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MAY 17 2008



April 29, 2008

CITY OF SAN BERNARDINO  
DEVELOPMENT SERVICES  
DEPARTMENT

Ms. Terri Rahhal, City Planner  
Department of Development Services  
City of San Bernardino  
300 North "D" Street  
San Bernardino, CA 92418-0001

SUBJECT: COMMENTS ON REVISED NOTICE OF PREPARATION  
(SCH # 2007071155), UNIVERSITY HILLS SPECIFIC PLAN  
SUBSEQUENT ENVIRONMENTAL IMPACT REPORT.

Dear Ms. Rahhal:

The City of Colton appreciates the opportunity to comment on the Revised Notice of Preparation (NOP) for the Draft Subsequent Environmental Impact Report (EIR) for the proposed University Hills Specific Plan.

The project site is located northeast of the California State University San Bernardino. It is not located near our City boundaries (approximately eight miles away) and therefore, local significant impacts are not expected. We have no comments on the NOP at this time. We request that the City of San Bernardino continue to involve the City of Colton in the environmental processing for the project.

We would also appreciate receipt of all environmental and project documents that are prepared by the City of San Bernardino in the future. Please contact us at (909) 370-5079 if you have any questions.

Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT  
DAVID R. ZAMORA, Director

ANDRÉS L. SOTO  
Planning Manager

ALS:DM

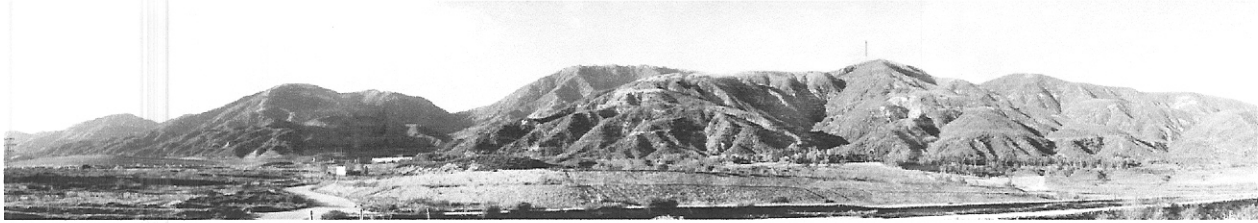
cc: Daryl Parrish, City Manager  
Mark Nuaimi, Assistant City Manager  
David R. Zamora, Community Development Director

RECEIVED  
MAY 13 2008

Terri

*Crestline Soaring Society, Inc.*  
P.O. Box 9052, San Bernardino, CA 92427-9052

CITY OF SAN BERNARDINO  
DEVELOPMENT SERVICES  
DEPARTMENT



May 11, 2008

Terri Rahhal, City Planner  
City of San Bernardino  
Development Services Department  
300 North "D" Street  
San Bernardino, CA 92418-0001

Subject: Revised Notice of Preparation for a Subsequent Environmental Impact Report (SCH# 2007071155)  
University Hills Specific Plan (UHSP)

Dear Ms Rahhal:

Thank you for this opportunity to provide input on the forthcoming Subsequent Environmental Impact Report on the University Hills Specific Plan. We appreciate the opportunities we have had to meet with the project proponents, Inland Communities, Corp; and the efforts they have made through the design process to develop a project which preserves and protects the future of hang gliding and paragliding in San Bernardino. We suggest there are two items which should carry forward through the EIR Review and ultimately project approval and construction. These are safety ("hazards") and cultural/recreational impacts.

Safety:

The University Hills Specific Plan western boundary abuts the Andy Jackson Airpark. This is also one of the first areas planned to be built out. We must continue to work together to ensure the safety of both the pilots in the air, and the people on the ground in the area under the final approach. The area in question is over flown by pilots who are low, moving at high speed; 25 to 40 mph, and who at this point have no option but to land. We appreciate the recent changes to the park at the northwest corner of the development ("Glider Park") which demonstrate the kind of mutually beneficial solutions which are available.

We wanted to offer information which could be useful in the review process. Page 3 of this letter shows an overhead photo of the area outlining the approach path and average heights. Flight speeds average 25 to 40 mph throughout the approach. There is a fair amount of deviation from the target height due to a combination of human and wind factors. The differences are both in being too high or too low and to a lesser extent laterally off course. On average we'll see pilots landing at the 50' altitude marker every few days to a few weeks. Landing at the 100' altitude marker once every year or two and landing at the 150' marker extremely rarely, perhaps every 5 or 10 years. Also, landings on the inside apron are not uncommon, probably every few weeks or months because when a pilot sees (s)he is getting low, (s)he changes course to the inside of the approach to cut the corners and increase his/her chances of landing on the field.

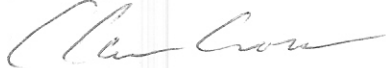
Cultural/Recreational:

In 1979 a San Bernardino pilot, Andy Jackson and his wife Juanita, purchased land to start a hang gliding airpark in the north end of San Bernardino known as Pine Crest Air Park. Later, the State of California needed the land for the Devil's Canyon Power Plant development and expropriated property to relocate the airpark to its current location with the grand opening in July 1994. Continuation of hang gliding activities has been included in the federal licensing requirements of the Devil's Canyon Power Plan and we regularly receive inspectors from the Federal Energy Regulatory Commission.

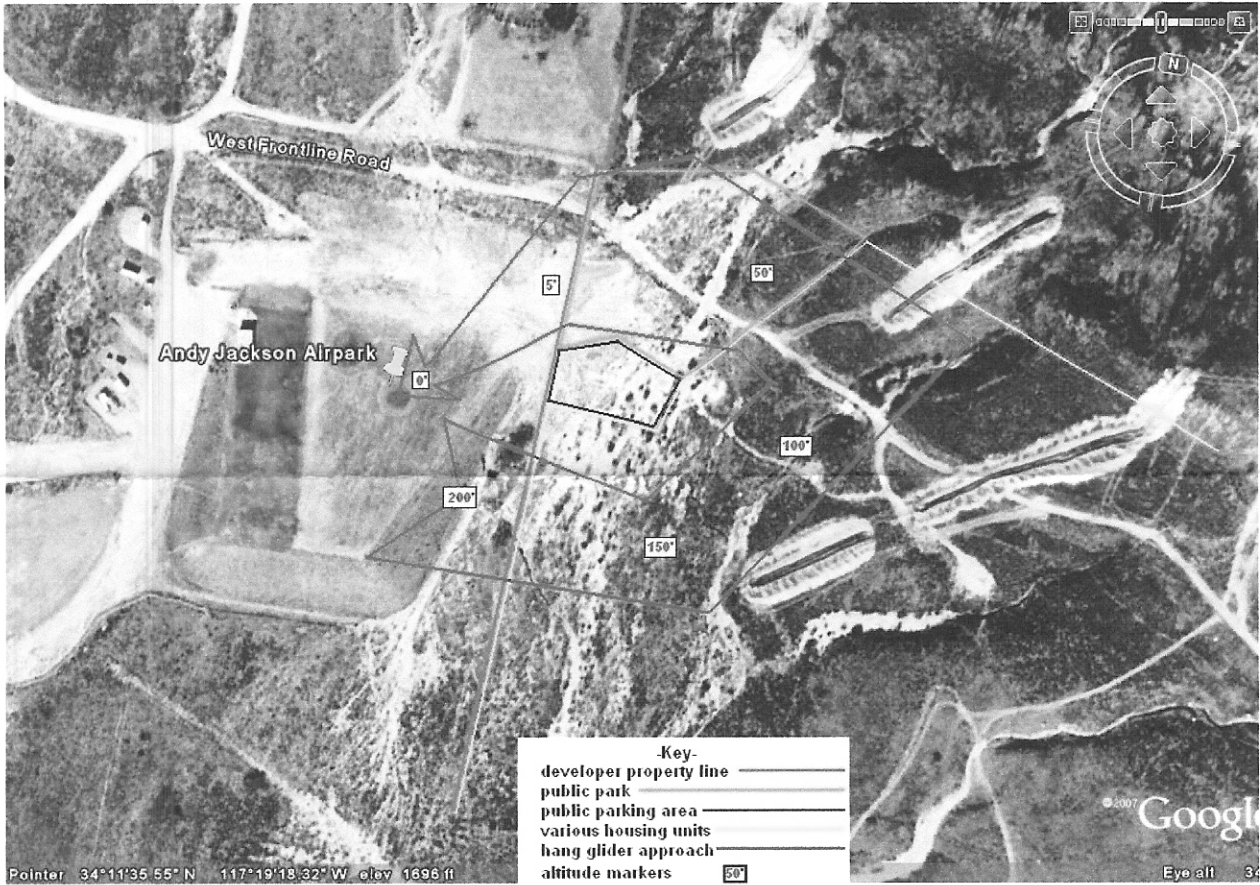
The Andy Jackson Airpark represents almost 30 years of hang gliding history, including two National Hang Gliding Championships and two Southern California Paragliding Opens. While many other hang gliding sites in California and across the country have been lost to development, the Andy Jackson Airpark has lived on and thrived in San Bernardino. The Crestline Soaring Society (CSS) is a federal 501(c)(3) organization with a primary goal of encouraging and promoting safe participation in the sports of hang gliding and paragliding. With a membership of over 200 pilots, the CSS operates the Andy Jackson Airpark on land leased from the California Department of Water Resources. Improvements at the site include two training hills and 'spot-landing' facilities for pilot training activities; a storage unit for maintenance equipment; a large grassed break-down area for gliders and another for ground handling paragliders; leveled parking areas; and, toilet facilities. Many hundreds of hang glider and paraglider pilots have been trained at the airpark, and many more tandem passengers have been introduced to the wonders of free-flight by flying with a qualified pilot. Pilots visit the Andy Jackson Airpark from across the country and around the world. The excellent flying conditions and site facilities are known internationally. Neighbors from the surrounding communities, and students from the California State University, San Bernardino Campus, regularly watch the flying activities; either from home or by dropping in at the airpark.

We appreciate the time the City of San Bernardino and Inland Communities is taking to work through the design and development process. The Crestline Soaring Society is available to provide any additional information which may be useful. We hope that we will be a unique, safe, and attractive neighbor which adds value to the University Hills development project.

Sincerely,



Alan Crouse  
President, Crestline Soaring Society



Terri

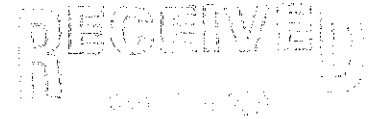


State of California—Health and Human Services Agency  
Department of Public Health



Mark B Horton, MD, MSPH  
Director

ARNOLD SCHWARZENEGGER  
Governor



CITY OF SAN BERNARDINO  
DEVELOPMENT SERVICES  
DEPARTMENT

May 12, 2008

Terri Rahhal  
City of San Bernardino  
300 North D Street  
San Bernardino, CA 92418

Dear Ms. Rahhal;

RE: University Hills Specific Plan EIR, State Clearinghouse Number 2007071155

The California Department of Public Health (CDPH) is in receipt of the Notice of Preparation for the University Hills project listed above. The City of San Bernardino (City) is proposing to adopt a General Plan Amendment, Specific Plan to govern the development of approximately 169.3 acres at the cross streets of West Northpark Blvd and Devil Canyon Levee Road. Implementation of the project would allow for the construction of 980 residential units among other project elements.

The California Water Code section 10910 (also termed Senate Bill 610 or SB610) requires that any city or county, at the time that it determines whether an environmental impact report, a negative declaration or a mitigated negative declaration is required for any project subject to the California Environmental Quality Act (CEQA), shall identify any water system that is, or may be developed as a result of supplying water to the project. A project is defined as any one of the following:

- (1) A proposed residential development of more than 500 dwelling units
- (2) A proposed shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space
- (3) A proposed commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor space
- (4) A proposed hotel or motel, or both giving more than 500 rooms
- (5) A proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area
- (6) A mixed-use project that includes one or more of the projects contained in this section
- (7) A project that would demand an amount of water equivalent to, or greater than, the amount of water required by 500 dwelling unit project

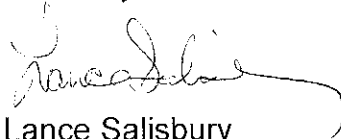
- (8) For public water systems having fewer than 5,000 service connections, a project is any proposed residential, business, commercial, hotel or motel, or industrial development that would account for an increase of 10 percent or more in the number of public water system's existing service connections

Since the University Hills Specific Plan is defined as a project pursuant to Water Code Section 10910, the City is required to prepare a water supply assessment. The water supply assessment shall document sources of water supply, quantify water demands, evaluate drought impacts, and shall provide a comparison of water supply and demand. If the assessment concludes that water supplies are or will be insufficient, then the city or public water system must provide plans for acquiring the additional water.

Please be aware that CDPH is the state regulatory agency responsible for issuing public water supply operating permits. As required by the California Health and Safety Code and by recently adopted changes to the California Waterworks Standards, water systems are required to apply to CDPH for an amended domestic water supply permit prior to making additions, changes or modifications to their facility.

Upon approval of the General Plan Amendment and development of the water supply assessment report, please contact the CDPH San Bernardino District office at (909) 383-4328 for information on the water supply application process. If you have any questions about this letter, please call me at (916) 324-6894 or email to [lance.salisbury@cdph.ca.gov](mailto:lance.salisbury@cdph.ca.gov).

Sincerely,



Lance Salisbury  
Environmental Scientist  
CDPH, Environmental Review Unit

Cc: Project File  
Sean McCarthy, San Bernardino District Engineer  
State Clearinghouse

**DEPARTMENT OF WATER RESOURCES**

1416 NINTH STREET, P.O. BOX 942636  
SACRAMENTO, CA 94236-0001  
(916) 653-5791



MAY 27 2008

Ms. Terri Rahhal, City Planner  
City of San Bernardino  
Development Services Department  
300 North "D" Street  
San Bernardino, California 92418-0001

Dear Ms. Rahhal:

The Department of Water Resources (DWR) is in receipt of a Revised Notice of Preparation for Subsequent Environmental Impact Report No. SCH #2007071155. DWR owns property known as DWR Parcel No. EBE-80, shown on the attached map, to the west of the University Hills Specific Plan identified in the report.

As a condition of Federal Energy Regulatory Commission (FERC) License DWR obtained for the construction of Devil Canyon Hydroelectric Project (copy enclosed), DWR relocated an existing hang gliding landing zone used by Crestline Soaring Society. This relocated landing site is required to be a permanent recreational mitigation per DWR's FERC license.

Enclosed are three maps showing DWR owned property used as a hang-gliding landing zone. We also took one of your maps and marked the approximate location of the hang gliding landing zone for your use. The proposed project may conflict with the use of DWR's property by Crestline Soaring Society especially if homes are placed directly in line with the landing approach from the east. Please consider DWR's obligation to provide a hang-gliding landing zone when determining recreational impacts caused by the proposed development.

DWR wishes to be placed on the mailing list for all future notices to be issued regarding this project. Notices may be mailed to:

Mr. Paul Farris, Chief  
Real Estate Branch  
Department of Water Resources  
1416 - 9<sup>th</sup> Street, Room 415  
Sacramento, California 95814

Ms. Terri Rahhal, City Planner

**MAY 27 2008**  
Page 2

Thank you for your assistance in this matter. If you have any questions or concerns, you may contact me at (916) 653-8613, or e-mail me at [dching@water.ca.gov](mailto:dching@water.ca.gov).

Sincerely,



David Ching  
Associate Land Agent

Enclosures

cc: Crestline Soaring Society  
Attention: Robert McKenzie  
Post Office Box 9052  
San Bernardino, California 92427-9052



Ms. Terri Rahhal, City Planner

**MAY 27 2008**  
Page 2

Thank you for your assistance in this matter. If you have any questions or concerns, you may contact me at (916) 653-8613, or e-mail me at [dching@water.ca.gov](mailto:dching@water.ca.gov).

Sincerely,




David Ching  
Associate Land Agent

Enclosures

cc: Crestline Soaring Society  
Attention: Robert McKenzie  
Post Office Box 9052  
San Bernardino, California 92427-9052

**SAN BERNARDINO CITY FIRE DEPARTMENT  
INTEROFFICE MEMORANDUM**

**To:** Terri Rahhal, City Planner  
**From:** Doug Dupree, Fire Marshal   
**Subject:** University Hills Project  
**Date:** March 10, 2008

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The Fire Department has conducted a preliminary review of the University Hills project located within the Foothill Fire Zone. As a result of this initial review we offer the following comments:

General

Although we do remember discussion related to road grades there is no documentation in our file related to this issue. However, we are prepared to approve grades of up to 12 percent for specific areas of the project.

Specific Plan

1. Page 3-9- All fences shall be consistent with Chapter 19.15 San Bernardino Development Code.
2. Page 3-13- Patio covers shall be consistent with Chapter 19.15 San Bernardino Development Code.
3. Page 3-18- Indicates alley width of 24 feet, no parking to be enforced on these access roadways.
4. Page 3-70- 20' setback required. This is consistent with both Orange County and LA County Fire Departments.
5. Page 3-71 & 72- B & C zones to be 150' minimum (determined by fire model) as required by Chapter 19.15 San Bernardino Development Code. This requirement is also consistent with Orange County and LA County Fire Departments.
6. Page 3-71 & 72- Fuel Modification zones B & C to be maintained by LMD not HOA.
7. Page 3-72- Manufactured slopes in proximity of Fuel Modification zones to be maintained by LMD.
8. Page 3-73- As stated (with revision) in conceptual Fire Protection Plan, "Building Construction Material Requirements, shall be in accordance with the latest version of City of San Bernardino Building and Fire Codes in effect at time of building permit application, including local amendments".
9. Page 3-75 & 77- These maps were not to scale which did not allow for measurement of fuel modification zones. These zones must be minimum distances as described in numbers 4 & 5 above.

EIR

1. Page 4.11-1- Correct paragraph 1 to indicate, "San Bernardino City Fire Department".
2. Page 4.11-2- Correct paragraph 1, the San Bernardino City Fire Department does not utilize reserve or volunteer firefighters.

3. Page 4.11-2- Response Times – Correct to indicate “goal is a response time (driving time) of five minutes, 90 percent of the time”.
4. Page 4.11-3- A Paramedic Squad has been placed in service at Fire Station 226 to provide Paramedic service to the county areas referenced in the report. Additionally, some of those county islands have now been annexed into the city.
5. Page 9-1- Correct title to indicate- Doug Dupree, Division Chief.

Appendix

It is our opinion that the Fire Protection and Fuel Modification plans that are contained in the Appendix material are conceptual in nature, with a more detailed plan to follow. Therefore, detailed specifics (i.e. BEHAVE fuel modeling) of the Fire Protection/Fuel Modification plan were not reviewed; however, the following general comments are offered:

1. Fuel modification maps were not to scale; minimum distances as set forth previously in this memo are required.
2. Page 6 & 7- Zones A, B, & C are required to be minimum distances as set forth previously in this memo.
3. Page 17- Building Construction Material Requirements- correct as specified in Specific Plan section number 8.

Once a detailed conceptual plan is submitted containing all required elements of the Fire Protection/Fuel Modification plan specific comments will be issued.

STATE OF CALIFORNIA

Arnold Schwarzenegger, Governor

**NATIVE AMERICAN HERITAGE COMMISSION**

315 CAPITOL MALL, ROOM 364  
SACRAMENTO, CA 95814  
(916) 653-6251  
Fax (916) 667-5390  
Web Site [www.nahc.ca.gov](http://www.nahc.ca.gov)  
e-mail: [ds\\_nahc@pacbell.net](mailto:ds_nahc@pacbell.net)



May 22, 2008

Ms. Teri Rahhal  
**CITY OF SAN BERNARDINO DEVELOPMENT SERVICES DEPARTMENT**  
300 North "D" Street  
San Bernardino, CA 92418-0001

Sent by FAX to: 909-384-5080  
Number of pages: 2

Re: Tribal Consultation Per Government Code §§ 65352.3, 65352.4 and 65562.5 (SB 18) for Specific Plan Amendment, University Hills Specific Plan, City of San Bernardino Development Services Department, San Bernardino County, California

Dear Ms. Rahhal:

Government Code §65352.3 requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting, and/or mitigating impacts to cultural places. The Native American Heritage Commission is the state agency designated for the protection of Native American Cultural Resources. Attached is a consultation list of tribes with traditional lands or cultural places located within the Project Area of Potential Effect (APE).

As a part of consultation, the NAHC recommends that local governments conduct record searches through the NAHC and California Historic Resources Information System (CHRIS contact 916-653-7278 or [www.ohp.ca.gov](http://www.ohp.ca.gov)) to determine if any cultural places are located within the area(s) affected by the proposed action. NAHC Sacred Lands File requests must be made in writing. All requests must include county, USGS quad map name, township, range and section. Local governments should be aware, however, that records maintained by the NAHC and CHRIS are not exhaustive, and a negative response to these searches does not preclude the existence of a cultural place. A tribe may be the only source of information regarding the existence of a cultural place.

The Native American Heritage Commission works with Native American tribal governments regarding its identification of 'Areas of Traditional Use.' The Commission may adjust the submitted data defining the 'Area of Traditional Use' in accordance with generally accepted ethnographic, anthropological, archeological research and oral history. Also, the Area of Traditional Use is an issue appropriate for the government-to-government consultation process.

If you have any questions, please contact me at (916) 653-6251.

Sincerely,

Handwritten signature of Dave Singleton in black ink.  
Dave Singleton  
Program Analyst

Attachment: Native American Tribal Consultation List

**Native American Tribal Consultation List  
San Bernardino County  
May 22, 2008**

**Cahuilla Band of Indians**  
**Anthony Madrigal, Jr., Chairperson**  
P.O. Box 391760 Cahuilla  
Anza, CA 92539  
tribalcouncil@cahuilla.net  
(951) 763-2631

**San Manuel Band of Mission Indians**  
**James Ramos, Chairperson**  
26569 Community Center Drive Serrano  
Highland, CA 92346  
(909) 864-8933  
(909) 864-3724 - FAX

**Gabrieleno/Tongva San Gabriel Band of Mission**  
**Anthony Morales, Chairperson**  
PO Box 693 Gabrielino Tongva  
San Gabriel, CA 91778  
ChiefRBwife@aol.com  
(626) 286-1632  
(626) 286-1758 - Home  
(626) 483-3564 cell

**Morongongo Band of Mission Indians**  
**Robert Martin, Chairperson**  
11581 Potrero Road Cahuilla  
Banning, CA 92220 Serrano  
Robert\_Martin@morongo.org  
(951) 849-8807  
(951) 755-5200

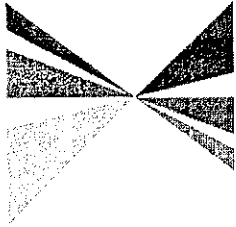
**Serrano Nation of Indians**  
**Goldie Walker**  
6588 Valaria Drive Serrano  
Highland, CA 92346  
(909) 862-9883

**This list is current only as of the date of this document.**

**Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.6 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.**

**This list is applicable only for consultation with Native American tribes under Government Code Section 65352.3.**

SOUTHERN CALIFORNIA



**ASSOCIATION of GOVERNMENTS**

**Main Office**

818 West Seventh Street  
12th Floor  
Los Angeles, California  
90017-3435  
  
t (213) 236-1800  
f (213) 236-1825  
  
www.scag.ca.gov

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Richard Dixon, Lake Forest  
  
First Vice President  
Harry Baldwin, San Gabriel  
  
Second Vice President  
Vacant  
  
Immediate Past President  
Gary Ovitt, San Bernardino County

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Richard Dixon, Lake Forest  
  
Community, Economic and  
Human Development  
Jon Edney, El Centro  
  
Energy and Environment  
Debbie Cook, Huntington Beach  
  
Transportation and Communications  
Mike Ten, South Pasadena

May 22, 2008

Terri Rahhal, City Planner  
City of San Bernardino  
Development Services Department  
300 North "D" Street  
San Bernardino, CA 92418-0001

RE: **SCAG Comments on the Revised Notice of Preparation for a Subsequent Draft Environmental Impact Report for the University Hills Specific Plan Project - SCAG No. I20080259**

Dear Terri Rahhal,

Thank you for submitting the **Revised Notice of Preparation for a Subsequent Draft Environmental Impact Report for the University Hills Specific Plan Project - SCAG No. I20080259**, to the Southern California Association of Governments (SCAG) for review and comment. SCAG is the authorized regional agency for Inter-Governmental Review of Programs proposed for federal financial assistance and direct development activities, pursuant to Presidential Executive Order 12372 (replacing A-95 Review). Additionally, pursuant to Public Resources Code Section 21083(d) SCAG reviews Environmental Impacts Reports of projects of regional significance for consistency with regional plans per the California Environmental Quality Act Guidelines, Sections 15125(d) and 15206(a)(1). SCAG is also the designated Regional Transportation Planning Agency and as such is responsible for both preparation of the Regional Transportation Plan (RTP) and Regional Transportation Improvement Program (RTIP) under California Government Code Section 65080 and 65082.

SCAG staff has reviewed the aforementioned NOP and has determined that the proposed project is regionally significant per the California Environmental Quality Act (CEQA) Guidelines (Section 15125(d) and 15206). The project will consist of 404.3 total acres containing 20 planning areas, 8.1 acres of parks, 235 acres of natural open space, and a variety of residential uses with 21% (85.6) net acres devoted to 980 proposed dwelling units. CEQA requires that EIRs discuss any inconsistencies between the proposed project and applicable general plans and regional plans (Section 15125 [d]). If there are inconsistencies, an explanation and rationalization for such inconsistencies should be provided. We expect the Subsequent DEIR to specifically cite all SCAG policies and address the manner in which the project is consistent, not-consistent, or not applicable to these policies and provide supportive analysis as to why it is consistent, not-consistent, or not applicable.

Policies of SCAG's Regional Comprehensive Plan and Guide (RCPG), Regional Transportation Plan (RTP), and Compass Growth Vision (CGV) that may be applicable to your project are outlined in the attachment. The RCPG, RTP and CGV can be found on the SCAG web site at: <http://scag.ca.gov/igr>. For ease of review, we would encourage you to use a side-by-side comparison of all SCAG policies with a discussion of the consistency, non-consistency or non-applicability of the policy and supportive analysis in a table format (example attached).

The attached detailed comments are meant to provide guidance for considering the proposed project within the context of our regional goals and policies. **Please provide a minimum of 45 days for SCAG to review the DEIR and associated plans when these documents are available.** If you have any questions regarding the attached comments, please contact Christine Fernandez at (213) 236-1923. Thank you.

Sincerely,

Jacob Lieb, Program Manager  
Environmental Planning Division

DOCS#146166

**COMMENTS ON THE REVISED NOTICE OF PREPARATION FOR A SUBSEQUENT DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE UNIVERSITY HILLS SPECIFIC PLAN PROJECT - SCAG NO. I20080259**

**PROJECT DESCRIPTION**

The proposed project is a subsequent project to the previously approved Paradise Hills Specific Plan and Certified EIR of 1993 (SCH# 91012055). Due to economic conditions the project was never built. Recently the project has been extensively 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 that embraces the California State University at San Bernardino (CSUSB). The new project, University Hills Specific Plan (UHSP), will consist of 404.3 total acres containing 20 planning areas, 8.1 acres of parks, 235 acres of natural open space, and a variety of residential uses with 21% (85.6) net acres devoted to 980 proposed dwelling units. Development is proposed to be clustered onto approximately 42% (169.5) acres of the site.

The project site is located south of the San Bernardino Mountains and is bisected by Badger Canyon. The San Andreas Fault Zone crosses the middle of the site in a general northwest-southeast direction. The southwester and southeastern portions of the site are situated on a sloping alluvial fan, while the central and northern portions of the site consist of steep slopes associated with Badger Canyon and the San Bernardino Mountains. The land to the north, northeast, and northwest lies within the San Bernardino National Forest, while the land along the entire southern border of the site is owned and maintained by the County of San Bernardino for flood control purposes.

**CONSISTENCY WITH REGIONAL COMPREHENSIVE PLAN AND GUIDE POLICIES**

The **Growth Management Chapter (GMC)** of the Regional Comprehensive Plan and Guide (RCPG) contains the following policies that are particularly applicable and should be addressed in the draft EIR.

**Regional Growth Forecasts**

The DEIR should reflect the most current SCAG forecasts, which are the 2008 RTP (May 2008) Population, Household and Employment forecasts. The forecasts for your region, subregion, and cities are as follows:

**Adopted SCAG Regionwide Forecasts<sup>1</sup>**

	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>
Population	19,418,344	20,465,830	21,468,948	22,395,121	23,255,377	24,057,286
Households	6,086,986	6,474,074	6,840,328	7,156,645	7,449,484	7,710,722
Employment	8,349,453	8,811,406	9,183,029	9,546,773	9,913,376	10,287,125

**Adopted San Bernardino Association of Governments (SANBAG) Forecasts<sup>1</sup>**

	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>
Population	2,182,049	2,385,761	2,582,773	2,773,938	2,957,754	3,133,797
Households	637,252	718,601	787,138	852,994	914,575	972,565
Employment	810,232	897,493	965,781	1,045,471	1,134,964	1,254,752

**Adopted SANBAG Subregion - Unincorporated Forecasts<sup>1</sup>**

	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>
Population	346,524	380,398	408,658	436,079	462,446	487,698
Households	104,067	118,931	131,078	142,750	153,665	163,943
Employment	96,956	103,427	108,462	114,355	120,989	128,681

**Adopted City of San Bernardino Forecasts<sup>1</sup>**

	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>
Population	213,318	224,927	235,616	245,989	255,962	265,514
Households	60,877	65,147	68,783	72,277	75,544	78,620
Employment	107,024	117,428	124,973	133,639	143,639	157,086

1. The 2008 RTP growth forecast at the regional, county and subregional level was adopted by the Regional Council in May 2008. City totals are the sum of small area data and should be used for advisory purposes only.

*3.01 The population, housing, and jobs forecasts, which are adopted by SCAG's Regional Council and that reflect local plans and policies shall be used by SCAG in all phases of implementation and review.*

**GMC POLICIES RELATED TO THE RCPG GOAL TO IMPROVE THE REGIONAL STANDARD OF LIVING**

The Growth Management goals to develop urban forms that enable individuals to spend less income on housing cost, that minimize public and private development costs, and that enable firms to be more competitive, strengthen the regional strategic goal to stimulate the regional economy. The evaluation of the proposed project in relation to the following policies would be intended to guide efforts toward achievement of such goals and does not infer regional interference with local land use powers.

- 3.04 Encourage local jurisdictions' efforts to achieve a balance between the types of jobs they seek to attract and housing prices.*
- 3.05 Encourage patterns of urban development and land use which reduce costs on infrastructure construction and make better use of existing facilities.*
- 3.06 Support public education efforts regarding the costs of various alternative types of growth and development.*
- 3.09 Support local jurisdictions' efforts to minimize the cost of infrastructure and public service delivery, and efforts to seek new sources of funding for development and the provision of services.*
- 3.10 Support local jurisdictions' actions to minimize red tape and expedite the permitting process to maintain economic vitality and competitiveness.*

**GMC POLICIES RELATED TO THE RCPG GOAL TO IMPROVE THE REGIONAL QUALITY OF LIFE**

The Growth Management goals to attain mobility and clean air goals and to develop urban forms that enhance quality of life, that accommodate a diversity of life styles, that preserve open space and natural resources, and that are aesthetically pleasing and preserve the character of communities, enhance the regional strategic goal of maintaining the regional quality of life. The evaluation of the proposed project in relation to the following policies would be intended to provide direction for plan implementation, and does not



allude to regional mandates.

- 3.11 *Support provisions and incentives created by local jurisdictions to attract housing growth in job-rich subregions and job growth in housing-rich subregions.*
- 3.12 *Encourage existing or proposed local jurisdictions' programs aimed at designing land uses which encourage the use of transit and thus reduce the need for roadway expansion, reduce the # of auto trips and vehicle miles traveled, and create opportunities for residents to walk and bike.*
- 3.13 *Encourage local jurisdictions' plans that maximize the use of existing urbanized areas accessible to transit through infill and redevelopment.*
- 3.14 *Support local plans to increase density of future development located at strategic points along the regional commuter rail, transit systems, and activity centers.*
- 3.15 *Support local jurisdictions' strategies to establish mixed-use clusters and other transit-oriented developments around transit stations and along transit corridors.*
- 3.16 *Encourage developments in and around activity centers, transportation corridors, underutilized infrastructure systems, and areas needing recycling and redevelopment.*
- 3.17 *Support and encourage settlement patterns, which contain a range of urban densities.*
- 3.18 *Encourage planned development in locations least likely to cause adverse environmental impact.*
- 3.19 *Support policies and actions that preserve open space areas identified in local, state, and federal plans.*
- 3.20 *Support the protection of vital resources such as wetlands, groundwater recharge areas, woodlands, production lands, and land containing unique and endangered plants and animals.*
- 3.21 *Encourage the implementation of measures aimed at the preservation and protection of recorded and unrecorded cultural resources and archaeological sites.*
- 3.22 *Discourage development, or encourage the use of special design requirements, in areas with steep slopes, high fire, flood, and seismic hazards.*
- 3.23 *Encourage mitigation measures that reduce noise in certain locations, measures aimed at preservation of biological and ecological resources, measures that would reduce exposure to seismic hazards, minimize earthquake damage, and to develop emergency response and recovery plans.*

#### **GMC POLICIES RELATED TO THE RCPG GOAL TO PROVIDE SOCIAL, POLITICAL, AND CULTURAL EQUITY**

The Growth Management goals to develop urban forms that avoid economic and social polarization promotes the regional strategic goal of minimizing social and geographic disparities and of reaching equity among all segments of society. The evaluation of the proposed project in relation to the policy stated below is intended guide direction for the accomplishment of this goal, and does not infer regional mandates and interference with local land use powers.

- 3.24 *Encourage efforts of local jurisdictions in the implementation of programs that increase the supply and quality of housing and provide affordable housing as evaluated in the Regional Housing Needs Assessment.*
- 3.27 *Support local jurisdictions and other service providers in their efforts to develop sustainable communities and provide, equally to all members of society, accessible and effective services such as: public education, housing, health care, social services, recreational facilities, law enforcement, and fire protection.*

#### **AIR QUALITY CHAPTER**

The **Air Quality Chapter** core actions related to the proposed project include:

- 5.07 *Determine specific programs and associated actions needed (e.g., indirect source rules, enhanced use of telecommunications, provision of community-based shuttle services, provision of demand management based programs, or vehicle-miles-traveled/emission fees) so that options to command and control regulation can be assessed.*
- 5.11 *Through the environmental document review process, ensure that plans at all levels of government (regional, air basin, county, subregional, and local) consider air quality, land use, transportation, and economic relationships to ensure consistency and minimize conflicts.*

#### **OPEN SPACE AND CONSERVATION CHAPTER**

The **Open Space and Conservation Chapter** goals related to the proposed project include:

- 9.01 *Provide adequate land resources to meet the outdoor recreation needs of the present and future residents in the region.*
- 9.02 *Increase the accessibility to open space lands for outdoor recreation.*
- 9.03 *Promote self-sustaining regional recreation resources and facilities.*
- 9.04 *Maintain open space for adequate protection to lives and properties against natural and manmade hazards.*
- 9.05 *Minimize potentially hazardous developments in hillsides, canyons, areas susceptible to flooding, earthquakes, wildfire and other known hazards, and areas with limited access for emergency equipments.*
- 9.08 *Develop well-managed viable ecosystems or known habitats of rare, threatened and endangered species, including wetlands.*

#### **WATER QUALITY CHAPTER RECOMMENDATIONS AND POLICY OPTIONS**

The **Water Quality Chapter** goals related to the proposed project include:

- 11.02 *Encourage "watershed management" programs and strategies, recognizing the primary role of local governments in such efforts.*
- 11.07 *Encourage water reclamation throughout the region where it is cost-effective, feasible, and appropriate to reduce reliance on imported water and wastewater discharges. Current administrative impediments to increased use of wastewater should be addressed.*

#### **REGIONAL TRANSPORTATION PLAN**

The **2004 Regional Transportation Plan (RTP)** also has goals and policies that are pertinent to this proposed project. This RTP links the goal of sustaining mobility with the goals of fostering economic development, enhancing the environment, reducing energy consumption, promoting transportation-friendly development patterns, and encouraging fair and equitable access to residents affected by socio-economic, geographic and commercial limitations. The RTP continues to support all applicable federal and state laws in implementing the proposed project. Among the relevant goals and policies of the RTP are the following:

##### ***Regional Transportation Plan Goals:***

- RTP G1** *Maximize mobility and accessibility for all people and goods in the region.*
- RTP G2** *Ensure travel safety and reliability for all people and goods in the region.*
- RTP G3** *Preserve and ensure a sustainable regional transportation system.*
- RTP G4** *Maximize the productivity of our transportation system.*
- RTP G5** *Protect the environment, improve air quality and promote energy efficiency.*
- RTP G6** *Encourage land use and growth patterns that complement our transportation investments.*
- RTP G7** *Maximize the security of our transportation system through improved system monitoring.*

*rapid recovery planning, and coordination with other security agencies.*

## **GROWTH VISIONING**

The fundamental goal of the **Compass Growth Visioning** effort is to make the SCAG region a better place to live, work and play for all residents regardless of race, ethnicity or income class. Thus, decisions regarding growth, transportation, land use, and economic development should be made to promote and sustain for future generations the region's mobility, livability and prosperity. The following "Regional Growth Principles" are proposed to provide a framework for local and regional decision making that improves the quality of life for all SCAG residents. Each principle is followed by a specific set of strategies intended to achieve this goal. Please demonstrate how the proposed project does or does not support these principles. More information and maps can be found at <http://www.compassblueprint.org/2percent/areas>.

### ***Principle 1: Improve mobility for all residents.***

- GV P1.1 Encourage transportation investments and land use decisions that are mutually supportive.*
- GV P1.2 Locate new housing near existing jobs and new jobs near existing housing.*
- GV P1.3 Encourage transit-oriented development.*
- GV P1.4 Promote a variety of travel choices*

### ***Principle 2: Foster livability in all communities.***

- GV P2.1 Promote infill development and redevelopment to revitalize existing communities.*
- GV P2.2 Promote developments, which provide a mix of uses.*
- GV P2.3 Promote "people scaled," walkable communities.*
- GV P2.4 Support the preservation of stable, single-family neighborhoods.*

### ***Principle 3: Enable prosperity for all people.***

- GV P3.1 Provide, in each community, a variety of housing types to meet the housing needs of all income levels.*
- GV P3.2 Support educational opportunities that promote balanced growth.*
- GV P3.3 Ensure environmental justice regardless of race, ethnicity or income class.*
- GV P3.4 Support local and state fiscal policies that encourage balanced growth*
- GV P3.5 Encourage civic engagement.*

### ***Principle 4: Promote sustainability for future generations.***

- GV P4.1 Preserve rural, agricultural, recreational, and environmentally sensitive areas.*
- GV P4.2 Focus development in urban centers and existing cities.*
- GV P4.3 Develop strategies to accommodate growth that uses resources efficiently, eliminate pollution and significantly reduce waste.*
- GV P4.4 Utilize "green" development techniques*

## **CONCLUSION**

All feasible measures needed to mitigate any potentially negative regional impacts associated with the proposed project should be implemented and monitored, as required by CEQA.

When a project is of statewide, regional, or areawide significance, transportation information generated by a required monitoring or reporting program shall be submitted to SCAG as such information becomes reasonably available, in accordance with CEQA, Public Resource Code Section 21018.7, and CEQA Guidelines Section 15097 (g).

**SUGGESTED SIDE BY SIDE FORMAT - COMPARISON TABLE OF SCAG POLICIES**

For ease of review, we would encourage the use of a side-by-side comparison of all SCAG policies with a discussion of the consistency, non-consistency or not applicable of the policy and supportive analysis in a table format. All policies and goals must be evaluated as to impacts. Suggested format is as follows:

The complete table can be found at: [http://www.scag.ca.gov/igr/doc/IGR\\_PoliciesFillinTable.doc](http://www.scag.ca.gov/igr/doc/IGR_PoliciesFillinTable.doc)

SCAG RCPG (RTP and/or CGV) Policies Growth Management Chapter		
Policy Number	Policy Text	Statement of Consistency, Non-Consistency, or Not Applicable
3.01	The population, housing, and jobs forecasts, which are adopted by SCAG's Regional Council and that reflect local plans and policies shall be used by SCAG in all phases of implementation and review.	Consistent: Statement as to why Not-Consistent: Statement as to why Not Applicable: Statement as to why
3.02	In areas with large seasonal population fluctuations, such as resort areas, forecast permanent populations. However, appropriate infrastructure systems should be sized to serve high-season population totals.	Consistent: Statement as to why Not-Consistent: Statement as to why Not Applicable: Statement as to why
3.03	The timing, financing, and location of public facilities, utility systems, and transportation systems shall be used by SCAG to implement the region's growth policies.	Consistent: Statement as to why Not-Consistent: Statement as to why Not Applicable: Statement as to why
Etc.	Etc.	Etc.

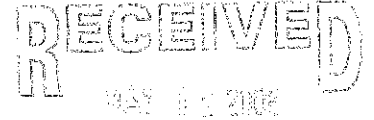
Terri



# South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178  
(909) 396-2000 • www.aqmd.gov

May 6, 2008



Mr. Terri Rahhal, City Planner  
City of San Bernardino  
Development Services Department  
300 North "D" Street  
San Bernardino, CA 92418

CITY OF SAN BERNARDINO  
DEVELOPMENT SERVICES  
DEPARTMENT

Dear Mr. Rahhal:

## **Revised Notice of Preparation of a Draft Environmental Impact Report (Draft EIR) for the University Hills Specific Plan**

The South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the above-mentioned document. The SCAQMD's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft environmental impact report (EIR). Please send the SCAQMD a copy of the Draft EIR upon its completion. **In addition, please send with the draft EIR all appendices or technical documents related to the air quality analysis and electronic versions of all air quality modeling and health risk assessment files. Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

### **Air Quality Analysis**

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. Alternatively, the lead agency may wish to consider using the California Air Resources Board (CARB) approved URBEMIS 2007 Model. This model is available on the SCAQMD Website at: [www.urbemis.com](http://www.urbemis.com).

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has developed a methodology for calculating PM2.5 emissions from construction and operational activities and processes. In connection with developing PM2.5 calculation methodologies, the SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD requests that the lead agency quantify PM2.5 emissions and compare the results to the recommended PM2.5 significance thresholds. Guidance for calculating PM2.5 emissions and PM2.5 significance thresholds can be found at the following internet address: [http://www.aqmd.gov/ceqa/handbook/PM2\\_5/PM2\\_5.html](http://www.aqmd.gov/ceqa/handbook/PM2_5/PM2_5.html).

In addition to analyzing regional air quality impacts the SCAQMD recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized significance analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at <http://www.aqmd.gov/ceqa/handbook/LST/LST.html>.

It is recommended that lead agencies for projects generating or attracting vehicular trips, especially heavy-duty diesel-fueled vehicles, perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis") can be found on the SCAQMD's CEQA web pages at the following internet address: [http://www.aqmd.gov/ceqa/handbook/mobile\\_toxic/mobile\\_toxic.html](http://www.aqmd.gov/ceqa/handbook/mobile_toxic/mobile_toxic.html). An analysis of all toxic air contaminant impacts due to the decommissioning or use of equipment potentially generating such air pollutants should also be included.

### **Mitigation Measures**

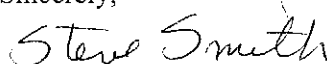
In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. To assist the Lead Agency with identifying possible mitigation measures for the project, please refer to Chapter 11 of the SCAQMD CEQA Air Quality Handbook for sample air quality mitigation measures. Additional mitigation measures can be found on the SCAQMD's CEQA web pages at the following internet address: [www.aqmd.gov/ceqa/handbook/mitigation/MM\\_intro.html](http://www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html) Additionally, SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook contain numerous measures for controlling construction-related emissions that should be considered for use as CEQA mitigation if not otherwise required. Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/prdas/aqguide/aqguide.html>. In addition, guidance on siting incompatible land uses can be found in the California Air Resources Board's Air Quality and Land Use Handbook: A Community Perspective, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed.

### **Data Sources**

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's World Wide Web Homepage (<http://www.aqmd.gov>).

The SCAQMD is willing to work with the Lead Agency to ensure that project-related emissions are accurately identified, categorized, and evaluated. Please call Charles Blankson, Ph.D., Air Quality Specialist, CEQA Section, at (909) 396-3304 if you have any questions regarding this letter.

Sincerely,



Steve Smith, Ph.D.

Program Supervisor, CEQA Section

Planning, Rule Development and Area Sources

SS:CB:AK

SBC080425-03AK

Control Number



ARNOLD SCHWARZENEGGER  
GOVERNOR

STATE OF CALIFORNIA  
GOVERNOR'S OFFICE of PLANNING AND RESEARCH  
STATE CLEARINGHOUSE AND PLANNING UNIT



CYNTHIA BRYANT  
DIRECTOR

Notice of Preparation

April 25, 2008



CITY OF SAN BERNARDINO  
DEVELOPMENT SERVICES  
DEPARTMENT

To: Reviewing Agencies

Re: University Hills Specific Plan EIR - Revised  
SCH# 2007071155

Attached for your review and comment is the Notice of Preparation (NOP) for the University Hills Specific Plan EIR - Revised draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

**Terri Rahhal**  
City of San Bernardino  
300 North D Street  
San Bernardino, CA 92418-0001

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan  
Project Analyst, State Clearinghouse

Attachments  
cc: Lead Agency

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2007071155  
**Project Title** University Hills Specific Plan EIR - Revised  
**Lead Agency** San Bernardino, City of

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**Type** **NOP** Notice of Preparation  
**Description** The project proposes 980 residential units on 169.3 acres within a site that encompasses 404.3 acres. Housing densities range from 3.1 up to 20 units per acre with a gross density of 2.4 units per acre and a net density of 5.8 units per acre. This document will be a Subsequent EIR to the Paradise Hills Specific Plan EIR (SCH# 1991012055). Compared to the previously approved project, the University Hills project proposes to concentrate units mainly below or south of the San Andreas Fault which traverses the site, and eliminates units in upper Badger Canyon. The project has 8.1 acres of developed parkland/trails and 235 acres of natural open space.

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**Lead Agency Contact**

**Name** Terri Rahhal  
**Agency** City of San Bernardino  
**Phone** 909-384-5057 **Fax**  
**email**  
**Address** 300 North D Street  
**City** San Bernardino **State** CA **Zip** 92418-0001

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**Project Location**

**County** San Bernardino  
**City** San Bernardino  
**Region**  
**Cross Streets** West Northpark Boulevard and Devil Canyon Levee Road  
**Parcel No.**  
**Township** 1N **Range** 4W **Section** 4, 5 **Base** SBB&M

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**Proximity to:**

**Highways** I-215, SR-18  
**Airports**  
**Railways** BNSF  
**Waterways** Badger Creek, East Branch CA Aqueduct  
**Schools** CSU San Bernardino, Cajon HS, and others  
**Land Use** Specific Plan/Specific Plan

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**Project Issues** Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Growth Inducing; Landuse; Cumulative Effects; Other Issues; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Water Quality; Water Supply; Wetland/Riparian

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**Reviewing Agencies** Resources Agency; Department of Conservation; Cal Fire; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 6; Native American Heritage Commission; Public Utilities Commission; California Highway Patrol; Department of Housing and Community Development; Caltrans, District 8; Air Resources Board, Transportation Projects; Regional Water Quality Control Board, Region 8

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**Date Received** 04/25/2008 **Start of Review** 04/25/2008 **End of Review** 05/27/2008

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