

# UNIVERSITY HILLS

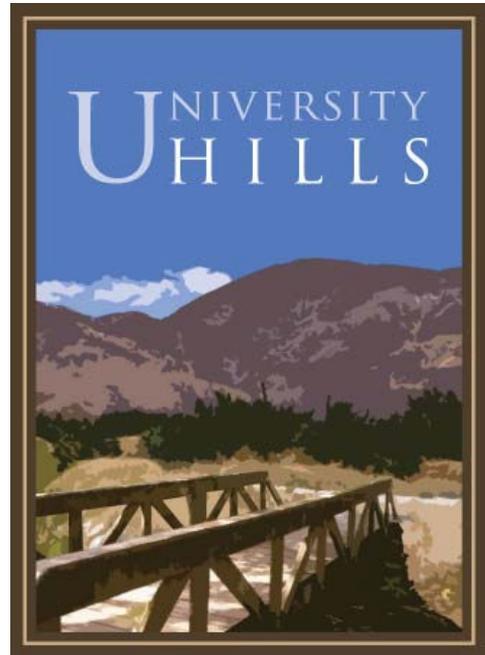
**Public Hearing Draft Specific Plan**

September 29, 2008



Prepared for:  
City of San Bernardino  
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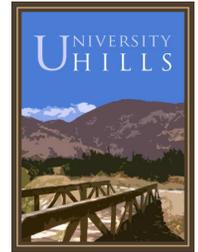
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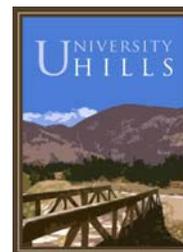
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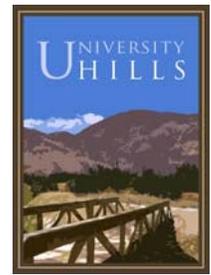
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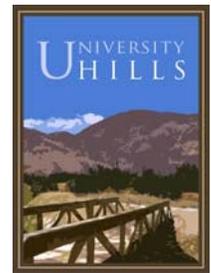
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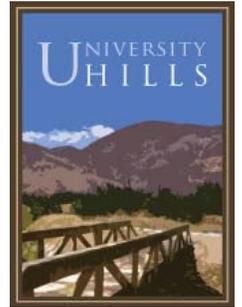
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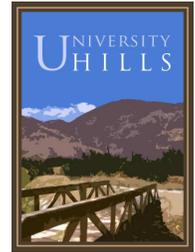
Section 1

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# Introduction



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# INTRODUCTION

## Project Summary

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

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

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

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

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

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

## Purpose of the Specific Plan

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

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

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

## Project Location

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

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

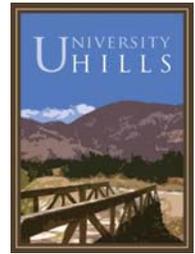
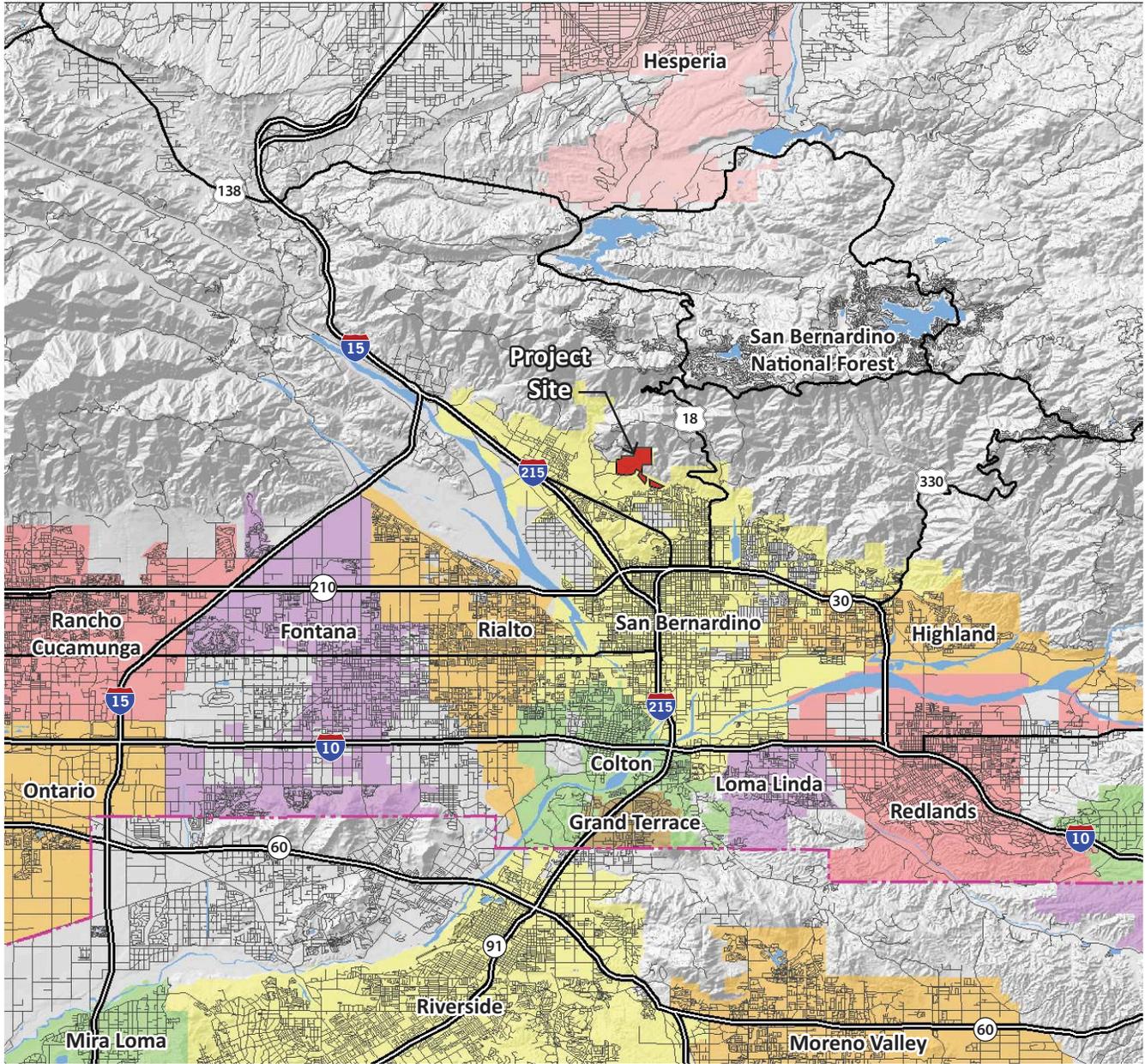


Figure 1-1: Regional Location



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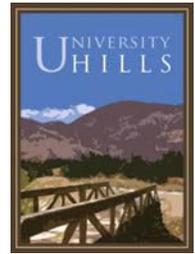
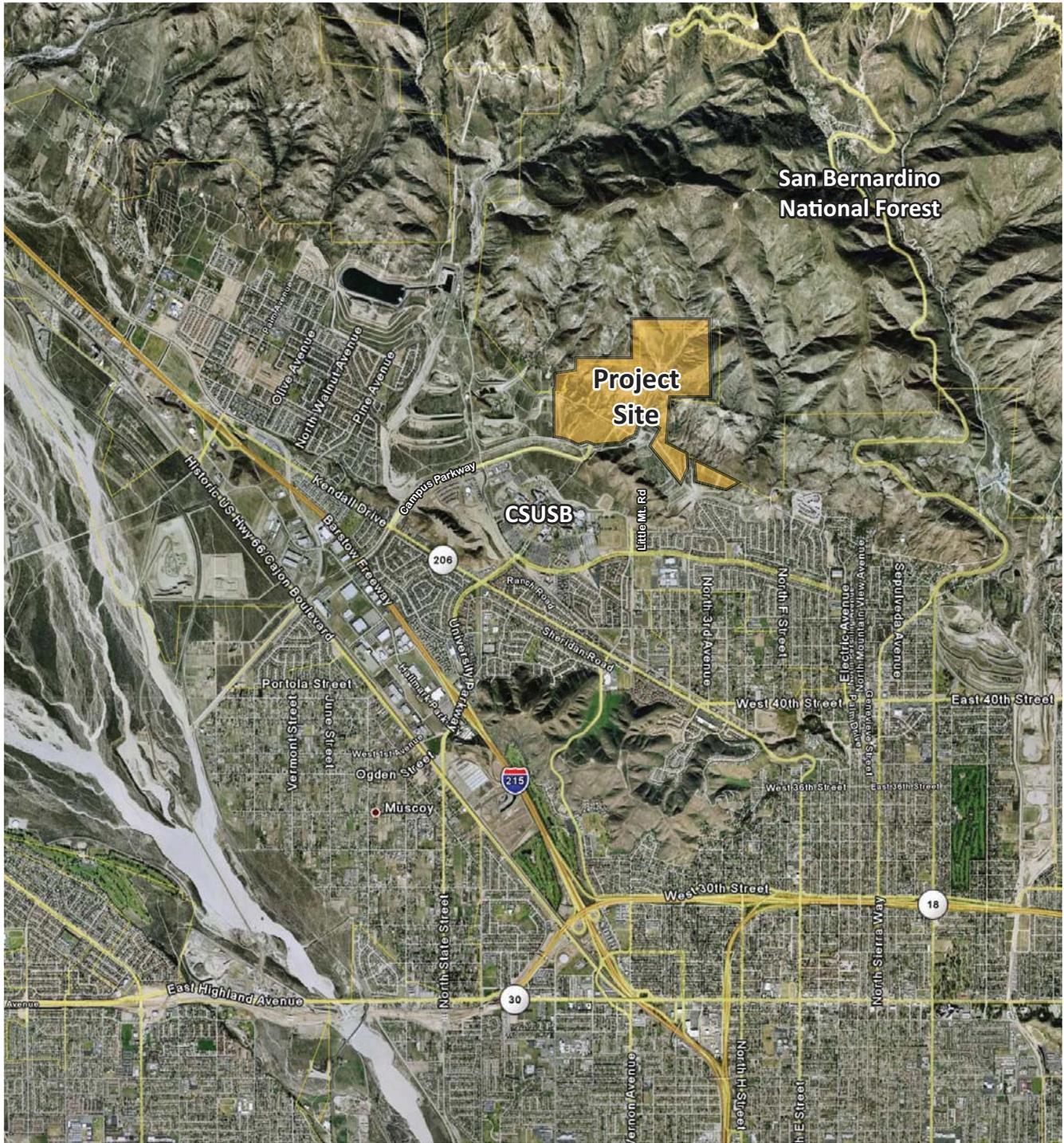
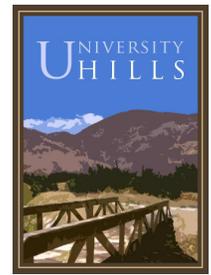


Figure 1-2: Local Vicinity



Map Source: Google Earth

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## Format of the Document

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

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

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

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

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

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

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

**Appendices.** The appendices contain definitions, general plan consistency analysis, fire safety plan, and a comparison of this Specific Plan to the City's Foothill Fire Zones Overlay District.

## Terminology

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

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

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

# Introduction

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

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

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

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

## Relationship to Other Plans

### General Plan

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

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

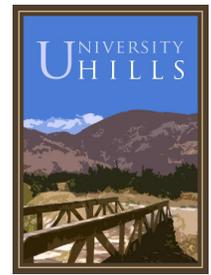
University Hills is a significant opportunity for the City to achieve many goals described in its General Plan, such as providing housing types suitable for a variety of lifestyles and incomes. A detailed description of conformance with the City’s goals is provided in Appendix B.

### Zoning

#### *Paradise Hills Specific Plan*

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

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



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### ***University District Specific Plan***

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

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

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

### **Environmental Impact Report**

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

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

### **Surrounding Environment**

The University Hills project site is located in the foothills of the San Bernardino Mountains between the San Bernardino National Forest and CSUSB. In addition to these significant features, the geologic and hydraulic forces that have shaped

the site, on and off-site infrastructure, and community concerns are critical to understanding the site.

## San Bernardino Mountains

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

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

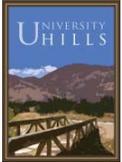
## Seismic Faults

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

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

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

The Alquist-Priolo Earthquake Fault Zoning Act, which was passed in 1972, is intended to prevent the construction of buildings used for human occupancy on active faults. The South and North Branches of the San Andreas Fault are active faults and, for purposes of this Specific Plan, the Mill Creek Fault was treated as an active fault due to the proximity to the active faults. The land plan for University Hills must be designed to account for these faults and ensure that construction of habitable buildings will not occur within 50 feet of these three faults.



**Figure 1-3:  
Earthquake Faults**



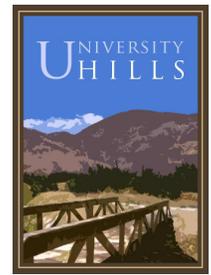
**LEGEND**

-  Fault Line
-  Fault Zone

Note: Mill Creek Fault is not technically considered active. However, due to proximity to active faults, there is a potential for rupture. Accordingly, for purposes of this Specific Plan, Mill Creek Fault was treated as an active fault.



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## Topography

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

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

### Hillside Management Overlay

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

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

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

### Slope Stability

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

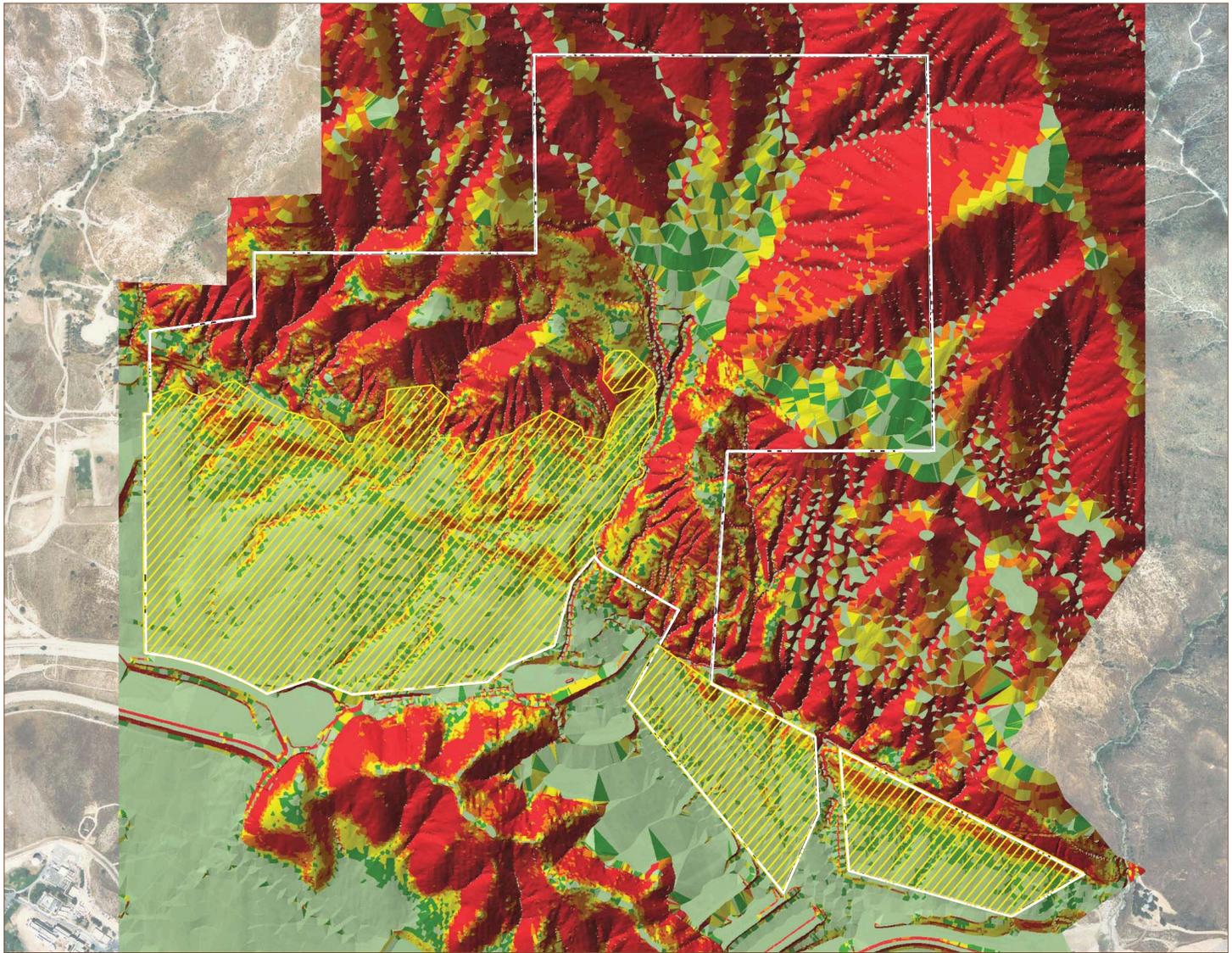
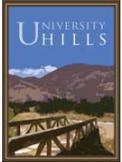
As shown on Figure, 1-5, historical landslide areas are located in the northern portion of the site north of the South Branch of the San Andreas Fault. Any development within these areas will require additional site specific, geotechnical investigation to establish slope stability, landslide limits,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



*The University Hills site looking south with steeply rising San Bernardino Mountains on the left and Badger Hill on the right. The change in slope gradient along the South Branch of the San Andreas Fault is clearly evident in this photograph.*

# Introduction

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**Figure 1-4:  
Topography**

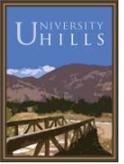
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	0-15%
	15-20%
	20-30%
	30-40%
	40%+
	University Hills Development Footprint

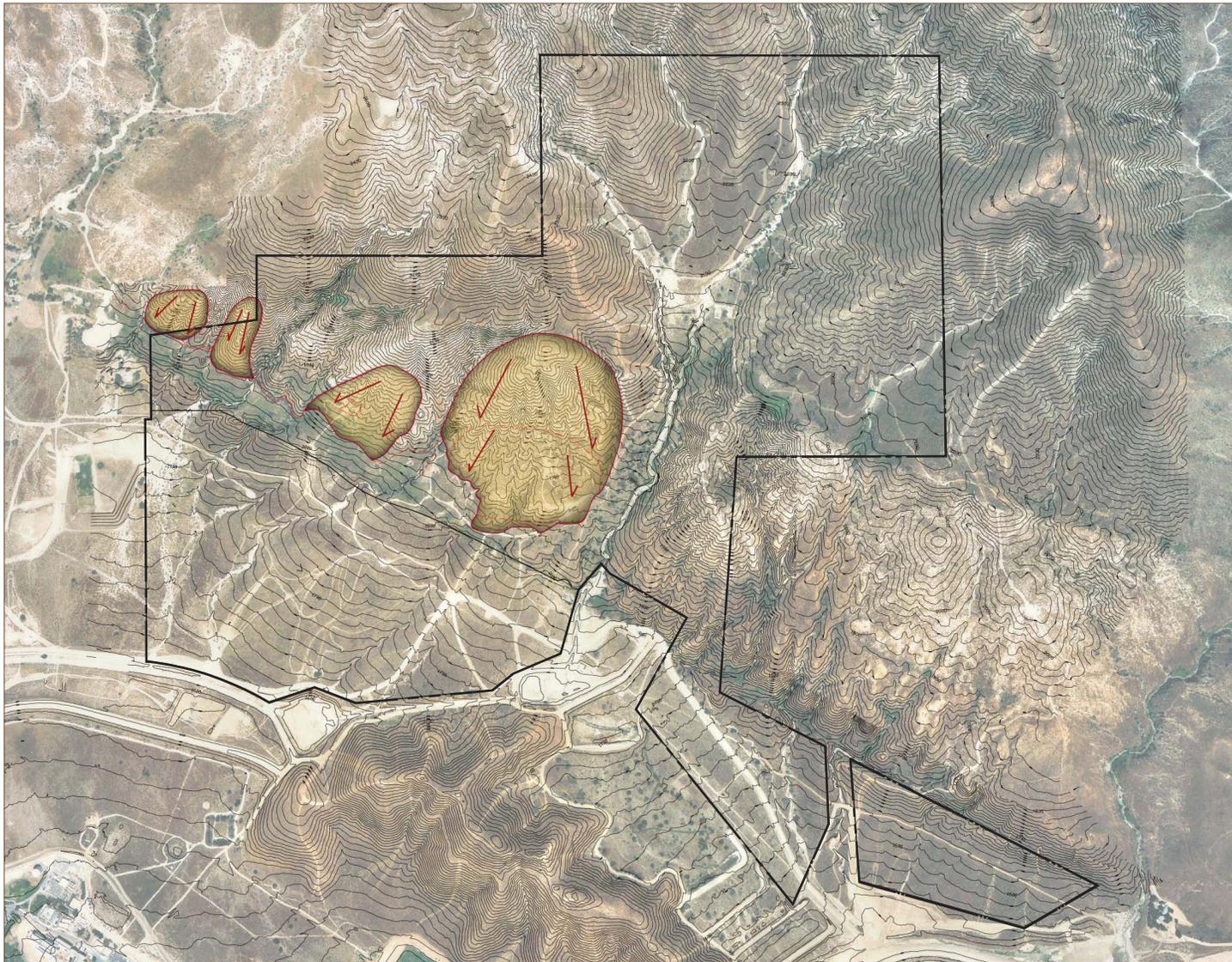
Note: The information in this graphic is based upon actual slope data and categorized into the zones noted in Section 19.17, Hillside Management Overlay District, of the City of San Bernardino Development Code.



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**Figure 1-5:  
Slope Stability**

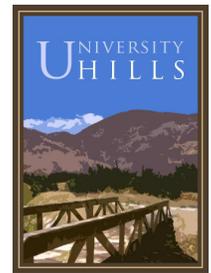


**LEGEND**

-  Landslide Direction
-  Landslide Deposit Area
-  Existing Contour



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## High Wind Areas

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

## Wildland Fires

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

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

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

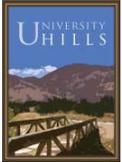
As required by the Foothill Fire Zone, a slope analysis is included with this Specific Plan. Figure 1-6 depicts the three fire zones and the limits of development proposed in University Hills. Areas within the Foothill Fire Zones are required to be developed in a manner that uses proper building separation,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

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

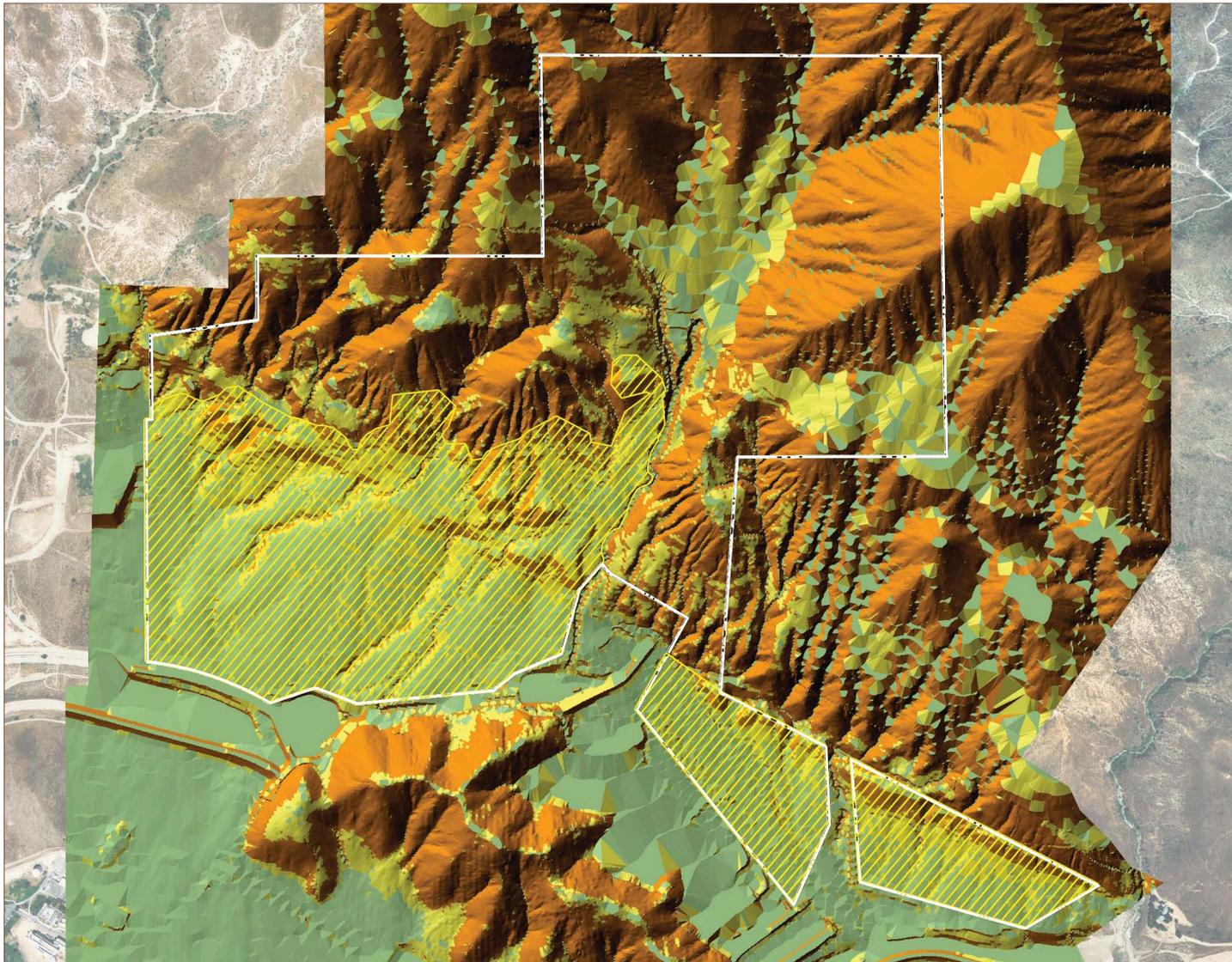
## Introduction

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



**Figure 1-6:  
Foothill Fire Zones**



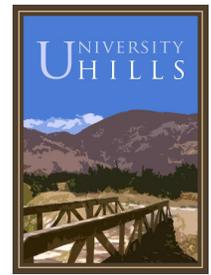
**LEGEND**

-  Fire Zone A - Slopes greater than 30%
-  Fire Zone B - Slopes between 15-30%
-  Fire Zone C - Slopes between 0-15%
-  University Hills Development Footprint

Note: The information in this graphic is based upon actual slope data and categorized into the zones noted in Section 19.17, Hillside Management Overlay District, of the City of San Bernardino Development Code.



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## Flooding and Drainage

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

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

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

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

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

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

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



*Views of the adjacent and existing drainage facilities, which are owned and operated by SBCFCD. The photo on top shows the Sycamore Canyon drainage facility, which is on the southern edge of University Hills. The photo on the bottom shows the West Badger Basin drainage facility, which separates University Hills from CSUSB.*

# Introduction

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

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

## ***Water District Pipeline***

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



*Photo of the water district's pipeline that runs the length of the University Hills site.*

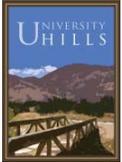
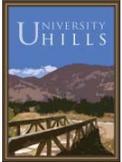


Figure 1-7:  
Regional Drainage



NOT TO SCALE

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**Figure 1-8:  
Local Drainage and  
Flooding**

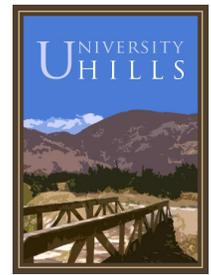


**LEGEND**

-  Seep
-  Waterways
-  FIRM 100 Flood Plain
-  Pipeline Easement



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## CSUSB

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

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

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

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

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

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



*A photo of CSUSB looking east toward the San Bernardino Mountains and University Hills (top) and a photo of CSUSB and the protective levee from University Hills (bottom).*

# Introduction

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*Photo of the Sycamore Canyon drainage facility taken from the University Hills site and the existing homes immediately adjacent to it (top). A photo of the University Hills site and CSUSB taken from the intersection of Northpark Boulevard and Campus Parkway (bottom).*

## Views

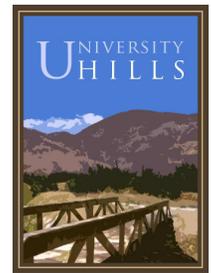
As noted, University Hills is located on the slopes of the San Bernardino Mountains and enjoys views into the city and valley below. Development of the site may also be seen from the lower elevations. As shown on Figures 1-10 and 1-11, views of the site from the lower elevations are largely blocked by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

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

## Biology

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

- The 2003 Old Fire destroyed much of the original chaparral scrub on the lower alluvial slope, but the habitat appears to be making a complete recovery.
- When the United States Fish and Wildlife Service (USFWS) designated critical habitat for the SBKR in 2002, it included approximately 74.77 acres of University Hills. However, the USFWS proposed changes to the critical habitat in 2007, which would exclude University Hills. Since 2005, no SBKR have been found on the site.
- When the USFWS designated critical habitat for the gnatcatcher in 2000, it included the University Hills property. However, in 2003 the USFWS proposed that the University Hills property be excluded from the gnatcatcher critical habitat area. This proposed exclusion has not been made final and the 2000 designated critical habitat boundary must be used. The California gnatcatcher was not found on the site.
- Several sensitive but unlisted species are either recorded or are likely to be present.
- Badger Canyon and the associated riparian plant communities represent the best quality wetland habitat on site. Other drainages, particularly in the southwest on the alluvial fan, have no wetland habitat.

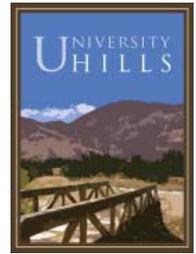


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- The property is adjacent to undisturbed open space on the north and partially on the south. The southern open space is small and is bordered by development. The remaining sides are either adjacent to development or to otherwise disturbed habitat.
  - Unauthorized off-road highway use is frequent on the property, particularly in the lower alluvial fan area. There is some off-road use in Badger Canyon, but this is more limited to the existing roads.

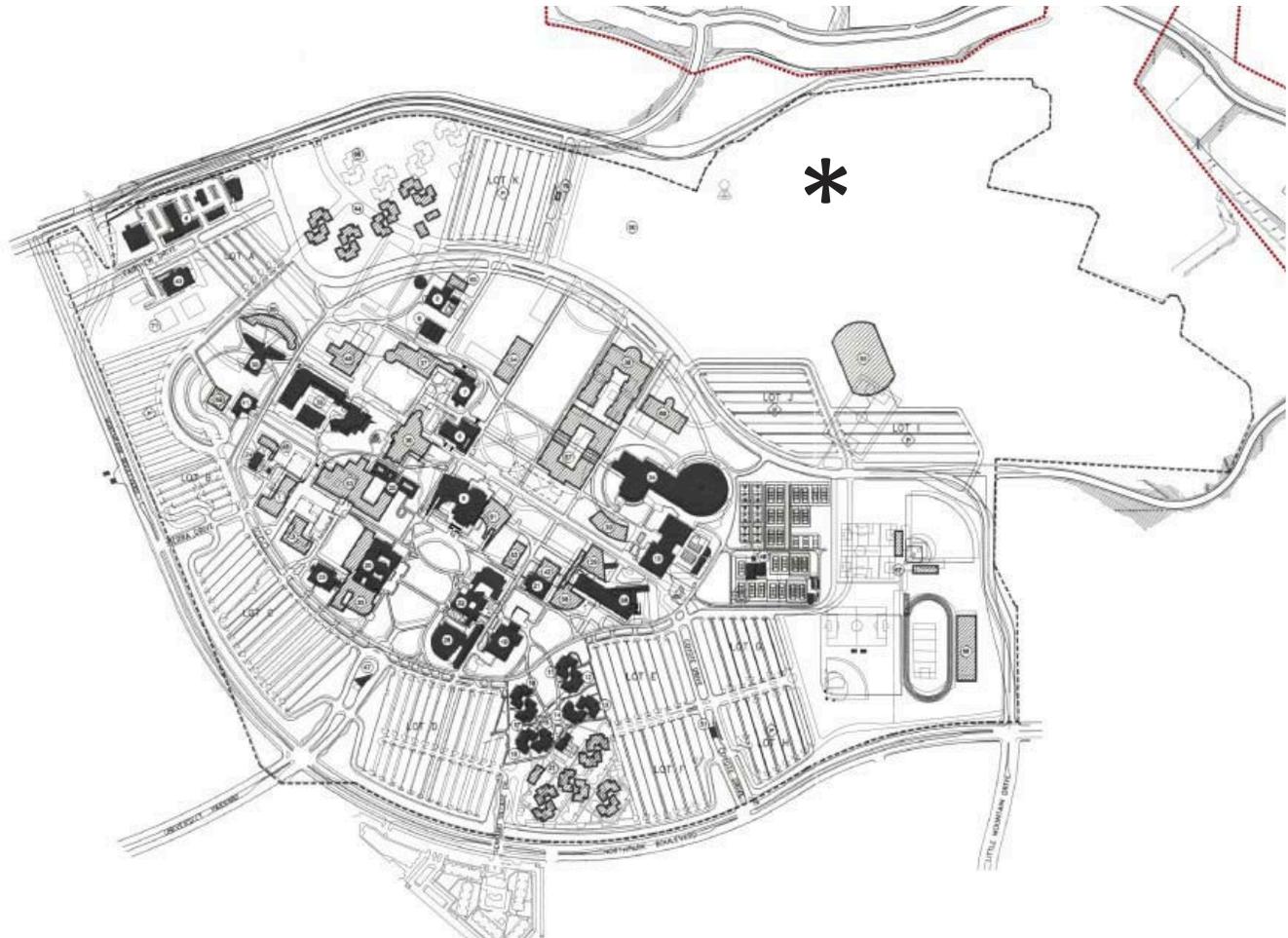
# Introduction

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**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



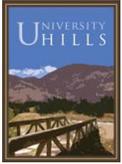
Existing Parking Lot



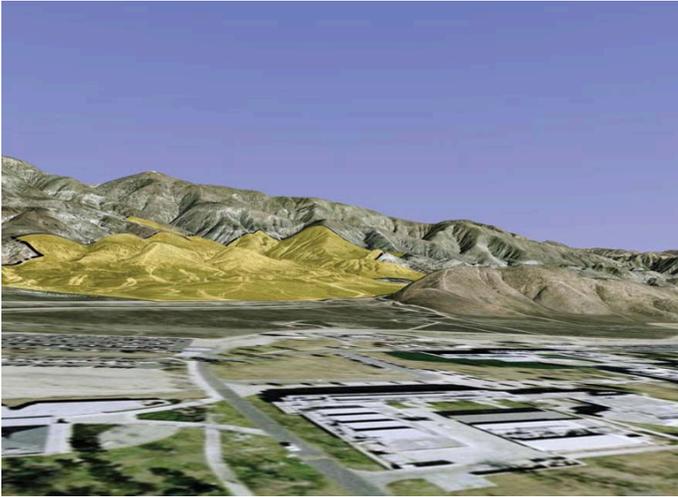
Future Parking Lot



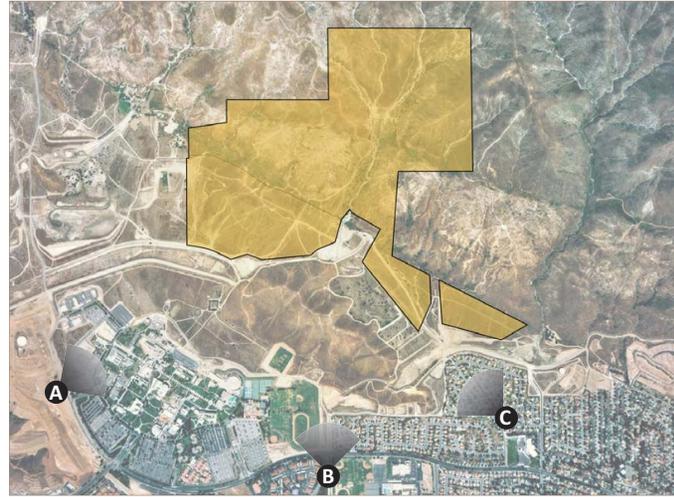
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**Figure 1-10:  
Views**



**View A**



**Key Map**

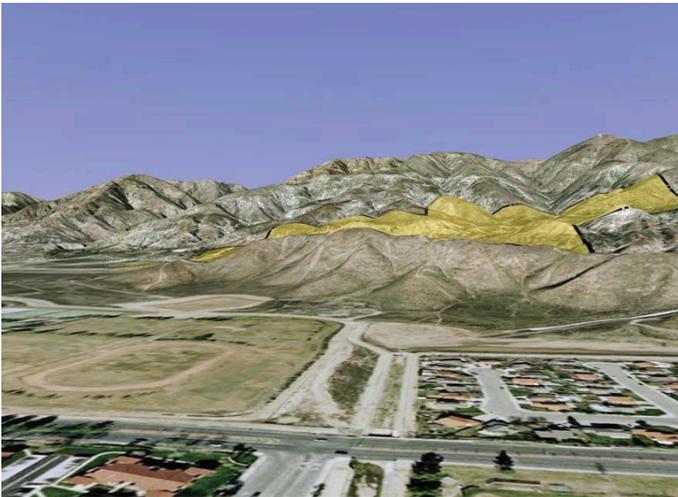
**LEGEND**



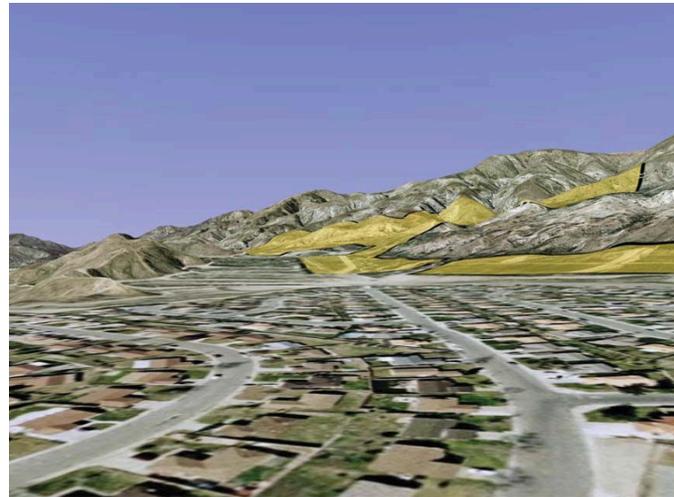
Viewpoint



University Hills Site



**View B**

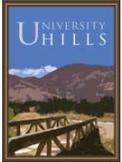


**View C**

Note: Views are not taken from ground level. Views are taken from approximately 400 feet in air. See Figure 1-11 for ground level views.



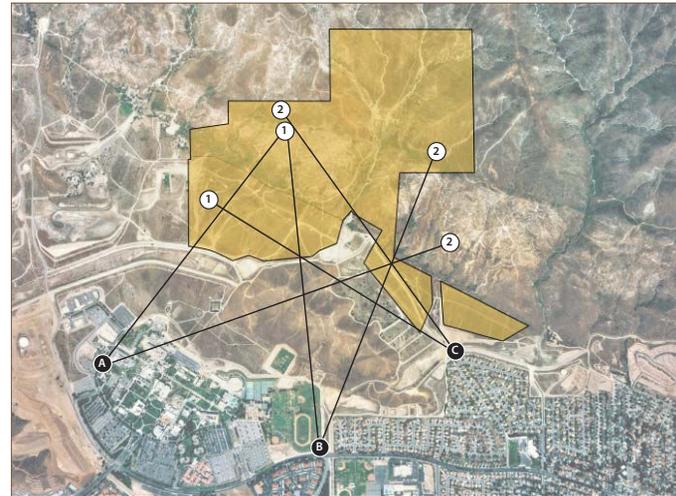
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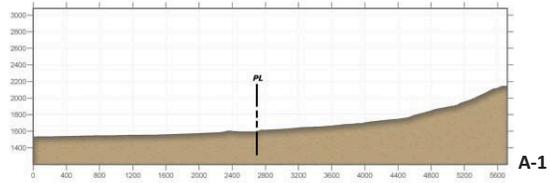
**Figure 1-11:  
Section Views**

**LEGEND**

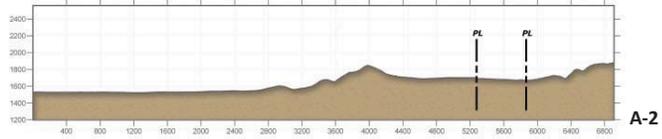
**A** — **1** Section Lines



**Key Map**

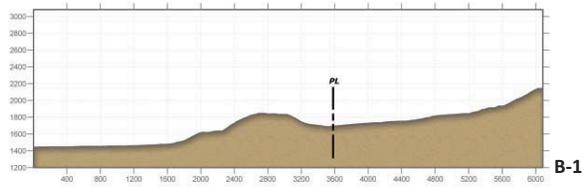


**A-1**

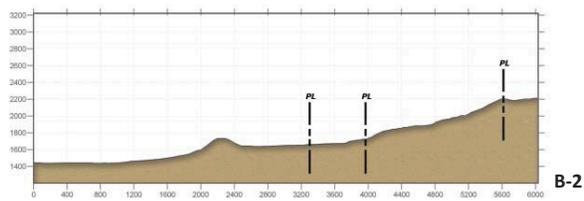


**A-2**

**Section View A**

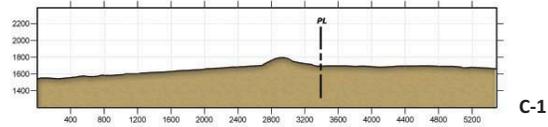


**B-1**

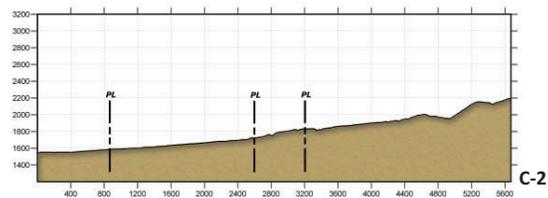


**B-2**

**Section View B**



**C-1**



**C-2**

**Section View C**

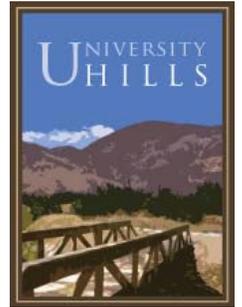


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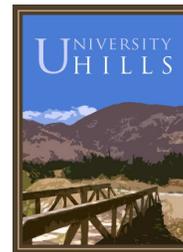
Section 2

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# Development Plan



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# DEVELOPMENT PLAN

## Vision and Objectives

This section describes the vision and objectives that guided the creation of University Hills. The vision and objectives were developed through an extensive outreach process that included CSUSB officials, City staff, local community stakeholders, and City Planning Commissioners and Council members.

### Vision

#### *Community*

People are searching for community and social connections. Provide this, and a place will have an attraction that transcends its physical place. University Hills captures this elusive quality through careful integration with, as the name suggests, CSUSB and the hillsides upon which it sits. Several factors will foster community, including:

- Placing housing in close proximity to CSUSB, which is a goal of the City's General Plan and the University District Specific Plan and will help attract educators to live in San Bernardino.
- 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" to study the area's biological diversity and geology.
- Providing pathways that directly connect the site with CSUSB, regional trail systems, and the San Bernardino National Forest.
- Carefully weaving University Hills into its physical surroundings by clustering development on the lower slopes and away from physical hazards, preserving significant drainage ways, and using fire-resistant and drought-tolerant landscaping.
- 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 levels.



*Examples of the physical community envisioned in University Hills.*

# Development Plan

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*Examples of the range of distinctive living opportunities envisioned in University Hills.*



*Examples of the types of multipurpose and internal linkages envisioned in University Hills.*

## ***Diversity and Equity***

In addition to a sense of community, consumers are looking for choice and diversity. University Hills will offer 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 will include 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.

The diversity of housing choices includes up to 60 units for faculty housing. As noted, this has the added benefit of attracting teachers to the community and strengthening the ties between the City and University.

## ***A Distinctive Place***

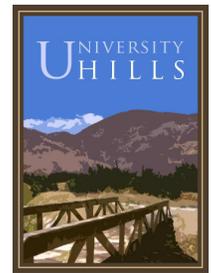
There is an attention to detail that sets University Hills apart from other planned communities, including:

- A special location between CSUSB and the San Bernardino National Forest.
- Unique entries that create a recognizable identity and sense of arrival at Campus Parkway and Little Mountain Drive.
- The provision of a vital open space area in the hang-gliding approach zone of the adjacent Andy Jackson Airpark.
- A rich palette of landscaping that is fire-resistant and drought tolerant and is carefully located to provide shade and highlight significant features.
- An interconnected system of open spaces that serves 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 Park.
- Distinctively designed residences set among a system of unified lighting, streetscape, landscape, parks, and community signage.

## ***Integration and Linkage***

University Hills will be integrated and linked both internally and with surrounding uses. This is achieved through communal and physical elements including:

- A vital connection to CSUSB through the provision of faculty housing, the Land Laboratory, trails, conference facilities, and the California Walnut Grove Linear Park.



- 
- Access to the Land Laboratory via the trails and on-/off-site trailhead parking.
  - Within the developed areas, slopes and drainage ways that are used as pathways and open space corridors.
  - Multiple use of the South Branch of the San Andreas as an open space corridor, a fire break, and for multimodal, nonvehicular circulation.
  - The provision of a portion of the planned regional multipurpose trail, which in University Hills follows the South Branch of the San Andreas Fault and runs the length of the project.

### ***Environmental Sensitivity***

Because of its location, environment, and proximity to CSUSB, there is a unique opportunity for University Hills to be woven into its physical surroundings and include elements that highlight this vital relationship, including:

- Evolving the land plan from the physical realities of the site instead of altering the site to suit external needs. This involves:
  - Concentrating the development footprint to an area that is generally below 15 percent slope and avoids physical hazards and significant drainage ways to limit the area of grading and disturbance.
  - Preserving significant watersheds and incorporating them into the land plan as open space, drainage and recharge, and pathways.
  - Preserving severely sloped areas and seismic hazard areas as permanent open space areas.
- Respecting views from the lower elevations by avoiding development on the upper elevations of the site and carefully selecting/orienting residential products on the perimeter of the project.
- Providing educational opportunities including the permanent open space that will be used as a Land Laboratory by CSUSB, preservation of the California Walnut Grove in Badger Canyon, and access to study the San Andreas Fault system.
- Using lighting systems that will respect habitat in the adjacent National Forest and the requirements of the potential future CSUSB observatory on Badger Hill.

### ***Guiding Objectives***

To achieve the vision, the following will serve as the guiding objectives for University Hills.

***Community Design.*** Establish a strong community identity through the integration of design and architectural standards in the Specific Plan and a rich pattern of landscaping, streetscaping, signage, and architecture to create

# Development Plan

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attractive, walkable, and distinctive neighborhoods. Create gateways to the community through the design of entries and public spaces along entry roads

***Community Experience.*** Create a direct connection to CSUSB through accommodation of faculty housing, conference facilities, and educational opportunities. Create a neighborhood focal point for the community as well as strong, independent, yet well-connected neighborhoods, each with unique designs and amenities.

***Wise Land Plan.*** Cluster and focus development so that the development footprint is minimized, is concentrated on the lower slopes, avoids and/or minimizes hazards, and maintains significant natural drainages and habitat areas.

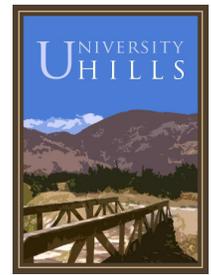
***Safety.*** Account for the potential impacts of the hazards posed by seismic activity and wildland fires in the design of University Hills.

***Housing Opportunities.*** Provide a wide variety of housing types, densities, designs, and price ranges that accommodate a broad spectrum of income levels and lifestyles, respond to both local and regional housing needs, and provide housing opportunities for CSUSB staff.

***Connections.*** Organize and integrate land uses to promote pedestrian-oriented circulation patterns and reduce the number and length of vehicular trips. Orient the development to integrate with CSUSB to the greatest extent possible. Provide a safe and pedestrian-oriented network of walkways that connect to the City's regional trail system.

***Health and Wellness.*** Promote personal health through walkable design, integrated pathways with connections to CSUSB, regional trail systems, the Land Laboratory, carefully located parks and amenities, and educational features that invite exploration and connection with the physical features of the site. Provide permanent open space for educational and recreational opportunities.

***Sustainability.*** Incorporate active and passive energy and resource conservation measures, such as a compact design, preservation of significant drainage corridors, provision of bioswales for water quality, provision of pedestrian pathways, provision of faculty housing with immediate access to CSUSB, and utilization of green building techniques/materials.



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## University Hills

As conceptually shown on Figure 2-1, University Hills is a highly customized 404-acre residential development that is nestled in the foothills of the San Bernardino Mountains immediately adjacent to CSUSB.

Because of the geologic and hydraulic forces that have shaped the site, the development footprint of University Hills is focused onto approximately 170 acres, or only 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 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. As discussed below, this open space area will be used by CSUSB as a laboratory to study the local biology, habitat, and geology.

Within the developable footprint, University Hills accommodates a maximum of 980 units, which are distributed among neighborhoods that are separated by open space corridors, drainage ways, roadways, and sloped areas and interconnected by a system of pathways, a centrally located clubhouse offering recreational and community amenities, four neighborhood parks, and landscaping and streetscape amenities.

Residential densities range from 0 to 20 dwelling units per acre. The large-lot detached residences (0–3.1 units per acre) are located north of the South Branch of the San Andreas and include single-family detached estate homes, as conceptually shown in Figure 2-2. Immediately south of the South Branch of the San Andreas are the standard-lot detached residences (3.2–9.0 units per acre) that include single-family detached, small-lot detached units, and cluster court homes, as conceptually shown in Figure 2-3. Mixed detached/attached residences (9.1–15.0 units per acre in Planning Areas 5 and 13 and 9.1–17.0 units per acre in Planning Areas 10, 14, and 20), including small-lot detached, clustered, and townhome products, as conceptually shown in Figure 2-4, are located in the interior and perimeter of the site. The attached residences (15.1–20.0 units per acre) are generally focused in the interior portions of the community around the clubhouse and behind Badger Hill. The higher density products include stacked flats, townhomes, and clustered courtyard developments, as conceptually shown in Figure 2-5. Four acres of the highest density area (Planning Area 16) will be dedicated to CSUSB for exclusive use as faculty housing.

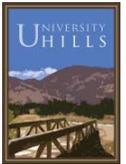
### Planning Areas

As shown in Figure 2-9, the land plan for University Hills is divided among 24 Planning Areas. Each Planning Area is used throughout this Specific Plan to identify land uses and features of the plan.

# Development Plan

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**Figure 2-1:  
Conceptual  
Development Plan**

**LEGEND**

-  Large-Lot Detached Residential (0.0 – 3.1 du/ac)
-  Standard-Lot Detached Residential (3.2 – 9.0 du/ac)
-  Mixed Detached/Attached Residential (9.1 – 15.0 and 9.1 – 17.0 du/ac)\*
-  Attached Residential (15.1 – 20.0 du/ac)
-  Neighborhood Parks
-  Clubhouse
-  Internal Slopes
-  Open Space
-  Utilities
-  Roads

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.

\* See Figure 2-9 for location of allowable density ranges.



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**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.

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**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.

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**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.

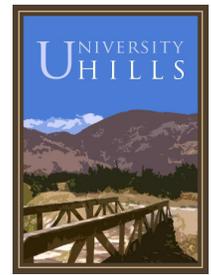
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**Figure 2-5: Conceptual Attached Units**  
(15.1 – 20.0 du/ac)



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.

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## Open Space System

As shown on Figure 2-6, University Hills includes an unparalleled system of open spaces that can be used for educational and public/private recreational purposes. In all, University Hills provides 256 acres of usable open spaces.

### **CSUSB Land Laboratory**

University Hills includes approximately 235 acres of permanent, natural open space located generally north of the developable area. This area is shown as Planning Area 24 on Figure 2-9 and is depicted in greater detail on Figure 2-6.

The Land Laboratory will be used by CSUSB and potentially others to study local vegetation, habitat, natural drainages, geology, and to aid in teaching programs. The main use of the Land Laboratory is as undisturbed and natural open space; however, the following types of uses may also be accommodated:

- Pedestrian trails and bridges
- Caretaker unit
- Amphitheater
- Informational displays and kiosks
- San Andreas fault stations (excavations or road cuts into bedrock where geology can be studied)
- Gauging station to measure stream flows

It is intended that the Land Laboratory will be dedicated to CSUSB, who will be responsible for its maintenance and improvement. The Land Laboratory will be used by CSUSB faculty and students, who can utilize the parking area in the California Walnut Grove Linear Park or walk/bike to the site. Public access will be restricted to the existing trails and paths by a combination of signage, fencing, and physical barriers (e.g., rock piles at trails). Public trails will be maintained through a landscape and lighting maintenance district (LLMD) and administered by the Parks Department.

### **On-Site Parks**

The land plan for University Hills also includes approximately 10 acres of parks, including:

- The 2.2-acre private community clubhouse, which may include conference facilities, meeting rooms, a pool, spa, outdoor fireplace and/or fire pit, barbecues, picnic area, a tennis court, children's wading pool, and other amenities (Planning Area 7 on Figure 2-9).
- The 5-acre California Walnut Grove Linear Park, which preserves a native stand of trees along Badger Creek and includes pathways and educational elements (Planning Area 21 on Figure 2-9).



*Photo of the steeper slopes that will be dedicated as permanent open space and used by CSUSB as a Land Laboratory to study local geology, biology, and habitat.*



*Photo of the existing and unimproved Badger Canyon drainage course that will become the California Walnut Grove Linear Park.*

# Development Plan

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*Photo of the adjacent Andy Jackson Airpark that is immediately north of University Hills.*

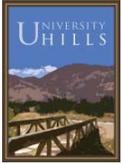
- Two half-acre public neighborhood parks located near the eastern edge of the project (Planning Areas 17 and 19 on Figure 2-9).
- The 2.1-acre Glider Park, which provides a safe approach zone for the hang gliders landing at the adjacent Andy Jackson Airpark and accommodates amenities such as an outdoor amphitheater and picnic areas (Planning Area 1 on Figure 2-9).

## **Trails**

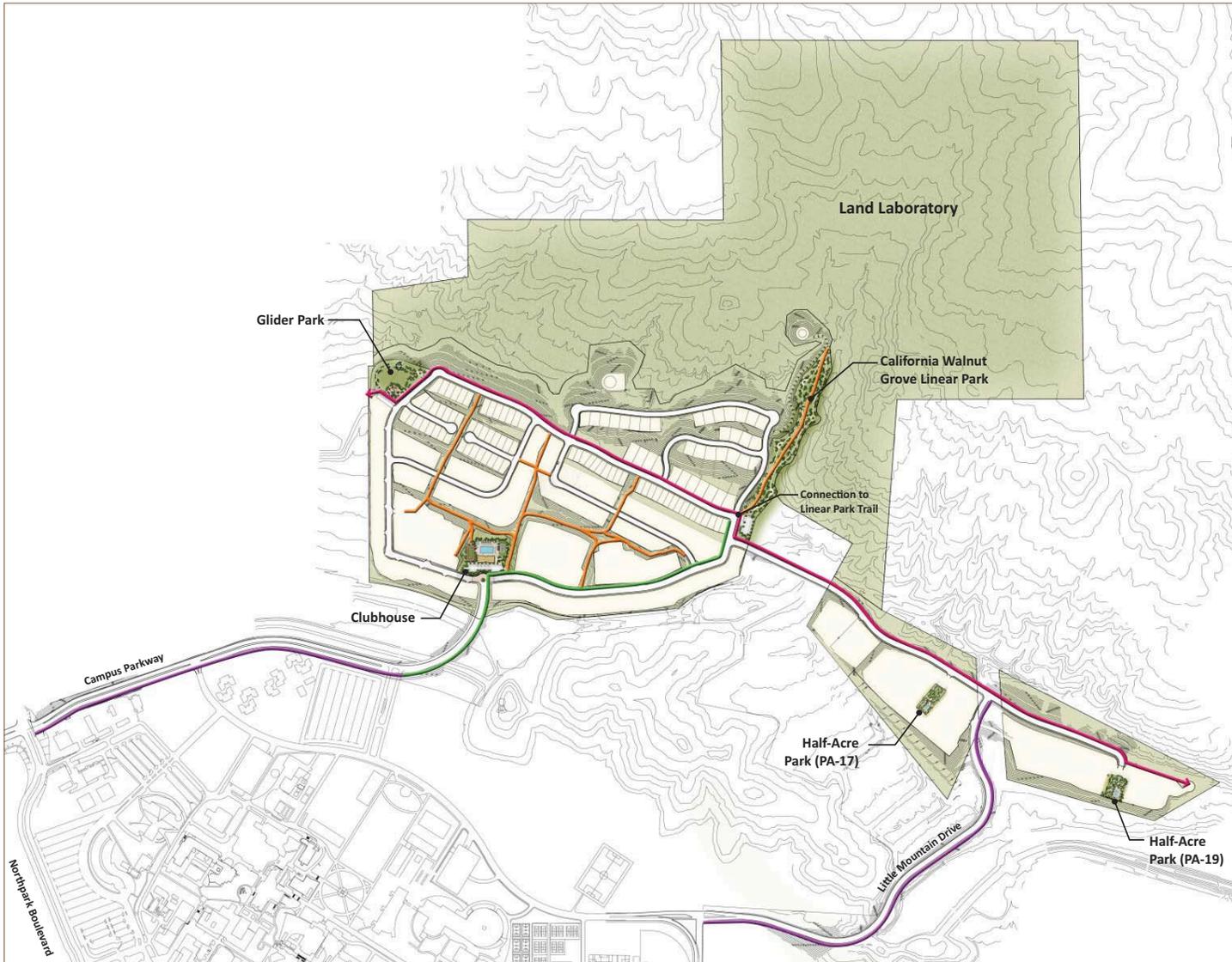
As shown on Figure 2-6, University Hills includes a rich system of internal pedestrian trails that interconnect all neighborhoods and provide connections to the surrounding areas and region. Most significantly, the South Branch of the San Andreas is utilized for the regional multipurpose trail, which 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 Drive and Campus Drive include pedestrian paths/sidewalks and bike lanes connecting to CSUSB and the region.



*An example of the type to multipurpose trail envisioned in University Hills.*



**Figure 2-6:  
University Hills Open  
Spaces**



**LEGEND**

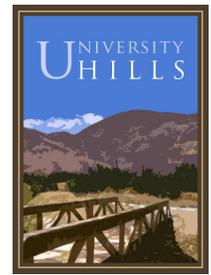
- Regional Multipurpose Trail
- Community Multipurpose Trail (Class I Bike Lane)
- Recreational Trail
- Class II Bike Lanes
- Open Space\*

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.

\* See Figure 3-11 for trails in the Land Laboratory



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## University Relationship

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.

Finally, given the faculty housing and the fact that the clubhouse is only  $\frac{3}{4}$  of a mile from the transit station at CSUSB, which is the end of the Omnitrans Bus Rapid Transit (BRT) line, a shuttle would be ideal. As detailed in Chapter 3, *Development Criteria*, the developer has committed to work with Omnitrans and CSUSB to accommodate shuttle service in University Hills, and a potential shuttle route has been offered through this Specific Plan.

## Sustainability

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. As detailed in Chapter 5, *Sustainability Guidelines*, this Specific Plan 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 Attached Residential land use category, faculty housing, and clubhouse are certified as Leadership in Energy and Environmental Design (LEED®) by the United States Green Building Council (USGBC).

Another critical sustainability issue is water and watershed management. The compact design limits the development footprint so that 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



*View of CSUSB from University Hills (top) and view from the campus toward the San Bernardino Mountains (bottom).*



*Examples of the types of sustainable features desired in University Hills, including solar panels, water-wise landscaping, pedestrian pathways (top) and bioswales (bottom).*

# Development Plan

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and irrigation materials and methods are designed to increase efficiency and minimize water demand; permeable surfaces and pavements will be used in appropriate areas to minimize urban runoff; and efficient, water-conserving technologies, such as low-flow toilets and smart irrigation controllers, are used.

## Fire Protection

University Hills is located within a designated high fire hazard area. In fact, the area burned in the 2003 Old Fire. The long-term safety of the community is paramount to any development in the area. Accordingly, a detailed fire safety study has been conducted and a thorough protection plan developed. As detailed in Chapter 3 and Appendix C, the fire protection plan for University Hills includes setbacks, landscaping, construction, and building protection techniques 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 120-230 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.

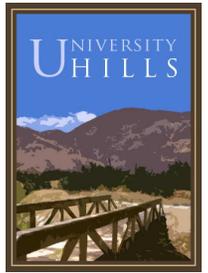


*View from University Hills south toward Badger Hill (top) and northwest toward the San Gabriel Mountains (bottom).*

## View Shed

Development on the hillsides in San Bernardino is a sensitive issue and extreme care must be taken to minimize impacts to views of the San Bernardino Mountains.

University Hills is situated between the San Bernardino Mountains on the north and the much smaller Badger Hill on the south. As can be seen on Figures 2-7 and 2-8, Badger Hill restricts or blocks views of the developed areas of University Hills, depending on the vantage point. The developed portions of University Hills sit on the lower portions of the site, where average slopes are



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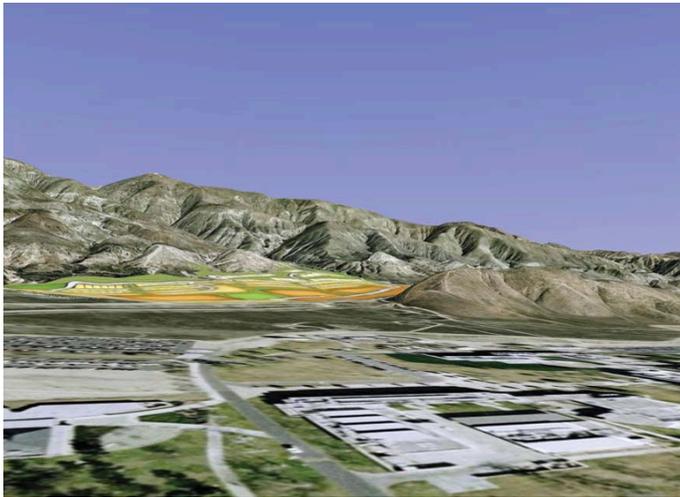
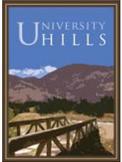
generally between 0 and 15 percent. Thus, the steep portions of the site, which are associated with the surrounding San Bernardino Mountains, are untouched. Ridgelines and steep slopes are protected so that views of the mountains are not impacted.

Also, Figure 2-8 shows that street-level views of the site are limited by the terrain of the surrounding areas, which serve to block views of the site.

# Development Plan

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**View A**



**Key Map**

**Figure 2-7:  
Views**

**LEGEND**



Viewpoint



University Developed Area



**View B**



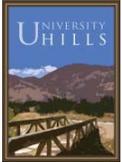
**View C**

Note: Views are not taken from ground level. Views are taken from approximately 400 feet in air. See Figure 2-8 for ground level views.

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.



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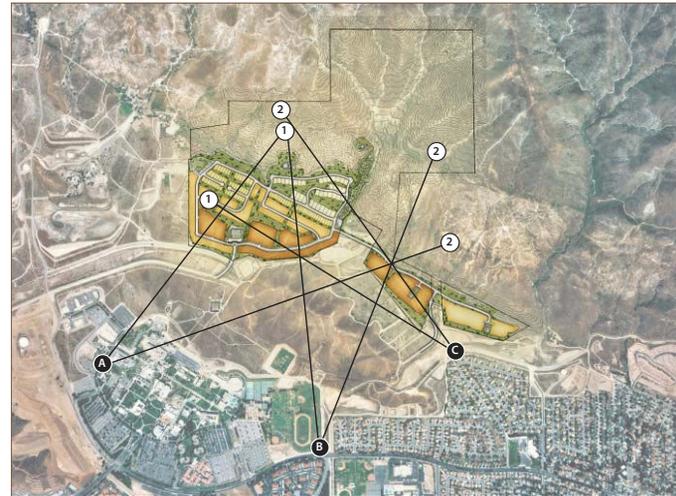


**Figure 2-8:  
Section Views**

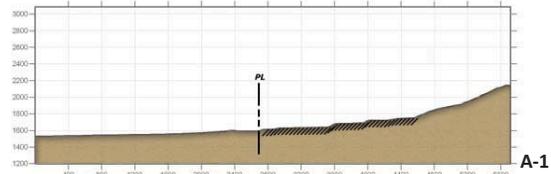
**LEGEND**

**A** — **1** Section Lines

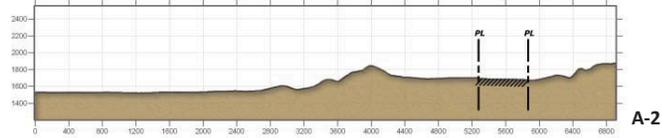
 Development Area



**Key Map**

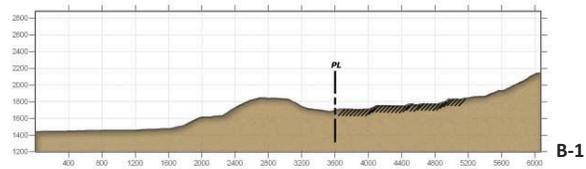


**A-1**

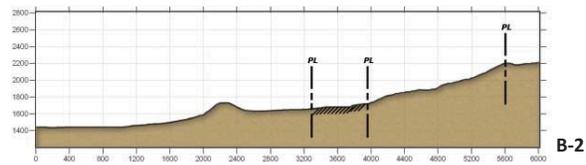


**A-2**

**Section View A**

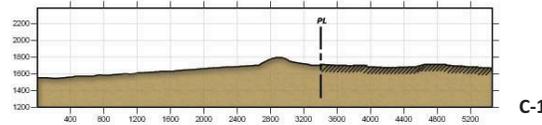


**B-1**

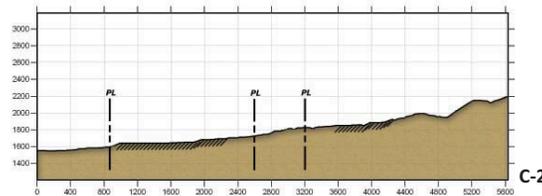


**B-2**

**Section View B**



**C-1**



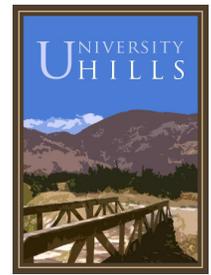
**C-2**

**Section View C**

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.



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## Land Plan and Buildout

The adopted land use plan for University Hills is shown on Figure 2-9, *University Hills Land Plan*. The land plan is divided into 10 land use categories and 24 Planning Areas. The buildout levels by land use category are described in Table 2-1 and further broken down by Planning Area in Table 2-2.

There is flexibility built into this Specific Plan to allow adjustments in response to changes in final roadway alignments and widths, grading areas, land use boundaries, and transfers of density. While the maximum number of dwelling units allowed within University Hills is 980 units, the number of units within each Planning Area and land use category may vary per the provisions of Section 6, *Implementation*. Therefore, it is important to note that Figure 2-6 and Tables 2-1 and 2-2 describe the intended development pattern of University Hills, and subsequent transfers of units and changes to land use boundaries may result in the shifting of the residential land use categories and/or units shown in each Planning Area. Adjustments may be made to the following factors that could result in variations to Tables 2-1 and 2-2:

- **Land use boundary.** The land use boundaries between the land use categories are based on Figure 2-6, *University Hills Land Plan*. Since the boundaries of the land use categories may vary slightly, the acres described on Tables 2-1 and 2-2 may vary as described in Section 6, *Implementation*.
- **Units.** Since it is permissible to transfer units, the units assigned to each land use category and Planning Area on Tables 2-1 and 2-2 may vary as described in Section 6, *Implementation*. In particular, the units in Planning Area 15 may be transferred to other Planning Areas within University Hills if detailed site specific geologic investigations determine that development in all or part of the Planning Area is not feasible.

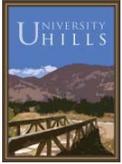
Please note that the units listed on Table 2-2 by Planning Area are used to determine total units instead of the maximum density allowed in each land use category. For instance, the Standard-Lot Detached Residential land use category accommodates a maximum density of 9.0 units per acre, which if multiplied by the total acres of that land use category (10.4 acres) would result in 94 units. Instead, the Land Plan provides for 70 units in Standard-Lot Detached Residential land use category. This difference is due to the variation in product and market segmentation that is desired to make University Hills a unique living environment. Consequently, buildout of University Hills at the maximum density of each Planning Area is not possible and the caps of 980 units and the maximum density listed for each Planning Area are the controlling factors.

## Development Plan

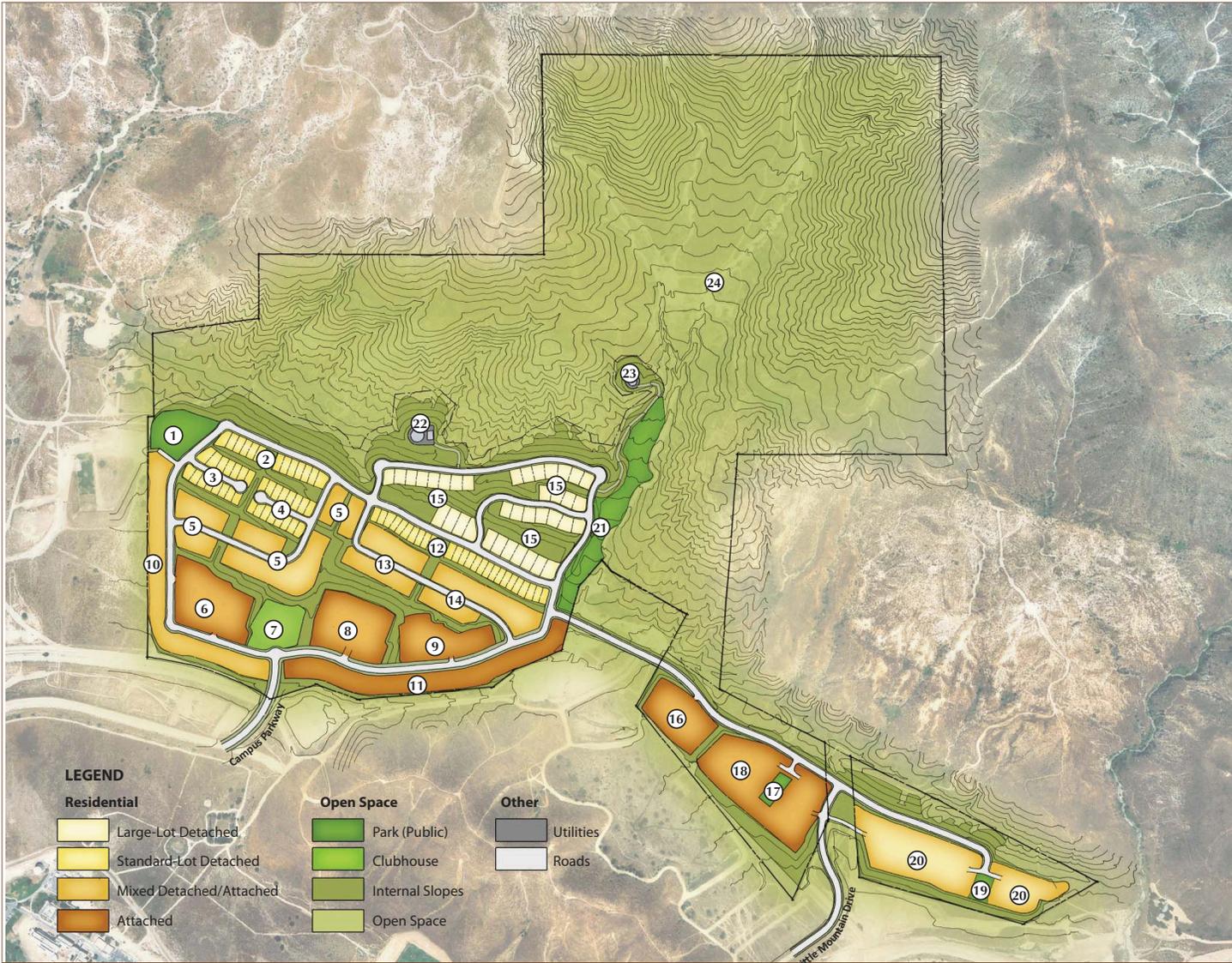
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- **Population.** The total units ultimately built in University Hills will determine total population. However, for purposes of this Specific Plan and associated environmental evaluation, a population of 3,283 persons was assumed and based on the maximum buildout levels (980 units).
- **Planning Areas 15 and 23.** If it determined that building in all or a portion of Planning Area 15 is not feasible and/or the units are transferred to another Planning Area, then the land use for Planning Area 15 shall revert to Open Space and, as necessary for slope stability and grading, Internal Slopes. Development of the water storage tank in Planning Area 23 is only necessary if development occurs in Planning Area 15. If development does not occur in Planning Area 15, then the land use for Planning Area 23 shall revert to Open Space.

It is important to note that some illustrations, product prototypes, and accompanying descriptions contained in this Specific Plan are conceptual and are clearly labeled and noted accordingly. These conceptual illustrations are intended to depict the desired character and are not to be taken as compulsory nor as dictating exact building types, material types, architectural styles, and final elements.



**Figure 2-9:  
University Hills  
Land Plan**



**BUILDOUT BY PLANNING AREA**

PA	Land Use	Acres <sup>1</sup>	Density	Units <sup>1,2</sup>
1	Park (Public)	2.1	-	-
2	SLD <sup>4</sup>	2.2	3.2 - 9.0	13
3	SLD <sup>4</sup>	2.5	3.2 - 9.0	15
4	SLD <sup>4</sup>	2.7	3.2 - 9.0	16
5	MDA	7.9	9.1 - 15.0	95
6	A	4.6	15.1 - 20.0	80
7	Clubhouse	2.2	-	-
8	A	4.4	15.1 - 20.0	75
9	A	3.2	15.1 - 20.0	64
10	MDA <sup>3</sup>	5.4	9.1 - 17.0	59
11	A	5.9	15.1 - 20.0	98
12	SLD <sup>4</sup>	3.1	3.2 - 9.0	26
13	MDA	4.0	9.1 - 15.0	50
14	MDA <sup>3</sup>	4.6	9.1 - 17.0	50
15	LLD <sup>4</sup>	14.3	0.0 - 3.1	37
16	A	4.0	15.1 - 20.0	60 (Faculty Housing)
17	Park (Public)	0.5	-	-
18	A	8.6	15.1 - 20.0	138
19	Park (Public)	0.5	-	-
20	MDA <sup>3</sup>	8.3	9.1 - 17.0	104
21	Park (Public)	5.0	-	-
22	Utility	0.5	-	-
23	Utility	0.1	-	-
24	Open Space	234.8	-	-
Roads/Internal Slope		73.0	-	-
<b>Total</b>		<b>404.3</b>		<b>980</b>

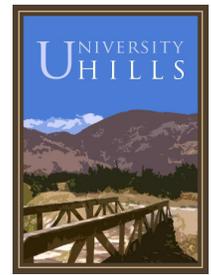
**SUMMARY BUILDOUT**

Land Use	Acres <sup>1</sup>	Density	Units
Large-Lot Detached (LLD) <sup>4</sup>	14.3	0.0 - 3.1	37
Standard-Lot Detached (SLD) <sup>4</sup>	10.4	3.2 - 9.0	70
Mixed Detached/Attached (MDA) <sup>3</sup>	30.2	9.1 - 15.0/17.0	358
Attached (A)	30.7	15.1 - 20.0	515
Parks (Public)	8.1	-	-
Clubhouse	2.2	-	-
Roads/Internal Slopes/Utilities	73.6	-	-
Open Space	234.8	-	-
<b>Total</b>	<b>404.3</b>		<b>980</b>

**Notes:** <sup>1</sup> As discussed in Section 6, Implementation, variations to account for final roadway alignments and widths, grading areas, land use boundaries, and transfers of density may result in the shifting of acres, units, and population; however, a maximum of 980 units and the maximum density listed for each planning area shall not be exceeded. <sup>2</sup> The units listed by Planning Area are used to determine total units instead of the maximum density allowed in each land use category. Consequently, buildout of University Hills at the maximum density for each Planning Area is not permitted and the cap of 980 units and the maximum density listed for each planning area are the controlling factors. <sup>3</sup> In the MDA land use category a maximum density of 17.0 units per acre is permitted in Planning Areas 10, 14, and 20. <sup>4</sup> Individual lot lines depicted in Planning Areas 2, 3, 4, 12, and 15 are conceptual and will be determined through the tract map process.



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**Table 2-1 University Hills Development Potential**

Land Use	Acres <sup>1</sup>	Density	Units <sup>1,2</sup>	Pop. <sup>1,3</sup>	Planning Areas
<b>Developable Area</b>					
Large-Lot Detached Residential (LLD)	14.3	0 –3.1	37	124	15 <sup>4</sup>
Standard-Lot Detached Residential (SLD)	10.4	3.2– 9.0	70	235	2, 3, 4, 12
Mixed Detached/Attached Residential (MDA)	30.2	9.1–15.0 (PA 5 &13) 9.1-17.0 (PA 10, 14, & 20)	358	1,199	5, 10, 13, 14, 20
Attached Residential (A)	30.7	15.1–20.0	515	1,725	6, 8, 9, 11, 16, 18
Parks (public)	8.1				1, 17, 19, 21
Clubhouse	2.2	NA	NA	NA	7
Roads/Internal Slopes/Utilities	73.6	NA	NA	NA	NA
<b>Subtotal</b>	<b>169.5</b>				
<b>Undevelopable Area</b>					
Open Space	234.8				
<b>Subtotal</b>	<b>234.8</b>				
<b>Total</b>					
<b>Total</b>	<b>404.3</b>		<b>980</b>	<b>3,283</b>	

**Notes:**

<sup>1</sup> As discussed in Section 6, *Implementation*, variations to account for final roadway alignments and widths, grading areas, land use boundaries, and transfers of density may result in the shifting of acres, units, and population; however, a maximum of 980 units and 20 units per acre shall not be exceeded.

<sup>2</sup> The units listed by Planning Area are used to determine total units instead of the maximum density allowed in each land use category. Consequently, buildout of University Hills at the maximum density of each Planning Area is not possible and the caps of 980 units and the maximum density listed for each Planning Area are the controlling factors.

<sup>3</sup> Population is based on 3.35 persons per unit (Table 2: E-5 City/County Population and Housing Estimates, 1/1/2007).

<sup>4</sup> Units in Planning Area 15 may be transferred to other Planning Areas within University Hills if detailed geologic investigations determine that development in Planning Area 15 is not feasible. If all the units are transferred, then the land use for Planning Areas 15 and 23 shall revert to Open Space and, as necessary for grading and slope stability, Internal Slopes.

# Development Plan

**Table 2-2 Development Potential by Planning Area**

Planning Area	Land Use	Acres <sup>1</sup>	Density (units per acre)	Units Used to Determine Buildout <sup>1, 2</sup>
1	Park (public)	2.1	NA	NA
2	SLD	2.2	3.2–9.0	13
3	SLD	2.5	3.2–9.0	15
4	SLD	2.7	3.2–9.0	16
5	MDA	7.9	9.1–15.0	95
6	A	4.6	15.1–20.0	80
7	Clubhouse	2.2	NA	NA
8	A	4.4	15.1–20.0	75
9	A	3.2	15.1–20.0	64
10	MDA	5.4	9.1–17.0	59
11	A	5.9	15.1–20.0	98
12	SLD	3.1	3.2–9.0	26
13	MDA	4.0	9.1–15.0	50
14	MDA	4.6	9.1–17.0	50
15 <sup>3</sup>	LLD	14.3	0–3.1	37
16 (Faculty Housing)	A	4.0	15.1–20	60
17	Park (public)	0.5	NA	NA
18	A	8.6	15.1–20	138
19	Park (public)	0.5	NA	NA
20	MDA	8.3	9.1–17	104
21	Park (public)	5.0	NA	NA
22	Utility	0.5	NA	NA
23	Utility	0.1	NA	NA
24	Open Space	234.8	NA	NA
	Roads/Internal Slopes	73.0	NA	NA

**Notes:**

<sup>1</sup> The transfer of residential units, as discussed in Section 6, *Implementation*, may result in the shifting of units between land use categories; however, a maximum of 980 units and 20 units per acre shall not be exceeded.

<sup>2</sup> The units listed by Planning Area are used to determine total units instead of the maximum density allowed in each land use category. Consequently, buildout of University Hills at the maximum density for each Planning Area is not possible and the cap of 980 units and maximum density listed for each Planning Area are the controlling factors.

<sup>3</sup> Units in Planning Area 15 may be transferred to other Planning Areas within University Hills if detailed geologic investigations determine that development in Planning Area 15 is not feasible. If all the units are transferred, then the land use for Planning Areas 15 and 23 shall revert to Open Space and, as necessary for grading and slope stability, Internal Slopes