

Notice of Preparation

To: Interested Agencies/Organizations

From: City of Upland

460 N. Euclid Avenue

(Address)

Upland, CA 91786

Subject: Notice of Preparation of a Draft Environmental Impact Report

The City of Upland

will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study (is is not) attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to Joshua Winter, Associate Planner at the address shown above. We will need the name for a contact person in your agency.

Project Title: Villa Serena Specific Plan (Tract No. 20245)

Project Applicant, if any: The Colonies Partners, L.P., a California limited partnership

Date February 8, 2022

Signature *Joshua Winter*

Title Associate Planner

Telephone (909) 931-4143



CITY OF UPLAND NOTICE OF PREPARATION of a DRAFT ENVIRONMENTAL IMPACT REPORT for the VILLA SERENA SPECIFIC PLAN

Date: February 8, 2022

Subject: Notice of Preparation (NOP) for the Villa Serena Specific Plan Draft Environmental Impact Report

To: State Clearinghouse, State Responsible Agencies, State Trustee Agencies, Other Public Agencies, Interested Organizations

Lead Agency/Sponsor: City of Upland, Planning Division

Project Title: Villa Serena Specific Plan

NOTICE IS HEREBY GIVEN that the City of Upland will prepare an environmental impact report (EIR) for the Villa Serena Specific Plan. The City is the lead agency for the project. The purpose of this notice is to (1) serve as a Notice of Preparation of an EIR pursuant to the California Environmental Quality Act (CEQA) Guidelines § 15082, (2) advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the project.

NOTICE OF PREPARATION: The City of Upland, as Lead Agency, requests that responsible and trustee agencies respond in a manner consistent with § 15082(b) of the CEQA Guidelines. Pursuant to CEQA § 21080.4, responsible agencies must submit any comments in response to this notice no later than 30 days after receipt. The public review period will commence on Tuesday, February 8, 2022, and will close on Wednesday, March 9, 2022 at 6:00 pm. A copy of the NOP will be available at the Upland Public Library, 450 North Euclid Avenue, Upland, CA 91786 during open hours or the Upland City Hall Bulletin Board and the Development Services Department/Planning Division Public Counter, located at Upland City Hall, 460 North Euclid Avenue, Upland, CA 91786, counter hours are Monday through Thursday from 8:00 AM to 6:00 PM., excluding holidays.

Copies of the NOP are also available for review on the City's website at <https://www.uplandca.gov/environmental-review>

WRITTEN COMMENTS: We ask that any person wishing to comment on the NOP provide written comments by the end of the public review period, Wednesday, March 9, 2022, at 6:00 pm, addressed to Joshua Winter, Associate Planner, City of Upland – Planning Division, at:

Email: jwinter@uplandca.gov

Or by mail to: Joshua Winter, City of Upland
Development Services Department,
Planning Division
460 North Euclid Avenue
Upland, CA 91786

PROJECT LOCATION: The Project Site constitutes a 9.2-acre portion of the existing 15th Street flood control detention basin located North of E. 15th Street, South of the Upland Hills Golf Course, East of Campus Avenue and West of Grove Avenue. The project site is further described as Assessor's Parcel Numbers 1045-121-04 and 1045-151-35.

EXISTING CONDITIONS: The Project Site constitutes a portion of the existing 15th Street flood control detention basin which is bounded by residential uses and the Upland Hills Country Club on the north, and single-family residential uses on the east, west, and south (Figure 1 – Vicinity Map). The City has determined the 9.2-acre portion of the flood control detention basin comprising the Site to be a surplus parcel. The remaining 11.1 acres of the flood control detention basin as adequate for continued flood control operations pursuant to completion of modifications to portions of the basin made as part of the Project.

PROJECT DESCRIPTION: The project involves the establishment of a Residential Specific Plan for the development a gated residential community that consists of 65 single-family detached residential units at a density of 7.1 dwelling units per acre and on-site active and passive recreational amenities to be provided within the common area open space on an existing 9.2-acre portion of the 15th street flood control detention basin. The Project includes modifications (including relocation of existing basin infrastructure) to the existing basin to accommodate the residential Site and maintain a fully operational flood control and retention facility on the remaining 11.1 acres of the basin area.

POTENTIAL SIGNIFICANT EFFECTS: As authorized by the State CEQA Guidelines, based on preliminary review, the City determined that it would prepare an EIR for the proposed project, and therefore, it is beginning work directly on the EIR process and will focus on potentially significant effects of the proposed project in that EIR, while briefly indicating the reasons that other effects will not be potentially significant. An Initial Study is not required to determine that an EIR will be prepared and is therefore not attached. The City EIR will discuss potential environmental impacts of the proposed project, including potential pre-construction, construction, and operations impacts. The EIR will analyze potential environmental effects of the project, including: Air Quality, Cultural Resources, Greenhouse Gas Emissions, Land Use and Planning, Population and Housing, Noise, Transportation, and Tribal Cultural Resources. The project site is not on a list compiled pursuant to Government Code section 65962.5.

Figure 1 – Vicinity Map

