

An aerial rendering of a residential development. The scene shows several large, modern houses with light-colored walls and dark roofs, interspersed with lush green trees and manicured lawns. A paved road curves through the center of the development, with a few cars and pedestrians visible. The overall atmosphere is bright and sunny, suggesting a high-quality, planned community.

City of Upland Villa Serena Specific Plan Project Environmental Impact Report

Public Scoping Meeting
June 8th, 2022 | 5:00 PM

Introduction



- **Lead Agency: City of Upland**
 - Robert D. Dalquest, Development Serv. Director
 - Joshua Winter, Senior Planner
- **Environmental Consultant: LSA**
 - Carl Winter, Associate/Project Manager
- **Applicant: The Colonies Partners, L.P.**

LSA

Purpose of Meeting

- Present Project Information
- Explain the Environmental Review Process
- Discuss Scope and Content of the EIR
- Define the Public Input Process
- **No Decision** will be made on the Project Tonight

Scoping Meeting

- The purpose of the scoping meeting is to discuss the scope and content of the EIR.
- The project merits and the City's decision on project will be considered at **later meetings**.
- All speakers are asked to sign in so that the City can keep a record of attendance for future notification(s).
- Speakers are encouraged to also submit their comments in writing.
- The public may submit comments electronically to: Joshua Winter at jwinter@uplandca.gov
- As appropriate, comments and information will be addressed and/or incorporated into the Draft EIR

Scoping Meeting Agenda

- Proposed Project
- What is CEQA?
- EIR Process
- Public Comments
- Closing

Proposed Project

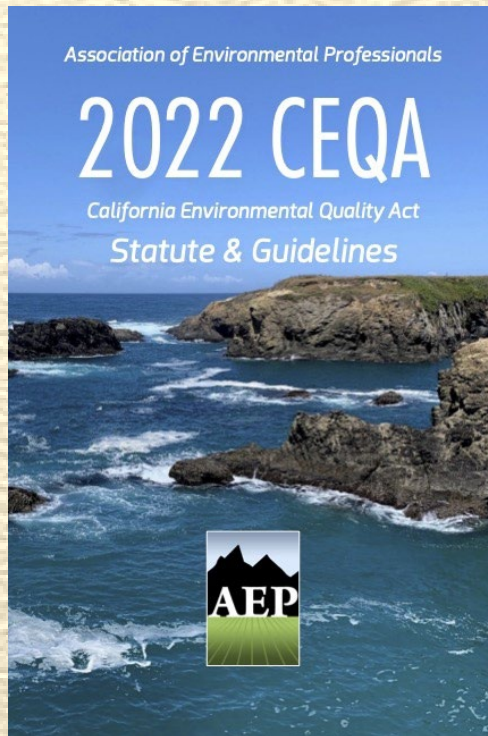
- Development of 65 homes within 9.2 acres of the existing 15th Street basin. The remaining portion of the basin will consist of 11.1 acres.
- The remaining basin will be excavated 7-feet lower than the existing basin low point to ensure that the 100-year water surface in the basin remains below the top of existing levees.
- The basin will continue to slope from the east to the west.
- The remaining 15th Street basin will continue to operate as a flood control basin to minimize and control the release of storm runoff to the meet the capacity of downstream flood control facilities.

Proposed Project

- Connection to Campus Avenue via 15th Street to provide access to the project site.
- Installation of a 'knuckle' at the Fernando Avenue and 15th Street.
- Park feature located between the 'knuckle' and 15th Street extension.

California Environmental Quality Act (CEQA)

- CEQA Statute: PRC §21000 et seq.
- Guidelines: “How to” for implementing statute




LSA

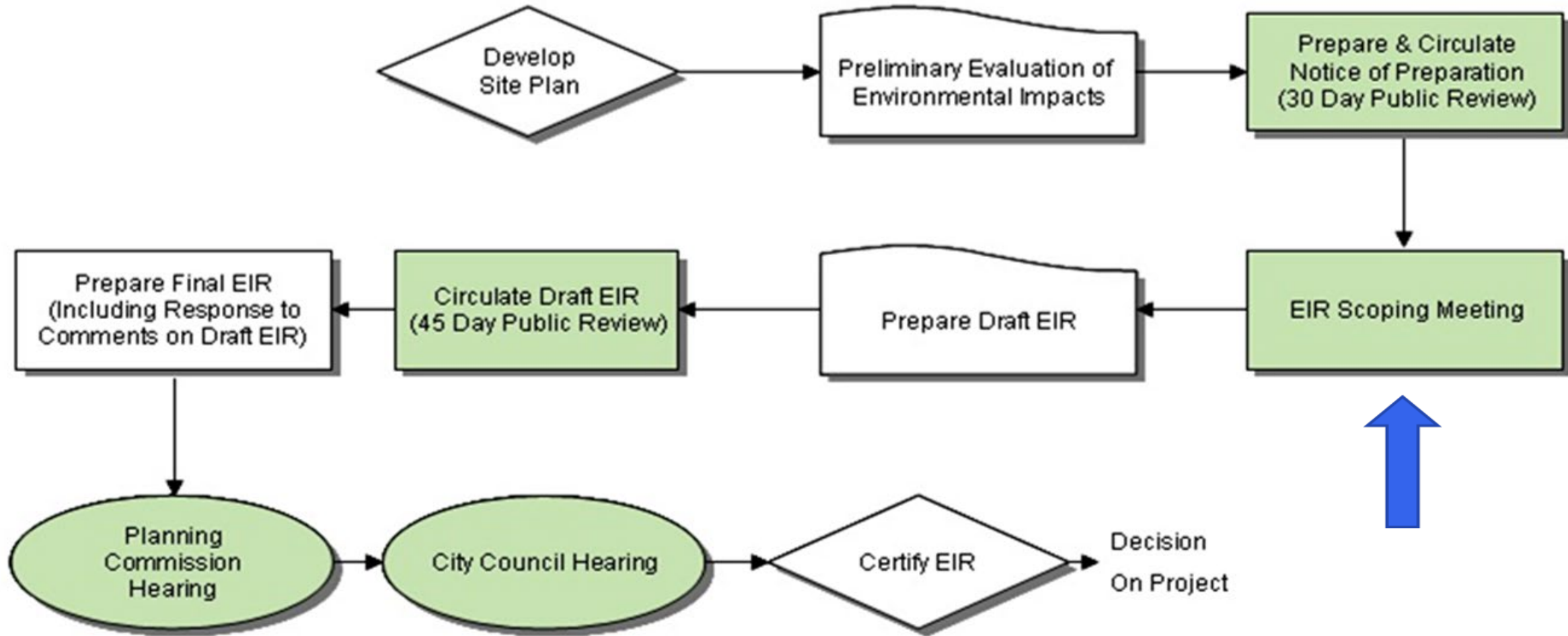
What is an Environmental Impact Report (EIR)?

- An EIR is a public disclosure document that provides objective information to inform the public and decision-makers on the potential environmental effects of the Project
- Identify potential project impacts, appropriate mitigation, and feasible alternatives to reduce potentially significant impacts
- Provide transparency during the City's decision-making process
- Provides opportunity for public review and comment on the Project
- Impact analysis and determinations are based on facts, reasonable assumptions based on facts, and expert opinion supported by fact.

EIR Process

- Prepare Project Description
- 30-day Notice of Preparation (NOP)
 - Distributed for Public Review: February 8 to March 9, 2022.
 - Comments received (13) from the public, tribal, and State/regional agencies
- Materials for the Project may be downloaded from the City's website:
www.uplandca.gov/environmental-review
- Public Scoping Meeting 
- Prepare/finalize Technical Studies (in process) and Draft EIR
- 45-day Draft EIR Public Review
- Prepare Final EIR (prepare Response to Comments, findings, etc.)
- Public Hearings/City Action on Project

EIR Process



— Opportunities For Public Input

Areas of Proposed Analysis

- Aesthetics
- Air Quality
- Biological Resources
- Greenhouse Gas Emissions
- Hydrology and Water Quality
- Noise & Vibration
- Transportation & Traffic

Also Addressed: Cumulative Effects and Project Alternatives

Next Steps

- Prepare the Draft EIR. Comments raised during the NOP comment period and at the Public Scoping Meeting will be identified and, as appropriate, will be addressed in the Draft EIR
- As required, the Draft EIR analysis will be supported by project-specific technical studies and modeling data.
- Project impacts will be measured against established local and/or regional thresholds.
- As warranted and feasible, mitigation will be identified to reduce the level of significance of project impacts.
- The City will exercise independent judgement regarding the contents and adequacy of the Draft EIR prior to public review.

Next Steps (continued)

- Distribute Draft EIR for Public Review and Comment (45 days)
- After closure of the review period, the City will respond to relevant concerns raised during the Public Review period.
- Responses to comments received in the Draft EIR will be made available prior to the first public hearing
- The Final EIR will be submitted to the Planning Commission for review and a decision regarding recommendation for the City Council. The City Council will provide the decision regarding acceptance of mitigation, overrides (if any), and certification of the EIR.

Public Comments

- To facilitate later notification, please provide your name/address prior to each comment.
- Written comments may be provided in lieu of oral comments. Written comment forms have been provided and can be forwarded to:
- Joshua Winter, Senior Planner at: jwinter@uplandca.gov

Please reference “Villa Serena” in the subject line.

Or via mail to:

Joshua Winter, Senior Planner

City of Upland

Development Services Department/Planning Division

460 N. Euclid Avenue

Upland, CA 91786

Thank you for your participation!

- Please sign in to facilitate notification of future project actions.
- Environmental documents are available online at:
 - <https://www.uplandca.gov/environmental-review>