RESPONSES TO PUBLIC COMMENTS

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

VILLA SERENA SPECIFIC PLAN

CITY OF UPLAND

SAN BERNARDINO COUNTY, CALIFORNIA

LSA

January 2020

INTRODUCTION

The primary objective and purpose of the Initial Study/Mitigated Negative Declaration (IS/MND) public review process is to obtain comments on the adequacy of the analysis of environmental impacts, the mitigation measures presented, and other analyses contained in the Initial Study prepared by the City of Upland (City). The California Environmental Quality Act (CEQA) requires that the City decision-makers consider the comments received during the public review of the IS/MND prior to carrying out or approving the project (*CEQA Guidelines* Section 15074[b]). Comments that do not directly relate to the analysis in this document (i.e., are outside the scope of this document) are not given specific responses; however, all comments are included in this section so that the decision-makers may know the opinions of the commenter.

The Villa Serena Specific Plan (Project) IS/MND was circulated to the public and public agencies for a 20-day public review period from November 13 to December 2, 2019. Fifteen comments, all from individual residents, were received:

- Shawn Geohring (Letter A)
- Bill Rodstom (Letter B)
- Philip Ferree (Letter C)
- Dante Zappia (Letter D)
- Elvis Martinez (Letter E)
- Sandra Ramos (Letter F)
- Peter Shupe (Letter G)
- Sandra Sidders (Letter H)
- Robyn and Nathan Tan (Letter I)
- Caryn Zappia (Letter J)
- Catina Simons (Letter K)
- Roger Flores (Letter L)
- Brenda Robles (Letter M)
- Teena Romero (Letter N)
- Cynthia Pye (Letter O)

The comment letters are included in this appendix. Neither the comments nor responses to comments to the collected comments constitute "significant new information" (*CEQA Guidelines* Section 15073.5) that would require recirculation of the Mitigated Negative Declaration or the preparation of an Environmental Impact Report (EIR).

Letter A

11/19/19

Shawn Goehring
1451 Juanita Court
Upland, CA 91786

Joshua Winter, Associate Planner
City of Upland
Development Services Department/Planning Division
460 North Euclid Avenue
Upland, CA 91786

Hello Joshua,

Thank you for the notice of availability and notice of intent to adopt a mitigated negative declaration letter that was sent to my home address. I am glad to receive some information for it has been very difficult to locate information on this potential project, Villa Serena Specific Plan.

In the letter it states that the project site is East of Campus Avenue and West of Grove Avenue; however, the project location on the map shows West of Campus Avenue. The map that was provided does not match the project location description. Could you please clarify exactly where the project site will be located? A-1

Furthermore, could you please provide more information on what roads will open up into the proposed project location. When the 65 single-family detached residential units are complete will there be multiple locations for those families to enter the housing community, and if so what are those exact locations? I could not locate on the map or online what exact roads will lead into this community. A-2

Thank you again for the letter. I look forward to hearing from you. Please feel free to email, call, or respond via mail. My email is swg_12@yahoo.com and my phone is 724.456.0858 (cell).

Thank you,

Shawn Goehring

Letter A

CITY OF UPLAND

NOTICE OF AVAILABILITY (NOA) / NOTICE OF INTENT (NOI) TO ADOPT A MITIGATED NEGATIVE DECLARATION (MND) VILLA SERENA SPECIFIC PLAN

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the City of Upland, acting as the Lead Agency is releasing for review and comment to all agencies, organizations and interested persons, a Draft Initial Study and Proposed Mitigated Negative Declaration (IS/MND) for the Villa Serena Specific Plan (Project).

Project Title: Villa Serena Specific Plan

Project No.: SPECIFIC PLAN NO. SPR-18-02, GENERAL PLAN AMENDMENT NO. GPA-18-04, ZONE CHANGE NO. ZC-18-04, TENTATIVE TRACT NO. 20245 (TT-18-03), SITE PLAN NO. SP-18-10, DESIGN REVIEW NO. DR-18-14, AND ENVIRONMENTAL ASSESSMENT REVIEW NO. EAR-0070

Project Location: The Project Site constitutes a 9.2-acre portion of a 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.

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.

Public Meeting Dates: A public hearing date for the Upland Planning Commission to review and consider the Project has been tentatively scheduled for December 11, 2019.

Public Review Period: The Draft IS/MND is being circulated for a 20-day review period beginning November 13, 2019, pursuant Section 15105(b) of the CEQA Guidelines. Persons responding are urged to submit their comments in writing. Comments should be mailed or delivered to the City, at the address below no later than 6:00 PM on December 2, 2019. Submittal of written comments via e-mail is also acceptable.

Address: Joshua Winter, Associate Planner
City of Upland
Development Services Department/Planning Division
460 North Euclid Avenue
Upland, CA 91786

E-Mail:
jwinter@ci.upland.ca.us

Environmental Review: The Draft Initial Study and Mitigated Negative Declaration have been prepared for this Project pursuant to the provision of the CEQA Guidelines. The Draft Initial Study prepared for this Project demonstrates that the Project will not have any significant or unmitigatable effects on the environment. As a result of the adoption of the adoption of this document and the implementation of the proposed mitigation measures, the Project will not have any significant or unmitigatable effects on the environment.

The Draft Initial Study/Mitigated Negative Declaration and all related analysis are available to the General Public at Development Services Department/Planning Division, located at Upland City Hall, 460 North Euclid Avenue, Upland, CA 91786, Monday through Thursday from 8:00 Am to 6:00 PM., excluding holidays. Copies of the IS/MND are also available for review on the City's website at https://www.uplandca.gov/planning

COMMENT LETTER A: SHAWN GOEHRING

Response to Comment A-1: The referenced text is correct in both the Notice of Intent and IS/MND. While the site location figure provided in the Notice of Intent and Figure 1 of the IS/MND correctly identifies the project site, the "N. Campus Ave" callout is inaccurate. As the project description and project limits are correctly referenced, this mislabeling does not alter the environmental analysis in the IS/MND.

No new impact or increase in severity of an identified impact has been identified. Figure 1 of the IS/MND will be revised to properly label the street in question. This revision does not constitute new information necessitating recirculation of the IS/MND.

Response to Comment A-2: As stated in Section 2.3.6 of the IS/MND, vehicular access to the site is provided from 15th Street at two locations. A primary gated community entry for the project is located at the eastern project boundary adjacent to existing residential uses. A second gated entry is provided from 15th Street at the western boundary of the project. As identified by the City when determining the scope of the project's Traffic Impact Analysis, it is reasonable to conclude project traffic would access 15th Street and the new development via Alta, Monte Verde, and/or Grove Avenues.

This comment does not identify a new impact or increase in severity of an identified impact; therefore, no revision to the IS/MND is required and recirculation of the document is not warranted.

Letter B

Nov. 27, 2019

To: Joshua Winter, Associate Planner jwinter@ci.upland.ca.us
City of Upland
Development Services Department/Planning Division
460 North Euclid Avenue
Upland, CA 91786

From: Bill Rodstrom, former U.S. Fish & Wildlife Service biologist
P.O. Box 4684
Arcata, CA 95518 Bill.rodstrom@gmail.com

Re: Comments about the CEQA Mitigated Negative Declaration of the proposed Villa Serena Specific Plan Project Initial Study, a 65 single-family home development on 15th St., in Upland, CA.

Flood Control Capacity

Since approximately 2001 I have visited the proposed development site (a flood control basin) about 3-4 times a year, visiting an elderly relative who lives at the nearby Red Hill Country Club. It is the only nearby wildland. I have observed many wild species of native plants, birds, reptiles, and many insects like native butterflies, bees, and dragonflies. I have also seen high rainfall events such as Feb. 14, 2019 when the flood control basin was able to store stormwater runoff as it was designed, to protect neighboring suburban homes from being flooded. See attached photos.

The proposed development would fill about half of the existing flood control basin, so my question is: will the remaining half to the east be expected to collect all of the stormwater runoff during high rainfall events? The hypothetical Flood Routing Analysis in the appendix is unclear to me on this issue. My Feb. 14, 2019 photos show the basin filling between 3-4 feet of stormwater at the west end of the proposed project. This storm generated approximately 2.1 inches of rain measured at the nearby Ontario Airport, according the U.S. Weather Service. A more severe or prolonged storm, or a much smaller basin would presumably fill the basin even higher. B-1

Wetlands

In the Specific Plan Project Initial Study report, the geotechnical report stated that there was no surface water on the proposed development.

On September 5, 2019 and October 26, 2019, I observed a four-foot-wide stream of water pouring through roughly 8 ft. diameter culverts on the west end of the proposed development. What is the source of this water? Is this what is left of the creek coming downstream from Frankish Canyon? Where will it be diverted to? B-2

Also, for well over a decade there have been three small wetland ponds from year-round runoff the Upland Hills Country Club golf course on the north boundary of the proposed development, with wetland species like Willows (Salix), cattails (Typha), watercress (Nasturtium), etc., and associated breeding dragonflies, mallards and other wetland-dependent species. I did not see these noted in the geotechnical report. Approximately 80% of bird species are associated with wetland habitat.

Threatened Species

On page 3-18, under Biological Resources, it states "No special-status plant or wildlife species were observed during the survey."

The existing Sage Scrub habitat of the proposed project includes habitat for the resident Coastal California Gnatcatcher, which is listed as a Threatened Species under the Endangered Species Act. I have seen and/or heard this species virtually every time I have visited there. Parts of southern San Bernardino County are listed as critical habitat for this species, so the removal of this habitat will only exacerbate the shrinking habitat for this threatened species. B-3

Mitigation issues

Because this project will remove over nine acres of Sage Scrub native habitat, I would urge that all tree, shrub, and perennial plant landscaping be composed of California native plants. Native insects and the birds and other wildlife that eat them or feed them to their young are not adapted to eating non-native plants, so the area becomes a biological desert for native animals when native habitat is replaced with nonnatives. For more on this subject I recommend that you read ***Bringing Nature Home: How You Can Sustain Wildlife with Native Plants***, by Douglas Tallamy, or view his PowerPoint presentation at least. Here's a link for that: YouTube Video link: ***Restoring Nature's Relationships*** https://www.youtube.com/watch?v=yo4ZJ-ryTaE B-4

You can find more about using native plants for landscaping at the Calscape website: https://calscape.org/

This Initial Study is a very large document, and I made an effort to review as much of the salient issues as I could, but I have not had time to read every page of the 1,713-page document.

Feel free to call me or email me with your responses.

Sincerely,

Bill Rodstrom
707 498-4762

COMMENT LETTER B: BILL RODSTROM

General Response: The comment was made by Bill Rodstrom, who identifies himself as former U.S. Fish & Wildlife Service (USFWS) biologist. According to his public profile, Mr. Rodstrom last worked for USFWS 35 years ago (1984) and is currently retired: https://www.linkedin.com/in/bill-rodstrom-27387014. This would mean Mr. Rodstrom's observations and comments were likely NOT made in a professional capacity nor as a licensed or certified biologist relative to California gnatcatcher. It should also be noted Mr. Rodstrom's career since the late 1980's has been based in inner northern California per his public profile. This species is found mainly in the coastal plains of southern California.

As Mr. Rodstorm alluded to, the California gnatchatcher has been listed as a threatened Species under the Federal Endangered Species Act since 1993. The State and federal authorities recognized that highly specialized skillsets and formal certification were required in order to investigate, observe, and make professional recommendations on this threatened species. Randall Arnold, Parker Smith and Blake Curran are the three principals that conducted on-site field observations and prepared the report. Mr. Arnold is licensed and certified by USFWS to evaluate the California gnatcatcher.

A biological investigation was conducted by RCA Associates, Inc. a professional environmental and biological consulting firm that has worked on over 50 projects, including projects where RCA represented local and federal agencies as clients. A majority of RCA's experience has been in California with a majority of their work in the Inland Empire. RCA's methodologies included field sites, surveys and data collection.

Response to Comment B-1: As addressed in Section 2.3.8 of the IS/MND, 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. Basin modifications include the extension of basin inlet and outlet, and installation of an emergency spillway/box weir outlet system. The modified basin will be graded to create a new basin footprint. A new berm will be created between the basin and development site. From the top of the berm, a new slope will be graded to the bottom of the modified basin (approximately 1,410 feet above mean sea level). Modifications to the bottom of the remaining basin will be made from the toe of the new slope to a point approximately 900 linear feet to the east, by grading the bottom of the basin in this area to an elevation of approximately 1,410 feet from an existing elevation of 1,414 to 1,415 feet (essential lowering the bottom of the basin to fully accommodate anticipated flows.)

The proposed basin modifications have been reviewed by the City and will be designed and installed per applicable City and San Bernardino County criteria (see IS/MND Appendices G1-G5). As detailed in IS/MND Section 3.3.10, the increased depth will provide 0.5 feet of freeboard between the emergency spillway crest and the 100-year water surface elevation. The emergency spillway will be constructed for the 1,000-year event (1.35 × 100-year flow rate) in accordance with San Bernardino County Detention Basin Design Criteria, with the required freeboard to the top of the dam embankment to be above the 1,000-year water surface elevation. Using a 9-foot wide by 1.5-foot high opening, the maximum water surface elevation is projected to be 1,426.1 feet with a peak discharge of 246.7 cubic feet per second. This meets the peak discharge and maximum 100-year water surface elevation goals. The box weir outlet system would be designed to pass through the 200- to 500-year

storm, with the emergency spillway providing discharge capacity for larger events. As the box weir outlet system can accommodate flows well in excess of the 100-year storm event, it is unlikely flows over the emergency spillway would occur during foreseeable storm events.

The commenter's observations are noted and will be considered fully prior to and during any public hearing related to the project. No new impact or increase in severity of an identified impact has been identified. No revision to the IS/MND is required and recirculation of the document is not warranted.

Response to Comment B-2: The existing basin collects storms flows areas upstream of the site. Storm water runoff conveyed through the current drainage systems flows downstream to Cucamonga Creek and discharges to Reach 3 of the Santa Ana River, through the Prado Basin Management Zone, and ultimately into the Pacific Ocean. Once conveyed to the modified basin, no change in the direction or ultimate destination of these storm flows would occur.

Pursuant to *CEQA Guidelines* Section 15125, the environmental setting will normally constitute the baseline physical conditions by which a lead agency determines whether an impact is significant. Generally, the environmental setting describes the conditions at the time environmental analysis commences. The description of site condition is based upon field observation conducted in July 2018 (see IS/MND, Appendix B). While water was observed within the basin, as detailed in IS/MND Section 3.3.4, no riparian vegetation, wetland, habitat or other sensitive habitats were observed. No federal or State-listed sensitive plant or wildlife species were identified during the July 2018 biological field survey, nor are there documented observations of these species on site or in the immediate project vicinity.

The commenter's observations are noted and will be fully considered prior to and during any public hearing related to the project.

Response to Comment B-3: The project site constitutes a portion of a 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. No undisturbed native habitat or natural area is located within 1.5 miles of the site. The site is not located within the critical habitat for any threatened or endangered species. No endangered, threatened, or sensitive species, including the California gnatcatcher, were identified during the July 2018 biological field survey.

While plant species identified on site include some species common in fan sage scrub, the isolated nature of site, absence of connectivity, and absence of sensitive species results in a "negligible"' impact. As stated in IS/MND Section 3.3.4, to address potential impacts to biological resources, a pre-construction burrowing owl and nesting bird survey is required prior to ground disturbance operations. As required, avoidance buffers would be established around any identified nesting activity. The buffers would be maintained until nesting activity has been completed. Adherence to the mitigation identified in the IS/MND would reduce potential biological resource impacts to a less than significant level.

No new impact or increase in severity of an identified impact has been identified. No revision to the IS/MND is required and recirculation of the document is not warranted.

Response to Comment B-4: The project landscape scheme (see Villa Serena Specific Plan, Section 4.2.3) states, "Shrubs, low groundcovers, and 'California Friendly' ornamental grasses are used to the greatest extent possible to reduce maintenance and conserve resources." The Specific Plan (Table 4-1) suggests landscaping materials, many of which are California native species that have low- or moderate water requirements. The project's final landscape plan will be reviewed and approved by City to ensure an appropriate variety of material and species to meet the City's landscape standards.

The commenter's landscape material preference will be fully considered prior to and during any public hearing related to the project. No new impact or increase in severity of an identified impact has been identified. No revision to the IS/MND is required and recirculation of the document is not warranted.

Letter C

Philip A. Ferree
1377 E. 15th St.
Upland CA 91786
909 996 6901
pncferree@yahoo.com

December 1, 2019

Joshua Winter, Associate Planner
City of Upland
Development Services Department/Planning Division
460 North Euclid Ave.
Upland, CA 91786

Comments on the Villa Serena Specific Plan IS/MND

Dear Mr. Winter,

I'm writing to offer my comments on the Villa Serena Specific Plan IS/MND and state my concerns about how the project will affect my neighborhood. I will be specific, referring to the IS/MND sections as well as the Upland General Plan. I am providing these comments through the lens of a 39 years' experience in grading, excavation, and residential construction.

IS/MND Section 2.3.2 states that "The site will attempt to balance cut/fills for the site". I take that to mean there will be no export or import of fill dirt. This section goes on to say they will need 41,000 cubic yards of fill to complete the grading. That is not a balanced site. Import of 41,000 cubic yards of fill would necessitate 3000 truckloads of dirt and 6000 truck trips on East 15th St over the 20 day period of grading, referenced in the construction schedule. East 15th Street is a residential street that is in questionable condition and has never been resurfaced in the 32 years that I have lived here. I have done some rough calculations and by lowering the elevations on the site 3 feet, on average, over the 9.15 acres you could eliminate the need for any import, thus saving wear and tear on 15th Street and reducing noise and truck traffic on my street. C-1

Section 3.3.1 Aesthetics, states "therefore, views from the south side of the site would not be significantly altered from what exists". The person who wrote this obviously did not look at the view from my yard, or chose not to. Elevations of the new homes will significantly block the view of the 7 existing residents on the north side of East 15th Street. In my case, with the 9 foot increase of elevation of the new houses, plus the 28 foot height of the homes, would add up to over 37 feet above my house pad elevation. These changes will certainly have significant impact on the quality of the view from my property. See Back Yard View and Height Illustration. C-2

Section 3.3.13 Noise, Off Site refers to City of Upland General Plan Final Environmental Impact Report, Table 5.4-4 which states the ADT volume for 15th Street is 14,100 vehicles. I believe this is a flawed representation of the ADT on my portion of East 15th Street, between Grove Ave. and Fernando Ave. East 15th Street is not a thru street and would likely have no more than 300 ADT and I feel that's being generous. The 623 ADT's for C-3

this project would represent an over 200% increase in traffic volume, this contradicts the Study's estimation of less than significant impact warranting no mitigation. C-3

Upland General Plan

Policy CC-7.3, Upland Grid Pattern, states "Reinforce and extend the traditional grid pattern in new developments that create new roadways." Location to entry and exits from the projects should align with the existing 13th and Fernando Avenues. The proposed plan shows the main entry way to the project adjacent to Mr. Hudson's house at 1335 East 15th St. This would put the bulk of the projected 623 daily new resident trips with in feet of Mr. Hudson's home. I feel that is unacceptable. C-4

General Plan Policy CC-7.4 states "Discourage the construction of new gated communities….." In my opinion, this new project infill should be connected with my 15th Street neighborhood. C-5

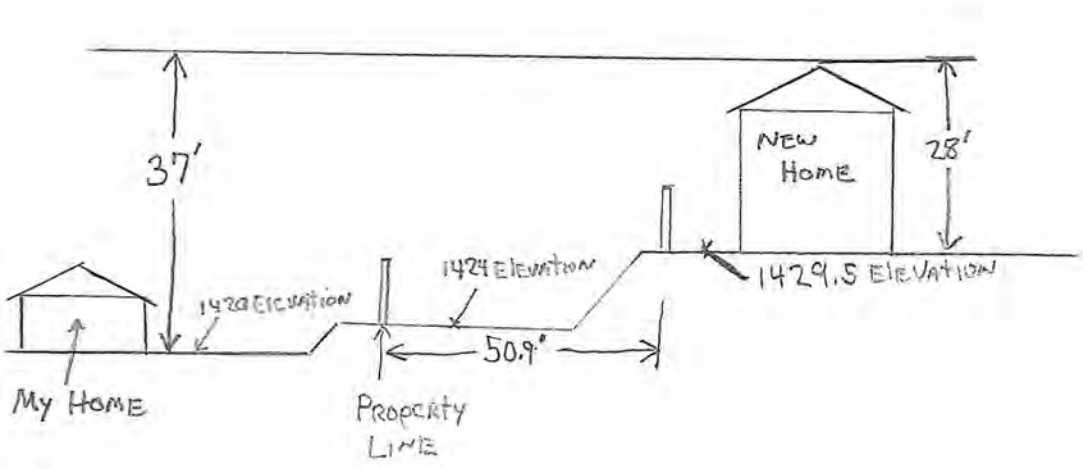
In summation, with the one plus year of construction noise, dust and traffic, the loss of our mountain views and the tremendous increase of street traffic on 15th Street after the project is completed, and with other concerns my hope is that the Planning Commission will not recommend the Project for approval as presented but refer it back to Frontier Communities to address the concerns of existing Upland residents. C-6

Sincerely,

Philip A. Ferree

Backyard View

Height Illustration



COMMENT LETTER C: PHILIP A. FERREE

Response to Comment C-1: The commenter's opinion regarding the adequacy of 15th Street to accommodate material import activities is noted. The past and current condition and/or maintenance of 15th Street are not environmental issues related to the project. As necessary and deemed appropriate by the City, the project developer, and/or construction contractor would implement standard pavement protection measures to offset any temporary or permanent defect caused by project-related import operation.

No new impact or increase in severity of an identified impact has been identified by the commenter; therefore, no revision to the IS/MND is required and recirculation of the document is not warranted.

Response to Comment C-2: Per the City's General Plan Final Environmental Impact Report (FEIR) (Page 5-6, Aesthetics):

> *…the northern portion of the City is comprised of hilly terrain, providing scenic views of the City and surrounding region. The southern portion of the City is situated at a lower elevation and is relatively flat. The City becomes more urbanized from north to south.*
>
> *Views of these natural visual resources from the southern portion of the City are limited and partially obstructed due to their distance from the mountain range, lower topography, and built out nature of the southern area, as well as the density and orientation of the existing buildings and structures. There are no General Plan designated scenic views or vistas within the City.*

The evaluation of potential impacts to scenic views is limited to those that are experienced from publicly accessible vantage point(s). Views from residential backyards are typically not accessible to the general public; therefore, these views are not considered significant under CEQA. While the commenter claims the change to backyard views would diminish property values, the potential economic and social impacts resulting from a project are not treated as significant effects on the environment under CEQA unless that economic/social impact causes a physical impact (e.g., abandonment and blight) (*CEQA Guidelines*, Section 15131).

While the commenter's opinion is noted, because impacts related to backyard views are not considered significant under CEQA, no new impact or increase in severity of an identified impact has been identified. No revision to the IS/MND is required and recirculation of the document is not warranted.

Response to Comment C-3: To predict the future on-site noise environment the project-specific noise report utilized the future long-range worst-case 14,100 average daily trips (ADT) identified in the City of Upland General Plan Final Environmental Impact Report (Table 5.4-4) for 15th Street. Additionally, the noise modeling effort estimated a peak hour volume of 1,410 trips. The Project's estimated to generate 623 daily trips (ADT) and 65 peak hour trips. The Project traffic volumes are included and are well within the values included in the project-specific noise modeling. While the 14,100 ADT grossly overestimates the current vehicle usage of 15th Street, it represents a cumulative, worst case condition that easily accommodates the ADT and peak hour trips anticipated from the proposed project.

Using the 14,100 ADT condition for 15th Street, the noise modeling effort showed that the future unmitigated exterior noise levels along 15th Street would range from 57.0 to 66.4 dBA CNEL at the nearest on-site uses. As noise would be generated from the centerline of 15th Street, it is anticipated that a corresponding noise level would occur at off-site residential uses located south of 15th Street. It must be noted that because the noise model used the 14,100 ADT volume, the unmitigated CNEL noise levels, and therefore, potential noise levels at modeled receptors is grossly overestimated. Along the south side of 15th Street, existing block walls or fencing would provide some attenuation of traffic noise levels.

The traffic noise analysis describes the future worst-case unmitigated noise conditions without accounting for the presence of block walls or fencing on the south side of 15th Street. In addition, the Project is unlikely to generate a barely perceptible noise level increase of 3 dBA (the result of doubling of the existing traffic volumes on the roadway segments conveying Project traffic). Therefore, the potential off-site Project related traffic noise level increases are considered less than significant and no additional noise mitigation is required.

In the absence of any substantial evidence, no new impact or increase in severity of an identified impact has been identified by the commenter; therefore, no revision to the IS/MND is required and recirculation of the document is not warranted.

Response to Comment C-4: The location and design of the project entry points has been reviewed and approved by the City. The commenter's interpretation of General Plan Policy CC-7.3 and preferred alignment is noted and will be considered prior to and during the public hearings for the project. The opinion expressed does not identify a new impact or increase in severity of an identified impact; therefore, no revision to the IS/MND is required and recirculation of the document is not warranted.

Response to Comment C-5: The commenter's interpretation of General Plan Policy CC-7.4 is noted and will be considered prior to and during the public hearings for the project. The opinion expressed does not identify a new impact or increase in severity of an identified impact; therefore, no revision to the IS/MND is required and recirculation of the document is not warranted.

Response to Comment C-6: The IS/MND analysis is based on evidence included in project-specific technical studies. Where potential environmental impacts resulting from the construction and operation of the project have been identified, appropriate mitigation measures and standard conditions have been included in the IS/MND to reduce impacts to a less than significant level. The commenter's "hope" regarding future Planning Commission action is noted and will be fully considered prior to and during any public hearing on the project.

Letter D

From: LordZ35 Starwarsian
To: Joshua Winter
Subject: Villa Serena
Date: Monday, December 02, 2019 5:59:57 PM

WARNING: External email. Please verify sender before opening attachments or clicking on links.

Dear Mr. Winter,

I am Dante Zappia, a 7th grade student at Foothill Knolls.I am VERY concerned about the entrance/exit at 15th street. It WILL cause a whole lot of traffic on our street (Fernando AVE). I have a 3rd grade brother and we like to play games with our friends in front of our house. With all this extra traffic it will be extremely dangerous to play our games. By putting an entrance/exit on 15th street you are taking away my safety and my freedom to play/exercise. When these people have parties there will be nowhere to park except on our street, causing OUR street to be EXTREMELY crowded. It WILL also be very noisy and this street WON'T have the quiet peace we all DESERVE. The numbers don't lie, 65 houses = 2 cars per family and 2 trips per day. THAT'S 260 CARS PASSING US EVERY DAY. With all that in mind, please have a happy holiday season knowing you have the ability to keep us safe by not putting an entrance/exit at 15th street. D-1

COMMENT LETTER D: DANTE ZAPPIA

Response to Comment D-1: Under CEQA, the determination of a project's potential environmental effect is determined by "substantial evidence" (*CEQA Guidelines,* Section 15064). *CEQA Guidelines* (Section 15384) defines "substantial evidence" as enough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion, even though other conclusions might also be reached. Whether a fair argument can be made that the project may have a significant effect on the environment is to be determined by examining the whole record before the lead agency.

Substantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts. Argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly erroneous or inaccurate, or evidence of social or economic impacts that do not contribute to or are not caused by physical impacts on the environment do not constitute substantial evidence.

Vehicular access to the site is provided from 15th Street at two locations. A primary gated community entry for the project is located at the eastern project boundary adjacent to existing residential uses. A second gated entry is provided from 15th Street at the western boundary of the project. Fernando Avenue does not provide a direct access to the site. As identified by the City, it is reasonable to conclude project traffic would utilize roadways (Alta, Monte Verde, and Grove Avenues) with a more direct route to the site.

CEQA Guidelines Section 15064(d)(3) states an indirect physical change is to be considered only if that change is a reasonably foreseeable impact that may be caused by the project. As there is no certainty if or when project traffic will travel on Fernando Avenue, the opinion that the project would "take away" the safety and freedom of the commenter is speculative.

Each proposed residential unit is provided a two-car garage and two open spaces per unit. On-street parking is permitted on designated segments of the project's internal street. The opinion that project activities will cause an "extremely crowded" condition on adjacent streets is speculative and unsupported by fact.

A project-specific noise study (IS/MND, Appendix H) was conducted to determine potential traffic-related noise impacts. Based on this analysis, no significant traffic noise impact was determined to exceed established City standards. The commenter's opinion that the conditions will be "very noisy" is vague and unsupported by evidence.

In the absence of any substantial evidence, no new impact or increase in severity of an identified impact has been identified by the commenter; therefore, no revision to the IS/MND is required and recirculation of the document is not warranted.

Letter E

From: Valeria Fisogni
To: Joshua Winter
Subject: Villa Serena specific plan project
Date: Monday, December 02, 2019 5:49:23 PM

WARNING: External email. Please verify sender before opening attachments or clicking on links.

Good Evening Mr. Winter,
We are concerned with the proposed project plan of Villa Serena; we live on the corner of Fernando Ave at 1445. And have witnessed first hand the illegal activity that happens on 15th St. already. And believe that with the plans of putting 65 more homes, will only increase the traffic that comes down our otherwise quiet street. What are the city's plans regarding opening 15th street? We are afraid of the increase of traffic that will come through, by the building plans. E-1
Would you all consider making our street a cul-de-sac?

Thank you for your time,
Elvis Martinez
Ph: 323.353.5255

COMMENT LETTER E: ELVIS MARTINEZ

Response to Comment E-1: The commenter does not specify the illegal activity witnessed "on 15th Street," nor how the project will contribute to this condition; therefore, this comment does not warrant a response. The commenter directly questions the City's plans for "opening 15th Street" and requests making Fernando Avenue a cul-de-sac. These comments do not identify a specific environmental issue; therefore, they do not warrant a response.

Vehicular access to the site is provided from 15th Street at two locations. A primary gated community entry for the project is located at the eastern project boundary adjacent to existing residential uses. A second gated entry is provided from 15th Street at the western boundary of the project. Fernando Avenue does not provide a direct access to the site. As identified by the City, it is reasonable to conclude project traffic would utilize roadways (Alta, Monte Verde, or Grove Avenues) with a more direct route to the site.

In the absence of any substantial evidence, no new impact or increase in severity of an identified impact has been identified by the commenter; therefore, no revision to the IS/MND is required and recirculation of the document is not warranted.

Letter F

From: Sandra Ramos
To: Joshua Winter
Subject: Villa Serena Specific Plan
Date: Monday, December 02, 2019 5:10:28 PM

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As a resident of Upland and nearby the Villa Serena Building plan that is being planned I oppose to the building of the new homes to be built in close proximity to each other. I also oppose to the entrance/exit of 15th Avenue and Fernando Avenue. This will cause major traffic in an already dangerous road. F-1

Sandra Ramos

COMMENT LETTER F: SANDRA RAMOS

Response to Comment F-1: The commenter's opposition to the project is noted. This comment does not identify a specific environmental impact and does not warrant further comment. The commenter's opposition to the planned project entrance is similarly noted. Development of the Specific Plan included a review by City Planning and Public Works staff. The placement and configuration of the project's access points have been developed to accommodate the requirements and standards established by the City.

The project's impact on local traffic operations was addressed through the preparation of a project-specific Traffic Impact Analysis (TIA) (IS/MND, Appendix I.) The project is anticipated to generate a net total of 623 trip-ends per day with 50 a.m. peak hour trips and 65 p.m. peak hour trips. Based on the TIA, no significant Level of Service (LOS) impact was identified at any studied intersection under existing, Opening Year (2020), or Future Year (2040) conditions. The TIA was reviewed and approved by City staff prior to incorporation in the project's IS/MND.

The commenter does not provide any specificity related to the "major traffic in an already dangerous road." In the absence of any substantial evidence, no new impact or increase in severity of an identified impact has been identified by the commenter; therefore, no revision to the IS/MND is required and recirculation of the document is not warranted.

Letter G

From: PETE S
To: Joshua Winter
Subject: Villa Serena Specific Plan
Date: Monday, December 02, 2019 5:15:41 PM
Attachments: Video.MOV

WARNING: External email. Please verify sender before opening attachments or clicking on links.

Dear Joshua Winter and Upland Council,
As a homeowner of Fernando Avenue just south of this planned project, I oppose the general plan amendment to build 65 homes. I would approve half the amount of homes on that property. I also oppose having an entry and exit at Fernando / 15th Street. This would increase the amount of traffic on my street which contains several turns. This poses a danger to children and pedestrians as we already have a problem with vehicles speeding on our street. Attached is a video of a car racing down our street a couple months ago and crashing into my neighbors trash cans. Please consider our requests to limit the amount of homes to be built and the entry / exit driveway near Fernando. G-1
Thank you,
Peter Shupe
951-235-0904

COMMENT LETTER G: PETER SHUPE

Response to Comment G-1: The commenter's opposition to the project and a preferred development density is noted. These comments do not identify a specific environmental impact and do not warrant further comment. The commenter's opposition to the secondary access point is similarly noted. The development of the Specific Plan included a review by City Planning and Public Works staff. The placement and configuration of the project's access points have been developed to accommodate the requirements and standards established by the City. It is reasonable to conclude that vehicles entering/exiting the project would abide by posted and customary traffic controls; therefore, it is speculative to assume the project would pose an additional "danger to children or pedestrians." It should be noted the project includes improvements to 15th Street. The developer will construct an additional eight feet of travel area, a new five-foot wide sidewalk, and an eight-foot wide landscaped parkway within the existing right-of-way adjacent to the site, which would improve pedestrian safety in the project area.

In the absence of any substantial evidence, no new impact or increase in severity of an identified impact has been identified by the commenter; therefore, no revision to the IS/MND is required and recirculation of the document is not warranted.

Letter H

From: Sandy Sidders
To: Joshua Winter
Subject: Villa Serena Specific Plan Concerns
Date: Monday, December 02, 2019 5:54:27 PM

WARNING: External email. Please verify sender before opening attachments or clicking on links.

To: Joshua Winters

I am writing with concerns regarding the proposed amendment to the General Plan to support the construction of 65 homes known as Villa Serena. I received a letter and I am opposed to this amendment due to the density of the housing. The General Plan for the City of Upland does not currently allow for this. I live on Diego Way, directly south of the proposed development and this will adversely increase traffic, noise and pollution with all the cars that must pass through our neighborhood to get to this proposed gated community. I believe the general plan would only allow for approximately 1/3 the number of homes or about 25 based on the available acreage for the proposed development. Also, I've seen one map that shows the gate near Fernando would be an entrance and exit and another map shows it only being an exit. This is deceiving. Accurate, clear and concise drawings should be provided to all area residents. As I stated, I am opposed to the proposed amendment to the general plan to cram 7.1 dwelling units per acre.

H-1

H-2

Sincerely,
Sandra D. Sidders
1454 Diego Way, Upland CA 91786

COMMENT LETTER H: SANDRA SIDDERS

Response to Comment H-1: The commenter is correct in stating the current General Plan does not designate the site for residential uses. The proposed project includes a General Plan Amendment (GPA) from Public Utilities-Flood Control/Recharge (PU-FC/R) to Villa Serena Specific Plan (SP). California Government Code (Title 7, Division 1, Chapter 3, Article 8, Section 65450-65457) permits the adoption and administration of Specific Plans as an implementation tool for elements contained in the local General Plan. Specific Plans must demonstrate consistency in regulations, guidelines, and programs with the goals and policies set forth in the General Plan. The Villa Serena Specific Plan as reviewed by the City and as incorporated into the IS/MND, provides regulations, guidelines, and standards that are consistent with the applicable City of Upland General Plan goals and policies.

The IS/MND included a detailed discussion of potential air quality, noise, and traffic impacts that could result from the construction and occupation of project. The environmental analysis was supported by project-specific air quality, noise, and traffic impact analyses (IS/MND Appendices, A, H and I, respectively). Through the analysis, it was determined that traffic issues did not exceed established City significance thresholds. With the implementation of mitigation and imposition of standard City conditions, project-related air quality and noise impacts were reduced to less than significant levels (below established thresholds). While the commenter's opposition to the GPA is noted; no specific issue environmental issue has been raised, nor has evidence been cited to counter the findings in the technical studies and/or the IS/MND.

It is not clear what map the commenter is referring to. As stated in the IS/MND (pages 3-41 and 3-76), access to the project site is proposed along 15th Street via a primary ingress/egress gate and a secondary access is proposed along the western end of the site. Both will provide residential entry/exit and facilitate entry/exit for emergency and public vehicles (e.g., trash service).

In the absence of any substantial evidence, no new impact or increase in severity of an identified impact has been identified by the commenter; therefore, no revision to the IS/MND is required and recirculation of the document is not warranted.

Letter I

From: Robyn Nathan Tan
To: Joshua Winter; ICE Robyn Michler Tan
Subject: Villa Serena Comments
Date: Monday, December 02, 2019 3:56:06 PM

WARNING: External email. Please verify sender before opening attachments or clicking on links.

Joshua,

Per the NOA/NOI instructions, we are submitting our concerns, outlined below, regarding the Villa Serena development plans.

- Traffic and Safety: Alta and 15th were never intended to handle the traffic and safety risks associated with 120-300+ additional cars driving through the neighborhood.
    - Alta was never meant to be a through-way. There have already been multiple incidents with people running the stop sign and crashing into our property at the juncture of Alta and 15th. Even with the current levels of traffic, cars are driving too quickly down both streets making entrance and egress difficult for existing residents.
    - Based on the experience of long time residents who were promised 14th would not be opened to Campus and saw that promise reneged on, we are also concerned that 15th will eventually be opened to general traffic which would have a substantial negative impact on 15th street and Grove residents since it would be used as a shortcut to the south east side of Upland.

I-1

- Quality of life: Preexisting residents had a reasonable expectation that they would not have buildings behind their properties. Additionally, the pads for the houses are currently planned at an altitude of 1424 feet putting them at the same level or above existing residents which means everyone along 15th will lose their view of the mountain range diminishing their property values.

I-2

- Health: Further, the construction (dirt, dust, noise) required to fill in this area will be horrendous and can have health consequences for those in the community already struggling with poor air quality in the Inland Empire.

I-3

- Wildlife impact - this space has long been a corridor for migrating birds, bobcats, frogs etc.

I-4

To address the concerns outlined above, we would request the following adjustments to the proposed plan.

- The entrance to a complex of this size should be coming off a major road like Baseline. Why not seek an easement through the SCE property or backside of the golf course?
- In fairness to the community, construction should be scaled back to end

I-5

at the natural delineation line of the existing houses.
- The top of the proposed development should be aligned to the current berm.

As residents of the Upland/Claremont/Rancho community for over 30 years, we recognize that change and new development are inevitable and can be positive for the communities - contingent upon thoughtful implementation. We hope you will help implement these requests to make this project a win for the entire community.

Regards,
Robyn and Nathan Tan

COMMENT LETTER I: ROBYN AND NATHAN TAN

Response to Comment I-1: The commenter raises questions on past City action and designation of related to Alta Avenue and 15th Street. The discretionary land use entitlements associated with the project include Site Plan (SP) No. 18-10, Design Review (DR) No. 18-14, General Plan Amendment (GPA) No. 18-04, Zone Change (ZC) No. 18-04, Tentative Tract (TT) 18-03, Specific Plan (SPR) 18-02, and Environmental Assessment Review (EAR No. 0700) for an Initial Study/Mitigated Negative Declaration for approval, and adoption by the City of Upland. The purpose and intent of the IS/MND for the project is to identify the potential environmental impacts associated with these actions. The IS/MND is not the appropriate venue to consider the intended or actual results of past City actions.

As stated in Section 3.3.17 of the IS/MND, the project's impact on local traffic operations was addressed through the preparation of a project-specific Traffic Impact Analysis (TIA) (IS/MND, Appendix I.) The project is anticipated to generate a net total of 623 trip-ends per day with 50 a.m. peak hour trips and 65 p.m. peak hour trips. Based on the TIA, no significant Level of Service (LOS) impact was identified at any studied intersection under existing, Opening Year (2020), or Future Year (2040) conditions. The TIA was reviewed and approved by City staff prior to incorporation in the project's IS/MND.

While the commenter's concerns are noted; no specific issue environmental issue has been raised, nor has evidence been cited to counter the findings in the technical studies and/or the IS/MND. In the absence of any substantial evidence, no new impact or increase in severity of an identified impact has been identified by the commenter; therefore, no revision to the IS/MND is required and recirculation of the document is not warranted.

The commenter's comments regarding this issue are noted and will be fully considered as the project is reviewed prior to and during subsequent public hearings.

Response to Comment I-2: Per the City's General Plan Final Environmental Impact Report (FEIR) (Page 5-6, Aesthetics):

> *…the northern portion of the City is comprised of hilly terrain, providing scenic views of the City and surrounding region. The southern portion of the City is situated at a lower elevation and is relatively flat. The City becomes more urbanized from north to south.*
>
> *Views of these natural visual resources from the southern portion of the City are limited and partially obstructed due to their distance from the mountain range, lower topography, and built out nature of the southern area, as well as the density and orientation of the existing buildings and structures.* ***There are no General Plan designated scenic views or vistas within the City.***

The evaluation of potential impacts to scenic views is limited to those that are experienced from publicly accessible vantage point(s). Views from residential backyards are typically not accessible to the general public; therefore, these views are not considered significant under CEQA. While the commenter claims the change to backyard views would diminish property values, the potential economic and social impacts resulting from a project are not treated as significant effects on the

environment under CEQA unless that economic/social impact causes a physical impact (e.g., abandonment and blight) (*CEQA Guidelines*, Section 15131).

While the commenter's opinion is noted, because impacts related to backyard views are not considered significant under CEQA, no new impact or increase in severity of an identified impact has been identified. No revision to the IS/MND is required and recirculation of the document is not warranted.

Response to Comment I-3: The IS/MND included a detailed discussion of potential air quality and noise impacts that could result from the construction and occupation of project. The environmental analysis was supported by project-specific air quality and noise studies (IS/MND Appendices, A and H, respectively). With the implementation of mitigation and imposition of standard City conditions, project-related air quality and noise impacts were reduced to less than significant levels (below established thresholds (see IS/MND Sections 3.3.3 and 3.3.13 for air quality and noise discussions, respectively).

The commenter does not raise a specific environmental issue, nor has evidence been cited to counter the findings in the technical studies and/or the IS/MND. In the absence of any substantial evidence, no new impact or increase in severity of an identified impact has been identified by the commenter; therefore, no revision to the IS/MND is required and recirculation of the document is not warranted.

Response to Comment I-4: A biological resources field assessment of the site was conducted to asses potential impacts to on-site biological resources (see IS/MND Appendix B). No sensitive biological resources (e.g., sensitive species and critical habitats) have been documented in the immediate area. No special-status plant or wildlife species were observed during the field assessment. As stated in IS/MND Section 3.3.4, to address potential impacts to biological resources, a pre-construction burrowing owl and nesting bird survey is required prior to ground disturbance operations. As required, avoidance buffers would be established around any identified nesting activity. The buffers would be maintained until nesting activity has been completed. Adherence to the mitigation identified in the IS/MND would reduce potential biological resource impacts to a less than significant level.

The project site constitutes a portion of a 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. Due to the developed nature of the properties surrounding the site, there is no connectivity with natural habitats in the immediate project vicinity. As such, little or no local wildlife movement is expected to occur through the site.

The commenter does not raise a specific environmental issue, nor has evidence been cited to counter the findings in the technical studies and/or the IS/MND. In the absence of any substantial evidence, no new impact or increase in severity of an identified impact has been identified by the commenter; therefore, no revision to the IS/MND is required and recirculation of the document is not warranted.

Response to Comment I-5: The commenter identifies preferred alternative actions related to development of the site. CEQA does not require responses to argument, speculation, or unsubstantiated opinion or narrative. The commenter's opinions and preferences are noted and will be fully considered as the project is reviewed prior to and during subsequent public hearings.

Letter J

From: Caryn Zappia [mailto:caryn.zappia@yahoo.com]
Sent: Monday, December 2, 2019 6:00 PM
To: Joshua Winter <jwinter@ci.upland.ca.us>
Subject: Housing Development Concerns

WARNING: External email. Please verify sender before opening attachments or clicking on links.

Good evening,

My name is Caryn Zappia. I am a resident of 1488 Fernando Avenue in Upland. I have lived in Upland for 36 years. I attended Sycamore, Upland Junior High, and Upland High School. My children currently attend Foothill Knolls. I am writing to express my strong opposition to the Villa Serena housing development as it is proposed. J-1

The gated community as planned will be the FIRST in the city that has entrances and exits that do not open to a major street. 15th Street in this portion of Upland cannot be characterized as a major street as it only has one major cross street. This is problematic due to the sheer number of homes (and their residents' vehicles) planned to be built in this area. Imagine 65 cars driving through the neighborhood streets each morning to get to school and work. This scenario imagines only one car per family. In all other gated communities in Upland, there are multiple exits onto major city streets. The number of cars passing through the neighborhood will greatly impact the pollution to our area and the quality of life. My children ride their bikes in the street and play in the front yard. They walk across the street to visit the neighbors. I have little to worry about because our neighborhood is so calm and peaceful. If this extensive number of homes are built, I will not feel confident about my children's safety as they play in our neighborhood. Additionally, the added number of cars will increase the amount of pollution in our area. We purposefully selected this neighborhood because it is away from busy streets. With fewer homes built in this development, the streets would be less busy and I would not worry about the impact to our quality of life. Our neighborhood would not be a pleasant place to live, thus nullifying our city's motto. J-2

I understand that development is inevitable, and progress must be made. I understand we have a housing shortage in California. I do not oppose development on this property. My deep opposition is to the excessively high number of home that are being built on that property. I do not think our school has enough facilities to support so many more children at our school, though new enrollment is welcomed. Has the School District been consulted on how this will impact Foothill Knolls? J-3

I thank you for your attention to my concerns. I look forward to your response to my concerns and to those of my neighbors.

Caryn Zappia
909-292-6268

COMMENT LETTER J: CARYN ZAPPIA

Response to Comment J-1:. The commenter identifies her opposition to the project. CEQA does not require responses to argument, speculation, or unsubstantiated opinion or narrative. The commenter's opinions and preferences are noted and will be fully considered as the project is reviewed prior to and during subsequent public hearings.

Response to Comment J-2:. The project is anticipated to generate a net total of 623 trips per day with 50 a.m. peak hour trips and 65 p.m. peak hour trips. Based on the TIA, no significant Level of Service (LOS) impact was identified at any studied intersection under existing, Opening Year (2020), or Future Year (2040) conditions. The TIA has been reviewed and approved by City staff prior to incorporation in the project's IS/MND.

Vehicular access to the site is provided from 15th Street at two locations. A primary gated community entry for the project is located at the eastern project boundary adjacent to existing residential uses. A second gated entry is provided from 15th Street at the western boundary of the project. Fernando Avenue does not provide a direct access to the site. As identified by the City, it is reasonable to conclude project traffic would utilize roadways (Alta, Monte Verde, and Grove Avenues) with a more direct route to the site. Like Fernando Avenue, these streets provide sidewalks on either side of the street, which if used, would provide appropriate pedestrian safety. While the commenter's concerns are noted, it is speculative to assume any increase in vehicle traffic would correspondingly decrease pedestrian safety.

The IS/MND included a detailed discussion of potential air quality impacts that could result from the construction and occupation of project. The environmental analysis was supported by project-specific air quality impact analysis (IS/MND Appendix A). With the implementation of mitigation and imposition of standard City conditions, project-related air quality impacts were reduced to less than significant levels (below established South Coast Air Quality Management District daily thresholds). While the commenter's opposition to the GPA is noted; no specific issue environmental issue has been raised, nor has evidence been cited to counter the findings in the technical studies and/or the IS/MND.

Response to Comment J-3: Per California Government Code, "The payment or satisfaction of a fee, charge, or other requirement levied or imposed … are hereby deemed to be full and complete mitigation of the impacts … on the provision of adequate school facilities." The project will be required to pay these development fees in accordance with Government Code 65995 and Education Code 17620. Through payment of development fees in accordance with Government Code 65995 and Education Code 17620, impacts associated with the provision of new or physically altered school facilities would be less than significant.

No new impact or increase in severity of an identified impact has been identified by the commenter; therefore, no revision to the IS/MND is required and recirculation of the document is not warranted.

Letter K

From: Catina Simons
To: Joshua Winter
Subject: villa Serena housing on 15 st
Date: Monday, December 02, 2019 5:11:25 PM

WARNING: External email. Please verify sender before opening attachments or clicking on links.

To the Planning of new Housing,

I'm a very concern resident on Fernando Ave. I live south of 15th st in a very quiet and non busy street which I would truly llke to keep this way. Your building new houses which is going to impact my street with lots of traffic and people driving up and down our street. At this time we don't have lots of traffic or problems with parking and I truly want to keep it this way due to kids on our street play and run around without worrying about strangers in our area and being hit by traffic on our street. Our crime in our neighborhood will go up greatly and will become unsafe for all due to all the traffic coming and going in this area. I strongly oppose a general plan amendment for this project and an enty and exit for the complex that is proposed for 15th st and Fernando Ave. K-1

This will cause much more traffic on our street where the entrance and exits ae and it will also impact the pollution from the cars and trash from people who will be parking on our street. Each single family homes have at least 2 or 3 cars per home and they will not have room to park and all their guest who come will also need places to park and we do not want it on our street. You are wanting to build to many houses in this one area which there are city codes and we do know that you are not abiding by that code. I have no problems with new things it was just that bringing in more homes on top of each other and trying to get more in to make money is not fair to the residents who purchased their homes in this area knowing that it is a quiet area without lots of traffic going through our street. I feel very safe with how our kids can play and not worry about how many cars they will have to dodge to be able to play safely. K-2

The City of Upland needs the builder of these homes to conform to the general plan which has been tried and trued since the general plan was written in the beginning. I know the money will help Upland but, don't let the city be greedy and roll over to allow these builders to do what they want. You have residents that have been here for a long time and I don't want problems occuring from this new development. I feel 60 homes is too many and the original plan was only 30 homes. I feel you need to keep to the 30 homes and not allow the builders to throw their money at you to be able to break the rule that has been estabilshed for a long time. Please listen to our concerns and make your residents proud of the counsil that they voted in or has supported. We truly pray that you make the right decision. K-3

Truly,

CLF
Sent from Outlook

Comment Letter K: CATINA SIMONS

Response to Comment K-1: As stated in Section 3.3.17 of the IS/MND, the project's impact on local traffic operations was addressed through the preparation of a project-specific Traffic Impact Analysis (TIA) (IS/MND, Appendix I.) The project is anticipated to generate a net total of 623 trip-ends per day with 50 a.m. peak hour trips and 65 p.m. peak hour trips. Based on the TIA, no significant Level of Service (LOS) impact was identified at any studied intersection under existing, Opening Year (2020), or Future Year (2040) conditions. The TIA was reviewed and approved by City staff prior to incorporation in the project's IS/MND.

The commenter's claim that the project will impact pedestrian safety and increase crime in the neighborhood is speculative and unsupported by fact; therefore, no response can be provided. The commenter's opinions are noted and will be fully considered as the project is reviewed prior to and during subsequent public hearings.

Response to Comment K-2: Each proposed residential units is provided a two-car garage and two open spaces per unit. On-street parking is permitted on designated segments of the project's internal street. The opinion that project activities will cause an "extremely crowded" condition on adjacent streets is speculative and unsupported by fact.

Vehicular access to the site is provided from 15th Street at two locations. A primary gated community entry for the project is located at the eastern project boundary adjacent to existing residential uses. A second gated entry is provided from 15th Street at the western boundary of the project. Fernando Avenue does not provide a direct access to the site. As identified by the City, it is reasonable to conclude project traffic would utilize roadways (Alta, Monte Verde, and Grove Avenues) with a more direct route to the site. Like Fernando Avenue, these streets provide sidewalks on either side of the street, which if used, would provide appropriate pedestrian safety. While the commenter's concerns are noted, it is speculative to assume any increase in vehicle traffic would correspondingly decrease pedestrian safety.

The IS/MND included a detailed discussion of potential air quality impacts that could result from the construction and occupation of project. The environmental analysis was supported by project-specific air quality impact analysis (IS/MND Appendix A). With the implementation of mitigation and imposition of standard City conditions, project-related air quality impacts were reduced to less than significant levels (below established South Coast Air Quality Management District daily thresholds).

Response to Comment K-3: The proposed project includes a General Plan Amendment (GPA) from Public Utilities-Flood Control/Recharge (PU-FC/R) to Villa Serena Specific Plan (SP). California Government Code (Title 7, Division 1, Chapter 3, Article 8, Section 65450-65457), permits the adoption and administration of Specific Plans as an implementation tool for elements contained in the local General Plan. Specific Plans must demonstrate consistency in regulations, guidelines, and programs with the goals and policies set forth in the General Plan. The Villa Serena Specific Plan as reviewed by the City and as incorporated into the IS/MND, provides regulations, guidelines, and standards that are consistent with the applicable City of Upland General Plan goals and policies.

While the commenter's opinion that "60 homes is too many" is noted, no specific issue environmental issue has been raised, nor has evidence been cited to counter the findings in the technical studies and/or the IS/MND. The commenter's opinion will be fully considered prior to and during subsequent public hearings related to the project.

From:	Roger Flores
To:	Joshua Winter
Subject:	Villa serena specific plan
Date:	Monday, December 09, 2019 8:57:31 AM

WARNING: External email. Please verify sender before opening attachments or clicking on links.

I'm a resident on Fernando ave south of 15th st and I strongly oppose a general plan amendment for this project and an entry and exit for the complex that is proposed at 15th st and Fernando Ave. This will produce more traffic on the streets where the entrance/exits are and it will also Impact the pollution from these vehicles especially long term as the single family household vehicle goes from 2 to 4 vehicle per household. The city of Upland needs the builder of these homes to conform to the general plan which has been tried and trued since the general plan was written. This project will also make the neighborhood look out of conformity if the general plan is amended. Also, since it will be a private community, it will cause more street parking outside of the community and onto nearby streets.

COMMENT LETTER L: ROGER FLORES

Response to Comment L-1: As stated in Section 3.3.17 of the IS/MND, the project's impact on local traffic operations was addressed through the preparation of a project-specific Traffic Impact Analysis (TIA) (IS/MND, Appendix I.) The project is anticipated to generate a net total of 623 trip-ends per day with 50 a.m. peak hour trips and 65 p.m. peak hour trips. Based on the TIA, no significant Level of Service (LOS) impact was identified at any studied intersection under existing, Opening Year (2020), or Future Year (2040) conditions. The TIA was reviewed and approved by City staff prior to incorporation in the project's IS/MND.

The IS/MND included a detailed discussion of potential air quality impacts that could result from the construction and occupation of project. The environmental analysis was supported by project-specific air quality impact analysis (IS/MND Appendix A). With the implementation of mitigation and imposition of standard City conditions, project-related air quality impacts were reduced to less than significant levels (below established South Coast Air Quality Management District daily thresholds).

The proposed project includes a General Plan Amendment (GPA) from Public Utilities-Flood Control/Recharge (PU-FC/R) to Villa Serena Specific Plan (SP). California Government Code (Title 7, Division 1, Chapter 3, Article 8, Section 65450-65457) permits the adoption and administration of Specific Plans as an implementation tool for elements contained in the local General Plan. Specific Plans must demonstrate consistency in regulations, guidelines, and programs with the goals and policies set forth in the General Plan. The Villa Serena Specific Plan as reviewed by the City and as incorporated into the IS/MND, provides regulations, guidelines, and standards that are consistent with the applicable City of Upland General Plan goals and policies.

Each proposed residential units is provided a two-car garage and two open spaces per unit. On-street parking is permitted on designated segments of the project's internal street. The opinion that project activities will cause an "extremely crowded" condition on adjacent streets is speculative and unsupported by fact.

The commenter's opinions will be fully considered prior to and during subsequent public hearings related to the project. No new impact or increase in severity of an identified impact has been identified by the commenter; therefore, no revision to the IS/MND is required and recirculation of the document is not warranted.

From:	Brenda Robles
To:	Joshua Winter
Subject:	Housing on 15th
Date:	Monday, December 09, 2019 8:57:27 AM

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Mr. Winter,
We would like to address our concerns about the number of units going up on 15th Street. We want to express that we bought our house in this quiet neighborhood away from crime and busy streets. I would like to oppose the idea of 60 homes being built versus the thirty homes originally stated.

I would also like to oppose the opening up of the nearby streets to Campus and Fernando Avenue.

Thank you for your consideration,
Brenda Robles

COMMENT LETTER M: BRENDA ROBLES

Response to Comment M-1: The commenter's opinions are noted and will be fully considered prior to and during subsequent public hearings related to the project. No specific environmental issue has been raised, nor has evidence been cited to counter the findings in the technical studies and/or the IS/MND. No new impact or increase in severity of an identified impact has been identified by the commenter; therefore, no revision to the IS/MND is required and recirculation of the document is not warranted.

From:	Teena Romero
To:	Joshua Winter
Subject:	File No.:Tract 20245 Proposed Development of 65 single Family Homes
Date:	Monday, December 09, 2019 8:56:36 AM

WARNING: External email. Please verify sender before opening attachments or clicking on links.

Dear Joshua,

My husband and I live on the corner of 15th and Fernando Street within walking distance of your proposed project. We have some concerns with your project impacting our neighborhoods way of life for example this is a very quiet neighborhood with hardly no cars parked on sidewalks. With your project it will increase the traffic flow and safety of our children playing outside. As of now we have not experienced that with our quiet neighborhood. We would like to know what safety measures your company is willing to make in behalf of our neighborhood? And also we are concerned on the two way entrance on the map it shows that one entrance will be in front of our neighborhood, it goes back to the threat and safety of our neighborhood. Having a higher volume of traffic and cars possibly speeding. Our last concern with your proposed project houses are being built so close together. Which will not leave parking spaces in that community which will reflect cars being parked in our neighborhood and threatens again our children's safety. We will be attending the council meeting along with other neighbors.

Thank you,

Teena And Jaime Romero

COMMENT LETTER N: TEENA ROMERO

Response to Comment N-1: Each proposed residential units is provided a two-car garage and two open spaces per unit. On-street parking is permitted on designated segments of the project's internal street. Vehicular access to the site is provided from 15th Street at two locations. A primary gated community entry for the project is located at the eastern project boundary adjacent to existing residential uses. A second gated entry is provided from 15th Street at the western boundary of the project. Fernando Avenue does not provide a direct access to the site. It is reasonable to conclude project traffic would utilize roadways (Alta, Monte Verde, and Grove Avenues) with a more direct route to the site. Like Fernando Avenue, these streets provide sidewalks on either side of the street, which if used, would provide appropriate pedestrian safety. While the commenter's concerns are noted, it is speculative to assume any increase in vehicle traffic would correspondingly decrease pedestrian safety.

The commenter's opinions will be fully considered prior to and during subsequent public hearings related to the project. No new impact or increase in severity of an identified impact has been identified by the commenter; therefore, no revision to the IS/MND is required and recirculation of the document is not warranted.

Peter C. Jackson
1437 Carlos Way
Upland, CA 91786
909-373-6902
pcjackson.11@gmail.com

Monday, December 2, 2019

Joshua Winter, Associate Planner
City of Upland
Development Services Department/Planning Division
460 North Euclid Avenue
Upland, CA 91786
jwinter@ci.upland.ca.us

Dear Mr. Winter:

I am writing this email regarding the conversation we had today, and the concerns I have about the Villa Serena Project, specifically the IS/MND.

The City of Upland is proposing a new residential area to be built at the site of the 15th Street Detention Basin. As you know, this basin is currently used as flood control for the surrounding neighborhoods. It has been determined that it will be safe to reduce the size of the basin from 154.76 acre feet at elevation of 1,430 feet down to 60.9 acre feet at elevation of 1,427 feet, with a peak flow discharge at 246 c.f.s. My concern is that it seems this decision was based on data from the County of San Bernardino Hydrology Manual dated 1989. This data is 30 years old. Because of my concerns about the amount of rain we were experiencing, I took video footage of the basin during a storm on January 17, 2019. Severe rainfall filled the basin, by my estimation, at least three to five feet along the entire length of the basin. I am happy to make this footage available for evaluation, and I believe it would be beneficial. Due to changes in our climate and weather patterns, I feel it would be prudent to re-evaluate the rainfall intensity data used in this study.

Another concern is the added run-off that will result from the new construction (streets, roofs, driveways, etc.) that will increase surface run-off by approximately six to seven acres, by my estimation.

I plan on attending the public hearing for the Upland Planning Commission on 12/11/2019 at 6:30 pm. I appreciate your attention to this situation, as it will affect the lives and well-being of the Upland community. Thank you.

Sincerely,

Peter C. Jackson

COMMENT LETTER O: PETER JACKSON

Response to Comment O-1: The modified basin will be graded to create a new basin footprint. A new berm will be created between the basin and development site. From the top of the berm, a new slope will be graded to the bottom of the modified basin (approximately 1,410 feet above mean sea level). Modifications to the bottom of the remaining basin will be made from the toe of the new slope to a point approximately 900 linear feet to the east, by grading the bottom of the basin in this area to an elevation of approximately 1,410 feet from an existing elevation of 1,414 to 1,415 feet (essential lowering the bottom of the basin to fully accommodate anticipated flows.)

The proposed basin modifications have been reviewed by the City and will be designed and installed per applicable City and San Bernardino County criteria (see IS/MND Appendices G1-G5). As detailed in IS/MND Section 3.3.10, the increased depth will provide 0.5 feet of freeboard between the emergency spillway crest and the 100-year water surface elevation. The emergency spillway will be constructed for the 1,000-year event (1.35 × 100-year flow rate) in accordance with San Bernardino County Detention Basin Design Criteria, with the required freeboard to the top of the dam embankment to be above the 1,000-year water surface elevation. Using a 9-foot wide by 1.5-foot high opening, the maximum water surface elevation is projected to be 1,426.1 feet with a peak discharge of 246.7 cubic feet per second. This meets the peak discharge and maximum 100-year water surface elevation goals. The box weir outlet system would be designed to pass through the 200- to 500-year storm, with the emergency spillway providing discharge capacity for larger events. As the box weir outlet system can accommodate flows well in excess of the 100-year storm event, it is unlikely flows over the emergency spillway would occur during foreseeable storm events.

The commenter's observations are noted and will be considered fully prior to and during any public hearing related to the project. No new impact or increase in severity of an identified impact has been identified. No revision to the IS/MND is required and recirculation of the document is not warranted.