used exclusively by the individual homeowner. Private open space includes patios, balconies, fenced private yards, and other private areas. It may also include ground floor patios or courtyards, second- or third-floor balconies or decks, and rooftop decks. Private open space may be covered, but must be open on at least one side.



Open space, common: Those areas designated for the use and enjoyment of all residents and developed for recreational or leisure time activities. These common areas may include game courts, swimming pools, garden grounds, landscaped areas, sauna baths, tennis courts, basketball courts, volleyball courts, putting greens, play lots, and clubhouse facilities.

Parcel: A lot in single ownership or under single control, usually considered a unit for purposes of development.

Parkland: Land that is publicly owned or controlled for the purpose of providing parks, recreation, or open space for public use.

Parking, shared: A public or private parking area used jointly by two or more uses.

Parking area, public: An open area, excluding a street or other public way, used for the parking of automobiles and available to the public, whether for free or for compensation.

Parks: Open space lands for the primary purpose of recreation.

Parkway: A piece of land between the rear of a curb and the front of a sidewalk usually used for planting low ground cover and/or street trees, also known as a “planter strip.”

Recreation, active: A type of recreation or activity that requires the use of organized play areas including, but not limited to, softball, baseball, football and soccer fields; tennis and basketball courts; and various forms of children’s play equipment.

Recreation, passive: Type of recreation or activity that does not require the use of organized play areas and includes multipurpose trails and picnic areas.

Right-of-way: A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roads, railroads, and utility lines.

Second unit: A self-contained living unit either attached to or detached from the primary residential unit on a single lot. A “granny flat” is one type of second unit intended for the elderly.

Street, alley: A public way at the rear or side of property not exceeding 30 feet in width and for the use of pedestrians and/or vehicles, that affords only a secondary means of access to the abutting property.

Street, arterial: A roadway that supports medium to higher speeds (30–55 mph), medium to higher capacity (10,000–50,000 average daily trips) and provides intra- and intercommunity travel and access to the regional highway and freeway system. Access to community arterials should be provided at

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collector roads and local streets, discouraging direct access from parcels to existing arterials.

Street, collector: A relatively low speed (25–30 mph), relatively low volume (5,000–20,000 average daily trips) street that provides circulation within and between neighborhoods. Collectors usually serve short trips and are intended for collecting trips from local streets and distributing them to the arterial network.

Street, local: A low-speed (15–25 mph), low-volume (less than 5,000 average daily trips) street that provides circulation within neighborhoods. Local streets provide direct access to fronting properties and are not intended for through-traffic. Local streets are typically not shown on the Circulation Plan, Map, or Diagram.

Streets, major: The transportation network that includes a hierarchy of freeways, arterials, and collectors to service through traffic.

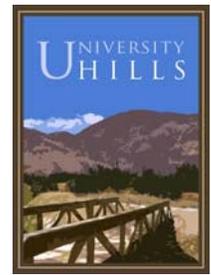
Street, private/private road: Privately owned (and usually privately maintained) motor vehicle access that is not dedicated as a public street. Typically the owner posts a sign indicating that the street is private property and limits traffic in some fashion. For density calculation purposes, private roads are excluded when establishing the total acreage of the site.

Streets, through: Streets that extend continuously between other major streets in the community.

Structure: Anything constructed or erected that requires a location on the ground (excluding swimming pools, fences, and walls used as fences).

Subdivision: The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed. “Subdivision” includes a condominium project as defined in Section 1350 of the California Civil Code and a community apartment project as defined in Section 11004 of the Business and Professions Code.

Zoning: The division of a city or county by legislative regulations into areas, or zones, that specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.



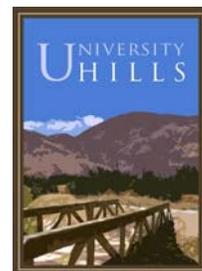
APPENDIX B: LANDSCAPE PLANT PALETTE

Conceptual Plant Palette for Developed Areas

Botanical Names	Common Names
Interior Street Plant Palette	
Trees	
<i>Chitalpa tashkentensis</i>	Chitalpa
<i>Lagerstroemia indica</i> 'Tuskogee'	Crape Myrtle, Multi Trunk Version
<i>Lagerstroemia indica</i> 'Muskogee'	Crape Myrtle, Multi Trunk Version
<i>Lagerstroemia indica</i> 'Watermelon Red'	Crape Myrtle, Multi Trunk Version
<i>Magnolia grandiflora</i> 'Samuel Sommer'	Samuel Sommer Magnolia
<i>Pinus canariensis</i>	Canary Island Pine
<i>Pinus eldarica</i>	Afghan Pine
<i>Pinus halepensis</i>	Aleppo Pine
<i>Pistacia chinensis</i>	Chinese Pistache
<i>Pyrus calleryana</i> 'Aristocrat'	Callery Pear
<i>Rhus lancea</i>	African Sumac
<i>Tristania conferta</i>	English Boxwood
Shrubs	
<i>Abelia grandiflora</i> 'Edward Goucher'	Glossy Abelia
<i>Anigozanthos flavidus</i>	Kanga Roo Paw
<i>Asparagus densiflorus</i> 'Meyers'	Meyers Asparagus Fern
<i>Bougainvillea</i> 'San Diego Red'	Bougainvillea
<i>Cistus</i> 'sunset'	Sunset Rock Rose
<i>Cistus purpureus</i>	Orchid Rock Rose
<i>Coleonema pulchrum</i>	Pink Breath of Heaven
<i>Dietes bicolor</i>	Fortnight Lily
<i>Escallonia fradesii</i> 'Pink'	Escallonia
<i>Feijoa sellowiana</i>	Pineapple Guava
<i>Grevillea</i> 'Noellii'	Grevillea
<i>Hemerocallis</i> 'Rum Red'	Daylily
<i>Hemerocallis</i> 'Red Magic'	Daylily
<i>Hemerocallis</i> 'Starburst Orange Evergreen'	Daylily
<i>Hemerocallis</i> 'Blacked-Eyed Susan'	Daylily
<i>Hemerocallis</i> 'Starburst Susie Evergreen'	Daylily
<i>Isolepis cernua</i>	Fiber Optic Grass
<i>Juniperus</i> sp.	Juniper
<i>Lavandula stoechas</i> 'Otto Quast'	Spanish Lavender
<i>Mahonia</i> 'Golden Abundance'	Mahonia

Appendix

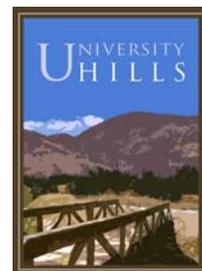
Botanical Names	Common Names
<i>Mulhenbergia capllaris</i>	Pink Muhly
<i>Mulhenbergia rigens</i>	Deer Grass
<i>Nandina domestica</i>	Heavneily Bamboo
<i>Osmanthus fragrans</i>	Sweet Olive
<i>Phormium tenax</i> 'Atropurpureum'	New Zealand Flax
<i>Phormium tenax</i> 'Pink Stripe'	New Zealand Flax
<i>Phormium tenax</i> 'Maori Queen'	New Zealand Flax
<i>Photinia fraseri</i>	Red Tip Photinia
<i>Pennisetum setaceum</i> 'Little Bunny'	Dwarf Red Fescue
<i>Pittosporum tobira</i>	Tobira
<i>Raphiolepis indica</i> 'Dancer'	Indian Hawthorn
<i>Rosa</i> 'Iceburg'	Iceburg Rose
<i>Rosmarinus officinalis</i>	Rosemary
<i>Xylosma congestum</i>	Shiny Xylosma
Groundcovers	
<i>Bougainvillea</i> 'Oh la la'	Bougainvillea
<i>Convolvulus tomentosum</i>	Ground Morning Glory
<i>Festuca glauca</i>	Blue Fescue
<i>Heuchera sanguinea</i>	Coral Bells
<i>Hypericum calycinum</i>	St. John's Wart
<i>Lantana</i> sp.	Lantana
<i>Lonicera japonica</i> 'Halliana'	Hall's Honeysuckle
<i>Nandina domestica</i> 'Nana'	Dwarf Heavenly Bamboo
<i>Ophiopogon japonicus</i>	Mondo grass
<i>Phormium tenax</i> 'jack Spratt'	New Zealand Flax
<i>Phormium tenax</i> 'Tom Thumb'	New Zealand Flax
<i>Pittosporum tobira</i> 'Cream de Mint'	Dwarf Tobira
<i>Rosa</i> 'Carpet White'	White Carpet Rose
<i>Rosmarinus officinalis</i>	Rosemary
<i>Trachelospermum jasminodes</i>	Star Jasmine
Vines	
<i>Ficus pumilla</i>	Creeping Fig
<i>Gelsemium sempervirens</i>	Carolina Jessamine
<i>Parthenocissus tricuspidata</i>	Boston Ivy
Clubhouse and Other Recreation Areas Plant Palette	
Trees	
<i>Alnus rhombifolia</i>	White Alder
<i>Geijera parviflora</i>	Australian Willow
<i>Hymenosporum flavum</i>	Sweet Shade Tree
<i>Koelreuteria bipinnata</i>	Chinese Flame Tree
<i>Koelreuteria paniculata</i>	Golden Rain Tree
<i>Lagerstroemia indica</i> 'Tuskogee'	Crape Myrtle, Multi Trunk Version
<i>Lagerstroemia indica</i> 'Muskogee'	Crape Myrtle, Multi Trunk Version



Botanical Names	Common Names
Lagerstroemia indica 'Watermelon Red'	Crape Myrtle, Multi Trunk
Magnolia grandiflora	Southern Magnolia
Magnolia grandiflora 'Samuel Sommer'	Samuel Sommer Magnolia
Magnolia soulangeana	Saucer Magnolia
Pinus canariensis	Canary Island Pine
Pinus eldarica	Afghan Pine
Pistacia chinensis	Chinese Pistache
Platanus racemosa	California Sycamore
Podocarpus gracilor	Fern Pine
Pyrus calleriana 'Aristocrat'	Callery Pear
Pyrus Kawakamii	Evergreen Pear
Rhus lancea	African Sumac
Tristania conferta	English Boxwood
Ulmus parvifolia	Chinese Evergreen Elm
Shrubs	
Abelia grandiflora 'Edward Goucher'	Glossy Abelia
Aloe maculata	Soap Aloe
Anigozanthos flavidus	Kangaroo Paw
Asparagus densiflorus 'Meyers'	Meyers Asparagus Fern
Bougainvillea 'San Diego Red'	Bougainvillea
Cistus 'sunset'	Sunset Rock Rose
Cistus purpureus	Orchid Rock Rose
Coleonema pulchrum	Pink Breath of Heaven
Dietes bicolor	Fortnight Lily
Escallonia fradesii 'Pink'	Escallonia
Feijoa sellowiana	Pineapple Guava
Grevillea 'Noellii'	Grevillea
Hemerocallis 'Rum Red'	Daylily
Hemerocallis 'Red Magic'	Daylily
Hemerocallis 'Starburst Orange Evergreen'	Daylily
Hemerocallis 'Blacked-Eyed Susan'	Daylily
Hemerocallis 'Starburst Susie Evergreen'	Daylily
Isolepis cernua	Fiber Optic Grass
Juniperus sp.	Juniper
Lavandula stoechas 'Otto Quast'	Spanish Lavender
Mahonia 'Golden Abundance'	Mahonia
Mulhenbergia capllaris	Pink Muhly
Mulhenbergia rigens	Deer Grass
Nandina domestica	Heavenly Bamboo
Osmanthus fragrans	Sweet Olive
Phormium tenax 'Atropurpureum'	New Zealand Flax
Phormium tenax 'Pink Stripe'	New Zealand Flax
Phormium tenax 'Maori Queen'	New Zealand Flax
Photinia fraseri	Red Tip Photinia
Pennisetum setaceum 'Little Bunny'	Dwarf Red Fescue

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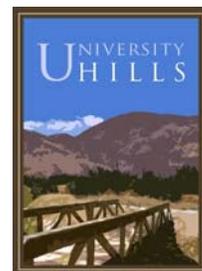
Botanical Names	Common Names
<i>Pittosporum tobira</i>	Tobira
<i>Raphiolepis indica</i> 'Dancer'	Indian Hawthorn
<i>Rosa</i> 'Iceburg'	Iceburg Rose
<i>Rosmarinus officinalis</i>	Rosemary
<i>Salvia greggii</i>	Autumn Sage
<i>Salvia leucophylla</i>	Purple Sage
<i>Xylosma congestum</i>	Shiny Xylosma
Groundcovers	
<i>Bougainvillea</i> 'Oh la la'	Bougainvillea
<i>Convolvulus tomentosum</i>	Ground Morning Glory
<i>Festuca glauca</i>	Blue Fescue
<i>Heuchera sanguinea</i>	Coral Bells
<i>Hypericum calycinum</i>	St. John's Wort
<i>Lantana</i> sp.	Lantana
<i>Lonicera japonica</i> 'Halliana'	Hall's Honeysuckle
<i>Nandina domestica</i> 'Nana'	Dwarf Heavenly Bamboo
<i>Ophiopogon japonicus</i>	Mondo grass
<i>Phormium tenax</i> 'Jack Spratt'	New Zealand Flax
<i>Phormium tenax</i> 'Tom Thumb'	New Zealand Flax
<i>Pittosporum tobira</i> 'Cream de Mint'	Dwarf Tobira
<i>Rosa</i> 'Carpet White'	White Carpet Rose
<i>Rosmarinus officinalis</i>	Rosemary
<i>Trachelospermum jasminodes</i>	Star Jasmine
Vines	
<i>Ficus pumilla</i>	Creeping Fig
<i>Gelsemium sempervirens</i>	Carolina Jessamine
<i>Parthenocissus tricuspidata</i>	Boston Ivy
Park Plant Palette	
Trees	
<i>Alnus rhombifolia</i>	White Alder
<i>Juglans californica</i>	California Black Walnut
<i>Koelreuteria bipinnata</i>	Chinese Flame Tree
<i>Koelreuteria paniculata</i>	Golden Rain Tree
<i>Lagerstroemia indica</i> 'Tuskogee'	Crape Myrtle, Multi Trunk Version
<i>Lagerstroemia indica</i> 'Muskogee'	Crape Myrtle, Multi Trunk Version
<i>Lagerstroemia indica</i> 'Watermelon Red'	Crape Myrtle, Multi Trunk
<i>Magnolia grandiflora</i>	Southern Magnolia
<i>Magnolia grandiflora</i> 'Samuel Sommer'	Samuel Sommer Magnolia
<i>Melaleuca quinquenervia</i>	Paperbark Tree
<i>Pinus canariensis</i>	Canary Island Pine
<i>Pinus eldarica</i>	Afghan Pine
<i>Pinus halepensis</i>	Aleppo Pine
<i>Pistacia chinensis</i>	Chinese Pistache



Botanical Names	Common Names
<i>Platanus racemosa</i>	California Sycamore
<i>Podocarpus gracilior</i>	Fern Pine
<i>Pyrus callieriana</i> 'Aristocrat'	Callery Pear
<i>Pyrus Kawakamii</i>	Evergreen Pear
<i>Quercus ilex</i>	Holly Oak
<i>Quercus suber</i>	Cork Oak
<i>Rhus lancea</i>	African Sumac
<i>Schinus molle</i>	California Pepper
<i>Sequoia sempervirens</i>	Coast Redwood
<i>Tristania conferta</i>	English Boxwood
<i>Ulmus parvifolia</i>	Chinese Evergreen Elm
Shrubs	
<i>Abelia grandiflora</i> 'Edward Goucher'	Glossy Abelia
<i>Aloe maculata</i>	Soap Aloe
<i>Anigozanthos flavidus</i>	Kanga Roo Paw
<i>Asparagus densiflorus</i> 'Meyers'	Meyers Asparagus Fern
<i>Bougainvillea</i> 'San Diego Red'	Bougainvillea
<i>Cistus</i> 'sunset'	Sunset Rock Rose
<i>Cistus purpureus</i>	Orchid Rock Rose
<i>Coleonema pulchrum</i>	Pink Breath of Heaven
<i>Dietes bicolor</i>	Fortnight Lily
<i>Dodonaea viscosa</i>	Purple Hop Seed Bush
<i>Escallonia fradesii</i> 'Pink'	Escallonia
<i>Feijoa sellowiana</i>	Pineapple Guava
<i>Grevillea</i> 'Noellii'	Grevillea
<i>Hemerocallis</i> 'Rum Red'	Daylily
<i>Hemerocallis</i> 'Red Magic'	Daylily
<i>Hemerocallis</i> 'Starburst Orange Evergreen'	Daylily
<i>Hemerocallis</i> 'Blacked-Eyed Susan'	Daylily
<i>Hemerocallis</i> 'Starburst Susie Evergreen'	Daylily
<i>Isolepis cernua</i>	Fiber Optic Grass
<i>Juniperus</i> sp.	Juniper
<i>Lavandula stoechas</i> 'Otto Quast'	Spanish Lavender
<i>Mahonia</i> 'Golden Abundance'	Mahonia
<i>Mulhenbergia capllaris</i>	Pink Muhly
<i>Mulhenbergia rigens</i>	Deer Grass
<i>Nandina domestica</i>	Heavenly Bamboo
<i>Osmanthus fragrans</i>	Sweet Olive
<i>Phormium tenax</i> 'Atropurpureum'	New Zealand Flax
<i>Phormium tenax</i> 'Pink Stripe'	New Zealand Flax
<i>Phormium tenax</i> 'Maori Queen'	New Zealand Flax
<i>Photinia fraseri</i>	Red Tip Photinia
<i>Pennisetum setaceum</i> 'Little Bunny'	Dwarf Red Fescue
<i>Pittosporum tobira</i>	Tobira
<i>Prunus caroliniana</i> 'Bright n Tight'	Flowering Plum

Appendix

Botanical Names	Common Names
<i>Rhaphiolepis indica</i> 'Ballerina'	Indian Hawthorn
<i>Rhaphiolepis indica</i> 'Dancer'	Indian Hawthorn
<i>Rosa</i> 'Iceberg'	Iceberg Rose
<i>Rosmarinus officinalis</i>	Rosemary
<i>Salvia greggii</i>	Autumn Sage
<i>Salvia leucophylla</i>	Purple Sage
<i>Xylosma congestum</i>	Shiny Xylosma
Groundcovers	
<i>Bougainvillea</i> 'Oh la la'	Bougainvillea
<i>Convolvulus tomentosum</i>	Ground Morning Glory
<i>Festuca glauca</i>	Blue Fescue
<i>Heuchera sanguinea</i>	Coral Bells
<i>Hypericum calycinum</i>	St. John's Wart
<i>Lantana</i> sp.	Lantana
<i>Lonicera japonica</i> 'Halliana'	Hall's Honeysuckle
<i>Nandina domestica</i> 'Nana'	Dwarf Heavenly Bamboo
<i>Ophiopogon japonicus</i>	Mondo grass
<i>Phormium tenax</i> 'Jack Spratt'	New Zealand Flax
<i>Phormium tenax</i> 'Tom Thumb'	New Zealand Flax
<i>Pittosporum tobira</i> 'Cream de Mint'	Dwarf Tobira
<i>Rosa</i> 'Carpet White'	White Carpet Rose
<i>Rosmarinus officinalis</i>	Rosemary
<i>Trachelospermum jasminodes</i>	Star Jasmine
Vines	
<i>Ficus pumilla</i>	Creeping Fig
<i>Gelsemium sempervirens</i>	Carolina Jessamine
<i>Parthenocissus tricuspidata</i>	Boston Ivy

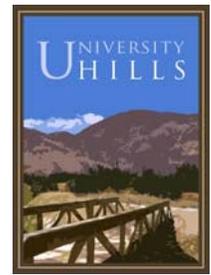


Plant Palette for Fuel Modification Zones

Botanical Names	Common Names
Fuel Modification Zones Plant Palette	
Trees	
<i>Alnus rhombifolia</i>	White Alder
<i>Heteromles arbutifolia</i>	Toyon
<i>Juglans californica</i>	California Black Walnut
<i>Lagerstroemia indica</i> 'Tuskogee'	Crape Myrtle, Multi Trunk Version
<i>Lagerstroemia indica</i> 'Watermelon Red'	Crape Myrtle, Multi Trunk Version
<i>Lagerstroemia indica</i> 'Samuel Sommer'	Crape Myrtle, Multi Trunk Version
<i>Pistacia chinensis</i>	Chinese Pistache
<i>Platanus racemosa</i>	California Sycamore
<i>Quercus ilex</i>	Holly Oak
<i>Quercus kelloggii</i>	California Oak
<i>Quercus suber</i>	Cork Oak
<i>Rhus lancea</i>	African Sumac
<i>Ulmus parvifolia</i>	Chinese Evergreen Elm
Shrubs	
<i>Abelia grandiflora</i> 'Edward Goucher'	Glossy Abelia
<i>Anigozanthos flavidus</i>	Kanga Roo Paw
<i>Bougainvillea</i> 'San Diego Red'	Bougainvillea
<i>Carpenteria californica</i>	Bush Anemone
<i>Ceanothus</i> 'Dark Star'	Wild Lilac
<i>Ceanothus</i> 'Julia Phelps'	Wild Lilac
<i>Cistus</i> 'sunset'	Sunset Rock Rose
<i>Cistus purpureus</i>	Orchid Rock Rose
<i>Cotoneaster horizontalis</i>	Rock Cotoneaster
<i>Echium candicans</i>	Pride of Maderia
<i>Escallonia fradesii</i> 'Pink'	Escallonia
<i>Euonymus fortunei</i>	Euonymus
<i>Feijoa sellowiana</i>	Pineapple Guava
<i>Grevillea</i> 'Noellii'	Grevillea
<i>Lavandula stoechas</i> 'Otto Quast'	Spanish Lavender
<i>Mahonia</i> 'Golden Abundance'	Mahonia
<i>Osmanthus fragrans</i>	Sweet Olive
<i>Photinia fraseri</i>	Red Tip Photinia
<i>Pennisetum setaceum</i> 'Little Bunny'	Dwarf Red Fescue
<i>Pittosporum tobira</i>	Tobira
<i>Prunus caroliniana</i> 'Bright 'n Tight'	Flowering Plum
<i>Raphiolepis indica</i> 'Dancer'	Indian Hawthorn
<i>Rhus ovata</i>	Sugar Bush
<i>Rosmarinus officinalis</i>	Rosemary

Appendix

Botanical Names	Common Names
<i>Salvia greggii</i>	Autumn Sage
<i>Trichostema lanatum</i>	Wholly Blue Curis
<i>Viburnum japonicum</i>	Japanese Viburnum
<i>Xylosma congestum</i>	Shiny Xylosma
Groundcovers	
<i>Bougainvillea 'Oh la la'</i>	Bougainvillea
<i>Hypericum calycinum</i>	St. John's Wort
<i>Lantana sp.</i>	Lantana
<i>Lonicera japonica 'Halliana'</i>	Hall's Honeysuckle
<i>Myoporum parvifolium 'Pink'</i>	Pink Myoporum
<i>Ophiopogon japonicus</i>	Mondo grass
<i>Rosmarinus officinalis</i>	Rosemary
<i>Trachelospermum jasminodes</i>	Star Jasmine
Vines	
<i>Ficus pumilla</i>	Creeping Fig
<i>Gelsemium sempervirens</i>	Carolina Jessamine
<i>Parthenocissus tricuspidata</i>	Boston Ivy
Plant Removal List	
The following plant species shall be removed from all fuel modification zones:	
<i>Adenostoma fasciculatum</i>	Wild Turnip, Yellow Mustard
<i>Adenostoma sparsifolium</i>	Red Shanks
<i>Anthemix cotula</i>	Mayweed
<i>Artemisia californica</i>	California Sagebrush
<i>Brassica nigra</i>	Black Mustard
<i>Brassica rapa</i>	Chamise
<i>Cardaria draba</i>	Noary Cress, Perrennial Peppergrass
<i>Centaurea solstitialis</i>	Yellow Star Thistle
<i>Cirsium vulgare</i>	Wild Artichoke
<i>Conyza canadensis</i>	Horseweed
<i>Cortaderia selloana</i>	Pampas Grass
<i>Cupressus sp.</i>	Cypress
<i>Cynara cardunculus</i>	Artichoke Thistle
<i>Datura wrightii</i>	Jimsonweed
<i>Eriogonum fasciculatum</i>	Common Buckwheat
<i>Eucalyptus sp.</i>	Eucalyptus
<i>Foeniculum vulgare</i>	Fennel
<i>Heterotheca grandiflora</i>	Telegraph Plant
<i>Juniperus sp.</i>	Juniper
<i>Lactuca serriola</i>	Prickly Lettuce
<i>Malosma laurina</i>	Laurel Sumac
<i>Nicotiana bigelovii</i>	Indian Tobacco
<i>Nicotiana glauca</i>	Tree Tobacco
<i>Pinus sp.</i>	Pine
<i>Salvia mellifera</i>	Black Sage



Botanical Names	Common Names
<i>Salsola australis</i>	Russian Thistle/Tumblewood
<i>Silybum marianum</i>	Milk Thistle
<i>Ricinus communis</i>	Castor Bean Plant
<i>Urtica urens</i>	Burning Needle

APPENDIX C: GENERAL PLAN CONSISTENCY ANALYSIS

As expressed in the General Plan, a basic long-term strategy for San Bernardino is to capitalize upon its “gems” to enhance the City’s character, image, and economic situation. CSUSB is one of these gems and the General Plan Vision states:

...Our City will be known for its recreational attractions, cultural resources, universities, safe and attractive neighborhoods, economic opportunities, and its extraordinary location next to the San Bernardino Mountains and along the trails of the Santa Ana River and Cajon Wash.

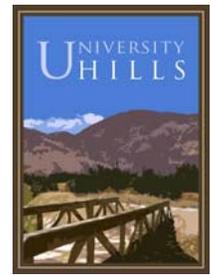
And,

How many cities can boast of two significant places of higher learning? Proud? We sure are. San Bernardino Valley College and California State University, San Bernardino are untapped assets with the potential to expand opportunities for personal and economic growth and create social, recreational, and cultural opportunities for our residents and businesses...

This appendix provides a brief analysis of how the University Hills Specific Plan directly implements this vision and the goals of the City of San Bernardino General Plan (adopted November 1, 2005).

In addition to the City’s Vision, University Hills is also located within the University District Specific Plan, which directly implements the General Plan. 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.” Accordingly, the University Hills 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.

This analysis focuses on the applicable goals of the General Plan and University District Specific Plan.



Land Use

General Plan Goals

Goal 2.1: Preserve and enhance San Bernardino's unique neighborhoods. (Land Use)

Goal 2.2: Promote development that integrates with and minimizes impacts on surrounding land uses. (Land Use)

Goal 2.3: Create and enhance dynamic, recognizable places for San Bernardino's residents, employees, and visitors. (Land Use)

Goal 7.3: Meet the educational needs of the City's residents and integrate our higher educational facilities into the fabric of the community. (Public Facilities and Services)

University District Specific Plan. The General Plan integrates policies from the University District Specific Plan to reinforce the desire to integrate CSUSB with the surrounding community. The following policies from the General Plan and University District Specific Plan specifically relate to the University District Specific Plan:

- *Develop a seamless connection between the community and University through access, physical improvements such as landscaping, streetscape, signage and art, and street naming.*
- *Market the art and cultural facilities that the University and surrounding community have to offer. Tie the curriculum of the University and the art and cultural programs of the community together.*
- *Enhance the regional recreational link with the University.*
- *Offer a range of housing types to accommodate a wide range of population, including University faculty and staff.*

Specific Plan Response

The General Plan and Zoning designations for the project site are Specific Plan. In 1993, the City Council approved the Paradise Hills Specific Plan for the project site. The Paradise Hills project land plan proposed extensive grading and development within the middle and upper reaches of Badger Canyon, however, that project was never built. In addition to the General Plan designating the project site as a Specific Plan, the Land Use Plan in the City's Land Use Element designates the lower (southern) portion of the site for Residential Suburban (RS) uses with a density of 4.5 units per acre (7,200 square foot lots), and the northern portion (i.e., north of the San Andreas Fault and in the middle and upper reaches of Badger Canyon) for Residential Low (RL) development at 3.1 units per acre. The steep slopes surrounding Badger Creek are designated as Open Space (OS).

Appendix

The General Plan Land Use Map also indicates the northern portions of the site are in a Hillside Management Overlay (HMO) zone as well as a Foothill Fire Zone Overlay A & B which is required to “mitigate the spread of wildfires, help to minimize property damage, and reduce the risk to the public health and safety” (General Plan Table LU-2). The University Hills site is also within the University Village Specific Plan which designates the project site for residential uses consistent with the Paradise Hills Specific Plan.

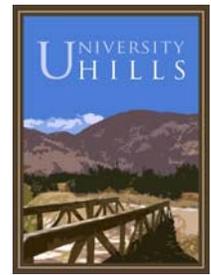
The University Hills Specific Plan replaces the Paradise Hills Specific Plan and includes a new land use map, zoning districts, development standards, design guidelines, and infrastructure requirements for the development of the site. The following elements of the Specific Plan promote the land use goals of the General Plan:

- Placing housing in close proximity to CSUSB.
- Accommodating up to 60 faculty units, which will create a direct and long-lasting relationship with CSUSB.
- Orienting the development and clubhouse toward CSUSB.
- Allowing CSUSB to share conference facilities in the clubhouse.
- Dedicating approximately 235 acres of permanent open space to CSUSB as a “land laboratory.”
- Carefully weaving University Hills into its physical surroundings by clustering development on the lower slopes and away from physical hazards, preserving significant drainage ways.
- Allowing residents the opportunity to live, work, and play in the immediate area. This reduces the need to use the automobile, which in turn reduces congestion, improves air quality, fosters walking, and improves overall health and wellness.

University Hills accommodates 980 residences situated in several neighborhoods, which are separated by open space corridors, drainage ways, and sloped areas and interconnected by a series of trails and roadways.

Development is focused onto approximately 170 acres, or 42 percent of the total site. Development is mainly concentrated south of the South Branch of the San Andreas Fault on the lower portions of the site where the average slopes are generally below 15 percent. North of the South Branch of the San Andreas Fault, approximately 235 acres, or 58 percent of the site, remains undeveloped and is designated as permanent open space. It will be dedicated to CSUSB for use as a laboratory to study the local biology, habitat, and geology. The compact design limits the development footprint so that open lands are maximized; natural drainage ways are maintained and incorporated into the design of the project as open space amenities; landscaping and hazards are avoided or mitigated.

The land laboratory contains a variety of native plant species; natural drainages, including Badger Creek; and the San Andreas Fault system. The proximity of these features to the CSUSB campus provides unique educational opportunities.



It is envisioned that the biology, geology, geography and environmental studies, and science education departments would be the primary users of the land laboratory, but it could be used by other disciplines.

University Hills is designed and programmed to create a long-term and synergistic relationship with CSUSB. In particular, University Hills directly responds to input from the University through the provision of land for faculty housing, the 235-acre land laboratory, pathways, bike lanes, and the California Walnut Grove Linear Park.

In addition, University Hills is designed to minimize the impacts of light intrusion and spillover. CSUSB is contemplating building an observatory on Badger Hill immediately adjacent to University Hills. To help preserve a dark nighttime sky, this Specific Plan includes strict controls on the type and design of lighting.

Circulation

General Plan Goals

Goal 6.1: Provide a well-maintained street system. (Circulation)

Goal 6.2: Maintain efficient traffic operations on City streets. (Circulation)

Goal 6.3: Provide a safe circulation system. (Circulation)

Goal 6.6: Promote a network of multi-modal transportation facilities that are safe, efficient, and connected to various points of the City and the region. (Circulation)

University District Specific Plan. The following policies from the General Plan and University District Specific Plan relate to the University Hills Specific Plan:

- *Develop a seamless connection between the community and University through access, physical improvements such as landscaping, streetscape, signage and public art.*
- *Encourage the development of trolley/transit connections between the University and downtown and the MetroLink station at the Santa Fe Depot.*
- *Develop efficient vehicular and pedestrian access within the University village.*

Specific Plan Response

University Hills includes a multifaceted circulation system that will allow a variety of mobility options. The following elements of the Specific Plan promote the circulation goals of the General Plan:

Appendix

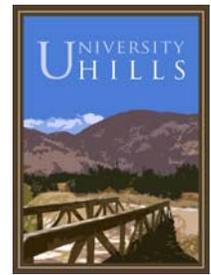
- Placing housing, specifically faculty housing, in close proximity to CSUSB.
- Including facilities/amenities that will be used by CSUSB, such as the land laboratory and conference facilities.
- The provision of a portion of the regional multipurpose trail, a regional multipurpose pathway, which in University Hills follows the South Branch of the San Andreas Fault and runs the length of the project.
- Providing pathways that directly connect the site with CSUSB, regional trail systems, and the San Bernardino National Forest.

University Hills forges a direct relationship with CSUSB, which will attract faculty and place housing and educational facilities adjacent to the University. Specifically, the 60 faculty units, orientation toward CSUSB, shared conference facilities in the clubhouse, and land laboratory will help reduce automobile trips.

The University Hills Specific Plan consists of a hierarchy of streets, including collector and local roads that provides a comprehensive and connected street network. Access to the project site will be provided via an extension of Campus Parkway to the western area of the site, and via an extension of Little Mountain Road to the eastern area of the project site.

University Hills also includes a rich system of bicycle and pedestrian trails that interconnect all neighborhoods and provide connections to the surrounding areas and region. Most significantly, the South Branch of the San Andreas Fault is utilized for the regional multipurpose trail, which runs the length of the project. In addition, several natural drainage ways and sloped areas are used as open space corridors and pathways. Little Mountain Road and Campus Drive include pedestrian paths and bike lanes connecting to CSUSB and the region.

University Hills is also committed to reducing vehicular trips through the increased use of local transit. CSUSB is currently studying the feasibility of providing shuttle service within approximately one mile of the campus. University Hills supports the establishment of a local shuttle service and, if the service comes to fruition, will accommodate a shuttle route and stops.



Housing

General Plan Goals

Goal 3.1: Facilitate the development of a variety of types of housing to meet the needs of all income levels in the City of Sand Bernardino. (Housing)

Goal 3.3 Assist in the development of adequate housing to meet the needs of low and moderate-income households. (Housing)

University District Specific Plan. The following policies from the General Plan and University District Specific Plan relate to the University Hills Specific Plan:

- *Offer a range of housing types to accommodate a wide range of population, including University faculty and staff.*
- *Ensure that quality housing is developed in the surrounding community.*

Specific Plan Response

University Hills offers a mixture of housing types that accommodate a range of the market spectrum, including first-time buyers, young singles and couples, families, empty-nesters, seniors, and CSUSB faculty. University Hills accommodates residential choices ranging from detached residential homes, small-lot detached homes, townhouses, and stacked flats. Because there will be a diversity of product types and sizes, University Hills will provide an equally wide range of housing prices. While not earmarked as affordable housing, the higher density units are typically offered at a price that is more affordable than single-family detached units. Most important, University Hills accommodates up to 60 units for CSUSB faculty housing. This array of housing choices has the benefit of attracting teachers to the community and strengthening the ties between the City and University.

The University Hills Specific Plan includes strict development standards and design guidelines that will ensure quality development and long-term maintenance of the project.

Economic Sustainability

General Plan Goals

Goal 4.14: Enhance, maintain, and develop recreational, cultural, entertainment, and educational facilities within the City. (Economic Development)

University District Specific Plan. The following policies from the General Plan and University District Specific Plan relate to the University Hills Specific Plan:

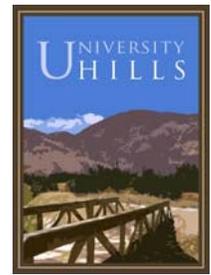
- *Market the University and surrounding community with the intention of becoming recognized as a “university town.”*
- *Market the art and cultural facilities that the University and surrounding community have to offer. Tie the curriculum of the University and the art and cultural programs of the community together.*

Specific Plan Response

University Hills is committed to contributing to the economic sustainability of San Bernardino. To this end University Hills provides educational and recreational uses, including:

- Enhancing the University Village concept described in the General Plan.
- A vital connection to CSUSB through the provision of faculty housing, the land laboratory, trails, conference facilities, and the California Walnut Grove Linear Park.
- A 235-acre land laboratory, containing a variety of native vegetation species, natural drainages, and the San Andreas Fault system, providing the CSUSB campus educational opportunities and the community of San Bernardino permanent open space.

University Hills is specifically designed to reinforce the relationship with CSUSB and the San Bernardino Mountains. University Hills also provides land for faculty housing, the 235-acre land laboratory, and shared conference facilities. This will reinforce the vital relationship between the community and CSUSB and attract faculty to live in San Bernardino, which will then help improve the City's economic situation.



Community Design

General Plan Goals

Goal 2.5: Enhance the aesthetic quality of land uses and structures in San Bernardino. (Land Use)

Goal 5.3: Recognize unique features in individual districts and neighborhoods and develop a program to create unifying design themes to identify areas throughout the City. (Community Design)

Goal 5.4: Ensure individual projects are well designed and maintained. (Community Design)

Goal 5.5: Develop attractive, safe, and comfortable single-family neighborhoods. (Community Design)

Goal 5.6: Ensure that multi-family housing is attractively designed and scaled to contribute to the neighborhood and provide visual interest through varied architectural detailing. (Community Design)

Goal 12.8: Preserve natural features that are characteristic of San Bernardino's image. (Natural Resources and Conservation)

University District Specific Plan. The following policies from the General Plan and University District Specific Plan relate to the University Hills Specific Plan:

- *Ensure that quality housing is developed in the surrounding community.*

Specific Plan Response

University Hills will enhance the aesthetic quality of San Bernardino and provide an example of high quality design through:

- Sensitive design that meshes into the site's surroundings.
- Unique entries that create a recognizable identity and sense of arrival.
- An interconnected system of open spaces that serve multiple purposes as drainage courses, pedestrian pathways, recreational and visual amenities, and separations between neighborhoods.
- On-site educational and interactive elements such as the land laboratory and California Walnut Grove Linear Park.
- Distinctively designed residences set among a system of unified lighting, streetscape, landscape, parks, and community signage.
- Strict development standards and design guidelines in the Specific Plan that will ensure quality development and long-term maintenance of the project.

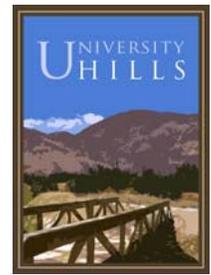
Development is concentrated onto approximately 42 percent of the total site, mainly on the lower portions of the site where the average slopes are generally less than 15 percent. The compact design also limits the development footprint so that open lands are maximized; natural drainage ways are maintained and incorporated into the design of the project as open space amenities; landscaping and hazards are avoided or mitigated. Development on ridgelines and steep slopes is avoided so that views of the mountains are not impacted. In addition, Badger Hill restricts or blocks views of the developed areas of University Hills from many vantage points.

The University Hills Specific Plan provides criteria for architecture, landscaping, entry monumentation, walls and fences, and other design elements in order to ensure a high quality development and strong community character. The overall goal of the Specific Plan is to create an attractive and distinct community within the City of San Bernardino.

University Hills creates a long-term, synergistic relationship with CSUSB through the provision of land for faculty housing, the 235-acre Land Laboratory, pathways, bike lanes, and the California Walnut Grove Linear Park. In addition, University Hills is designed to help preserve a dark nighttime sky, which will benefit the potential observatory on Badger Hill and the habitat of the adjacent San Bernardino National Forest.

To ensure that the quality of design envisioned in this Specific Plan is maintained throughout the development process, all applicable proposals in University Hills will be reviewed and approved by the University Hills Design Review Committee prior to submittal of an application to the City. The Committee will review applicable projects for consistency with the Specific Plan design guidelines with the intent of ensuring that each new development proposal conveys the desired quality, character, and appropriate compatibility of architectural styles, and complies with the standards of the Specific Plan.

The creation and operation of a maintenance assessment district(s) will be an important factor in maintaining the aesthetic quality of University Hills. Maintenance responsibilities may be divided between a Master Homeowners Association, Neighborhood Associations, Landscape and Lighting Maintenance District(s), and/or other maintenance mechanisms.



Utilities and Public Services

General Plan Goals

Goal 2.7: Provide for the development and maintenance of public infrastructure and services to support existing and future residents, businesses, recreation, and other uses. (Land Use)

Goal 9.1: Provide a system of wastewater collection and treatment facilities that will adequately convey and treat wastewater generated by existing and future development on the City's service area. (Utilities)

Goal 9.3: Provide water supply, transmission, distribution, storage, and treatment facilities to meet present and future water demands in a timely and cost effective manner. (Utilities)

Goal 9.4: Provide appropriate storm drain and flood control facilities where necessary. (Utilities)

Goal 9.5: Provide adequate and orderly system for the collection and disposal of solid waste to meet the demands of new and existing development in the City. (Utilities)

Goal 9.6: Ensure an adequate, safe, and orderly supply of electrical energy is available to support existing and future land uses within the City on a project level. (Utilities)

Goal 9.7: Ensure an adequate supply of natural gas is available to support existing and future land uses within the City at a project level. (Utilities)

Goal 9.8: Ensure the operation and maintenance of telecommunications systems to support existing and future land uses within the City. (Utilities)

Goal 9.10: Ensure that the costs of infrastructure improvements are borne by those who benefit. (Utilities)

Specific Plan Response

University Hills has been designed with a careful attention to the provision of services and infrastructure. According to initial studies, there is adequate supply, capacity, and facilities to accommodate the buildout of University Hills.

Dry Utilities. University Hills will be served with electric, gas, solid waste collection, telephone cable, and Internet (data) from companies serving the City of San Bernardino. The utility providers, including the Gas Company, Southern California Edison, Verizon, and Charter Communications, have indicated the ability to provide service to University Hills.

Water. University Hills is within the City of San Bernardino Municipal Water Department (SBMWD) service area for potable water services. The primary source of water will be the existing Sycamore 1 reservoir, located east of the development.

Drainage. University Hills maintains the significant drainage courses on-site to carry most of the off-site water through the site to existing drainage facilities. On-site drainage is accommodated in a combination of drainage swales and underground storm drains, which are based on the current guidelines of the City of San Bernardino and SBCFCD. The proposed storm drain system for University Hills will reduce the risk of flooding within the project through the following:

- The proposed storm drain system will be able to convey the runoff to downstream discharge points.
- Construction of the storm drain system will ensure the conveyance of the 100-year runoff away from the project site and the conveyance of off-site flow through the site and to existing flood control facilities, thereby eliminating flooding hazards.

Sewer. The University Hills project lies within the City of San Bernardino sanitary sewer service area. Discussion with staff at the Development Services Department, Public Works Division, indicated that the project will connect to an existing sewer trunk line at the intersection of Northpark Boulevard and Little Mountain Drive. The sewer facilities will be designed and constructed in accordance with the City of San Bernardino standards and specifications and in accordance with the *Standard Specifications for Public Works Construction* (latest edition).

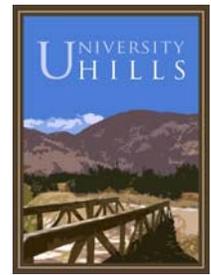
In addition, the infrastructure that crosses earthquake faults is carefully designed to handle earthquakes and surface ruptures.

Within University Hills, the developer(s) will be responsible for constructing/funding their fair share of required on-/and off-site infrastructure improvements, such as water lines, sewers, storm drains, recycled water lines, and streets. All infrastructure improvements will be developed in conjunction with the roadway improvements.

Parks, Trails, and Open Space

General Plan Goals

Goal 8.1: Improve the quality of life in San Bernardino by providing adequate parks and recreation facilities and services to meet the needs of our residents. (Parks, Recreation, and Trails)



Goal 8.2: Design and maintain our parks and recreation facilities to maximize safety, function, beauty, and efficiency. (Parks, Recreation, and Trails)

Goal 8.3: Develop a well-designed system of interconnected multi-purpose trails, bikeways, and pedestrian paths. (Parks, Recreation, and Trails)

University District Specific Plan. The following policies from the General Plan and University District Specific Plan relate to the University Hills Specific Plan:

- *Enhance the regional recreational link with the University.*

Specific Plan Response

Maximum buildout of the University Hills Specific Plan would accommodate 980 units and a population of approximately 3,283 residents. Based on the City's standard of 5 acres of parkland per 1,000 residents, full buildout of the Specific Plan would result in the need to provide 16.4 acres of parkland or an equivalent fee in lieu of dedicated parkland. University Hills exceeds the City's requirement and provides approximately 247 total acres of public and private parkland and trails.

University Hills is focused onto approximately 170 acres, or only 42 percent of the total site, and is mainly concentrated south of the South Branch of the San Andreas Fault on the lower portions of the site where the average slopes are generally below 15 percent. North of the South Branch of the San Andreas Fault, approximately 235 acres, or 58 percent of the site, remains undeveloped and will be used by CSUSB as a land laboratory.

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

University Hills will be integrated and linked both internally and with surrounding uses. Direct access to the land laboratory will be served via trails and on-/off-site trailhead parking. Within the developed areas, slopes and drainage ways will be used as pathways and open space corridors. University Hills provides an important link for the regional multipurpose trail. Within University Hills this trail follows the South Branch of the San Andreas Fault and runs the length of the project.

Safety

General Plan Goals

Goal 2.8: Protect the life and property of residents, businesses, and visitors to the City of San Bernardino from crime and the hazards of flood, fire, seismic risk, and liquefaction. (Land Use)

Goal 7.1: Protect the residents of San Bernardino from criminal activity and reduce the incidence of crime. (Public Facilities and Services)

Goal 7.2: Protect the residents and structures of San Bernardino from the hazards of fire. (Public Facilities and Services)

Goal 10.6: Protect the lives and properties of residents and visitors of the City from flood hazards. (Safety)

Goal 10.7: Protect life, essential lifelines, and property from damage resulting from seismic activity. (Safety)

Goal 10.9: Minimize exposure to and risks from geologic activities. (Safety)

Goal 10.10: Protect people and property from the adverse impacts of winds. (Safety)

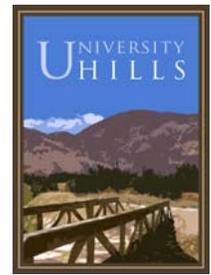
Goal 10.11: Protect people and property from urban and wildland fire hazards. (Safety)

Specific Plan Response

University Hills contains several significant natural features that have made safety a special concern in the design of the community. Significantly, the San Andreas Fault system runs the length of the project, natural drainage courses cut through the project, and wildland fire is a threat.

Seismic Safety. The San Andreas Fault system, which includes three active faults, runs through the project site. Prior to the creation of the land plan, a geologist conducted extensive on-site studies and trenching to pinpoint the locations of faults within University Hills. The fault trends were precisely located and surveyed for the establishment of structure setback lines from the edge of the fault. Development in University Hills is sited to avoid the fault and comply with the setback lines. Development is required to comply with the latest building codes, which are designed to resist damage from seismic shaking.

Drainage and Flooding. Because University Hills sits on an alluvial plain on the slopes of the San Bernardino Mountains, flooding and drainage is a critical factor. The site itself 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 a limited volume of storm flows and flooding hazards 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.

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. 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.

Portions of Badger Canyon are classified as being within the 100-year flood zone. University Hills is designed so that the flood plain is maintained and development is prohibited within a 100-year flood zone.

Wildland Fire. Because of the adjacent San Bernardino National Forest, steep slopes, and high winds, the University Hills area is at risk from wildland fires. To ensure the safety of lives and property, a detailed fire analysis was conducted and an extensive fire protection plan was developed for University Hills that will protect development from wildland fires. Significant provisions of the fire protection plan include:

- The protection of structures through the use of noncombustible exterior building materials, restriction on the use of cornice and eave vents, fire sprinklers, and compliance with the most current fire codes.
- Greater levels of structure protection on the perimeters of the project.
- Placement of streets on the perimeter of the project to provide a firebreak and a first line of defense against fires.
- Adequate access and maneuverability for fire protection vehicles.
- Careful placement of fire hydrants and design of structures to facilitate fire suppression efforts and fire hose access.
- Strict landscape and use zones, called fuel modification zones, which include private yards and extend approximately 120 to 230 feet from

structures. Within the fuel modification zones, there are restrictions on the type, spacing, irrigation, and maintenance of landscaping.

- Clear disclosure to potential homebuyers of the fire threat, preventative measures, and individual responsibilities.
- Clear delineation of and maintenance responsibilities for the fuel modification zones.
- Aggressive program to educate residents on the fire threat, landscaping requirements, and maintenance responsibilities.

High Winds. The City of San Bernardino experiences periods of high winds, especially in the Cajon Pass and at the bottom of canyons. University Hills is included in the City's designated High Wind Area, which has certain appropriate building standards. Development in University Hills is required to comply with the building standards for this area and will 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.

Environmental Sensitivity

General Plan Goals

Goal 2.6: Control development and the use of land to minimize adverse impacts on significant natural, historic, cultural, habitat, and hillside resources. (Land Use)

Goal 10.4: Minimize the threat of surface and subsurface water contamination and promote restoration of healthful groundwater resources. (Safety)

Goal 10.5: Reduce urban run-off from new and existing development. (Safety)

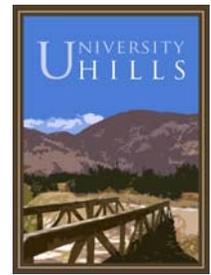
Goal 12.1: Conserve and enhance San Bernardino's biological resources. (Natural Resources and Conservation)

Goal 12.2: Protect riparian corridors to provide habitat for fish and wildlife. (Natural Resources and Conservation)

Goal 12.3: Establish open space corridors between and to protected wildlands. (Natural Resources and Conservation)

Goal 12.5: Promote air quality that is compatible with the health, well-being, and enjoyment of life. (Natural Resources and Conservation)

Goal 12.6: Reduce the amount of vehicular emissions in San Bernardino. (Natural Resources and Conservation)



Goal 13.1: Conserve scarce energy resources. (Energy and Water Conservation)

Goal 13.2: Manage and protect the quality of the City's surface waters and ground water basins. (Energy and Water Conservation)

Specific Plan Response

University Hills is committed to creating a sustainable, resource-efficient community. Accordingly, the University Hills Specific Plan includes an innovative commitment, at the planning stage, to sustainable practices. It includes guidelines that address sustainable and green building practices for the individual building as well as overall community design.

The sustainability guidelines address the use of active and passive energy and resource conservation measures—such as efficient landscaping and building designs—and utilization of other green building techniques/materials. The land plan for University Hills is based on this commitment. In particular, development is focused on only 42 percent of the total site near the clubhouse, recreational amenities, and CSUSB, which will help reduce the need to use cars. In addition, significant drainage corridors are preserved and incorporated as open space, recreational amenities, and fire protection zones.

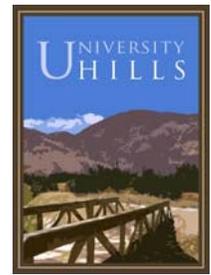
Of particular importance, the land owner has committed to ensuring that construction in the Medium High Density Residential, faculty housing, and clubhouse are certified as Leadership in Energy and Environmental Design (LEED®) by the United States Green Building Council.

Another critical sustainability issue is water and watershed management. University Hills includes the following elements to address the critical issues of water conservation, water quality, and watershed management:

- The compact design limits the development footprint; open lands that can absorb runoff are maximized.
- Natural drainage ways are maintained and incorporated into the design of the project as open space amenities.
- Landscaping and irrigation materials and methods are designed to increase efficiency and minimize water demand.
- Efficient, water-conserving technologies, such as low-flow toilets, are used.
- Drainage outlets, bioswales, and other permeable surfaces will be designed to control urban runoff pollutants caused by the development of the project.

Appendix

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APPENDIX D: GEOLOGIC STUDIES

Geologic studies include the following:

- Subsurface Investigation of Faulting, January 31, 2006, C.H.J. Incorporated
- Geotechnical Investigation of Off-Site Improvements, June 5, 2006, C.H.J. Incorporated
- Geotechnical Review of Conceptual Grading, University Hills Specific Plan. December 3, 2007, GeoMat Testing Laboratories, Inc.

Appendix

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