

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2022020150

Project Title: Villa Serena Specific Plan

Lead Agency: City of Upland

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Project Location: Upland, San Bernardino  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

Development on the western 9.16-acre portion of the 15th Street flood control basin consisting of 65 single-family residences, private community facilities, and ancillary features/improvements; modification of the remaining 11-acres of the 15th Street flood control basin east of the proposed residential development to retain the basin's stormwater and flood control capacity; the extension of 15th Street from southwest corner of the project site to the Campus Avenue; and development of a 0.15-acre public pocket park on 15th Street near the north end of Fernando Avenue. A 4.29-acre area at the extreme eastern boundary of the basin would remain unaffected by project activities.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

**Biological Resources.** The project may significantly impact sensitive species and habitats, including special-status plants and animals, riparian areas, and migratory bird corridors. Mitigation measures include: Retaining a qualified biologist for pre-construction surveys and monitoring (BIO-1 through BIO-6) and Implementing habitat restoration and conservation, particularly for impacted wetland and riparian areas (BIO-7 through BIO-9).

**Cultural and Tribal Resources:** There is a potential impact on tribal cultural resources. Mitigation measures require: Engagement with Native American tribes for monitoring and consulting throughout project activities and Halting construction if cultural artifacts are found, and consulting with tribal representatives to assess the significance and necessary protections (CUL-1, TCR-1 through TCR-5)

**Noise.** Construction noise impacts are anticipated. To mitigate this, the project will install temporary sound barriers that reduce noise transmission by at least 20 dBA, and limit vibration impacts on nearby structures (NOI-1)

**Hydrology and Water Quality:** Potential significant effects on water resources due to stormwater runoff and drainage modifications. Measures include; Developing a Water Quality Management Plan (WQMP) to include low-impact design strategies to manage runoff and protect water quality (HYD-3)

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Areas of controversy identified for the project include:

1. **Biological Resources and Habitat Impact.** Concerns were raised about potential impacts on sensitive biological resources, including threatened species, wetlands, and natural communities within the flood control basin. Public feedback highlighted the need for careful assessment and mitigation of these impacts.
  2. **Flood Control and Groundwater Recharge.** Local stakeholders expressed concerns over how the project might affect the flood control capacity of the basin, groundwater recharge, and the potential for downstream flooding. The project involves modifying portions of the 15th Street basin, which raised questions about long-term water management and flood risk.
  3. **Air Quality and Greenhouse Gas Emissions.** Comments were received regarding the project's potential to generate significant air pollutants and greenhouse gases during construction and operational phases, particularly given the region's air quality challenges.
  4. **Aesthetic and Visual Impacts.** There were concerns about changes to the area's aesthetic character, specifically with the potential obstruction of scenic views of the nearby flood control basin and San Gabriel Mountains due to new residential development.
  5. **Cultural and Tribal Resources.** Some stakeholders highlighted the need for monitoring and safeguarding any Native American cultural resources that may be present, especially during ground-disturbing activities.
- Consistency with Planning Goals. The project's alignment with local and regional planning objectives, including zoning changes and General Plan amendments, was another area of concern, particularly in how it integrates with Upland's broader land use and environmental goals.

Provide a list of the responsible or trustee agencies for the project.

**State Water Resources Control Board (SWRCB):** Requires the developer to submit Permit Registration Documents to comply with the National Pollutant Discharge Elimination System (NPDES), ensuring water quality during and after construction.

**California Department of Fish and Wildlife (CDFW):** Oversees jurisdictional delineation and issues Streambed Alteration Agreements if project activities impact natural waterways.

**Regional Water Quality Control Board (RWQCB):** Issues Section 401 Water Quality Certification and establishes Waste Discharge Requirements to protect regional water resources.