

SECTION 3: PROJECT DESCRIPTION

This section describes the proposed University Hills Specific Plan (the “Proposed Project”) that is evaluated in this DEIR. Descriptions of the Proposed Project’s regional and planning context, objectives, and background are included, in addition to a discussion of required project approvals and entitlements. Inland Communities Corp. is the private proponent of the project, and the City of San Bernardino is the lead agency with discretionary authority over the Proposed Project.

3.1 - Project Location and Setting

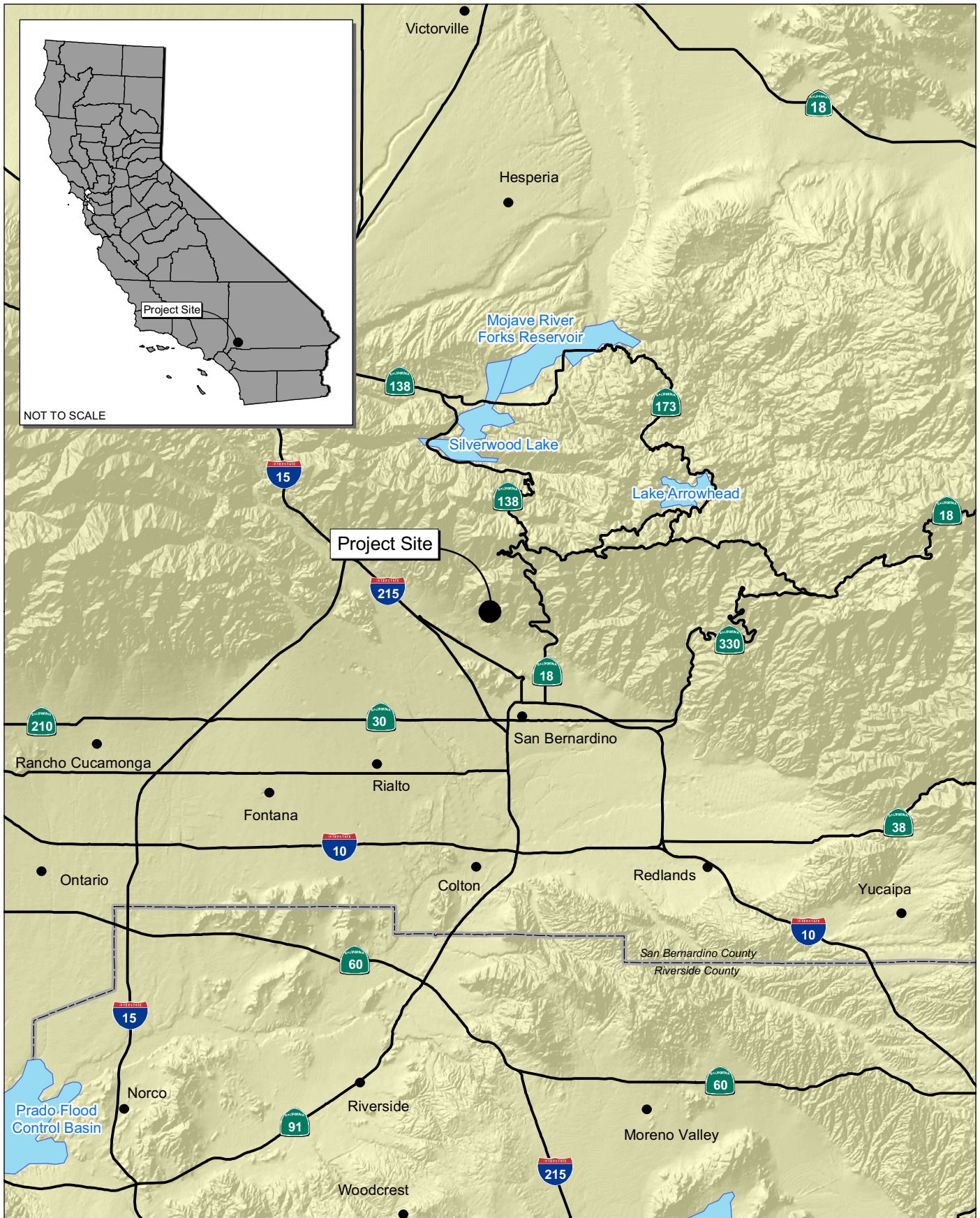
3.1.1 - Location

The Proposed Project is located within the northern end of the City of San Bernardino in San Bernardino County, California (Exhibit 3-1). It is located just north of the California State University San Bernardino (CSUSB) campus and several large debris basins maintained by the County of San Bernardino Flood Control District (Exhibit 3-2). The site occupies 404 acres of vacant land in the foothills of the San Bernardino Mountains. Access to the project area is via Campus Parkway off Northpark Boulevard to the west and from Little Mountain Road off Northpark Boulevard to the east. The site comprises the following San Bernardino County Assessor Parcels: 265-041-12, 265-051-12, 265-051-13, 265-061-16, 265-051-09, 265-021-13, 265-011-07, 265-011-08, and 265-011-06.

The project site is located on the San Bernardino North, California, United States Geologic Survey (USGS) 7.5-minute topographical map and can be found in the Thomas Brothers Map Book on Page 546 in grids C-2, D-2, E-2, C-3, D-3, and E-3 for San Bernardino County. The site is located in portions of Sections 4, 5, 8, and 9 in Township 1 North, Range 4 West. The approximate latitude of the site is 34 degrees, 11 minutes 35 seconds north and its longitude is 117 degrees 19 minutes 14 seconds west.

3.1.2 - Existing Conditions

The site is currently vacant and sits on an alluvial fan coming out of the San Bernardino Mountains to the north. The site is bisected in an east-west direction by Badger Canyon, which flows south from the foothills to the north. Two splays of the San Andreas Fault Zone crosses the lower (southern) portion of the site in a northwest-southeast direction. A 75-inch pipeline of the San Bernardino Valley Municipal Water District cross the southern portion of the site in a northwest-southeast direction, parallel to and south of the fault zone. The site was burned during the Old Fire of 2003 but the vegetation has been recovering. It should be noted that the southeastern portion of the property is actually divided by a narrow flood control easement near the future northern terminus of Little Mountain Road. Exhibit 3-3 shows the location of the project site relative to surrounding properties.



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



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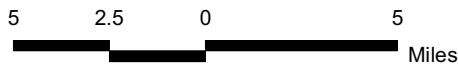


Exhibit 3-1 Regional Location Map

UNIVERSITY HILLS SPECIFIC PLAN EIR



Source: Google Earth Pro.



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Exhibit 3-2 Project Vicinity Map



Source: The Planning Center (2006).



Not to Scale

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Exhibit 3-3 Specific Plan Area

UNIVERSITY HILLS SPECIFIC PLAN EIR

3.1.3 - Surrounding Land Uses

The lands to the north, northeast, and northwest of the site are vacant and within the San Bernardino National Forest, while the land along the entire southern border of the site is owned and maintained by the County of San Bernardino for flood control purposes, including several large debris and settling/spreading basins. The CSUSB campus lies immediately south of the flood control facilities. A summary of surrounding uses is provided in Table 3-1.

Table 3-1: Surrounding Land Uses

West	North	East	South
Largely vacant but with several rural level uses, including the Andy Jackson Skypark for hang gliding and parasailing located immediately west of the project site.	San Bernardino National Forest land with steep slopes and vegetation ranging from chaparral on the lower slopes to yellow pine forest on the upper slopes.	Vacant and flood control land with large debris/detention basins. Established residential neighborhoods to the southeast.	Several large debris/detention basins are located just south and southeast of the site for flood control purposes. Several established residential neighborhoods are located further to the southeast, beyond the debris basins. The campus of CSUSB is located further to the south across the debris basins.

3.1.4 - Land Use Designations

The City of San Bernardino General Plan and Development Code govern land use and zoning on the project site. Both of these plans identify the project site as governed by the Paradise Hills Specific Plan approved in 1993. Currently, the proposed University Hills Specific Plan is not consistent with the City of San Bernardino General Plan Land Use. However, the project proposes to do a General Plan amendment, making the proposed project site consistent with the General Plan Land Use. If approved, the University Hills Specific Plan (UHSP) would replace the Paradise Hills Specific Plan relative to land use on the Proposed Project site. The approved Paradise Hills Specific Plan proposed 504 residential units on approximately 229 acres (56.7 percent) with 175 acres (43.3 percent) to remain as natural open space. The residential units were divided into areas in the “foothill” development zone (383 units on 110.6 acres or 3.5 units per acre average density) and areas in the “hillside” development zone (121 units on 117.9 acres or 1 unit per acre average density). The PHSP has a gross density of 1.25 units per acre (504 units on 404 acres) and a net density of 2.2 units per acre (504 units on 229 acres – total size minus open space). The land use categories of the Paradise Hills Specific Plan are shown in Table 3-2.

Table 3-2: Paradise Hills Specific Plan - Land Use Summary

Planning Area - Land Use	Acres	Units	Average Density
PA 1 – Foothill Residential	35	123	3.5
PA 2 – Foothill Residential	26	91	3.5
PA 3 – Foothill Residential	20	70	3.5
Hillside Residential	24	24	1.0
PA 4 – Hillside Residential	30	30	1.0
PA 5 – Hillside Residential	27	27	1.0
PA 6 – Hillside Residential	22	22	1.0
PA 7 – Foothill Residential	20	70	3.5
Hillside Residential	4	4	1.0
PA 8 – Foothill Residential	9	32	3.5
Hillside Residential	11	11	1.0
Residential Sub-Total	229	504	2.20
Open Space	175	--	--
TOTAL	404	504	1.25

Source: Table 3, Paradise Hills Specific Plan EIR

3.2 - Project Characteristics

3.2.1 - Project History

The project, which was formerly known as The Paradise Hills Specific Plan, was submitted to the City of San Bernardino in 1991 and approved in 1993. Due to economic conditions, the project was never built. Recently, the project has been revised to cluster development south of the San Andreas Fault, which crosses the property, eliminate development in Upper Badger Canyon and create a land plan in association with CSUSB. The project was renamed the University Hills Specific Plan (UHSP) in 2007. The approved Paradise Hills Specific Plan land use plan is shown in Exhibit 3-4.

3.2.2 - Proposed Land Uses

Residential Uses

The UHSP consists of 404.3 total acres, with 169.5 acres or 42 percent of the site proposed for residential and related uses, including 10.2 acres of parks and recreational uses. The project proposes a total of 980 units with a gross density of 2.4 dwelling units per acre (980 units divided by 404.3 total acres) and a net density of 5.8 units per acre, excluding natural open space (980 units divided by 169.5 acres). A tabular summary of the project components is provided in Table 3-3. A conceptual land plan for the Proposed Project is shown in Exhibit 3-5 and photographs of the site are shown in Exhibit 3-6. Residential densities range from 0.0 to 20 dwelling units per acre.



CONCEPTUAL LAND USE PLAN

	ACRES	NO. OF LOTS	AVERAGE DENSITY
FOOTHILLS DEVELOPMENT	110.6	383	3.46 DU/AC
HILLSIDE DEVELOPMENT	117.9	121	1.03 DU/AC
OPEN SPACE	174.8	0	0
TOTAL	403.3	504	1.25 DU/AC (INCLUDING OPEN SPACE)
			2.21 DU/AC (EXCLUDING OPEN SPACE)

Source: JFDA, 1991



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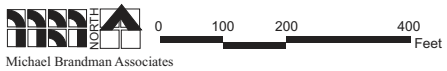
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**Exhibit 3-4
Paradise Hills Specific Plan**

UNIVERSITY HILLS SPECIFIC PLAN EIR



Source: The Planning Center and KTG Group, 2008



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Exhibit 3-5
Conceptual Development Plan

UNIVERSITY HILLS SPECIFIC PLAN EIR



Source: ESRI 2005



0 500 1,000 Feet

Exhibit 3-6 Photograph Key



Photograph 1: Looking west across lower alluvial fan.



Photograph 2: Looking southeast across fault trenching.

Source: Michael Brandman Associates, 2008.



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Exhibit 3-6a
Site Photographs 1 and 2

UNIVERSITY HILLS SPECIFIC PLAN EIR



Photograph 3: Looking southwest toward CSUSB campus.



Photograph 4: Looking southwest toward CSUSB (close-up).

Source: Michael Brandman Associates, 2008.



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Exhibit 3-6b
Site Photographs 3 and 4

UNIVERSITY HILLS SPECIFIC PLAN EIR



Photograph 5: Looking south along Badger Creek channel.



Photograph 6: Looking east across Badger Creek (Lazy K Resort).

Source: Michael Brandman Associates, 2008.



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Exhibit 3-6c
Site Photographs 5 and 6

UNIVERSITY HILLS SPECIFIC PLAN EIR

The lowest densities (0–3.1 units per acre) are located north of the San Andreas Fault and include single-family detached estate homes. Immediately south of the San Andreas Fault in the West Village area are standard detached lots (3.2–9 units per acre). Mixed Detached and Attached units (9.1–15 units per acre and 17 units per acre, respectively) are located in the interior and perimeter of the site. The highest densities (15.1–20 units per acre) are generally located in the interior portions of the West Village area around the clubhouse and in the East Village area behind Badger Hill. Four (4) acres of the highest density area (Planning Area 16) will be dedicated to CSUSB for exclusive use as faculty housing (approx. 60 units).

Table 3-3: Project Land Use Summary

Land Use Component	Acres	%	Density Range ¹	Units	%	Average Density ¹
Large Lot Detached (LLD)	14.3	3.5	0.0 - 3.1	37	37.8	2.6
Standard Lot Detached (SLD)	10.4	2.6	3.2 – 9.0	70	7.2	6.7
Mixed Detached/Attached (MDA)	30.2	7.5	9.1 - 15.0/17.0	358	36.4	11.9
Attached (A)	30.7	7.6	15.1 – 20.0	515	24.1	16.8
Residential Total	85.6	4.0	0.0 – 20.0	980	28.5	11.4
Parks (Public)	8.1	2.0				
Clubhouse	2.2	0.5				
Recreation Total	10.3	2.5	--		--	--
Roads/Internal Slopes/Utilities	73.6	18.2	--			--
Total Developed Area	169.5	41.2	--	--	--	--
Natural Open Space ²	234.8	58.1	--	--	--	--
Grand Total	404.3	18.2	--	--	--	--

Notes: ¹ Density in units per acre
² Land laboratory for CSUSB
 See Table 3-4 for land uses by Planning Area
 Source: The Planning Center 2008 and Inland Communities Corp.

Table 3-4: Planning Area Land Uses

Planning Area – Use	Acres	%	Land Use Category ¹	Density (units per acre)	Units
West Village					
1 Public Park	2.1	--	Park (Public)	NA	NA
2 Residential	2.2	--	SLD	3.2 - 9	13

Table 3 4: Planning Area Land Uses (Cont.)

Planning Area – Use	Acres	%	Land Use Category ¹	Density (units per acre)	Units
3 Residential	2.5	--	SLD	3.2 - 9	15
4 Residential	2.7	--	SLD	3.2 - 9	16
5 Residential	7.9	--	MDA	9.1 - 15	95
6 Residential	4.6	--	A	15.1 - 20	80
7 Clubhouse	2.2	--	Park (Private)	NA	NA
8 Residential	4.4	--	A	15.1 – 20	75
9 Residential	3.2	--	A	15.1 – 20	64
10 Residential	5.4	--	MDA	9.1 – 17	59
11 Residential	5.9	--	A	15.1 – 20	98
12 Residential	3.1	--	SLD	3.2 – 9	26
13 Residential	4.0	--	MDA	9.1 – 15	50
14 Residential	4.6	--	MDA	9.1 – 17	50
15 Residential	14.3	--	LLD	0 – 3.1	37
21 Public Park	5.0	--	Park (Public)	NA	NA
22 Utility	0.5	--	Utility	NA	NA
23 Utility	0.1		Utility	NA	NA
Subtotal	74.7	18.5	--	--	678
<u>East Village</u>					
16 CSUSB Housing	4.0	--	A	15.1 - 20	60
17 Public Park	0.5	--	Park (Public)	NA	NA
18 Residential	8.6	--	A	15.1 - 20	138
19 Public Park	0.5	--	Park (Public)	NA	NA
20 Residential	8.3	--	MDA	9.1 - 17	104
Subtotal	21.9	5.4			302
Residential Sub-Total					
Natural Open Space	234.8	58.1	Open Space		0
Roads/Internal Slopes/Utilities	73.6	18.2	--	NA	NA
TOTAL	404.3	100.0	--		980
¹ LLD = Large Lot Detached SLD = Standard Lot Detached MDA = Mixed Detached/Attached A = Attached					

It is estimated the UHSP project will eventually support a population of 3,283 persons based upon the maximum buildout of 980 units times an average of 3.35 persons per unit. This household size is based on 2000 US census data and the latest City demographic factors.

Recreation/Open Space Uses

The UHSP contains 10.3 acres of parks including a .22-acre private clubhouse in the West Village area which can accommodate a pool and tennis courts and other active amenities, two 0.5-acre recreational facilities in the East Village area, a 5-acre “California Walnut Grove Linear Park” along Badger Creek, and the 2.1-acre Glider Park (Planning Area 1) in the northwest corner of the site which will provide a safe approach zone for the hang gliders landing at the adjacent Andy Jackson Airpark. The project has an internal pedestrian/walking trails system that connects to a multi-purpose trail consistent with the planned regional trail for this area. The Project will preserve 234.8 acres (or 58 percent of the site) as natural open space that is proposed to be used by the nearby CSUSB as a “land laboratory” called the “Akkad Preserve.” The land laboratory will have minimal improvements but may include limited trails, signage, fencing, and various teaching stations. A detailed summary of the proposed land use plan for the UHSP is provided in Table 3-4, *Planning Area Land Uses*.

3.2.3 - Project Components

a. Land Uses

The concept for the UHSP project is to “provide a mix of detached and attached housing products arranged in several villages or neighborhoods in a unique master planned community setting, clustered in the southern portion of the site while preserving the northern portions as permanent open space” (TPC 2008). The UHSP project contains 20 Planning Areas plus open space, roads, slopes, etc. Densities within the Planning Areas range from 0 up to 20 dwelling units per net acre. Table 3-2 summarizes the density ranges and housing types allowed within the various areas of the UHSP. The highest density housing (20 dwelling units per net acre), is proposed in five planning areas (Planning Areas 6, 8, 9, 11, and 18), which account for a total of 30.7 acres or 18 percent of the residential development area and 515 units or 53 percent of the total units. A little over a third (358 units or 36.5 percent) of the units are in the mixed detached and attached categories (from 9.1 to 17 units per acre). Approximately 60 units in Planning Area 16 are exclusively dedicated to the University as faculty housing with deed restriction. Each planning area will have at least one recreational facility or clubhouse to serve project residents.

In order to reduce the development footprint and the extent of infrastructure and grading, preserve the natural drainage corridors, and maintain the higher elevations in their natural state, development is proposed to be clustered onto approximately 42 percent of the site, or 169.5 acres. Development is concentrated on the lower (southern) portion of the site where the average slopes are generally below 15 percent grade. Offsite improvements include streets, drainage, water, sewer and dry utilities; and a fuel modification zone will also be constructed. Improvements needed on San Bernardino County Flood Control properties will be constructed within a public easement dedicated to the City of

San Bernardino. The conceptual land use plan is shown in Exhibit 3-3 while a detailed site plan for the development areas is shown in Exhibit 3-5. Exhibit 3-6 provides various views of the existing project site.

b. Utilities and Infrastructure

Utilities and infrastructure systems including potable water, water to fight fires, wastewater, storm drainage, electricity, natural gas, street lighting, and sidewalks would be installed to serve the Proposed Project. The Specific Plan includes utility master plans for water, sewer, storm drain, etc., which will be discussed in detail in the Utilities section of the EIR (Section 4.14). All project utility connections would be located underground.

- **Offsite Improvements.** Development of the project will require a number of connections to existing utility systems adjacent to or offsite of the project site, including roads, water and other utility lines, reservoirs, etc. In addition, the UHSP plan provides two onsite reservoirs (in Planning Areas 22 and 23) and will help fund a pipeline, pump station and road access to a new offsite reservoir to be constructed by the City south of the UHSP site.

c. Roadways

- Access to the site is proposed from the west via Campus Parkway off Northpark Boulevard and from the east via Little Mountain Drive off Northpark Boulevard. The site is currently vacant with only a few dirt roads to provide onsite access. The Specific Plan contains a master circulation plan that will be discussed in detail in the Traffic and Circulation portion of the EIR (Section 4.12). Various offsite roadway improvements would be implemented in conjunction with the Proposed Project, including improvement and extension of Campus Parkway through the project site, and improvement of Little Mountain Road south of the site from the easterly extension of Campus Parkway.

d. Grading

The project engineer estimates that grading for the entire project area will require the movement of approximately 2 million cubic yards of cut and 1.7 million cubic yards of fill. Earthwork is expected to be balanced onsite based on anticipated shrinkage of the cut materials during compaction (estimated at 12 percent).

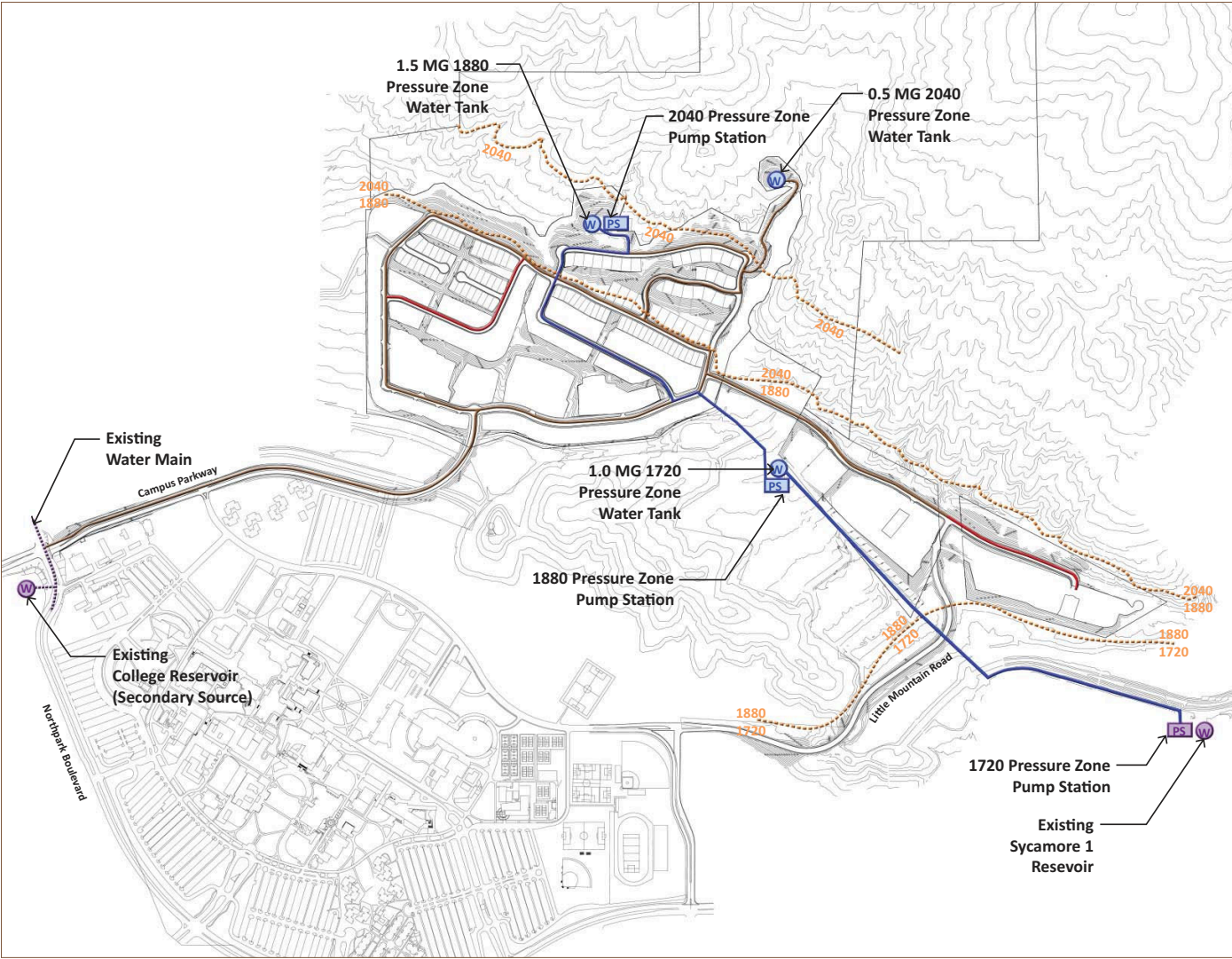
e. Project Phasing and Construction Schedule

- The Specific Plan does not contain a specific phasing plan or construction schedule for the Proposed Project, however, the developer will install a backbone infrastructure that will include roads, water, and sewer lines prior to developing any planning areas, as can be seen in Exhibit 3-7a, 3-7b, 3-7c. Furthermore, the project will be built out over a period of 5 years, which the Specific Plan identifies as 2011 to 2016.

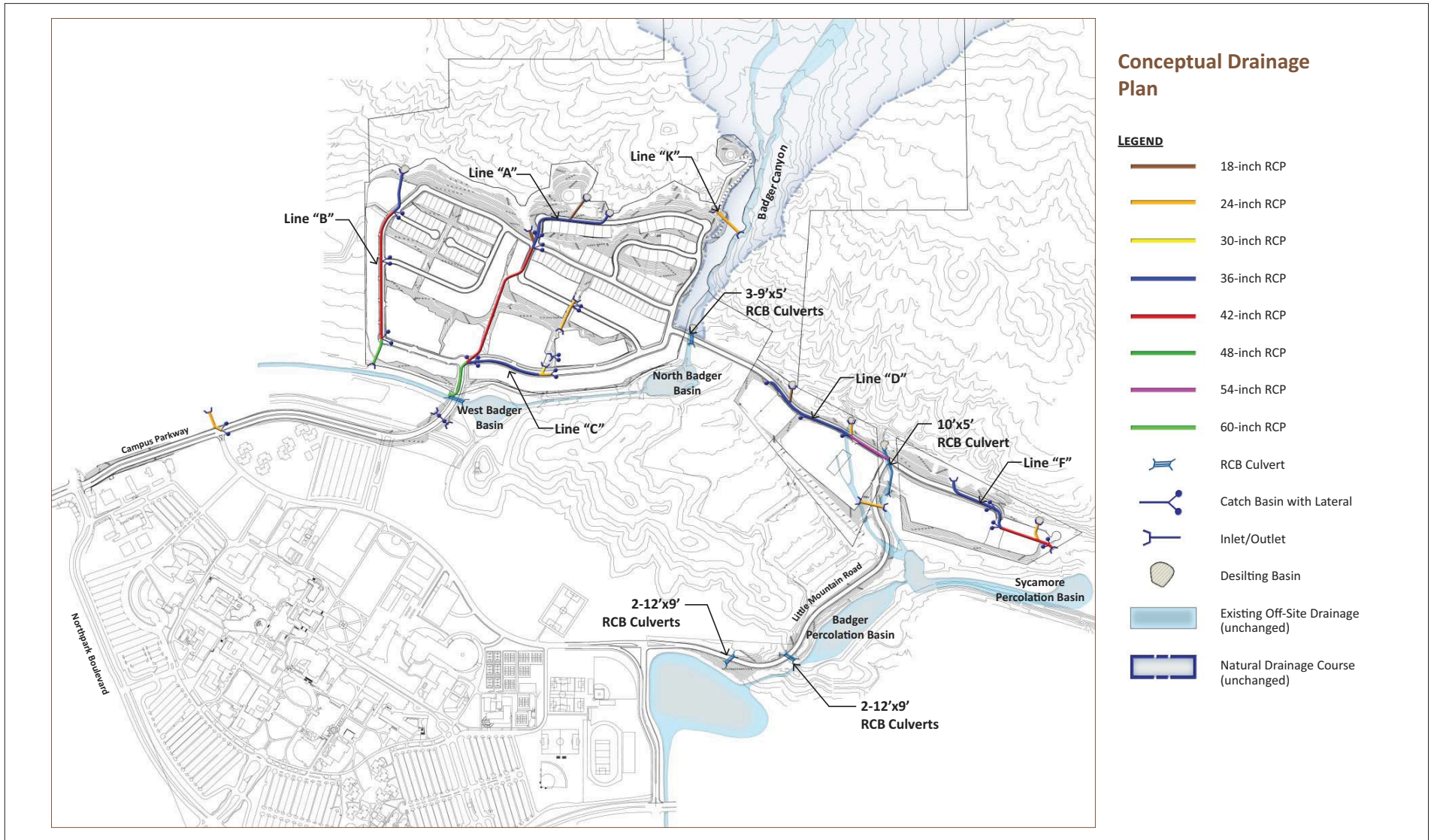
Conceptual Water Plan

LEGEND

- 8-inch Dip Water Main
- 12-inch Dip Water Main
- 16-inch Dip Water Main
- Existing Water Main
- Pressure Zone Boundary
- W Existing Water Tank (size as sho
- PS Existing Pump Station (size as st
- W Proposed Pressure Zone Water (size as shown)
- PS Proposed Pressure Zone Pump Station (size as shown)
- 2040
 1880 Pressure Zone



Source: The Planning Center & PBS&J (2008).



Source: The Planning Center & PBS&J (2008).


 Not To Scale
 Michael Brandman Associates

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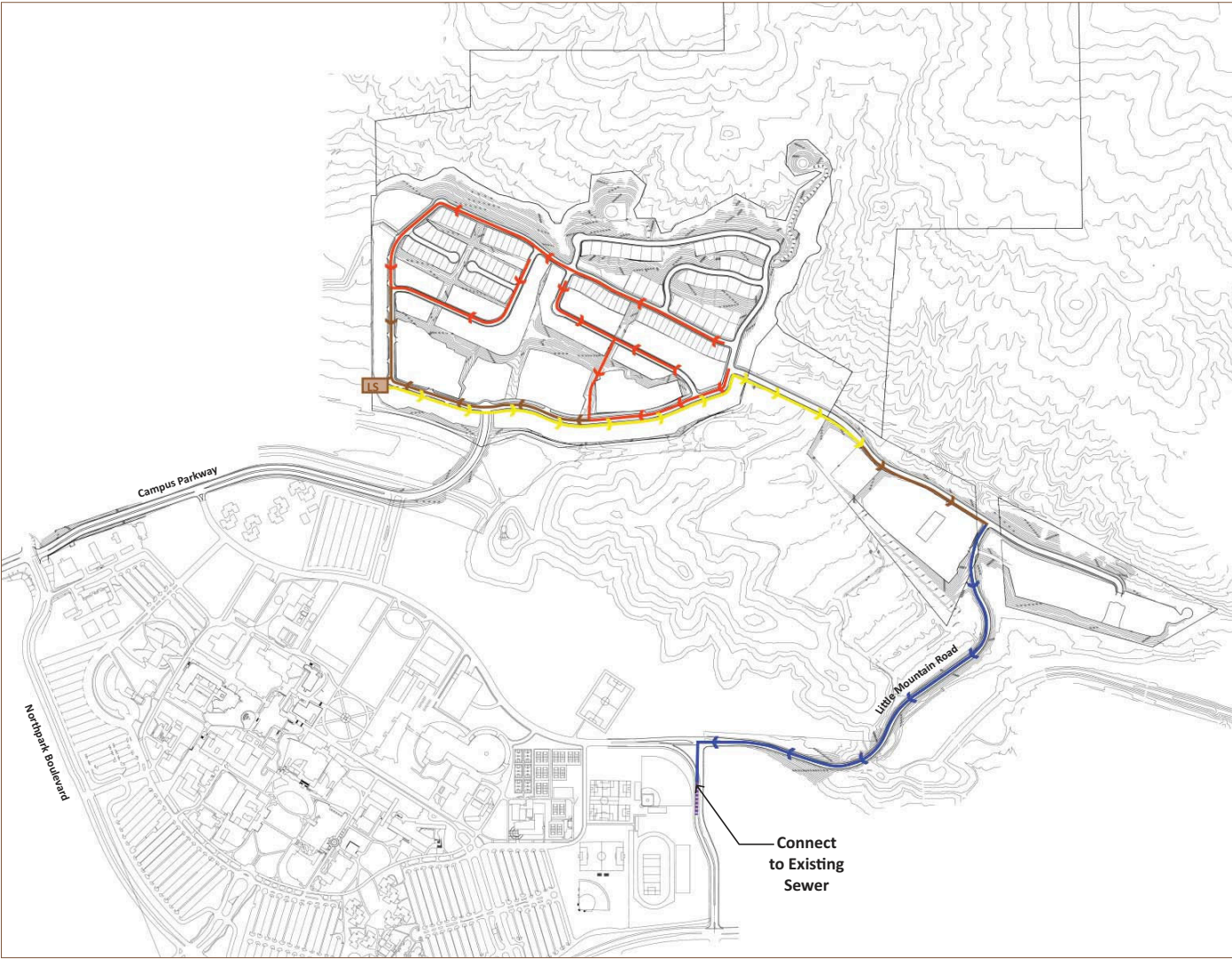
Exhibit 3-7b
 Backbone Infrastructure - Drainage

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Conceptual Sewer Plan

LEGEND

- 8-inch Main
- 10-inch Main
- 12-inch Main
- 6-inch Force Main
- - - Existing Sewer
- Direction of Flow
- LS Sewage Lift Station



Source: The Planning Center & PBS&J (2008).



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Exhibit 3-7c
Backbone Infrastructure - Sewer

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f. Sustainability Features

The proposed UHSP incorporates a variety of design features that promote sustainability through trip reduction, energy and water conservation, and establishing the homeowners association as a “fire safe council.” These features are listed by category.

Trip Reduction

- Clubhouse that provides recreation and limited services to reduce offsite trips and trip lengths for project residents.
- Integration of the land plan with future planned trolley and bus transit routes/systems to reduce individual trips to CSUSB.
- Future connections to a regional multi-modal transit station in downtown San Bernardino via bus connections at the CSUSB campus.
- Onsite trail and paseo system to promote non-vehicular access throughout the project and to offsite destinations (e.g., CSUSB, shopping centers along Kendall Avenue at University Parkway, etc.).
- Bicycle parking at the clubhouse and onsite parks.

Energy and Water Conservation

- At a minimum, the attached structures and the clubhouse will meet the certification requirements of the Leadership in Energy and Environmental Development (LEED) program.
- Extensive use of windows in all project components, particularly in upper floors, to allow more natural light and reduce the need for artificial lighting during the daytime.
- Automated occupancy sensors that automatically shut off lights in the clubhouse where rooms are unoccupied.
- Extensive use of compact fluorescent lighting fixtures to reduce energy use.
- Participation in various energy efficiency rebate programs (e.g., air conditioning, gas heating, refrigeration, and lighting).
- High-efficiency clothes washers and dishwashing machines to reduce energy and water consumption.
- Tankless hot water heaters that reduce water consumption.
- Discharge of stormwater runoff into bio-swales and features that will help prevent pumping and retain runoff to promote onsite recharge rather than discharging offsite.
- Bioswales and paseo features that promote percolation of stormwater runoff and reduce the need for pumping stormwater through a conveyance system.
- Evapotranspiration-based water controllers that adjusts outdoor irrigation in response to weather conditions.

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- Water budgets for landscape irrigation to monitor and regulate outdoor water usage.
- High efficiency toilets and waterless urinals in non-residential buildings to reduce water usage.

Fire Safe Council

- Homeowner Association(s) (HOA) will form Fire Safe Councils.
- Each fire safe council will help to improve the fire protection for each residential neighborhood or community and prepare evacuation plans.

3.3 - Project Design Parameters

The design of the UHSP was developed through an extensive outreach process that included CSUSB officials, City staff, local community stakeholders, and City Planning Commissioners and Council members. The following information is excerpted from the Specific Plan document:

Project 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 the sense of “community” within the project, including:

- Place 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.
- Accommodate up to 60 faculty units, which will create a direct and long-lasting relationship with CSUSB.
- Orient the development and clubhouse toward CSUSB.
- Allow CSUSB to share conference facilities in the clubhouse.
- Dedicate approximately 235 acres of permanent open space to CSUSB as a “land laboratory” to study the area’s biological diversity and geology.
- Provide pathways that directly connect the site with CSUSB, regional trail systems, and the San Bernardino National Forest.
- Grade and construct the project to “weave” it into its physical surroundings by clustering developing on the lower slopes (away from physical hazards), preserving significant drainage ways, and utilizing fire-safe and drought tolerant landscaping.
- Allow 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.

Development Plan

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 condominiums. 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 accommodating up to 60 units dedicated to house faculty of CSUSB. 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 nestled 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-safe and drought tolerant and is thoughtfully located to help shield harsh winds, 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.
- Onsite 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 Park.
- Direct access to the land laboratory via the trails and on and off-site trailhead parking.

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- Within the developed areas, slopes and drainage ways that are utilized as pathways and open space corridors.
- Multiple use of the San Andreas Fault Zone as an open space corridor, a firebreak, and for multimodal circulation.
- The provision of a regional multi-purpose pathway connection which follows 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: 1) 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; 2) preserving significant watersheds and incorporating them into the land plan as open space, drainage and recharge, and pathways; and 3) 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 utilized as a land laboratory by CSUSB, preservation of the California Walnut Grove in Badger Canyon, and allowing access to study the San Andreas Fault.
- Utilizing lighting systems that will respect habitat in the adjacent National Forest and the requirements of the future CSUSB observatory on Badger Hill.

Project Objectives

The Proposed Project has the following conceptual goals (Pages 2-3 and 2-4 of the Specific Plan):

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 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 hazards, and maintains significant natural drainages and habitat areas.

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 accommodate housing options 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, and 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, and provision of bio-swales for water quality.

In summary, the University Hills project has the following objectives:

- Include high-quality, high-density housing in a master-planned setting to increase the diversity of housing opportunities in San Bernardino and provide housing options that are not currently available to local residents;
- Use high-quality architecture and landscaping that will maintain and enhance the aesthetic character of the City of San Bernardino;
- Provide a “sustainable” community that encompasses construction as well as daily living in terms of energy and water conservation, wise choice and use of building materials, reduction of air pollutants, safety, walkability and connectivity to surrounding uses, etc.;
- Provide ample amenities including a clubhouse and extensive trail system to encourage healthy and enjoyment of open space.
- Maximize roadway safety through the provision of multiple vehicular ingress and egress opportunities to the Proposed Project internal roadways and parking facilities and improvements to the surrounding circulation system;
- Create increased new property and sales taxes annually, in perpetuity, for the City of San Bernardino, and increased annual property taxes for San Bernardino County and various other local government agencies; and

- Increase property values in the City of San Bernardino and surrounding unincorporated County areas.

3.4 - Intended Uses of This Draft EIR

This DEIR is being prepared by the City of San Bernardino to assess the potential environmental impacts that may arise in connection with actions related to implementation of the Proposed Project. Pursuant to CEQA Guidelines Section 15367, the City of San Bernardino is the Lead Agency for the Proposed Project and has discretionary authority over the Proposed Project and project approvals. The DEIR is intended to address all public infrastructure improvements and all future development that are within the parameters of the Proposed Project.

3.4.1 - Discretionary and Ministerial Actions

As identified previously, discretionary approvals and permits are required by the City for implementation of the Proposed Project. The project application would require a number of discretionary approvals and actions, including:

Entitlements

- Specific Plan;
- General Plan Amendment;
- Zone Change;
- Development Agreement;
- Master Tentative Parcel Map;
- Tentative Tract Map for PA-2, -3, -4, -12, and -15;
- Subsequent Tentative Tracts Maps as needed
- Formation of Landscape Maintenance District; and
- Formation of Community Facility District.

Permits

- Encroachment Permit from the San Bernardino County Public Works and Flood Control District (SBCFCD);
- Right of Way Easements for Roadways, Drainage and Slope improvements from SBCFCD;
- Fuel Modification Zone Easements from SBCFCD;
- Airpark site coordination (State Department of Water Resources);
- Transmission Waterline Easement from SBCFCD;
- Right of Way, Utilities and Slope Grading Easement for Little Mountain Drive and for Campus Parkway from CSUSB;
- Federal Emergency Management Agency (FEMA), Conditional Letter of Map Revision;
- U.S. Army Corps of Engineers (USACE) Encroachment Permit for Levee Crossing of the Campus Parkway extension;
- US Fish and Wildlife Service (USFWS) Section 7 Consultation;

- California Department of Fish and Game (CDFG) Streambed Alteration Agreement;
- Regional Water Quality Control Board (RWQCB), Santa Ana Region, Water Quality Certification;
- Federal Clean Water Act 404 Permit from USACE; and
- State of California Water Resources Board, NPDES for Storm Water Discharge compliance.

Ministerial Actions

- Grading Permits;
- Encroachment Permits;
- Building Permits; and
- Occupancy Permits.

3.4.2 - Responsible and Trustee Agencies

A number of other agencies, in addition to the City of San Bernardino, will serve as Responsible and Trustee Agencies, pursuant to CEQA Guidelines Section 15381 and Section 15386, respectively. This DEIR will provide environmental information to these agencies and other public agencies, which may be required to grant approvals or coordinate with as part of project implementation. These agencies may include, but are not limited to, the following:

- U.S. Fish and Wildlife Service;
- U.S. Army Corps of Engineers;
- California Department of Fish and Game;
- California Department of Transportation (Caltrans);
- Regional Water Quality Control Board, Santa Ana Region;
- County of San Bernardino Public Works and Flood Control District;
- San Bernardino Municipal Water Department;
- San Bernardino City Unified School District; and
- South Coast Air Quality Management District (SCAQMD).

Other actions that must be taken by other agencies necessary to implement the project are:

- **Obtain Road Easements and Permits.** The project would require road and flood control easements and a right-of-entry permit for road improvements and temporary encroachment on the debris basins adjacent to the site. This easement and right-of-entry permit would be obtained from the County of San Bernardino Public Works and Flood Control District.
- **Obtain Coverage Under the General Construction Permit.** Project construction would require coverage under the General Construction Permit issued to the State Water Resources Control Board and administered locally by the Santa Ana Region of the RWQCB. A Storm Water Pollution Prevention Plan must be submitted in order to obtain the permit. The RWQCB would act as a CEQA responsible agency.

Project Description

- **Obtain Approval of a Water Quality Management Plan.** The project would require a Water Quality Management Plan that identifies Best Management Practices (BMPs) that would ensure that runoff discharge from the project site does not degrade downstream water bodies.