

The Colonies at San Antonio
Specific Plan Amendment
(SPR-7 Mod #4, SPR-7 Mod #5
and SPR-7 Mod #6)

Initial Study &
Addendum to the Colonies at
San Antonio Specific Plan
Final EIR

April 2009

Prepared for

**City of Upland
Planning Department
460 N. Euclid Avenue
Upland, CA 91786**

Prepared by

**HDR Engineering, Inc.
8690 Balboa Avenue, Suite 200
San Diego, CA 92123**

ONE COMPANY | *Many Solutions*SM



| | | |
|--------------------|---|------------|
| SECTION 1.0 | INTRODUCTION..... | 1-1 |
| 1.1 | PURPOSE AND SCOPE..... | 1-1 |
| 1.2 | PREVIOUS ENVIRONMENTAL DOCUMENTATION..... | 1-1 |
| 1.3 | FINDINGS OF THIS INITIAL STUDY/ADDENDUM..... | 1-3 |
| 1.3.1 | Use of an Addendum to a Previously Certified EIR..... | 1-3 |
| 1.4 | EXISTING DOCUMENTS TO BE INCORPORATED BY REFERENCE..... | 1-4 |
| 1.5 | CONTACT PERSON..... | 1-5 |
| SECTION 2.0 | PROJECT DESCRIPTION..... | 2-1 |
| 2.1 | PROJECT SITE SETTING..... | 2-1 |
| 2.2 | PROPOSED DISCRETIONARY ACTIONS, PERMITS & CONSULTATION..... | 2-1 |
| 2.2.1 | Discretionary Actions..... | 2-1 |
| 2.3 | PROJECT DESCRIPTION..... | 2-1 |
| 2.4 | EXISTING CONDITIONS..... | 2-11 |
| 2.5 | FINDINGS AND CONCLUSIONS..... | 2-11 |
| SECTION 3.0 | INITIAL STUDY..... | 3-1 |
| 3.1 | ENVIRONMENTAL CHECKLIST FORM..... | 3-1 |
| 3.2 | ENVIRONMENTAL ANALYSIS CHECKLIST..... | 3-4 |
| 3.3 | DISCUSSION OF THE ENVIRONMENTAL CHECKLIST FORM RESPONSES..... | 3-14 |
| 1. | Aesthetics..... | 3-14 |
| 2. | Agricultural Resources..... | 3-17 |
| 3. | Air Quality..... | 3-18 |
| 5. | Cultural Resources..... | 3-25 |
| 6. | Geology and Soils..... | 3-27 |
| 7. | Hazards and Hazardous Materials..... | 3-31 |
| 8. | Hydrology and Water Quality..... | 3-34 |
| 9. | Land Use and Planning..... | 3-38 |
| 10. | Mineral Resources..... | 3-40 |
| 11. | Noise..... | 3-41 |
| 12. | Population and Housing..... | 3-43 |
| 13. | Public Services..... | 3-45 |
| 14. | Recreation..... | 3-47 |
| 15. | Transportation/Traffic..... | 3-48 |
| 16. | Utilities and Service Systems..... | 3-52 |
| 17. | Mandatory Findings of Significance..... | 3-55 |
| 18. | Earlier Analyses..... | 3-57 |
| 19. | References..... | 3-57 |

Tables

Table 1. Unit Counts for Specific Plan2-2
Table 2. Commercial Use Intensity.....2-11

Figures

Figure 1. Regional Vicinity2-3
Figure 2. Site Location2-5
Figure 3. Land Use Plan2-7
Figure 4. Aerial Photograph2-13

1.0 INTRODUCTION

1.1 PURPOSE AND SCOPE

This Initial Study serves as an environmental review document for the proposed 2009 Specific Plan Amendments (SPR-7 Mod #4, SPR-7 Mod #5, and SPR7 Mod #6) to the Colonies at San Antonio Specific Plan (2009 SPA). Based on the conclusion of the Initial Study, this document also serves as an Addendum to the previously certified Final Environmental Impact Report (Final EIR) (State Clearinghouse No. 1998051075) certified by the City of Upland (City) in September 2002, for the Colonies at San Antonio Specific Plan Amendment (SPR-7 Mod #3). These documents serve as the environmental review of the 2009 SPA, as required pursuant to the provisions of the California Environmental Quality Act (CEQA), Public Resources Code §21000, et seq., and State and local CEQA Guidelines.

Pursuant to the provisions of CEQA and State and local CEQA Guidelines, the City is the Lead Agency and is charged with the responsibility of deciding whether to approve the proposed 2009 Specific Plan Amendment (SPA). As part of the decision-making process, the City is required to review and consider the potential environmental effects that could result from the modification of the SPA analyzed in the previously certified EIR.

It should be noted that a component of the 2009 SPA – removal of a required Pedestrian Bridge from the Specific Plan – may be processed separately from the balance of the proposed amendments. This Initial Study/Addendum also provides environmental clearance for the proposed elimination of the Pedestrian Bridge component of the Specific Plan. Discussion of the Elimination of the Pedestrian Bridge can be found below on page 2-10.

1.2 PREVIOUS ENVIRONMENTAL DOCUMENTATION

The Colonies at San Antonio Specific Plan was originally adopted in September 1988 as the “San Antonio Lakes” Specific Plan, along with a Final EIR that was certified by the City of Upland. This action included an amendment to the City’s General Plan and a Zone Change granting specific development rights for an undeveloped 440.5-acre parcel of land located in the northeastern corner of the City of Upland. The Specific Plan included a mixed use planned community of single and multi-family residential, commercial, recreational, and community uses surrounding a flood control lake at an interchange of the proposed Interstate 210 (I-210). A key feature of this original project was a 23.5-acre lake surrounded by 16.5 acres of “private greenbelt.” Residential and commercial development was intended to be implemented in six phases over an eight-year period.

Soon after adoption of the Specific Plan, the regional development market and the general economy suffered a depression, and the project was abandoned. Nine years later (1997), there was renewed interest in developing the site. However, to realistically proceed with site development required certain modifications to the original Specific Plan. Therefore, the owner of the property proposed an amendment to the adopted Specific Plan to reflect current economic realities. The City of Upland approved the SPA in October 1998, and certified a Supplemental EIR. In general, the specific plan amendment accomplished the following:

- Changed the name of the project from “San Antonio Lakes” to “Colonies at San Antonio.”

- Modified the Specific Plan's phasing to reverse the order of Phases 1 and 2. As a result, the development of the Specific Plan would begin along its eastern boundary and proceed westerly. The SPA also modified the infrastructure development plan to correspond to the proposed modification of land development phasing and reduced the minimum lot size in Planning Area 1 from 7,500 square feet (s.f.) to 6,000, 5,000, and 4,500 s.f.
- Changed the zoning of Planning Area 1 from Single Family Residential SFR-7.5 (7,500 s.f. lots) to SFR-4.5 (4,500 s.f. lots), SFR-5 (5,000 s.f. lots), and SFR-6 (6,000 s.f. lots).
- Realigned roadways to discourage through traffic on 19th Street within the project.
- Modified the configuration of planning areas along Tanglewood Avenue and Colonies Parkway, reflecting the roadway realignments.
- Revised certain development standards in the zoning regulations portion of the Specific Plan.

Along with the SPA, the City of Upland approved tentative tract maps for 305 single-family dwelling units within Phase 1 in the eastern portion of the Specific Plan area.

The October 1998 SPA was the first phase of a comprehensive revision to the Colonies at San Antonio Specific Plan, which was completed with a second amendment in September 2002, along with the certification of a Program EIR. In general, the 2002 SPA (SPR-7 Mod #3) accomplished the following:

- Expanded commercial development to encompass nearly all of the plan area north of the central open space area;
- Modified the phasing plan for the Colonies to permit individual Planning Areas to be built in any order, tying their development to the provision of specific infrastructure items;
- Modified the landscape and grading plan for the central open space area
- Provided for mitigation of potential impacts to riparian vegetation;
- Provided for maintenance of historic levels of groundwater recharge;
- Developed detailed design guidelines for single-family, multi-family, and commercial uses, as well as for potential parking structures;
- Modified sign standards to provide for expanded commercial use within the Specific Plan area; and
- Formulated a development review process to expedite subsequent project review within the Specific Plan area.

The Final Program EIR for the 2002 SPA identified impacts to be either less than significant, or to be mitigated to a less than significant level through implementation of prescribed mitigation measures, with the exception of the following impact areas that were determined to be significant and unavoidable:

- Aesthetics/Visual Resources;
- Air Quality; and
- Transportation/Traffic.

The Final EIR assumed buildout of the Specific Plan and cumulative projects, and determined that significant cumulative impacts would result to air quality and transportation/ traffic, regardless of implementation of identified mitigation measures.

1.3 FINDINGS OF THIS INITIAL STUDY/ADDENDUM

The proposed project includes an amendment to the Colonies at San Antonio Specific Plan (SPR-7 Mod #4, SPR-7 Mod #5, and SPR-7 Mod #6). This document is an Initial Study/Addendum to the 2002 Program EIR. Pursuant to CEQA and the State CEQA Guidelines, this Initial Study/Addendum has been prepared in order to determine whether the proposed Colonies at San Antonio SPA SPR-7 Mod #4, SPR-7 Mod #5, and SPR-7 Mod #6 (2009 SPAs) would result in a change in circumstances, new impacts, or new information of substantial importance requiring the preparation of a Subsequent or Supplemental EIR.

This addendum reviews new information of substantial importance that was not known and could not have been known with exercise of reasonable diligence at the time the Final EIR was certified. It further examines whether, as a result of any changes or any new information, preparation of a Subsequent or Supplemental EIR is required. This examination includes an analysis of the provisions of §21166 of CEQA and §15164 of the State CEQA Guidelines and their applicability to the proposed 2009 SPA. The focus of the examination is on whether the Final EIR adequately addresses the impacts associated with development of the proposed 2009 SPA.

Pursuant to CEQA and the State CEQA Guidelines, the City's environmental review of the proposed project is limited to examining the environmental effects associated with the changes between the previously certified Final EIR and the potential impacts which may result from implementation of the 2009 SPA. This focus is limited because the Final EIR has already addressed the environmental impacts associated with the Colonies at San Antonio Specific Plan and the Upland City Council certified the Final EIR was adequate and met the provisions of CEQA.

1.3.1 Use of an Addendum to a Previously Certified EIR

Section 15164 of the State CEQA Guidelines states that an addendum to an EIR shall be prepared "if some changes or additions are necessary, but none of the conditions described in §15162 calling for preparation of a Subsequent EIR have occurred." Section 15162 of the State CEQA Guidelines identifies the conditions that require preparation of a Subsequent EIR. A proposed change in a project will require preparation of a Subsequent EIR if:

1. *The change in the project is substantial.*

Substantial changes in the project are those that would require major revision of the previous EIR due to the involvement of new significant environmental effects, or if a substantial increase in the severity of previously identified significant effects has occurred.

2. *The circumstances under which the project is undertaken have substantially changed.*

Substantial changes in circumstances are defined as those that would require major revisions of the previous EIR in order to describe and analyze new significant environmental effects, or any changes that would cause a substantial increase in the severity of the previously identified significant effects.

3. *New information of substantial importance, which was not known and could have not been known, with the exercise of reasonable diligence at the time the previous EIR was certified, shows:*
 - A. *The project will have one or more significant effects not discussed in the previous EIR;*
 - B. *The significant effects previously examined will be substantially more severe than identified in the previous EIR;*
 - C. *Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measures or alternatives; or*
 - D. *Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measures or alternatives.*

If none of the above conditions are met, the City is not permitted to require preparation of a Subsequent EIR. Rather, the City may require preparation of a Mitigated Negative Declaration or an addendum, or the City may decide that no further environmental documentation is necessary.

This Initial Study/Addendum has evaluated each of the issues addressed in the Final EIR, as well as each of the issues contained in the checklist presented in Section 3.0 of this document. Based on this analysis and the information contained herein, there is no evidence that the proposed 2009 SPA requires major changes to the Final EIR. Comparison of the previous 2002 SPA with the proposed 2009 SPA, as described in Section 2.3 of this document, indicates there are no new significant environmental impacts associated with implementation of the proposed 2009 SPA.

The Upland City Council adopted CEQA Guidelines and an Initial Study checklist on February 10, 2003. The Environmental Checklist included in Section 3.0 incorporates the thresholds set forth in the City's standard Initial Study checklist and is used to:

- Evaluate whether there are any new or more severe significant environmental effects associated with implementation of the proposed project and proposed amendments; and
- Review whether there is new information or circumstances that would require preparation of additional environmental documentation in the form of a Subsequent or Supplemental EIR, or if an addendum is appropriate.

1.4 EXISTING DOCUMENTS TO BE INCORPORATED BY REFERENCE

Section 15150 of the State CEQA Guidelines permits an environmental document to incorporate by reference other documents that provide relevant data. The documents outlined in this section are hereby incorporated by reference, and the pertinent material is summarized throughout this Initial Study/Addendum where that information is relevant to the analysis of project impacts. Any document incorporated by reference is available for review at the City of Upland, Planning Division.

The following documents are incorporated by reference:

- The Colonies at San Antonio Draft Supplemental Environmental Impact Report, LSA Associates, Inc., August 5, 1998.
- San Antonio Lakes Specific Plan/Environmental Impact Report, Turrini & Brink, September 1988.
- City of Upland Consolidated Plan Update Draft, The Planning Center, Section III, Housing and Community Development Needs, April 2000.
- The Colonies at San Antonio Water Supply Evaluation, RBF Consulting, November 6, 2001.
- The Colonies at San Antonio Specific Plan, LSA Associates, Inc., January 24, 2002.
- Review of Major Geotechnical and Geologic Constraints. RMA Group, February 15, 2002.
- Review of Major Geotechnical and Geological Constraints Colonies, Phase II Residential and Commercial 19th Street and Campus Avenue. RMA Group. February 15, 2002.
- Drainage System Study for the Colonies at San Antonio. Associated Engineers Inc. April 2002.
- Sewer Study, The Colonies at San Antonio, Associated Engineers, Inc., April 2002.
- Colonies at San Antonio Specific Plan Visual Analysis, LSA Associates, Inc., May 7, 2002
- Traffic Study for The Colonies at San Antonio in the City of Upland. Kimley-Horn and Associates, Inc. June, 2002.
- Biological Resources Report for The Colonies at San Antonio in the City of Upland. LSA. June 5, 2002.

1.5 CONTACT PERSON

The Lead Agency for the Initial Study/Addendum for the proposed 2009 SPA is the City of Upland. Any questions about the preparation of this Initial Study/Addendum, its assumptions, or its conclusions should be referred to the following:

Ms. Rosalie Staudenmayer, Contract Planner
Community Development Department
City of Upland
460 North Euclid Avenue
Upland, California 91786
Telephone: 909-931-4130

This page intentionally left blank.

2.0 PROJECT DESCRIPTION

2.1 PROJECT SITE SETTING

The City of Upland is located in the western portion of San Bernardino County, north of the cities of Ontario and Montclair, and between the cities of Claremont and Rancho Cucamonga (Figure 1, Regional Vicinity).

The 447.8-acre Specific Plan area is located in the northeastern portion of the City of Upland, near the Upland-Rancho Cucamonga city border (Figure 2, Site Location). The Specific Plan area is bounded by 20th Street to the north, residential areas and the Upland Hills Country Club Golf Course to the south, the Cucamonga Creek Channel to the east, and the current alignment of Campus Avenue to the west. The Specific Plan site is bisected by 19th Street and the I-210 freeway, which run in an east-west direction through the northern portion of the Specific Plan area.

2.2 PROPOSED DISCRETIONARY ACTIONS, PERMITS & CONSULTATION

2.2.1 Discretionary Actions

The proposed project requires the following discretionary actions by the City of Upland:

- Specific Plan Amendment.

2.3 PROJECT DESCRIPTION

The proposed 2009 SPA includes the following modifications to the adopted 2002 SPA (depicted in Figure 3, Land Use Plan):

Modifications to Planning Area 16; Creation of Planning Area 22

The Specific Plan includes Planning Area (PA) 16, a central open space area located near the center of the Specific Plan area. PA 16 is a 58.64-acre area that provides open space, a wetland/riparian area, local and regional flood control facilities, and groundwater recharge.

As the Specific Plan has been implemented, PA 16 has developed slightly different than originally anticipated. Due to elevation, the western corner of PA 16 has not been and will not be utilized in the detention basin functions. Since this area is not integral to the operation/function of the detention basin, it will not be transferred to the San Bernardino County Flood Control District. Therefore, it is proposed that this western corner be used to create PA 22. Grading of the three-acre area being proposed as PA 22 places the parcel above the 100-year flood line, making it appropriate for development.

A Flexible Residential designation is proposed for PA 22. This would allow residential uses ranging from detached single family homes on minimum 5,000 square-foot lots up to 24 attached units per acre, resulting in a maximum of 72 dwelling units. The density would be transferred from PA 4 and unused dwelling units in other planning areas, as shown in Table 1, so that the overall approved buildout of the Specific Plan area will not exceed 1,150 units. Modifications have been made to the development regulations to allow for development of this housing. However, if the available unit count is designated entirely to PAs 4 and 15, PA 22 will be developed as commercial property with the same commercial uses allowable under the Neighborhood Commercial designation.

Table 1. Actual Unit Counts for Specific Plan

| Planning Area | Unit Count |
|---------------|------------|
| 1 | 92 |
| 2 | 99 |
| 3 | 114 |
| 4 | -- |
| 5 | 52 |
| 6 | 32 |
| 7 | 46 |
| 8 | 33 |
| 9 | 47 |
| 10 | 56 |
| 11 | 48 |
| 12 | 55 |
| 13 | 68 |
| 14 | 0 |
| 15 | 0 |
| 16 | -- |
| 17 | 0 |
| 18 | 0 |
| 19 | 0 |
| 20 | 0 |
| 21 | 0 |
| 22* | -- |
| Total | 742 |
| Allowable | 1,150 |
| Available** | 408 |

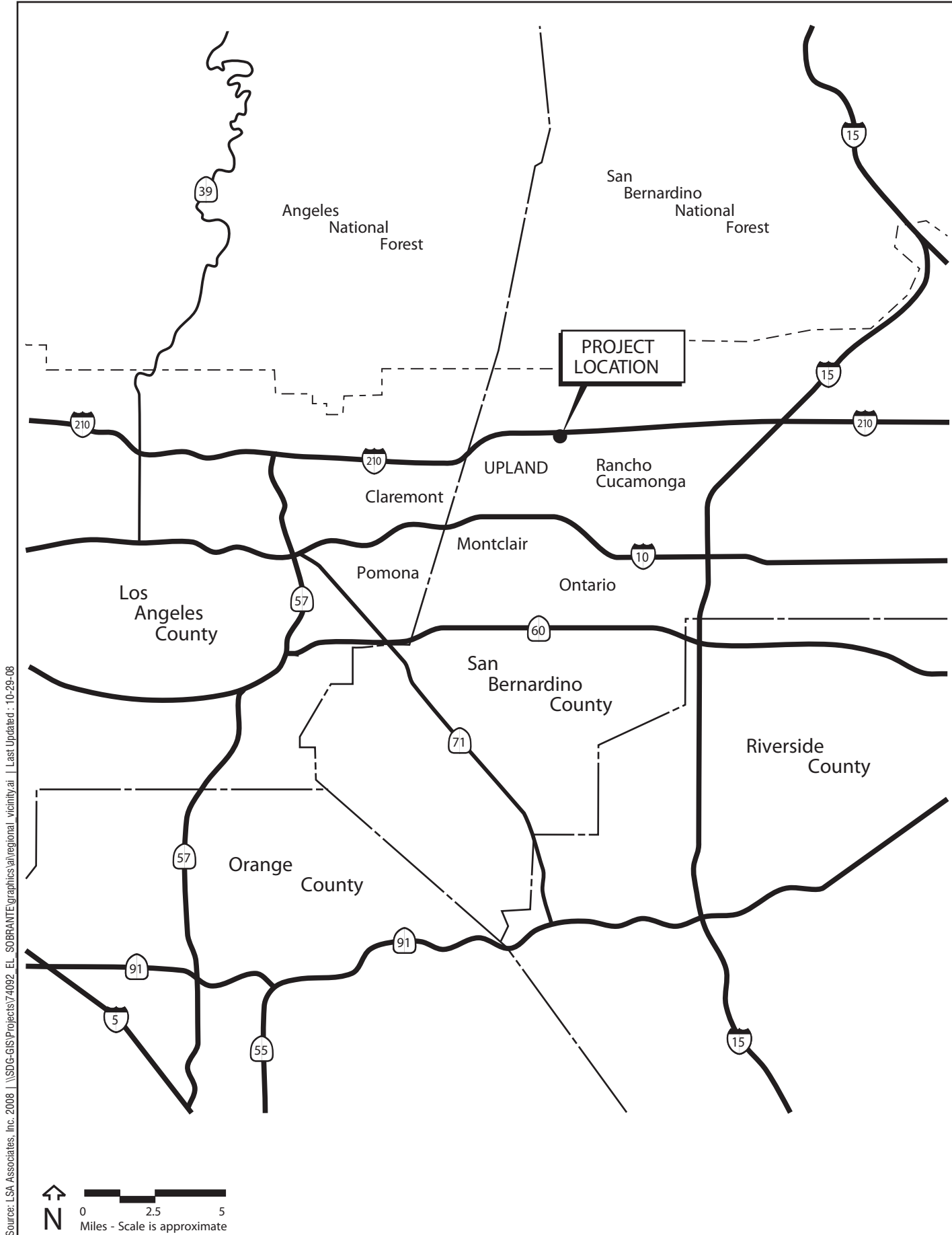
* Proposed for creation in this SPA

** The 408 remaining units are proposed for distribution between PAs 4, 15, and 22. The distribution will heed the allowable densities, and will not exceed the total unit count of 1,150.

Convert Luxury Attached Housing Zone to Mixed Use Zone in Planning Area 4

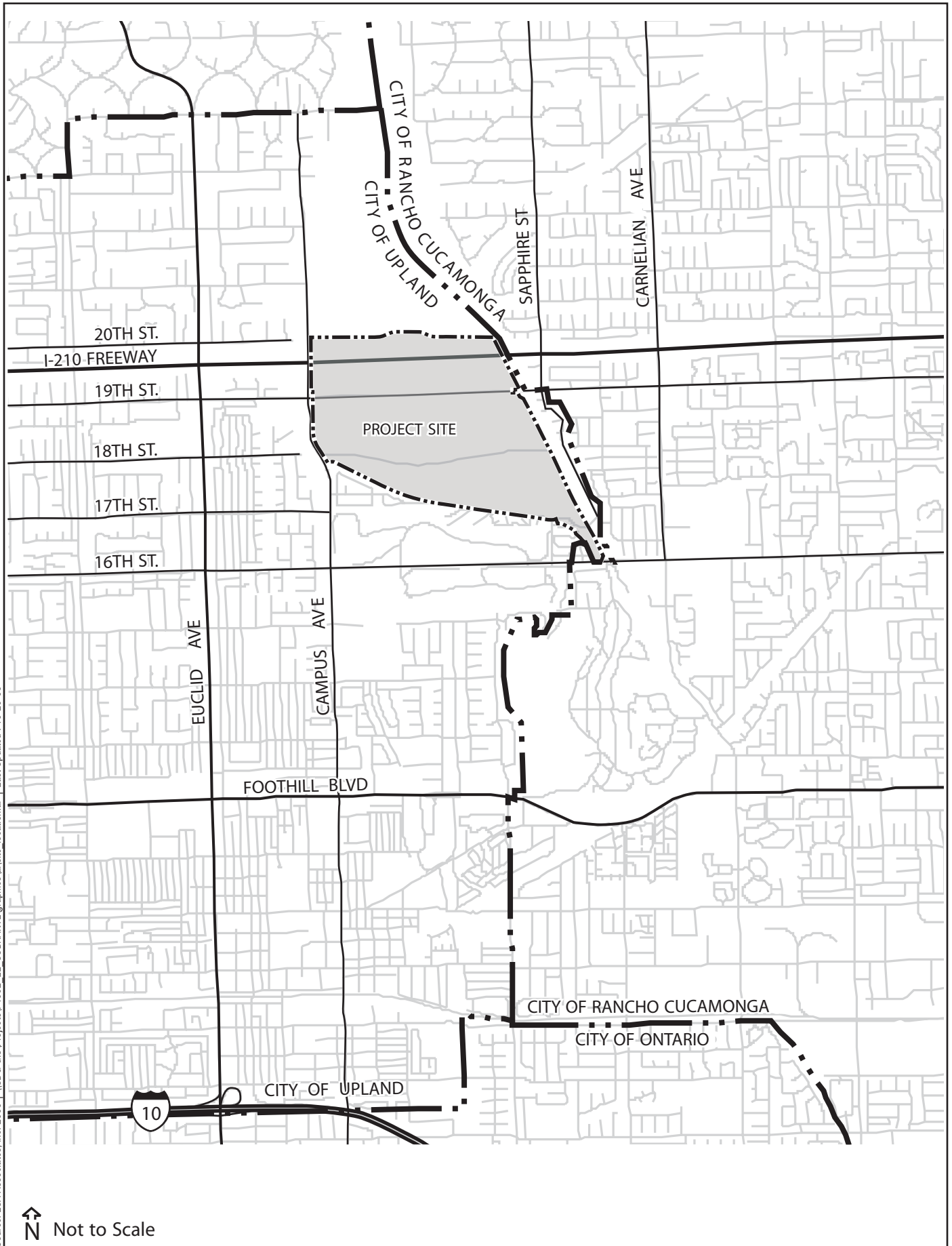
The proposal would modify the allowable uses in PA 4 to provide for approximately six acres of mixed use commercial and residential buildings in a multi-story setting. The buildings are proposed for development with complementary commercial uses and up to 350 residential units within buildings up to eight stories in height. Additionally, structured parking will be accommodated in the buildings.

The number of residential units will be determined by the available unit count depending on the buildout of PAs 15 and 22. The dwelling unit density of PA 4 will not exceed 62 total units per acre.



Regional Vicinity
FIGURE 1

Source: LSA Associates, Inc. 2008 | \\SDG-GIS\Projects\74092_EL_SOBRAANTE\graphics\site_location.ai | Last Updated: 10-29-08



Site Location
FIGURE 2

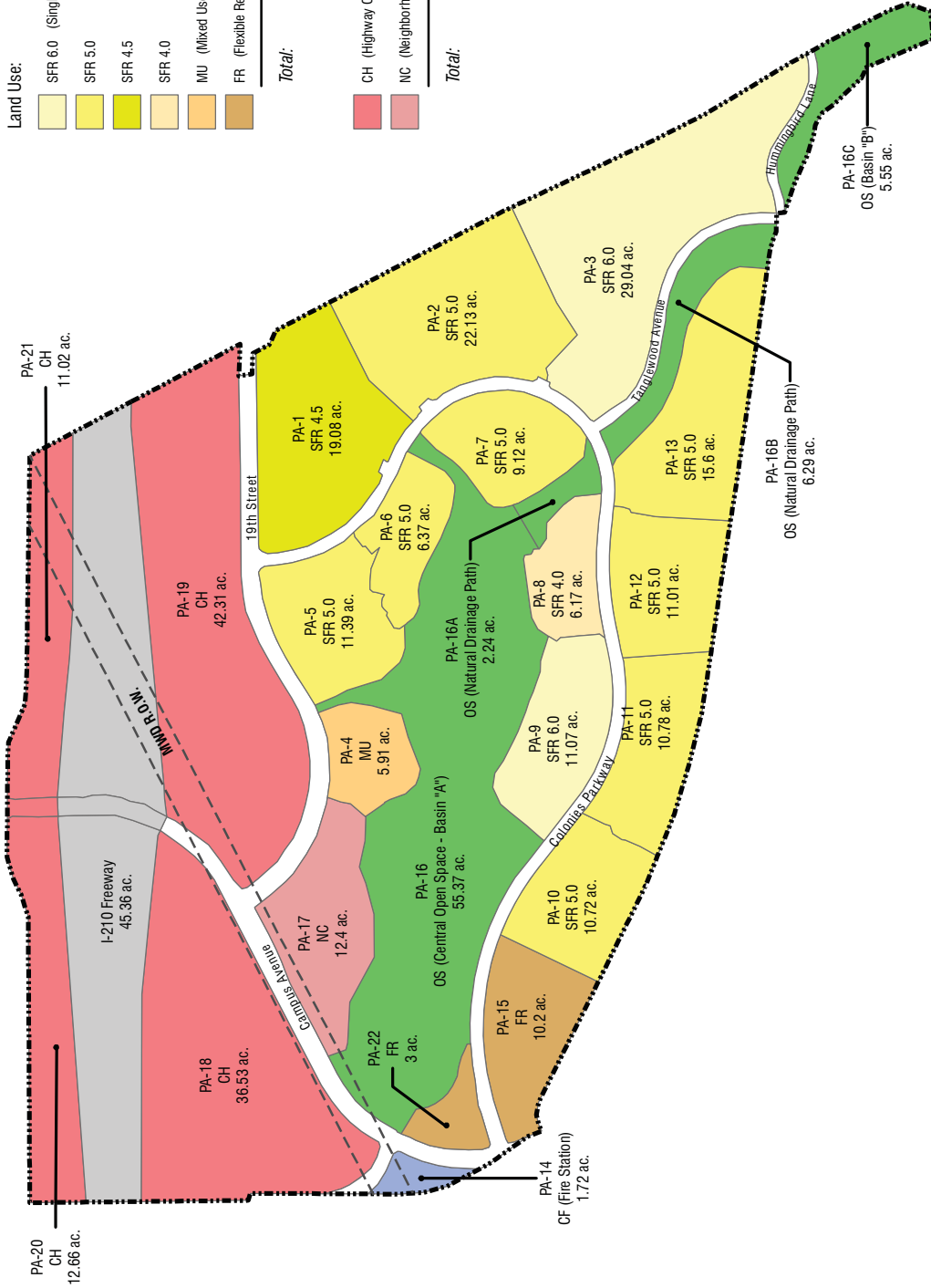
Legend



| Land Use: | Acreage: | Units: |
|-------------------------------------|---------------|--------------|
| SFR 6.0 (Single Family Residential) | 40.11 | 161 |
| SFR 5.0 | 97.12 | 456 |
| SFR 4.5 | 19.08 | 92 |
| SFR 4.0 | 6.17 | 33 |
| MU (Mixed Use) | 5.91 | up to 350 |
| FR (Flexible Residential) | 13.20 | up to 317 |
| Total: | 181.59 | 1,150 |

| CH (Highway Commercial) | Acreage: | Sq. Ft.: |
|------------------------------|---------------|------------------|
| CH (Highway Commercial) | 102.52 | 1,070,519 |
| NC (Neighborhood Commercial) | 12.40 | 129,481 |
| Total: | 114.92 | 1,200,000 |

| OS (Central Open Space) | Acreage: |
|----------------------------|---------------|
| OS (Central Open Space) | 55.37 |
| OS (Natural Drainage Path) | 8.53 |
| OS (Basin "B") | 5.55 |
| CF (Fire Station) | 1.72 |
| I-210 Freeway | 45.36 |
| Roads | 34.76 |
| Total: | 151.29 |
| GRAND TOTAL: | 447.80 |



↑ N Not to Scale

Land Use Plan
FIGURE 3

The mixed uses of the commercial and residential buildings are in proximity to the 19th Street arterial and the Highway Commercial designation across the street. This product will provide goods and services to the residents of the mixed use buildings without requiring travel.

If the available unit count is designated entirely to the development of PAs 15 and 22, PA 4 will be developed as a commercial property with the same complementary commercial uses allowable under the Neighborhood Commercial designation.

Modifications to Planning Area 15

Currently, the adopted Specific Plan calls for development of PA 15 (10.24 acres) with an elementary school; the school district has an option not to develop a school on this property, in this case single-family residential units would be allowed for development. The school district has chosen not to build a school on PA 15, resulting in an allowable use of single-family residential product on minimum 5,000 s.f. lots.

A flexible residential product is proposed that would allow residential uses ranging from the currently approved detached single family home on minimum 5,000 s.f. lots up to 24 attached units per acre. PA 15 would be developed as one product; currently it is unclear which product the market will support. The highest density would result in a maximum of 245 units on PA 15, provided that total buildout of The Colonies does not exceed the allowable 1,150 dwelling units. Unit counts would be transferred from unused dwelling units in other planning areas. Additionally, modifications to the development regulations to allow for development of housing up to 24 dwelling units per acre within PA 15 are proposed.

Create a Process for Residential Unit Density Transfers

After approval of SPA-7 Mod #4, SPA-7 Mod #5, and SPA-7 Mod #6, three of the Planning Areas (4, 15, and 22) will have the collective potential for development of up to 408 dwelling units. To ensure that the full development potential of the Specific Plan is not exceeded, a density transfer process between the three Planning Areas has been suggested, based on the buildout of the entire Specific Plan area. Table 1 details the current unit buildout of each Planning Area for the entire Specific Plan. It also shows the allowable remaining units. The overall approved buildout of the Specific Plan area is 1,150 units; this number will not be exceeded. The 2009 SPA proposes a process be added to the review procedures section of Chapter 11 of the Specific Plan that details how density transfer requests will be reviewed and granted.

Eliminate the Pedestrian Bridge Between Planning Areas 16 and 19

The pedestrian bridge is no longer a necessary component of the Specific Plan. The pedestrian bridge was originally envisioned to create a link between PA 19 and PA 16, so that pedestrians could traverse 19th Street without the worry of traffic. At the Administrative Review Committee meeting on March 14, 2006 concerning PA 19, there was extensive discussion concerning the pedestrian bridge and its maintenance, safety, and necessity. Some Administrative Review Committee members were concerned about sufficient clearances and site distance issues; others expressed concerns about personal safety issues, etching, and graffiti. Due to these concerns, the pedestrian bridge is proposed for removal from the Specific Plan.

Modification of the Parking Ratio Requirements for Planning Areas 19 and 21

The parking ratios for PAs 19 and 21 currently call for 4.3 parking spaces per every 1,000 s.f. of commercial building. The proposal is to modify the Specific Plan to reduce the parking requirement to 4.0 parking spaces per every 1,000 s.f. of commercial building. PAs 19A and 22 contain a Metropolitan Water District (MWD) easement that will provide parking spaces. These parking spaces cannot be counted as part of the standard requirements, since they will exist in an MWD easement. In order to create adequate amounts of parking that will not result in over-parking in the commercial areas, the standard is proposed for reduction.

Allow Private and Charter Schools as a Use in Commercial Highway Zone

The proposal is to allow private and charter schools within the Commercial Highway zone. The types of schools that will be considered are continuing education and commuter-based instruction schools.

Allow Senior or Assisted Living Facilities as a Use in Flexible Residential and Mixed Use Zones

The proposal is to allow senior or assisted living facilities in the Flexible Residential and Mixed Use zones. The types of facilities that are being considered include an up to two-story facility that would offer facilities for the elderly.

Modify the Signage Regulations to Include LED Signs with Text Copy Displays

The proposal is to modify the signage program to allow LED electronic message centers on the Primary and Secondary Freeway Pylons. These LED-based color display systems would be capable of showing video, animation, and graphics on a flat screen. The systems would allow for the timely display of current events and opportunities.

Land Use Modification Summary

The proposed 2009 SPA would not result in an increase in residential dwelling units above the previously approved 1,150 units. Table 2 below demonstrates the amount of commercial square footage that was allowed for in the 2002 SPA and what has already been proposed for PAs 17, 18, and 19. Although no proposals have come forward yet for PAs 20 and 21, it is anticipated that due to their size, PAs 20 and 21 would construct 23 percent of the allowable square footage for the CH category, or 246,219 s.f. The applicant has proposed 96,508 s.f. of commercial uses within PA 17, which is 32,973 s.f. less than anticipated. In addition, the applicant has proposed or is anticipated to propose 1,015,059 s.f. of commercial uses within PAs 18, 19, 20, and 21, which is 55,460 s.f. less than anticipated. The total remaining 88,473 s.f. of allowable commercial uses would be distributed either to PA 4 for mixed use commercial or to PA 22 for neighborhood commercial. Therefore, the 2009 SPA would not allow for an increase in commercial square footage above 1,200,000 as proposed in the 2002 SPA.

Table 2. Commercial Use Intensity

| Planning Area | Use | Acres | Allowable Square Footage | Proposed Square Footage | Remaining Developable Square Footage |
|----------------|-----|--------|--------------------------|-------------------------|--------------------------------------|
| 17 | NC | 12.4 | 129,481 | 96,508 | 32,973 |
| 18, 19, 20, 21 | CH | 102.52 | 1,070,519 | 1,015,059* | 55,460 |
| Total | | 114.92 | 1,200,000 | 1,111,567 | 88,433 |

NC= Neighborhood Commercial; CH= Commercial Highway

*The applicant has proposed 768,840 s.f of CH uses for PAs 18 and 19. No commercial uses have yet to be proposed for PA 20 and 21 yet but it is assumed based on the acreage of these areas that maximum intensity would allow for 246,219 s.f. of commercial.

2.4 EXISTING CONDITIONS

Existing on-site conditions for the Specific Plan area have changed substantially since certification of the 2002 Final EIR, primarily because of development of the Specific Plan itself. The Specific Plan area is either developed with residential and commercial uses according to land uses set forth in the 2002 SPA or has been graded awaiting future development. Planning Areas 4, 15, 20, 21, and the newly proposed PA 22 are currently undeveloped, as shown in Figure 4 (Aerial Photograph). The Fire Station located on Planning Area 14 is currently under construction. Man-made features include the following:

- 19th Street, a heavily traveled collector, running east-west through the central portion of the site, carrying traffic to and from Upland and Rancho Cucamonga.
- I-210 freeway running east-west through the northern portion of the site.
- The Cucamonga Creek concrete channel along the eastern margin.
- The Holliday Rock Company sand and gravel operation, industrial asphalt facility, and truck-loading area at Campus Avenue and the extension of 20th Street as shown on the City's existing Master Plan.
- The 200-foot-wide MWD right-of-way trending northeast-southwest through the center of the property. A 10-foot diameter pipe is buried underground within this right-of way.
- The outlet of the County Flood Control District's 20th Street storm drain. Additional flood control features south of 19th Street include an elevated east-west facility located south of the existing pit. A road exists along the top, and service walkways stem from it. Another significant flood control feature is the east-west levee along the southern margin of the site. A roadway runs on top of the levee and a concrete box culvert-type outlet is located halfway across. From this point south, the culvert lies underground and connects with an open air, improved trapezoidal channel at the edge of the Upland Hills Country Club golf course.

2.5 FINDINGS AND CONCLUSIONS

Based on the project description contained in Chapter 2.0 of this Initial Study, the environmental impacts associated with the 2009 SPA have been analyzed in relation to the conclusions reached in the 2002 Final EIR. Additionally, each of the environmental issue areas contained in the checklist presented in Section 3.0 of this document has been evaluated, leading to the following findings and conclusions:

- Proposed development of lands affected by the 2009 SPA have previously been estimated and analyzed in the 2002 SPA Final EIR prepared by the City of Upland. Proposed development would not substantially change the proposed level of development detailed in the 2002 SPA Final EIR.
- The levels of impact significance determined in the 2002 SPA Final EIR, as well as prescribed mitigation to reduce impacts, would remain constant with implementation of the proposed SPA. Those impacts determined to be significant and unavoidable would equally remain constant.

None of the following conditions described in §15162 of the CEQA Guidelines, calling for preparation of a Subsequent EIR, have been met:

1. *The change in the project analyzed in the 2002 SPA Final EIR is substantial.* Substantial changes in the project are those that would require “major revisions of the previous [Final] EIR ... due to the involvement of new significant environmental effects, or a substantial increase in the severity of previously identified significant effects.” As discussed in this document, the 2009 SPA would not result in new significant impacts or a substantial increase in the severity of any previously identified significant effects.
2. *The circumstances under which the project is undertaken have substantially changed.* Substantial changes in the circumstances under which the project is being undertaken are defined as those that would “require major revisions of the previous [Final] EIR ... due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.” The 2002 SPA Final EIR anticipated development of a residential, commercial, and mixed use specific plan at the density proposed by the SPA in this location. The 2009 SPA proposes modifications to land uses, including density transfers, but would maintain the overall densities previously estimated and analyzed in the Final EIR. Therefore, the circumstances under which the 2009 SPA would be implemented are not substantially different than those described and analyzed in the 2002 SPA Final EIR.
3. *New information of substantial importance, which was not known and could have not been known, with the exercise of reasonable diligence at the time the previous EIR was certified, shows:*
 - *The project will have one or more significant effects not discussed in the previous EIR;*
 - *Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
 - *Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
 - *Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

As noted above, there is no evidence that any of these conditions exist.

Source: © 2008 F-cubed | \G:\Projects\46291 COLONIES\map_docs\mxd\airial.mxd | Last Updated: 10-29-08



Aerial Photograph
FIGURE 4

2.0 Project Description

Section 15164 of the CEQA Guidelines states that an addendum to an EIR shall be prepared “if some changes or additions are necessary, but none of the conditions described in §15162 calling for preparation of a Subsequent EIR have occurred.” Since some changes to the EIR are needed, such as inclusion of a description of the 2009 SPA in the EIR project description, and none of the conditions of §15162 of the CEQA Guidelines occur, an Addendum to the City of Upland 2002 SPA Final EIR is the appropriate form of environmental documentation under CEQA.

This page intentionally left blank.

3.0 INITIAL STUDY

3.1 ENVIRONMENTAL CHECKLIST FORM

The following pages contain the Environmental Checklist Form (Form) for the proposed 2009 SPA. The Form incorporates the thresholds set forth in the approved City of Upland Initial Study Checklist. The Form is marked with findings as to the environmental effects of the 2009 SPA. A checked box (■) in columns 1, 2, or 3 shall require additional environmental analysis in the form of a Supplemental or Subsequent EIR. A checked box in columns 4, 5, or 6 shall require preparation of a Mitigated Negative Declaration, a Negative Declaration, or an Addendum.

As explained in Section 1.0, this analysis has been undertaken pursuant to the provisions of CEQA, to provide the City of Upland with the factual basis for determining, based on the information available, the form of environmental documentation warranted by the proposed project. The basis for each of the findings listed in the attached Form is explained in Section 3.2, Environmental Analysis and Explanation of Checklist Responses.

ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** The Colonies at San Antonio Specific Plan Amendment (SPR-7 Mod #4, SPR-7 Mod #5, and SPR-7 Mod #6)
2. **Lead Agency Name and Address:** City of Upland
Community Development Department
336 Pacific Avenue
Upland, California 93263
3. **Contact Person:** Ms. Rosalie Staudenmayer, Contract Planner
Tel: (909) 931-4130
4. **Project Location:** City of Upland, County of San Bernardino, California
5. **Project Applicant:** Diversified Pacific
Mr. Phil Burum
10621 Civic Center Drive
Rancho Cucamonga, CA 91730
Tel: (909) 481-1150 ext. 241
6. **Existing and Proposed General Plan Designations:** Existing: Specific Plan
Proposed: Specific Plan
7. **Existing and Proposed Zoning:** Existing: Specific Plan
Proposed: Specific Plan
8. **Project Description:** The project proposes an amendment to the Colonies at San Antonio Specific Plan to respond to changing market demands and unforeseen demands on land uses. In general, the 2009 SPA would accomplish the following:
 - Create a new three-acre planning area (PA 22) within the western portion of PA 16, encompassing land not being used or needed for flood control purposes.

- Create a process for the transfer of residential unit densities for PAs 4, 15, and 22, not to exceed a total of 1,150 residential units in the Specific Plan.
- Convert the Luxury Attached Housing Zone to a Mixed Use Zone for PA 4.
- Modify the land use for PA 15 to Flexible Residential.
- Create a land use of Flexible Residential for PA 22. Allow for neighborhood commercial uses in PA 22 if the residential unit count is met prior to development of PA 22.
- Eliminate the pedestrian bridge between PAs 16 and 19.
- Modify the parking ratio requirements for PAs 19 and 21.
- Allow private and charter schools as a use in the Commercial Highway Zone.
- Allow senior care facilities as permitted uses in Flexible Residential and Mixed Use zones.
- Modify the signage regulations to include electronic message display signs.

9. Existing and Proposed Surrounding Land Use and Setting:

Existing and planned residential uses are located to the east, west, and south of the Specific Plan area. Cucamonga Creek borders the east side of the Specific Plan area and separates the site from single-family residential uses in the cities of Upland and Rancho Cucamonga. North of the site is 20th Street and Holliday Rock Company’s sand and gravel extraction operation. South of the Specific Plan area is Tract No. 12613, a planned community of 160 medium density (7 to 12 du/ac) dwelling units. The western boundary of the site is formed by Campus Avenue. West of Campus Avenue is the Southern California Edison north/south transmission line. West of the transmission line are low density single-family residences and two City reservoirs between 19th and 20th Streets. Other miscellaneous uses in the area include the Great Western Rose Warehouse, groves and sheds, the extension of MWD’s right-of-way, and an area of vacant land.

10. Public Agencies Whose Approval is Required (e.g., permits, financing approval, or participation agreement): City of Upland

Determination: (To Be Completed by the Lead Agency)

On the basis of this initial evaluation:

- The City finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- The City finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.
- The City finds the proposed project may have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. If the effect is a potentially significant impact or potentially significant unless mitigated an ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to addressed.
- The City finds that changes to the project or the circumstances under which the project would be undertaken require major revisions to the previous EIR in order to make the previous EIR adequately apply to the proposed project in accordance with Public Resources Code §21166 and CEQA Guidelines §15163. Thus, a SUBSEQUENT EIR shall be prepared.
- The City finds that changes to the project or the circumstances under which the project would be undertaken require only minor revision to the previous EIR in order to make the previous EIR adequately apply to the proposed project in accordance with Public Resources Code §21166 and CEQA Guidelines §15163. Thus, a SUPPLEMENTAL EIR shall be prepared.
- The City finds that the significant effects that would result from the proposed project have been addressed in the City of Upland Colonies at San Antonio Specific Plan Program EIR, and that none of the determinations set forth in Public Resources Code §21166 and CEQA Guidelines §15162 can be established. Thus, an ADDENDUM to the 2002 City of Upland Colonies at San Antonio Specific Plan Final Program EIR shall be prepared.

Signature

Date

Title

Agency

3.2 ENVIRONMENTAL ANALYSIS CHECKLIST

| ISSUES: | Substantial Change in Project Requiring Major EIR Revisions | Substantial Change in Circumstance Requiring Major EIR Revisions | Information Showing Greater Significant Effects than Previous EIR | New Information Showing Ability to Reduce, but not Eliminate Significant Effects in Previous EIR | Less than Significant Impact/No Changes or Information Requiring Preparation of an EIR | No Impact |
|--|---|--|---|--|--|-------------------------------------|
| 1. AESTHETICS – Would the project: | | | | | | |
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. AGRICULTURE RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project: | | | | | | |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project: | | | | | | |
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| ISSUES: | Substantial Change in Project Requiring Major EIR Revisions | Substantial Change in Circumstance Requiring Major EIR Revisions | Information Showing Greater Significant Effects than Previous EIR | New Information Showing Ability to Reduce, but not Eliminate Significant Effects in Previous EIR | Less than Significant Impact/No Changes or Information Requiring Preparation of an EIR | No Impact |
|--|---|--|---|--|--|-------------------------------------|
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions exceeding quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. BIOLOGICAL RESOURCES – Would the project: | | | | | | |
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| ISSUES: | Substantial Change in Project Requiring Major EIR Revisions | Substantial Change in Circumstance Requiring Major EIR Revisions | Information Showing Greater Significant Effects than Previous EIR | New Information Showing Ability to Reduce, but not Eliminate Significant Effects in Previous EIR | Less than Significant Impact/No Changes or Information Requiring Preparation of an EIR | No Impact |
|--|---|--|---|--|--|--------------------------|
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. CULTURAL RESOURCES – Would the project: | | | | | | |
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. GEOLOGY AND SOILS – Would the project: | | | | | | |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii) Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| ISSUES: | Substantial Change in Project Requiring Major EIR Revisions | Substantial Change in Circumstance Requiring Major EIR Revisions | Information Showing Greater Significant Effects than Previous EIR | New Information Showing Ability to Reduce, but not Eliminate Significant Effects in Previous EIR | Less than Significant Impact/No Changes or Information Requiring Preparation of an EIR | No Impact |
|--|---|--|---|--|--|-------------------------------------|
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. HAZARDS AND HAZARDOUS MATERIALS – Would the project: | | | | | | |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| ISSUES: | Substantial Change in Project Requiring Major EIR Revisions | Substantial Change in Circumstance Requiring Major EIR Revisions | Information Showing Greater Significant Effects than Previous EIR | New Information Showing Ability to Reduce, but not Eliminate Significant Effects in Previous EIR | Less than Significant Impact/No Changes or Information Requiring Preparation of an EIR | No Impact |
|--|---|--|---|--|--|-------------------------------------|
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. HYDROLOGY AND WATER QUALITY – Would the project: | | | | | | |
| a) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| ISSUES: | Substantial Change in Project Requiring Major EIR Revisions | Substantial Change in Circumstance Requiring Major EIR Revisions | Information Showing Greater Significant Effects than Previous EIR | New Information Showing Ability to Reduce, but not Eliminate Significant Effects in Previous EIR | Less than Significant Impact/No Changes or Information Requiring Preparation of an EIR | No Impact |
|---|---|--|---|--|--|-------------------------------------|
| i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| j) Expose people or structures to inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. LAND USE AND PLANNING – Would the project: | | | | | | |
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10. MINERAL RESOURCES – Would the project: | | | | | | |
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11. NOISE – Would the project: | | | | | | |
| a) Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| ISSUES: | Substantial Change in Project Requiring Major EIR Revisions | Substantial Change in Circumstance Requiring Major EIR Revisions | Information Showing Greater Significant Effects than Previous EIR | New Information Showing Ability to Reduce, but not Eliminate Significant Effects in Previous EIR | Less than Significant Impact/No Changes or Information Requiring Preparation of an EIR | No Impact |
|---|---|--|---|--|--|--------------------------|
| d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ■ | <input type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ■ |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ■ |
| 12. POPULATION AND HOUSING – Would the project: | | | | | | |
| a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., by extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ■ | <input type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ■ |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ■ |
| 13. PUBLIC SERVICES – Would the project: | | | | | | |
| a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | | | | | | |
| i) Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ■ | <input type="checkbox"/> |
| ii) Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ■ | <input type="checkbox"/> |
| iii) Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ■ | <input type="checkbox"/> |
| iv) Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ■ | <input type="checkbox"/> |
| v) Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ■ |

| ISSUES: | Substantial Change in Project Requiring Major EIR Revisions | Substantial Change in Circumstance Requiring Major EIR Revisions | Information Showing Greater Significant Effects than Previous EIR | New Information Showing Ability to Reduce, but not Eliminate Significant Effects in Previous EIR | Less than Significant Impact/No Changes or Information Requiring Preparation of an EIR | No Impact |
|---|--|---|---|--|---|-------------------------------------|
| 14. RECREATION – Would the project: | | | | | | |
| a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 15. TRANSPORTATION/TRAFFIC – Would the project: | | | | | | |
| a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Result in inadequate parking capacity? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16. UTILITIES AND SERVICE SYSTEMS – Would the project: | | | | | | |
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| ISSUES: | Substantial Change in Project Requiring Major EIR Revisions | Substantial Change in Circumstance Requiring Major EIR Revisions | Information Showing Greater Significant Effects than Previous EIR | New Information Showing Ability to Reduce, but not Eliminate Significant Effects in Previous EIR | Less than Significant Impact/No Changes or Information Requiring Preparation of an EIR | No Impact |
|--|---|--|---|--|--|-------------------------------------|
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Comply with Federal, State, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

17. MANDATORY FINDINGS OF SIGNIFICANCE

| | | | | | | |
|--|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a). POTENTIAL TO DEGRADE: Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b). CUMULATIVE IMPACTS: Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| ISSUES: | Substantial Change in Project Requiring Major EIR Revisions | Substantial Change in Circumstance Requiring Major EIR Revisions | Information Showing Greater Significant Effects than Previous EIR | New Information Showing Ability to Reduce, but not Eliminate Significant Effects in Previous EIR | Less than Significant Impact/No Changes or Information Requiring Preparation of an EIR | No Impact |
|---|---|--|---|--|--|--------------------------|
| c) ADVERSE IMPACTS ON HUMANS: Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

18. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration (§15063(c)(3)(D)).

- City of Upland. The Colonies at San Antonio Final Program Environmental Impact Report (SCH No. 1998051075), City of Upland, September 2002.
- City of Upland. The Colonies at San Antonio Supplemental Environmental Impact Report (SCH No. 1998051075), City of Upland, August 1998.
- City of Upland. San Antonio Lakes Specific Plan Final Environmental Impact Report (SCH No. 1987030207), City of Upland, November 1988.

3.3 DISCUSSION OF THE ENVIRONMENTAL CHECKLIST FORM RESPONSES

The following discussion provides substantiation for the findings made in the Initial Study/Environmental Checklist Form.

1. Aesthetics – Would the project:

a) *Have a substantial adverse effect on a scenic vista?*

2002 SPA Final EIR Conclusion – Less than Significant Impact: The Final EIR prepared for the City’s 2002 SPA concluded that buildout of the Specific Plan would result in a less than significant impact associated with scenic vistas/resources. Existing views of the Santa Ana River Valley, and the Santa Ana and Jurupa Mountains to the south and east of the site would not be blocked by development of the Specific Plan. Development pursuant to the 2002 SPA would result in a less than significant impact to existing scenic vistas.

Discussion of 2009 SPA: The 2009 SPA would modify three planning areas, provide a quantified process for keeping track of future density transfers within the Specific Plan, eliminate unnecessary components, and develop the Specific Plan in accordance with current market trends. The 2009 SPA would not increase the overall level of development permitted by the adopted 2002 SPA. Development pursuant to the 2009 SPA would occur on three acres within the newly proposed PA 22, which was previously reserved, but no longer needed, for flood control activities. However, this development would appear as a continuation of the existing development in the Specific Plan and would not impede views of scenic vistas. Furthermore, development regulations for structures designed to avoid impacts to aesthetic resources set forth in the 2002 SPA would remain the same, with the exception of an increase in allowable building height to 85 feet for the Mixed Use (MU) zone found in PA 4. In the 2002 SPA, PA 4 was designated Luxury Attached Housing (LAH) and limited building heights to four stories. The proposed 2009 SPA would allow for eight-story buildings with a maximum height of 85 feet for the MU zone. Residential uses are located south of PA 4, but are separated by approximately 400 feet of open space from PA 4. Due to the setback, the increase in building height would not impede the residential views of the San Bernardino Mountains located to the north of the project site. Additionally, because commercial uses are proposed north of PA 4, the increased building heights would not impede sensitive views of the Santa Ana River Valley, and the Santa Ana and Jurupa Mountains to the south and east of the site. Therefore, development pursuant 2009 SPA would not result in a significant impact to the existing scenic vistas. There is no new impact or change in the level of impact for this issue area as the result of the 2009 SPA.

Finding: The proposed 2009 SPA would meet the development regulations identified in the 2002 SPA designed to avoid impacts to aesthetic resources with the exception of an increase in allowable building heights in PA 4. However, due to the setback between residential uses located south of PA 4, this height increase would not impede views of scenic vistas to the north. Additionally, the newly proposed development of three acres in PA 22 would adhere to development regulations and would appear as a continuation of the existing development in the Specific Plan. Therefore, implementation of the proposed 2009 SPA would neither negate nor exacerbate the significance of the impact to scenic vistas/resources. The impact would remain less than significant regardless of implementation of the proposed SPA. There are no new impacts, changes, or new information associated with the 2009 SPA that would require the preparation of a Supplemental or Subsequent EIR.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?

2002 Final EIR Conclusion – Less than Significant Impact: The Final EIR prepared for the City’s 2002 SPA concluded that buildout of the Specific Plan would not have an adverse effect on scenic resources, including but not limited to trees, rock outcroppings, and historic resources within a state scenic highway, because no scenic resources exist on the site. Although Euclid Avenue has been considered for designation as a scenic highway, the project would not impact the Euclid Avenue corridor due to the distance from the site (approximately 0.5 miles to the west). Therefore, a less than significant impact was identified for this issue area.

Discussion of 2009 SPA: The 2009 SPA would modify three planning areas, provide for density transfers within the Specific Plan, eliminate unnecessary components, and develop the Specific Plan in accordance with current market trends. The 2009 SPA would not increase the overall level of development as proposed in the 2002 SPA. No scenic resources exist within the proposed PA 22, so the development of three acres would not result in a new significant impact to scenic resources. Development regulations for structures designed to avoid impacts to aesthetic resources set forth in the 2002 SPA would remain the same, with the exception of an increase in allowable building height in PA 4 to 85 feet. Because no scenic resources have been identified on the site, this increase would not result in impeded views of scenic resources. Thus, implementation of the 2009 SPA would result in a less than significant impact for scenic resources.

Finding: Based on the conclusions of the Final EIR prepared for the 2002 SPA, no significant scenic resources were identified within the Specific Plan area. Newly proposed development on PA 22 and an increase in allowable building height on PA 4 would not result in new impacts to scenic resources. Implementation of the proposed 2009 SPA would neither negate nor exacerbate the significance of the impact to scenic resources. The impact would remain less than significant regardless of implementation of the proposed SPA. Thus, there are no new impacts, changes, or new information associated with the 2009 SPA that would require the preparation of a Supplemental or Subsequent EIR.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

2002 SPA Final EIR Conclusion – Significant and Unavoidable Impact: The Final EIR prepared for the 2002 SPA concluded that project implementation would permanently alter the existing visual character of the Specific Plan area and viewsheds from surrounding locations. Impacts associated with the degradation of visual character were determined to be significant and unavoidable. No feasible mitigation was identified and a Statement of Overriding Considerations was adopted for this issue area.

Discussion of 2009 SPA: Currently, all of the Planning Areas within the 2009 SPA are built-out according to planned land use designations with the exception of PAs 4, 15, 20, 21, and (newly proposed) 22. While the proposed 2009 SPA would modify land uses within three Planning Areas and result in development of an additional three acres of land, previously reserved, but no longer needed, for flood control in PA 4, these proposed modifications would appear as a continuation of the existing development in the project vicinity. Additionally, the proposed SPA would not result in an increase in residential dwelling units or the amount of commercial square

footage. Furthermore, development regulations for structures designed to avoid impacts to aesthetic resources set forth in the adopted 2002 SPA would remain the same, with the exception of an increase in allowable building height to 85 feet for the Mixed Use (MU) zone found in PA 4. In the 2002 SPA, PA 4 was designated Luxury Attached Housing (LAH) and limited building heights to four stories. The proposed 2009 SPA would allow for eight-story buildings with a maximum height of 85 feet for the MU zone. An increase in building heights on approximately six acres within a 450-acre development would not be considered a substantial change in visual character. Thus, development of the proposed 2009 SPA would not result in a substantially more severe level of impact on the visual character of the surrounding area as previously identified in the 2002 SPA. The impact to visual character would continue to be significant and unmitigated.

Finding: The Final EIR for the 2002 SPA identified a significant and unavoidable impact to visual character. Because the proposed 2009 SPA would not substantially change the level or character of development, implementation of the proposed 2009 SPA would neither negate nor exacerbate the significant impact to visual character. The impact to visual character would remain significant and unavoidable regardless of implementation of the proposed SPA. Although the 2002 SPA Final EIR identified significant and unavoidable impacts related to impacts to visual character, by adopting the Final EIR and Statement of Overriding Considerations, the City has deemed these impacts acceptable. Thus, the previously identified significant and unmitigated impact would not be made substantially more severe as a result of the proposed 2009 SPA and there are no changes or new information that would require the preparation of a Supplemental or Subsequent EIR.

d) *Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?*

2002 SPA Final EIR Conclusion – Less than Significant Impact: The Final EIR prepared for the 2002 SPA concluded that project implementation would introduce new sources of lighting into the Specific Plan area. The sources include lighting for streets lights, entryway lights, interior building lighting, and on-site light sources which can create spillover light impacts. However, the Final EIR determined that compliance with the Specific Plan Development Regulations and Design Guidelines, and with applicable City codes would reduce impacts associated with lighting to below a level of significance.

Discussion of 2009 SPA: The proposed 2009 SPA would be in compliance with the Specific Plan Development Regulations and Design Guidelines, and with applicable City codes. The 2009 SPA proposes to modify the signage program to allow LED electronic message centers on the Primary and Secondary Freeway Pylons. The four Primary Freeway Pylons and four Secondary Freeway Signs would be located a minimum of 600 feet from residential uses east of the Specific Plan area and 500 feet from residential areas west of the Specific Plan area. Additionally, the Pylons would illuminate only toward the direction of commercial activity to avoid glare on residential properties within the Specific Plan area. The electronic message signs will be required to comply with all State and Federal Regulations regarding on-site and off-site advertising. In addition, flexible residential land uses are proposed for PA 22, which was previously reserved for flood control. However, all proposed 2009 SPA lighting and signage would comply with the 2002 SPA proposed environmental performance standards pertaining to light and glare (section 7.9.5), which states the following: “Except for on-site lighting and project identification signage, no operation, activity, or lighting fixture shall create illumination exceeding 0.5-foot candles 50 feet

beyond any commercial area property line. On-site light fixtures exceeding 20 feet in height shall be full cut-off type fixtures for glare control. In open space areas and around the perimeter of commercial parking areas, cut-off fixtures shall incorporate mounting arms with the capability for tilt adjustment. All fixtures north of the freeway shall be limited to 30 feet in height...”

Therefore, compliance with Specific Plan Development Regulations and Design Guidelines would ensure that the increased lighting and glare impacts associated with the new signage program and development of PA 22 would not result in a substantially more severe impact than previously identified in the 2002 SPA. The impact would continue to be less than significant.

Finding: Implementation of the 2009 SPA would not result in a new source of light beyond those already permitted in the Specific Plan and analyzed in the 2002 EIR. The impact to daytime or nighttime views in the area would remain less than significant regardless of implementation of the proposed SPA. Thus, there are no new impacts, changes, or new information associated with the 2009 SPA that would require the preparation of a Supplemental or Subsequent EIR.

2. Agricultural Resources – Would the project:

a) *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

2002 SPA Final EIR Conclusion – No Impact: The Final EIR prepared for the 2002 SPA concluded that implementation of proposed development would not result in impacts to agricultural resources due to the conversion of agricultural lands to non-agricultural uses. The Specific Plan area does not contain Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. With the exception of the I-210 right-of-way that is designated Freeway Open Space, the project site was designated Residential/Commercial-Specific Plan. Therefore, no impact was identified.

Discussion of 2009 SPA: The 2009 SPA planning area does not contain Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. No additional impact is identified for this issue area. The 2009 SPA would not change the 2002 SPA EIR conclusion regarding this issue area.

Finding: Because there is no Prime Farmland, Unique Farmland, or Farmland of Statewide Importance in the 2009 planning area, there are no new impacts for this issue area. There are no new impacts, changes, or new information associated with the 2009 SPA that would require the preparation of a Supplemental or Subsequent EIR.

b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*

2002 SPA Final EIR Conclusion – No Impact: The Final EIR prepared for the 2002 SPA concluded that implementation of the proposed development would not result in impacts to agricultural resources attributed to the cancellation and/or non-renewal of Williamson Act contracts. As mentioned above, the project site is not designated for agricultural use and no Williamson Act contracts exist on-site. Therefore, no impact was identified.

Discussion of 2009 SPA: The 2009 SPA planning area is not designated for agricultural use and no Williamson Act contracts exist on-site. No additional impact is identified for this issue area. The 2009 SPA would not change the 2002 SPA EIR conclusion regarding this issue area.

Finding: Because there are no agricultural uses or Williamson Act contracts in the 2009 SPA planning area, there are no new impacts for this issue area. There are no new impacts, changes, or new information associated with the 2009 SPA that would require the preparation of a Supplemental or Subsequent EIR.

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use?

2002 SPA Final EIR Conclusion – Less than Significant Impact: The Final EIR prepared for the 2002 SPA concluded that implementation of the proposed development would not negatively affect the existing pattern of development or surrounding land uses. The land use designations consist of residential, commercial, open space, and community facility uses. These land uses were found to be compatible with the existing land use designations within and surrounding the project site. The surrounding land uses include Holliday Rock Company, residential development, City reservoirs, warehouses, a nursery, MWD's right-of-way, and vacant/undeveloped lands. It was concluded that implementation of the 2002 SPA would not involve changes to the environment which would result in conversion of farmland to non-agricultural use. Therefore, the Final EIR identified a less than less than significant impact for this issue.

Discussion of 2009 SPA: Development of the Specific Plan area pursuant to the proposed 2009 SPA would not involve changes to the environment which would result in conversion of farmland to non-agricultural uses. Similar to the conclusion in the 2002 SPA Final EIR, a less than significant impact is identified for this issue area.

Finding: The proposed 2009 SPA would not result in a change in the environment that would result in the conversion of farmland to non-agricultural uses. This is consistent with the conclusion in the 2002 Final EIR. Thus, there are no new impacts, changes, or new information associated with the 2009 SPA that would require the preparation of a Supplemental or Subsequent EIR.

3. Air Quality – Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?

2002 SPA Final EIR Conclusion – Less Than Significant: The Final EIR prepared for the 2002 SPA concluded that implementation of the proposed Specific Plan would not conflict with the Air Quality Management Plan (AQMP). The 2002 SPA would not exceed the projections of population growth in the Growth Management Plan (SCAG, 1996), would not result in the deterioration of the level of service (LOS) at intersections in the project vicinity following implementation of prescribed mitigation, would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, and would not delay timely attainment of air quality standards, or the interim emission reduction specified in the AQMP. Therefore, although the projected daily emissions increases would exceed the South Coast Air Quality Management District (SCAQMD) daily emissions thresholds, it was concluded that the project was consistent with the AQMP and a less than significant impact was identified.

Discussion of 2009 SPA: As demonstrated above in Tables 1 and 2 of the Project Description, the 2009 SPA would not result in an increase in residential dwelling units or the amount of commercial square footage allowed in the 2002 SPA. Therefore, the 2009 SPA would be consistent with those growth forecasts in the AQMP. Because the land use assumptions included in the Final EIR transportation and air quality models would still be accurate and the proposed 2009 SPA would not conflict or obstruct implementation of the District and Regional AQMPs. Therefore, similar to the 2002 Final EIR, a less than significant impact is identified.

Finding: The proposed 2009 SPA would not increase the level of intensity of development as originally proposed in the 2002 SPA. The impact to regional air quality plans would remain less than significant regardless of implementation of the proposed SPA. Therefore, there are no new impacts, changes, or new information associated with the 2009 SPA that would require the preparation of a Supplemental or Subsequent EIR.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

2002 SPA Final EIR Conclusion – Significant and Unavoidable: The Final EIR prepared for the 2002 SPA concluded that implementation of the proposed development would result in a significant and unavoidable impact related to an overall increase in stationary and mobile source emissions that would exceed SCAQMD standards.

The following air quality impacts were concluded to remain significant and unavoidable following mitigation:

- ROG, NO_x, and PM₁₀ from construction vehicle exhaust and PM₁₀ fugitive dust emissions from construction activities;
- Project Operations: Phase 2 (ROG, NO_x, CO, and PM₁₀) and Phase 3 (ROG, NO_x and CO) emissions from project operations;
- Cumulative development would also result in significant and unavoidable impacts to regional air quantity levels for ROG, NO_x, CO, and PM₁₀.

Even with incorporation of all feasible mitigation measures, the impact to air quality would remain significant and unavoidable. A Statement of Overriding Considerations was adopted for air quality.

Discussion of 2009 SPA: As discussed above, the proposed 2009 SPA would not alter the overall development intensities from the levels analyzed in the 2002 SPA Final EIR. Therefore, the proposed 2009 SPA would not result in increased operational (traffic-related) or construction air emissions. The proposed 2009 SPA would emit air pollutant emissions at a rate no greater than that which was analyzed in the Final EIR. No additional impact is identified for this issue area. The impact would remain significant and unavoidable.

Finding: Implementation of the proposed 2009 SPA would neither negate nor exacerbate the significance of the previously identified impact to air quality. The impact would remain significant and unavoidable regardless of implementation of the proposed SPA. Although the 2002 SPA Final EIR identified significant and unavoidable impacts related to increased emissions, by adopting the Final EIR and Statement of Overriding Considerations, the City has

deemed these impacts acceptable. The 2009 SPA would not generate emissions at a greater rate than that identified in the 2002 SPA. Thus, the previously identified significant and unmitigated impact would not be made substantially more severe as a result of the proposed 2009 SPA and there are no changes or new information that would require the preparation of a Supplemental or Subsequent EIR.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions exceeding quantitative thresholds for ozone precursors)?

2002 SPA Final EIR Conclusion – Significant and Unavoidable: The Final EIR prepared for the 2002 SPA concluded that development pursuant to the SPA would result in cumulative air quality impacts. As mentioned above, cumulative development would also result in significant and unavoidable impacts to regional air quantity levels for ROG, NO_x, CO, and PM₁₀. Even with implementation of all feasible project-related mitigation, the cumulative impact would remain significant and unavoidable.

Discussion of 2009 SPA: Implementation of the 2009 SPA would not alter the overall development intensities of the 2002 SPA analyzed in the Final EIR. Therefore, the proposed 2009 SPA would not result in increased operational (traffic-related) or construction air emissions. The proposed 2009 SPA would emit air pollutant emissions at a rate no greater than that which was analyzed in the Final EIR. No additional impact is identified for this issue area. The impact would remain significant and unavoidable.

Finding: Implementation of the proposed 2009 SPA would neither negate nor exacerbate the significance of the impact to air quality. The impact would remain significant and unavoidable regardless of implementation of the proposed SPA. Although the 2002 SPA Final EIR identified significant and unavoidable impacts related to increased emissions, by adopting the Final EIR and Statement of Overriding Considerations, the City has deemed these impacts acceptable. The 2009 SPA would not generate emissions at a greater rate than that identified in the 2002 SPA. Thus, the previously identified significant and unmitigated impact would not be made substantially more severe as a result of the proposed 2009 SPA and there are no changes or new information that would require the preparation of a Supplemental or Subsequent EIR.

d) Expose sensitive receptors to substantial pollutant concentrations?

2002 SPA Final EIR Conclusion – Significant and Unavoidable: The Final EIR prepared for the 2002 SPA concluded that implementation of the proposed development would result in a significant and unavoidable impact related to ROG, NO_x, CO and PM₁₀ emissions during project construction and operation. Therefore, the project would result in the exposure of sensitive receptors to substantial pollutant concentrations exceeding SCAQMD standards. Even with incorporation of all feasible mitigation, the impact would remain significant and unavoidable.

Discussion of 2009 SPA: Implementation of the 2009 SPA would not alter the overall development intensities of the Specific Plan above levels previously analyzed in the 2002 SPA Final EIR. While the 2009 SPA would include sensitive uses including residential and senior uses, air pollutant emissions would not be substantially more severe than those analyzed in the 2002 Final EIR. The impact would remain significant and unavoidable.

Finding: Implementation of the proposed 2009 SPA would neither negate nor exacerbate the significance of the impact to air quality. The impact would remain significant and unavoidable regardless of implementation of the proposed SPA. Although the 2002 SPA Final EIR identified significant and unavoidable impacts related to increased emissions, by adopting the Final EIR and Statement of Overriding Considerations, the City has deemed these impacts acceptable. The 2009 SPA would not generate emissions at a greater rate than that identified in the 2002 SPA. Thus, the previously identified significant and unmitigated impact would not be made substantially more severe as a result of the proposed 2009 SPA and there are no changes or new information that would require the preparation of a Supplemental or Subsequent EIR.

e) Create objectionable odors affecting a substantial number of people?

2002 SPA Final EIR Conclusion – Less Than Significant: The Final EIR prepared for the 2002 SPA concluded that implementation of the proposed development would not result in the construction and/or operation of land uses that emit objectionable odors. The land use designations for the Specific Plan include a mixture of residential, commercial, open space, and community facility uses. Commercial uses were expected to include retail stores such as home improvement, durable goods, electronics, clothing, and similar retailers. Impacts were concluded to be less than significant.

Discussion of 2009 SPA: The proposed 2009 SPA would not include development of a type that would differ substantially from that analyzed in the 2002 Final EIR. Therefore, no new objectionable odors would be anticipated as a result of the 2009 SPA. Therefore, impacts to odors would remain less than significant.

Finding: Because the uses and development intensities proposed by the 2009 SPA were already analyzed in the 2002 SPA Final EIR, the proposed 2009 SPA would not result in new impacts to odors. Implementation of the proposed 2009 SPA would neither negate nor exacerbate the significance of the impact to odors. The impact would remain less than significant regardless of implementation of the proposed SPA. Therefore, there are no new impacts, changes, or new information associated with the 2009 SPA that would require the preparation of a Supplemental or Subsequent EIR.

4. Biological Resources – Would the project:

a) Have a substantial adverse effect, either directly or indirectly or through habitat modification, on any species identified as a candidate, sensitive, or special status in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

2002 SPA Final EIR Conclusion – Less Than Significant: The Final EIR for the 2002 SPA concluded that the potential impacts to sensitive species and/or natural communities would be less than significant following implementation of prescribed mitigation. The proposed 2002 SPA would not impact threatened or endangered species since none were detected on-site during previous surveys. Should future focused surveys determine presence, mitigation measures shall be implemented prior to grading permit issuance to offset impacts to a less than significant level. Adherence to the mitigation outlined in the Final EIR would result in a less than significant impact to sensitive species and/or natural communities.

Discussion of 2009 SPA: The 2009 SPA proposes land use modifications to three planning areas, but would not alter the footprint of disturbance from that previously analyzed in the 2002 SPA, with the exception of the three acres of open space in PA 22 previously reserved for flood control. However, any biological impacts associated with developing newly proposed PA 22 have already been accounted for as part of the impacts and mitigation for the entire flood control basin within PA 16. Therefore, development of PA 22 would not result in substantially more severe impacts to biological resources than previously identified in the 2002 Final EIR. In addition, incorporation of the mitigation measures prescribed in the 2002 Final EIR requiring focused surveys and associated mitigation if significant resources are identified would continue to reduce any biological resource impacts within the 2009 SPA planning area to below a level of significance.

Finding: Because impacts associated with PA 22 were already permitted in the 2002 SPA and analyzed in the Final EIR, and prescribed mitigation measures from the Final EIR would be implemented, the 2009 SPA would neither negate nor substantially exacerbate the significance of impacts to biological resources. The impact would remain mitigated to below a level of significance. Thus, the previously identified biological resources impacts would not be made substantially more severe as a result of the proposed 2009 SPA and there are no changes or new information that would require the preparation of a Supplemental or Subsequent EIR.

b) *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?*

2002 SPA Final EIR Conclusion – Less Than Significant: The Final EIR for the 2002 SPA concluded that development of the Specific Plan area would have significant impact on riparian habitat and sensitive natural communities identified in local or regional plans, policies, or regulations. Compliance with the California Department of Fish and Game’s 1603 Streambed Alteration Agreement process would reduce riparian habitat impacts to a less than significant level. Mitigation measures for the loss of 20 acres of existing Riversidean alluvial fan sage scrub community would involve the replacement of habitat on and off-site at a 1:1 replacement ratio or acquisition of 20 acres in a mitigation bank that would provide for the preservation and management of alluvial fan sage scrub and/or alluvial chaparral. Following implementation of the above mentioned mitigation measures, impacts were determined to be reduced to a less than significant level.

Discussion of 2009 SPA: The 2009 SPA proposes land use developments in PAs that were previously analyzed in the 2002 SPA EIR with the exception of PA 22. The newly proposed PA 22 would develop three acres of land in the western corner of PA 16, which was previously reserved for flood control. However, any biological impacts associated with developing PA 22 have already been accounted for as part of the impacts and mitigation for the entire flood control basin within PA 16. Therefore, development of PA 22 would not result in substantially more severe impacts to biological resources than previously identified in the 2002 Final EIR. In addition, incorporation of the mitigation measures prescribed in the Final EIR requiring focused surveys and associated mitigation if Riversidean alluvial fan sage scrub is identified would ensure impacts to biological resources are reduced to below a level of significance.

Finding: Because impacts associated with PA 22 were already permitted in the 2002 SPA and analyzed in the Final EIR, and prescribed mitigation measures from the Final EIR would be

implemented, the 2009 SPA would neither negate nor substantially exacerbate the significance of impacts to biological resources. The impact would remain mitigated to below a level of significance. Thus, the previously identified impact would not be made substantially more severe as a result of the proposed 2009 SPA and there are no changes or new information that would require the preparation of a Supplemental or Subsequent EIR.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

2002 SPA Final EIR Conclusion – Less Than Significant: The Final EIR for the 2002 SPA concluded that development of the Specific Plan would not have a substantial adverse effect on federally protected wetlands. The seasonally ponded areas existing on the project site were isolated and the U.S. Army Corps of Engineers (USACE) does not have jurisdiction over isolated wetlands. Therefore, less than significant impacts to wetlands or jurisdictional waters were identified.

Discussion of 2009 SPA: The 2009 SPA proposes land use modifications to three planning areas, but would not alter the footprint of disturbance from that previously analyzed in the 2002 SPA, with the exception of the three acres of open space in PA 22. However, there would be no new jurisdictional impacts associated with developing those three acres because the planning area does not contain federally protected wetlands. Therefore, implementation of the proposed 2009 SPA would not result in a new impact. Impacts to wetlands or jurisdictional waters would remain less than significant.

Finding: Because the Specific Plan area does not contain federally protected wetlands, implementation of the 2009 SPA would neither negate nor substantially exacerbate the significance of the impact to wetlands. The level of impact would remain less than significant. Thus, there are no new impacts, changes, or new information associated with the 2009 SPA that would require the preparation of a Supplemental or Subsequent EIR.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native or resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?

2002 SPA Final EIR Conclusion – Less Than Significant: The Final EIR for the 2002 SPA concluded that project implementation would not interfere with the movement of a native resident or migratory wildlife species. Analysis within the EIR determined that because the project site is isolated from the foothills to the north by I-210 and is surrounded by development to the east, west, and south, it cannot function as a true wildlife movement corridor. Impacts were determined to be less than significant.

Discussion of 2009 SPA: The Specific Plan area does not connect to any preserved habitat; therefore, the Specific Plan area does not support a movement corridor for wildlife. Implementation of the 2009 SPA would not result in a new impact to wildlife corridors. The impact would remain less than significant.

Finding: Because the Specific Plan area does not support wildlife migration corridors or wildlife nursery sites, there are no new impacts for this issue area. There are no new impacts, changes, or

new information associated with the 2009 SPA that would require the preparation of a Supplemental or Subsequent EIR.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

2002 SPA Final EIR Conclusion – No Impact: The 2002 SPA Final EIR concluded that the proposed project would not conflict with any local policies or ordinances protecting biological resources, as there are currently no local policies or ordinances that include the project area. No impact was identified for this issue area.

Discussion of 2009 SPA: There are currently no local policies or ordinances that include the 2009 SPA planning area. No additional impact is identified for this issue area. The 2009 SPA would not change the 2002 SPA EIR conclusion regarding this issue area.

Finding: Because there are no local policies or ordinances that include the 2009 SPA planning area, there are no new impacts for this issue area. There are no new impacts, changes, or new information associated with the 2009 SPA that would require the preparation of a Supplemental or Subsequent EIR.

f) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or State habitat conservation plan?

2002 SPA Final EIR Conclusion – Less Than Significant: The Final EIR for the 2002 SPA determined that project implementation would not conflict with the provisions of the San Bernardino County Habitat Conservation Plan, but would result in a potentially significant impact to the Significant Natural Areas Program. However, implementation of the prescribed mitigation measure for Riversidean alluvial fan sage scrub community would reduce impacts to a less than significant level.

Discussion of 2009 SPA: The 2009 SPA proposes land use modifications to three planning areas, but would not alter the footprint of disturbance from that previously analyzed in the 2002 SPA, with the exception of three acres in PA 22. PA 22 does not currently contain any riparian habitat or other sensitive natural community because PA 22 was previously disturbed in anticipation of flood control facilities. However, any biological impacts associated with developing newly proposed PA 22 have already been accounted for as part of the impacts and mitigation for the entire flood control basin within PA 16. Therefore, development of PA 22 would not result in substantially more severe impacts to biological resources than previously identified in the 2002 Final EIR. In addition, incorporation of the mitigation measures prescribed in the 2002 Final EIR requiring focused surveys and associated mitigation if significant resources are identified would continue to reduce any impacts to conservation plans to below a level of significance.

Finding: The 2009 SPA would not alter the footprint of disturbance from the previously analyzed 2002 SPA, with the exception of the three acres of open space in PA 22 previously reserved, but no longer needed, for flood control. Because PA 22 was previously disturbed in anticipation of flood control facilities, it does not contain any sensitive natural communities. Because impacts associated with what is now proposed as PA 22 were already permitted in the 2002 SPA and analyzed in the Final EIR, and prescribed mitigation measures from the Final EIR were

implemented, the 2009 SPA would neither negate nor substantially exacerbate the significance of the impact to the Significant Natural Areas Program. The impact would remain mitigated to below a level of significance. Thus, the previously identified impact to the Significant Natural Areas Program would not be made substantially more severe as a result of the proposed 2009 SPA and there are no changes or new information that would require the preparation of a Supplemental or Subsequent EIR.

5. Cultural Resources – Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

2002 SPA Final EIR Conclusion – Less Than Significant: The Final EIR prepared for the 2002 SPA concluded that proposed development within the Specific Plan area would not result in a substantial adverse change in the significance of historic structures as defined in §15064.5. An archaeological survey and a records/literature search performed as part of the San Antonio Lakes Specific Plan/ EIR (1988) determined that one isolate artifact of archaeological importance was found on-site. No associated artifacts or features were located in the vicinity of the artifact. It is likely that the artifact was redeposited during a major flooding episode from a site further up the Cucamonga Creek Channel drainage. No historical resources exist on the project site. No other archaeological resources were found in the area. Considering the topography and hydrology of the study area and the significant amount of human disturbance associated with the construction of drainage basins and mineral resource extraction, it is not likely that any significant archaeological resources would be found in the area. Therefore, a less than significant impact was identified.

Discussion of 2009 SPA: The 2009 SPA proposes land use modifications to three planning areas within the Specific Plan area, but would not alter the footprint of disturbance from that previously analyzed in the 2002 SPA, with the exception of the three acres in PA 22 previously reserved for flood control. The field surveys conducted for the 1988 EIR included the entire Specific Plan area including PAs 16 and 22 and did not reveal significant historical resources. Therefore, impacts to historical resources with implementation of the proposed 2009 SPA would remain less than significant.

Finding: Because there are no known cultural resources within the project site other than an isolated artifact, and none are expected to be encountered, there are no new impacts identified for historic resources. Implementation of the 2009 SPA would neither negate nor substantially exacerbate the significance of the impact to cultural resources. The impact would remain less than significant. There are no new impacts, changes, or new information associated with the 2009 SPA that would require the preparation of a Supplemental or Subsequent EIR.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

2002 SPA Final EIR Conclusion – Less than Significant: The Final EIR prepared for the 2002 SPA concluded that proposed development within the Specific Plan area would not result in adverse changes to archaeological resources. As mentioned above, it is not likely that any significant archaeological resources would be found in the project area due to the significant amount of human disturbance associated with the construction of drainage basins and mineral

resource extraction. Therefore, development pursuant to the 2002 SPA would result in a less than significant impact to archaeological resources.

Discussion of 2009 SPA: As mentioned above, it is not likely that any significant archaeological resources would be found in the project area due to the significant amount of human disturbance associated with the construction of drainage basins and mineral resource extraction. Implementation of the 2009 SPA would result in a less than significant impact to archaeological resources.

Finding: Because there are no known cultural resources within the Specific Plan area, implementation of the 2009 SPA would neither negate nor substantially exacerbate the significance of the impact to cultural resources. The impact would remain below a level of significance. There are no new impacts, changes, or new information associated with the 2009 SPA that would require the preparation of a Supplemental or Subsequent EIR.

c) *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

2002 SPA Final EIR Conclusion – Less Than Significant: The Final EIR prepared for the 2002 SPA concluded that proposed development within the Specific Plan area would not directly or indirectly result in the destruction of a unique paleontological resource, site, or geologic feature. A paleontological field survey, performed as part of the San Antonio Lakes Specific Plan/ EIR (1988), determined that no paleontological resources exist on-site. In addition, the 1988 San Antonio Lakes Specific Plan/EIR revealed no known fossil localities occurring within the vicinity of the site. Therefore, impacts were determined to be less than significant for paleontological resources

Discussion of 2009 SPA: As mentioned above, no paleontological resources exist within the Specific Plan area. Therefore, with implementation of the 2009 SPA, impacts would remain less than significant.

Finding: Because there are no known paleontological resources within the Specific Plan area, and none are expected to be encountered, no new impacts for this issue area are identified. There are no new impacts, changes, or new information associated with the 2009 SPA that would require the preparation of a Supplemental or Subsequent EIR.

d) *Disturb any human remains, including those interred outside of formal cemeteries?*

2002 SPA Final EIR Conclusion – Less than Significant: The Initial Study prepared in 2001 determined that the proposed development within the Specific Plan area would not have the potential to disturb buried human remains, including those interred outside of formal cemeteries. As mentioned above, it is not likely that any significant archaeological resources would be found in the project area due to the significant amount of human disturbance associated with the construction of drainage basins and mineral resource extraction. Impacts were determined to be less than significant.

Discussion of 2009 SPA: As mentioned above, it is not likely that any significant archaeological resources would be found in the project area due to the significant amount of human disturbance associated with the construction of drainage basins and mineral resource extraction. In the event that human remains were found during construction, adherence to federal, state, and local laws

would ensure impacts would be reduced to below a level of significance. Therefore, with implementation of the 2009 SPA, impacts to human remains would remain less than significant.

Finding: Implementation of the 2009 SPA would neither negate nor substantially exacerbate the significance of the impact to human remains. There are no new impacts, changes, or new information associated with the 2009 SPA that would require the preparation of a Supplemental or Subsequent EIR.

6. Geology and Soils – Would the project:

a) ***Expose people or structures to potential adverse effects, including risk of loss, injury, or death involving:***

- i) *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?*

2002 SPA Final EIR Conclusion – Less Than Significant: The Final EIR prepared for the 2002 SPA concluded that, although the Specific Plan area is located within a seismically active region of the State, it does not contain any known, active faults. The Specific Plan area is not located within the boundaries of an Earthquake Fault zone for fault-rupture hazard as defined by the Alquist-Priolo Earthquake Fault Zoning Act or within a City of Upland designated fault hazard zone. The nearest Earthquake Fault zone is located approximately 1.5 miles to the northwest along the Cucamonga fault. The two most prominent faults in proximity of the site are the Red Hill and Cucamonga faults.

The potential for future surface fault rupture within the site is considered unlikely and fault setback zones are not needed. However, the 2002 Final EIR determined that mitigation was needed in the form of geologic mapping to verify the findings of earlier studies. Compliance with the City Municipal Code, the Uniform Building Code (UBC), and prescribed mitigation measure would reduce impacts to below a level of significance.

Discussion of 2009 SPA: The 2009 SPA would modify three planning areas, provide for density transfers within the Specific Plan, eliminate unnecessary components, and develop the Specific Plan in accordance with current market trends. The 2009 SPA proposes to develop three acres of flexible residential uses in newly proposed PA 22. The site was graded in anticipation of flood control. According to the project applicant, if additional grading is required, the site will balance and soil import would not be required. In addition, the proposed 2009 SPA would not alter the existing development regulations for structures set forth in the 2002 SPA. Because the 2009 SPA would comply with the City Municipal Code, the UBC, and prescribed mitigation measure, impacts would remain less than significant.

Finding: Because the 2009 SPA would comply with the City Municipal Code, the UBC, and prescribed mitigation measure, implementation of the 2009 SPA would neither negate nor substantially exacerbate the significance of the impacts to human or structure safety as a result of earthquakes. Impacts would remain mitigated to below a level of significance. Thus, the previously identified impact would not be made substantially more severe as a result of the proposed 2009 SPA and there are no changes or new information that would require the preparation of a Supplemental or Subsequent EIR.

ii) *Strong seismic ground shaking?*

2002 SPA Final EIR Conclusion – Less Than Significant: The Final EIR prepared for the 2002 SPA identified that, although the Specific Plan area does not contain any known, active faults, it is located within a seismically active region of the State. The Final EIR concluded that implementation of Specific Plan policies, including the requirement that all new developments comply with the most recent UBC seismic design standards and the mitigation requiring geotechnical reports be prepared for each proposed development project, would ensure that impacts related to earthquake faults (e.g., strong seismic ground shaking) would be reduced to below a level of significance.

Discussion of 2009 SPA: With implementation of the requirement that all new developments comply with the most recent UBC seismic design standards and mitigation measure requiring geotechnical reports be prepared for each proposed development project, implementation of the 2009 SPA would result in less than significant impacts related to seismic ground shaking.

Finding: Because the 2009 SPA would implement the requirement that all new developments comply with the most recent UBC seismic design standards and geotechnical reports be prepared for each proposed development project, implementation of the 2009 SPA would neither negate nor substantially exacerbate the significance of the impact related to seismic ground shaking. Thus, the previously identified impact related to seismic ground shaking would not be made substantially more severe as a result of the proposed 2009 SPA and there are no changes or new information that would require the preparation of a Supplemental or Subsequent EIR.

iii) *Seismic-related ground failure, including liquefaction?*

2002 SPA Final EIR Conclusion – Less Than Significant: The Final EIR prepared for the 2002 SPA concluded that soil conditions exist that might be conducive to liquefaction within the Specific Plan area. The Final EIR prescribed mitigation measure requiring geotechnical investigations prior to grading permit issuance would identify whether conditions favorable to liquefaction are present on-site and determine the need for back drains for each proposed development project. With the implementation of the prescribed mitigation measure and the requirement that all new developments should comply with the most recent UBC seismic design standards, impacts related to liquefaction would be less than significant.

Discussion of 2009 SPA: As mentioned above, the land uses and development intensities proposed for the 2009 SPA are the same as those adopted in the 2002 SPA and analyzed in the Final EIR. The 2009 SPA would implement the proposed mitigation and comply with the most recent UBC seismic design standards. As a result, impacts related to liquefaction would remain mitigated to below a level of significance.

Finding: Because the 2009 SPA would implement the requirement that all new developments comply with the most recent UBC seismic design standards and that geotechnical reports be prepared for each proposed development project, implementation of the proposed 2009 SPA would neither negate nor substantially exacerbate the significance of the impact to liquefaction. The impact would remain mitigated to below a level of significance. Thus, the previously identified significant and unmitigated impact would not be made substantially

more severe as a result of the proposed 2009 SPA and there are no changes or new information that would require the preparation of a Supplemental or Subsequent EIR.

iv) Landslides?

2002 SPA Final EIR Conclusion – Less Than Significant: The Final EIR prepared for the 2002 SPA concluded that the potential exists for landslides to occur within the Specific Plan area. The Final EIR concluded that implementation of the mitigation measure requiring geotechnical investigations and slope recommendations for each proposed development project would ensure that impacts related to landslides are reduced to below a level of significance.

Discussion of 2009 SPA: The 2009 SPA would implement the mitigation measure for geotechnical investigations and slope recommendations for each proposed development project. As a result, impacts related to landslides would remain below a level of significance.

Finding: Because the 2009 SPA would implement the mitigation measure for geotechnical investigations and slope recommendations, implementation of the proposed 2009 SPA would neither negate nor substantially exacerbate the significance of the impact to liquefaction. Therefore, there are no new impacts, changes, or new information associated with the 2009 SPA that would require the preparation of a Supplemental or Subsequent EIR.

b) Result in substantial soil erosion or loss of topsoil?

2002 SPA Final EIR Conclusion – Less Than Significant: The Final EIR prepared for the 2002 SPA noted that implementation of the Specific Plan may result in impacts related to soil erosion and topsoil loss, especially for areas exposed during ground disturbing activities. This was identified as a potentially significant impact requiring mitigation to reduce it to below a level of significance. All earthwork is required to be performed in accordance with applicable city, county, regional, and state agency requirements as well as approved grading plans and any applicable geotechnical reports. Project compliance with the City Municipal Code, the UBC, and the prescribed mitigation measures (grading requirements) would reduce erosion impacts to a less than significant level.

Discussion of 2009 SPA: All earthwork associated with the 2009 SPA is required to be performed in accordance with applicable city, county, regional, and state agency requirements as well as approved grading plans and any applicable geotechnical reports, per the prescribed mitigation. Implementation of these requirements and mitigation would ensure that soil erosion impacts would remain less than significant.

Finding: Because the 2009 SPA would implement prescribed mitigation measures included in the 2002 SPA Final EIR, implementation of the 2009 SPA would neither negate nor substantially exacerbate the significance of the impact to soil erosion. The impact would remain mitigated to below a level of significance. Thus, the previously identified impact related to soil erosion would not be made substantially more severe as a result of the proposed 2009 SPA and there are no changes or new information that would require the preparation of a Supplemental or Subsequent EIR.

- c) *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?*

2002 SPA Final EIR Conclusion – Less Than Significant: The Final EIR prepared for the 2002 SPA identified the potential for the Plan area to contain a geologic unit or soil that is unstable or subject to landslide, lateral spreading or subsidence. Project compliance with the City Municipal Code, the UBC, and the recommended mitigation measure including geotechnical investigation of on-site soil properties for each proposed development project would reduce potential impacts to less than significant.

Discussion of 2009 SPA: The 2009 SPA compliance with the City Municipal Code, the UBC, and the recommended mitigation measure including geotechnical investigation of on-site soil properties for each proposed development project would reduce potential impacts to less than significant. Therefore, impacts would remain mitigated to below a level of significance.

Finding: The 2009 SPA compliance with the City Municipal Code, the UBC, and the recommended mitigation measures would ensure that impacts remain less than significant. There are no new impacts, changes, or new information associated with the 2009 SPA that would require the preparation of a Supplemental or Subsequent EIR.

- d) *Be located on expansive soils, as defined in Table 18-1-b of the Uniform Building Code (1994), creating substantial risks to life or property?*

2002 SPA Final EIR Conclusion – Less Than Significant: The Final EIR prepared for the 2002 SPA concluded that the Specific Plan planning area contains soils with a low shrink-swell potential. Development of the proposed project may increase the number of people/structures exposed to significant effects associated with geologic units that are unstable and/or located on expansive soils. Compliance with the City Municipal Code, the UBC, and the recommended mitigation including geotechnical investigation of on-site soil properties for each proposed development project would reduce potential impacts to a less than significant.

Discussion of 2009 SPA: The 2009 SPA would comply with the City Municipal Code and the UBC, and would implement the prescribed mitigation measure including geotechnical investigation of on-site soil properties for each proposed development project. As a result, impacts associated with expansive soil would remain less than significant.

Finding: The 2009 SPA compliance with the City Municipal Code, the UBC, and the prescribed mitigation measures would ensure that impacts related to expansive soils would remain less than significant. Thus, the previously identified impact related to expansive soils would not be made substantially more severe as a result of the proposed 2009 SPA and there are no changes or new information that would require the preparation of a Supplemental or Subsequent EIR.

- e) *Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

2002 SPA Final EIR Conclusion – No Impact: The Final EIR prepared for the 2002 SPA concluded that the Specific Plan proposes to install on-site sewer lines. It would not be necessary to install septic tanks or other alternative types of wastewater disposal systems. No impacts were anticipated in this regard.

Discussion of 2009 SPA: The 2009 SPA would not change the 2002 SPA proposal to install on-site sewer lines. Therefore, no additional impact is identified for this issue area.

Finding: Because the 2009 SPA would not change the 2002 SPA proposal to install on-site sewer lines, there would be no new impacts, changes, or new information that would require preparation of a Supplemental or Subsequent EIR.

7. Hazards and Hazardous Materials – Would the project:

a) *Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?*

2002 SPA Final EIR Conclusion – Less Than Significant: The Initial Study prepared in 2001 determined that the 2002 SPA would result in a less than significant impact regarding hazardous material transport, use, or disposal.

Discussion of 2009 SPA: The overall land uses and development intensities proposed in the 2009 SPA are the same as those proposed in the 2002 SPA. Therefore, the 2009 SPA would not result in a new impact related to hazardous materials. The impact would remain less than significant.

Finding: Because the overall land uses and development intensities proposed by the 2009 SPA were already analyzed in the 2002 SPA Final EIR, the proposed project would not result in new impacts to hazardous materials. Implementation of the proposed 2009 SPA would neither negate nor exacerbate the significance of impacts related to routine transport use or disposal of hazardous materials. The impact would remain less than significant regardless of implementation of the proposed SPA. Therefore, there are no new impacts, changes, or new information associated with the 2009 SPA that would require the preparation of a Supplemental or Subsequent EIR.

b) *Create a significant harm to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

2002 SPA Final EIR Conclusion – Less Than Significant: The Initial Study prepared in 2001 determined that the 2002 SPA would result in less than significant impact regarding upset and accident conditions involving the release of hazardous materials.

Discussion of 2009 SPA: As mentioned above, the overall land uses and development intensities proposed for the 2009 SPA are substantially the same as those adopted in 2002 SPA and analyzed in the Final EIR. The 2009 SPA does not propose new conditions which would be more or less likely to result in a release of hazardous materials into the environment than previously analyzed in 2002. Therefore, the impact would remain less than significant.

Finding: Because the overall uses and development intensities proposed by the 2009 SPA were already analyzed in the 2002 SPA Final EIR, the proposed project would not result in new impacts to hazardous materials. Implementation of the proposed 2009 SPA would neither negate nor exacerbate the significance of impacts related to the release of hazardous materials into the environment. The impact would remain less than significant regardless of implementation of the

proposed SPA. Therefore, there are no new impacts, changes, or new information associated with the 2009 SPA that would require the preparation of a Supplemental or Subsequent EIR.

c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

2002 SPA Final EIR Conclusion – Less than Significant: The Initial Study prepared in 2001 determined that the 2002 SPA would result in a less than significant impact regarding hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Therefore, impacts would be less than significant.

Discussion of 2009 SPA: The 2009 SPA removes the designation for an elementary school from PA 15. The 2009 SPA also includes modifications to the Commercial Highway Zone to allow private and charter schools for continuing education and commuter-based instruction. Beyond this new potential for adult vocational schools, the nearest school to the Specific Plan area is located approximately ½ mile away. Adherence to Federal, State, and Local regulations would ensure that future uses would not emit hazardous materials in a manner that would adversely impact the proposed school uses. Therefore, the impact would remain less than significant.

Finding: The 2009 SPA would remove an elementary school from PA 15 and add allowances for private and charter schools for adult education in the Commercial Highway Zone. Compliance with existing Federal, State, and local regulations would ensure that implementation of the proposed 2009 SPA would neither negate nor exacerbate the significance of impacts related to the handling of hazardous materials within one-quarter mile of an existing or proposed school. Therefore, there are no new impacts, changes, or new information associated with the 2009 SPA that would require the preparation of a Supplemental or Subsequent EIR.

d) *Be on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code 675962.5 and, as a result, would it create a significant hazard for people residing or working in the project area?*

2002 SPA Final EIR Conclusion – No Impact: According to the Colonies at San Antonio Draft Supplemental EIR from 1998 and available records search information, the proposed project site is not included on a list of sites containing hazardous materials, and would not result in a significant hazard to the public or to the environment.

e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport, would the project result in a safety hazard for people residing or working in the project area?*

2002 SPA Final EIR Conclusion – No Impact: The Final EIR prepared for the 2002 SPA concluded the proposed project site is not located within an airport land use plan and the project would not impact any airport operations or create any airport related safety hazards.

Discussion of 2009 SPA: The 2009 SPA planning area is not located within an airport land use plan. Therefore, no additional impact is identified for this issue area. The 2009 SPA would not change the 2002 SPA EIR conclusion regarding this issue area and no impact is identified.

Finding: Because the 2009 SPA planning area is not located within an airport land use plan, there would be no additional impact identified for this issue area. There are no new impacts, changes,

or new information associated with the 2009 SPA that would require the preparation of a Supplemental or Subsequent EIR.

f) *For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?*

2002 SPA Final EIR Conclusion – No Impact: There are no known private aviation facilities within the project vicinity. Therefore, no impact is identified for this issue area.

Discussion of 2009 SPA: There are no known private aviation facilities within the 2009 SPA vicinity. Therefore, no additional impact is identified for this issue area. The 2009 SPA would not change the 2002 SPA EIR conclusion regarding this issue area and no impact is identified.

Finding: Because there are no known private aviation facilities within the 2009 SPA vicinity, no additional impact is identified for this issue area. There are no new impacts, changes, or new information associated with the 2009 SPA that would require the preparation of a Supplemental or Subsequent EIR.

g) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

2002 SPA Final EIR Conclusion – No Impact: The Final EIR prepared for the 2002 SPA concluded that the proposed project would not impair or physically interfere with an adopted emergency response plan or emergency evacuation plan.

Discussion of 2009 SPA: The 2009 SPA would not change the 2002 SPA conclusion regarding the emergency response plan or emergency evacuation plan. No impact is identified for this issue area. The 2009 SPA would not change the 2002 SPA EIR conclusion regarding this issue area.

Finding: Because the 2009 SPA would not impair implementation of an adopted emergency response plan, no additional impact is identified for this issue area. There are no new impacts, changes, or new information associated with the 2009 SPA that would require the preparation of a Supplemental or Subsequent EIR.

h) *Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized area or where residences are intermixed with wildlands?*

2002 SPA Final EIR Conclusion – No Impact: The Final EIR prepared for the 2002 SPA concluded that the proposed project is not located in an area designated as a high fire hazard area. Additionally, much of the existing vegetation would be removed with the implementation of the SPA; thus reducing potential impacts associated with this issue.

Discussion of 2009 SPA: The 2009 SPA project site is not located in an area designated as a high fire hazard area. The 2009 SPA would not change the 2002 SPA EIR conclusion regarding wildfire fire hazards. No impact is identified for this issue area.

Finding: Because the 2009 SPA planning area is not designated as a high fire hazard area, there are no new impacts identified for this issue area. There are no new impacts, changes, or new

information associated with the 2009 SPA that would require the preparation of a Supplemental or Subsequent EIR.

8. Hydrology and Water Quality – Would the project:

a) Violate any water quality standards or waste discharge requirements?

2002 SPA Final EIR Conclusion – Less Than Significant: The Final EIR prepared for the 2002 SPA concluded that implementation of the SPA may result in the violation of water quality standards and/or waste discharge requirements. Grading, excavation and construction activities may impact water quality due to sheet erosion of exposed soils and subsequent deposition of particles and pollutants in drainage areas. Construction water quality impacts would be reduced to a less than significant level with incorporation of National Pollutant Discharge Elimination System (NPDES) and Storm Water Pollution Prevention Plan (SWPPP) requirements. Also, adherence by individual development projects to the requirements of waste discharge permits authorized by the Regional Water Quality Control Board would reduce the impact to below a level of significance. Operational impacts would result from storm water and urban runoff degrading water quality. Impacts would be reduced to less than significant levels with incorporation of prescribed mitigation measures including SWPPP and non-structural Best Management Practices (BMPs), and State, County and City Standards and Code requirements.

Discussion of 2009 SPA: The 2009 SPA would not result in an increase in residential dwelling units or the amount of commercial square footage allowed in the 2002 SPA, nor would it increase the amount of impervious surfaces previously analyzed, with the exception of the three acres of land in newly proposed PA 22. The 2009 SPA proposed development would create the same type and amount of urban pollutants, including oils and other substances. The 2009 SPA would incorporate the prescribed mitigation measures including SWPPP and non-structural Best Management Practices (BMPs) and State, County and City Standards and Code requirements to ensure the water quality impacts identified for the 2002 SPA would not be made substantially more severe. Impacts would remain less than significant.

Finding: The 2009 SPA proposed development would create the same type and amount of urban pollutants, including oils and other substances as previously analyzed in the 2002 Final EIR. With incorporation of the prescribed mitigation measures and adherence to State, County and City Standards and Code requirements, implementation of the proposed 2009 SPA would neither negate nor exacerbate the significance of the impact. Thus, the previously identified impact would not be made substantially more severe as a result of the proposed 2009 SPA and there are no changes or new information that would require the preparation of a Supplemental or Subsequent EIR.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?

2002 SPA Final EIR Conclusion Less Than Significant: The Final EIR prepared for the 2002 SPA concluded that implementation of proposed development could interfere with groundwater recharge, such that there would be a substantial reduction in aquifer capacity, or a substantial

lowering of the local groundwater table. Impacts would be reduced to a less than significant level with the adoption of the Open Space Design Concept, and implementation of recommended mitigation measures which include the preparation and approval of a Detention Basin Study, Vegetation System Plan, and a Basin Maintenance Agreement.

Discussion of 2009 SPA: The 2009 SPA would not substantially alter the footprint of disturbance from that previously analyzed in the 2002 SPA, with the exception of development of the three acres in newly proposed PA 22. Due to the elevation of this three-acre area, it has not been and will not be utilized in detention basin functions. Beyond these three acres, the 2009 SPA would maintain the Open Space Design Concept, and would adhere to prescribed mitigation measures (preparation and approval of Detention Basin Study, Vegetation System Plan, and a Basin Maintenance Agreement) to ensure impacts would remain less than significant.

Finding: Because the 2009 SPA would not substantially alter the footprint of disturbance from that previously analyzed in the 2002 SPA Final EIR, the proposed project would neither negate nor exacerbate the significance of the impact to groundwater. The impact would remain mitigated to below a level of significance. Thus, the previously identified groundwater impact would not be made substantially more severe as a result of the proposed 2009 SPA and there are no changes or new information that would require the preparation of a Supplemental or Subsequent EIR.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

2002 SPA Final EIR Conclusion – Less Than Significant: The Final EIR prepared for the 2002 SPA concluded that development within the Specific Plan area would involve the construction of impervious surfaces, which would lead to a decrease in ground absorption on-site, and increase the quantity of surface water and change the existing drainage patterns. Development pursuant to the 2002 SPA would result in changes in drainage patterns, altered absorption rates, and the manner in which runoff flows from the site; all of which would be accommodated by existing or future flood control infrastructure improvements. Incorporation of recommended mitigation measures regarding drainage system improvements would reduce impacts to a less than significant level.

Discussion of 2009 SPA: The 2009 SPA would not substantially alter the footprint of disturbance from that previously analyzed in the 2002 SPA, with the exception of development of the three acres in newly proposed PA 22, previously reserved for flood control. However, due to the elevation of this three-acre area, it was determined not to be utilized for detention basin functions. The 2009 SPA would incorporate prescribed mitigation measures regarding drainage system improvements to ensure impacts would remain less than significant.

Finding: Because the 2009 SPA would not substantially alter the footprint of disturbance from that previously analyzed in the 2002 SPA Final EIR, the proposed project would neither negate nor exacerbate the significance of the impact to hydrology. The impact would remain mitigated to below a level of significance. Thus, the previously identified impact would not be made substantially more severe as a result of the proposed 2009 SPA and there are no changes or new information that would require the preparation of a Supplemental or Subsequent EIR.

- d) ***Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?***

Refer to Response 8(c.)

- e) ***Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?***

2002 SPA Final EIR Conclusion – Less Than Significant: The Final EIR prepared for the 2002 SPA concluded that development within the Specific Plan area would involve the construction of impervious surfaces. This would lead to a decrease in ground absorption on-site, and increase the quantity of surface water runoff. Incorporation of recommended mitigation measures regarding drainage system improvements would reduce impacts to a less than significant level.

Discussion of 2009 SPA: The 2009 SPA would not substantially alter the footprint of disturbance from that previously analyzed in the 2002 SPA. The 2009 SPA would incorporate prescribed mitigation measures regarding drainage system improvements to ensure impacts would remain less than significant.

Finding: Because the 2009 SPA would not substantially alter the footprint of disturbance from that previously analyzed in the 2002 SPA Final EIR, the proposed project would neither negate nor exacerbate the significance of the impact related to polluted runoff. The impact would remain mitigated to below a level of significance. Thus, the previously identified impact would not be made substantially more severe as a result of the proposed 2009 SPA and there are no changes or new information that would require the preparation of a Supplemental or Subsequent EIR.

- f) ***Otherwise substantially degrade water quality?***

2002 SPA Final EIR Conclusion – Less Than Significant: The Final EIR prepared for the 2002 SPA concluded that implementation of the Specific Plan may result in the degradation of water quality. Grading, excavation, and construction activities may impact water quality due to sheet erosion of exposed soils and subsequent deposition of particles and pollutants in drainage areas. Construction water quality impacts would be reduced to a less than significant level with incorporation of NPDES and SWPPP requirements. However, implementation of General Plan policies, including adherence by individual development projects to the requirements of waste discharge permits authorized by the Regional Water Quality Control Board, were provided to reduce the impact to below a level of significance. Operational impacts would result from storm water and urban runoff degrading water quality. Impacts would be reduced to less than significant levels with incorporation of recommended mitigation measures including SWPPP and non-structural BMPs and State, County and City Standards and Code requirements.

Discussion of 2009 SPA: The land uses and development intensities proposed for the 2009 DPS are the same as those adopted in the 2002 SPA and analyzed in the Final EIR. Impacts to water quality identified in the 2002 Final EIR would not be made substantially more severe as a result of the 2009 SPA because the 2009 SPA would incorporate the prescribed mitigation measures including SWPPP and non-structural BMPs, and State, County and City Standards and Code requirements to ensure impacts remain less than significant.

Finding: Because the uses and development intensities proposed by the 2009 SPA were already analyzed in the 2002 Final EIR, the proposed project would neither negate nor exacerbate the significance of the impact related to polluted runoff. The impact would remain mitigated to below a level of significance. Thus, the previously identified impact would not be made substantially more severe as a result of the proposed 2009 SPA and there are no changes or new information that would require the preparation of a Supplemental or Subsequent EIR.

g) *Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation?*

2002 SPA Final EIR Conclusion – Less Than Significant: The Initial Study prepared in 2001 for the 2002 SPA concluded that the Specific Plan area is situated within Flood Zone “C” which is not within a 100-year flood hazard area and is designated as an Area of Minimal Flooding. Therefore, impacts were determined to be less than significant.

Discussion of 2009 SPA: Current mapping indicates that a small portion of the Specific Plan area along the northeastern border of PA 19 would be located within a 100-year flood hazard area. However, this area has already been developed with commercial uses with adequate setback from the flood hazard area. Implementation of the 2009 SPA would not modify PA 19 or place housing within a 100-year flood hazard area. Impacts would remain less than significant.

Finding: Although a portion of PA 19 is located within the 100-year flood hazard area, the 2009 SPA would not modify this PA nor place housing within a flood hazard area. There are no new impacts, changes, or new information associated with the 2009 SPA that would require the preparation of a Supplemental or Subsequent EIR.

h) *Place within a 100-year flood hazard area structures that would impede or redirect flood flows.*

2002 SPA Final EIR Conclusion – Less Than Significant: The Initial Study prepared in 2001 for the 2002 SPA concluded that the Specific Plan area is situated within Flood Zone “C” which is not within a 100-year flood hazard area and is designated as an Area of Minimal Flooding. Therefore, impacts would be less than significant.

Discussion of 2009 SPA: Current mapping indicates that a small portion of the Specific Plan area along the northeastern border of PA 19 would be located within a 100-year flood hazard area. This area has already been developed with commercial uses with adequate setback from the flood hazard area. Implementation of the 2009 SPA would not modify PA 19 or place structures within a 100-year flood hazard area that would impede or redirect flood flows. Impacts would remain less than significant.

Finding: Although a portion of PA 19 is located within the 100-year flood hazard area, the 2009 SPA would not modify this PA nor place structures within a flood hazard area that would impede or redirect flows. There are no new impacts, changes, or new information associated with the 2009 SPA that would require the preparation of a Supplemental or Subsequent EIR.

i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?

2002 SPA Final EIR Conclusion – Less than Significant: The Initial Study prepared in 2001 for the 2002 SPA determined that the development pursuant to the Specific Plan would not expose people or structures to a significant loss, injury, or death involving flooding. There are no dams or levees within the Specific Plan vicinity. Impacts were determined to be less than significant.

Discussion of 2009 SPA: There are no dams or levees within the Specific Plan vicinity; therefore, implementation of the 2009 SPA would not expose people or structures to a significant loss, injury, or death involving flooding. Therefore, impacts would remain less than significant.

Finding: Because there are no dams or levees within the Specific Plan vicinity, implementation of the 2009 SPA would not expose people or structures to a significant loss, injury, or death involving flooding. There are no new impacts, changes, or new information associated with the 2009 SPA that would require the preparation of a Supplemental or Subsequent EIR.

j) Expose people or structures to inundation by seiche, tsunami, or mudflow?

2002 SPA Final EIR Conclusion – No Impact: The Final EIR prepared for the 2002 SPA concluded that no significant water features have been identified in or near the Specific Plan area. Therefore, no impacts were anticipated for this issue due to inundation by seiche tsunami or mudflow.

Discussion of 2009 SPA: No significant water features have been identified in or near the 2009 SPA project area. Therefore, implementation of the 2009 SPA would not expose people or structures to inundation. No impact is identified for this issue area. The 2009 SPA would not change the 2002 SPA EIR conclusion regarding this issue area.

Finding: Because there are no significant water features in the SPA vicinity, no impacts related to inundation would result. There are no new impacts, changes, or new information associated with the 2009 SPA that would require the preparation of a Supplemental or Subsequent EIR.

9. Land Use and Planning – Would the project:

a) Physically divide an established community?

2002 SPA Final EIR Conclusion –No Impact: The land use designation for the project site is Specific Plan. Existing and planned residential uses are located to the east, west, and south of the project site. Cucamonga Creek borders the east side of the project and separates the project site from single-family residential in the cities of Upland and Rancho Cucamonga. North of the site is 20th Street and Holliday Rock Company’s sand and gravel extraction operation. Therefore, development of the 2002 SPA would not divide an established community. No impact was identified for this issue area.

Discussion of 2009 SPA: Development pursuant to the 2009 SPA would not divide an established community. No additional impact is identified for this issue area.

Finding: Because development of the 2009 SPA would not divide an established community, no new impact is identified for this issue area. There are no new impacts, changes, or new

information associated with the 2009 SPA that would require the preparation of a Supplemental or Subsequent EIR.

- b) *Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?***

2002 SPA Final EIR Conclusion –Less Than Significant: The Final EIR prepared for the 2002 SPA concluded that implementation of the proposed land uses could conflict with the land use plan, policies and regulations of the City of Upland Municipal Code/Zoning Ordinance. However, with approval of the SPA, impacts would be reduced to below a level of significance.

Discussion of 2009 SPA: The 2009 SPA would modify three planning areas, provide for density transfers within the Specific Plan, eliminate unnecessary components, and develop the Specific Plan in accordance with current market trends. As explained above in the Project Description, the 2009 SPA would not result in an increase in residential dwelling units above the previously approved 1,150 units or in an increase in commercial square footage above the previously approved 1,200,000. The 2009 SPA also proposes a process to be added to the review procedures section of Chapter 11 of the Specific Plan that details how density transfer requests will be reviewed and granted. Ultimately, the 2009 SPA proposed land use modifications and transfer of density are within the parameters of the existing applicable land use plan, policy, and regulations. With the adoption of the 2009 SPA, impacts would remain less than significant.

Finding: Because the 2009 SPA would not conflict with an applicable land use policy, or regulation, impacts would remain less than significant. There are no new impacts, changes, or new information associated with the 2009 SPA that would require the preparation of a Supplemental or Subsequent EIR.

- c) *Conflict with any applicable habitat conservation plan or natural community conservation plan?***

2002 SPA Final EIR Conclusion – Less Than Significant: The Final EIR for the 2002 SPA determined that project implementation would not conflict with the provisions of the San Bernardino Habitat Conservation Plan but would result in a potentially significant impact to the Significant Natural Areas Program. Implementation of the prescribed mitigation measure for Riversidean alluvial fan sage scrub community would reduce impacts to a less than significant level.

Discussion of 2009 SPA: The proposed 2009 SPA would result in substantially the same footprint of disturbance as the 2002 SPA. Therefore, implementation of the proposed 2009 SPA would not result in new impacts not previously addressed in the 2002 SPA Final EIR. Implementation of the prescribed mitigation measure for Riversidean alluvial fan sage scrub community would reduce impacts to a less than significant level.

Finding: Because the project would implement prescribed mitigation measures included in the 2002 Final EIR, implementation of the 2009 SPA would neither negate nor substantially exacerbate the significance of the impact to biological resources. The impact would remain mitigated to below a level of significance. Thus, the previously identified impact would not be

made substantially more severe as a result of the proposed 2009 SPA and there are no changes or new information that would require the preparation of a Supplemental or Subsequent EIR.

10. Mineral Resources – Would the project:

a) *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?*

2002 SPA Final EIR Conclusion – Less Than Significant: The Initial Study prepared in 2001 determined that the Specific Plan area has been mined for sand and gravel. Remnants of mining operations exist on the southern portion of the site in the form of pits and large holes that have filled with water and Holliday Rock Sand and Gravel Company operates off-site. The Specific Plan area is not a State designated Mineral Resource zone, nor is it within an area designated to contain significant mineral resources. Therefore, the 2002 SPA was determined to result in a less than significant impact regarding loss of availability of a known mineral resource.

Discussion of 2009 SPA: The 2009 SPA would not substantially alter the footprint of disturbance from that previously analyzed in the 2002 SPA EIR. Therefore, the 2009 SPA would also result in less than significant impact regarding loss of availability of a known mineral resource.

Finding: Because the 2009 SPA proposes substantially the same footprint of disturbance as that previously analyzed in the 2002 SPA EIR, the impact to mineral resources would remain less than significant. There are no new impacts, changes, or new information associated with the 2009 SPA that would require the preparation of a Supplemental or Subsequent EIR.

b) *Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

2002 SPA Final EIR Conclusion – Less Than Significant: The Initial Study prepared in 2001 determined that SPA implementation would preclude any future use of the project area for mining of mineral resources. However the Specific Plan area is not zoned for long-term mineral resource use. Therefore, the 2002 SPA would result in a less than significant impact.

Discussion of 2009 SPA: The 2009 SPA would not substantially alter the footprint of disturbance from that previously analyzed in the 2002 SPA EIR. The 2009 SPA would also preclude future use of the project area for the mining of mineral resources. However, as discussed above, because the Specific Plan area is not zoned for long-term mineral resource use, the impact would remain less than significant.

Finding: Because the Specific Plan area is not zoned for long-term mineral resource use, implementation of the 2009 SPA would result in a less than significant impact to mineral resources. There are no new impacts, changes, or new information associated with the 2009 SPA that would require the preparation of a Supplemental or Subsequent EIR.

11. Noise – Would the project:

- a) *Result in the exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

2002 SPA Final EIR Conclusion – Less Than Significant: The Final EIR prepared for the 2002 SPA determined that development of the Specific Plan area may result in the exposure of persons to noise levels in excess of standards established by local plans and/or noise ordinances. Short-term construction noise and vibration impacts within the Specific Plan area would result in temporary noise and/or vibration impacts to nearby noise sensitive receptors. The analysis has concluded that construction noise and vibration impacts would be less than significant following compliance with the City Municipal Code requirements. Long-term noise impacts associated with additional vehicular travel on the surrounding roadway network and stationary noise impacts associated with commercial activities that include loading/unloading activities, mechanical equipment, PA systems and activities occurring in parking lots would result in noise level increases. With implementation of the mitigation measures which include design features for residences and compliance with City of Upland Noise Ordinance Standards, impacts associated with noise would be reduced below a level of significance.

Discussion of 2009 SPA: The proposed 2009 SPA would not result in an increase in residential dwelling units or the amount of commercial square footage allowed in the 2002 SPA and would not alter the existing development regulations designed to avoid and reduce noise impacts set forth in the 2002 SPA. Thus, construction noise and vibration impacts associated with the 2009 SPA would be similar to those from the 2002 SPA. Due to the similar level of development intensity, the projected traffic generation and stationary noise sources for the 2009 SPA would be similar to what was previously permitted in the 2002 SPA and analyzed in the Final EIR. Therefore, implementation of the 2009 SPA would not result in substantially more severe short-term noise impacts from construction and long-term noise impacts associated with vehicular travel and land uses than previously analyzed in the Final EIR. Furthermore, the 2009 SPA would implement mitigation measures which include design features for residences and would comply with City of Upland Noise Ordinance Standards. Impacts associated with noise would remain mitigated to below a level of significance.

Finding: Because the project would implement prescribed mitigation measures included in the 2002 SPA Final EIR, implementation of the 2009 SPA would neither negate nor substantially exacerbate the significance of the impact related to noise. The impact would remain mitigated to below a level of significance. Thus, the previously identified significant and unmitigated impact would not be made substantially more severe as a result of the proposed 2009 SPA and there are no changes or new information that would require the preparation of a Supplemental or Subsequent EIR.

- b) *Expose persons to or generation of excessive groundborne vibration or groundborne noise levels?*

2002 SPA Final EIR Conclusion – Less Than Significant: The Final EIR prepared for the 2002 SPA concluded that implementation of the SPA would not include sources of long-term vibration that would be perceptible to humans. The potential impact was determined to be less than significant.

Discussion of 2009 SPA: The land uses and development intensities proposed for the 2009 SPA are substantially the same as those adopted in 2002 SPA and analyzed in the Final EIR. Therefore, implementation of the 2009 SPA would not include sources of long-term vibration that would be perceptible to humans. Therefore, the impact related to groundborne vibration would remain less than significant.

Finding: Because the uses and development intensities proposed by the 2009 SPA were already analyzed in the 2002 SPA Final EIR, the proposed 2009 SPA would result in a less than significant impact to groundborne vibration. There are no new impacts, changes, or new information associated with the 2009 SPA that would require the preparation of a Supplemental or Subsequent EIR.

c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

2002 SPA Final EIR Conclusion – Less Than Significant: The Final EIR prepared for the 2002 SPA determined that implementation of proposed development within the Specific Plan area would result in potential long-term vehicular noise impacts that would affect sensitive land use along roadways. Additionally, new development could expose existing and/or new sensitive uses to stationary noise sources, such as those generated by commercial land uses, which may exceed acceptable noise levels. These impacts were determined to be significant and required mitigation. With implementation of the mitigation measures, which include design features for residences and compliance with City of Upland Noise Ordinance Standards, impacts associated with noise would be reduced below a level of significance.

Discussion of 2009 SPA: As mentioned above, the projected traffic generation and stationary noise sources from the 2002 SPA would not change substantially as a result of the 2009 SPA. Therefore, the long-term noise impacts associated with vehicular travel and land uses proposed for the 2009 SPA are the same as those adopted in the 2002 SPA and analyzed in the Final EIR. Because the 2009 SPA would implement mitigation measures, which include design features for residences and comply with City of Upland Noise Ordinance Standards, impacts associated with noise would remain below a level of significance.

Finding: Because the project would implement prescribed mitigation measures included in the 2002 SPA Final EIR, implementation of the 2009 SPA would neither negate nor substantially exacerbate the significance of the impact related to noise. The impact would remain mitigated to below a level of significance. Thus, the previously identified noise impact would not be made substantially more severe as a result of the proposed 2009 SPA and there are no changes or new information that would require the preparation of a Supplemental or Subsequent EIR.

d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

2002 SPA Final EIR Conclusion – Less Than Significant: The Final EIR prepared for the 2002 SPA determined that implementation of proposed development within the Specific Plan area would not result in short-term construction noise and vibration impacts to nearby noise sensitive receptors with adherence to the City Municipal Code requirements. A less than significant impact was identified for this issue area.

Discussion of 2009 SPA: The land uses and development intensities proposed for the 2009 SPA are substantially similar to those adopted in the 2002 SPA and analyzed in the Final EIR. Therefore, implementation of the 2009 SPA would result in construction noise and vibration impacts that would be less than significant.

Finding: Because the uses and development intensities proposed by the 2009 SPA were already analyzed in the 2002 SPA Final EIR, the proposed 2009 SPA would result in the same impacts as those previously addressed in the Final EIR. There are no new impacts, changes, or new information associated with the 2009 SPA that would require the preparation of a Supplemental or Subsequent EIR.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

2002 SPA Final EIR Conclusion –No Impact: The Specific Plan is not located within an airport land use plan and the 2002 SPA would not impact any airport operations or create any airport related safety hazard. Therefore no impact was identified for the 2002 SPA.

Discussion of 2009 SPA: The 2009 SPA is not located within an airport land use plan. Therefore, no impact is identified to airport related safety hazards.

Finding: Because the 2009 SPA is not located within an airport land use plan, no impact is identified for this issue area. There are no new impacts, changes, or new information that would require preparation of a Supplemental or Subsequent EIR.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

2002 SPA Final EIR Conclusion – No Impact: The Specific Plan is not located within the vicinity of a private airstrip. Therefore, no impact was identified for this issue area.

Discussion of 2009 SPA: The 2009 SPA is not located within the vicinity of a private airstrip. Therefore, no impact is identified for this issue area.

Finding: Because the 2009 SPA is not located within the vicinity of a private airstrip, no impact is identified for this issue area. There are no new impacts, changes, or new information associated with the 2009 SPA that would require the preparation of a Supplemental or Subsequent EIR.

12. Population and Housing – Would the project:

a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?

2002 SPA Final EIR Conclusion – Less than Significant: The Final EIR prepared for the 2002 SPA determined that the Specific Plan would not result in significant growth inducing impacts because it would not remove obstacles to development or provide expanded facilities for other future developments. Because the proposed 2002 SPA would be responding to growth that was previously planned, the impact was determined to be less than significant.

Discussion of 2009 SPA: The land uses and development intensities proposed for the 2009 SPA are substantially the same as those adopted in the 2002 SPA and analyzed in the Final EIR. Therefore, implementation of the 2009 SPA would not induce substantial population growth in the Specific Plan area that was not previously planned. Impacts associated with growth inducement would remain less than significant.

Finding: Because the uses and development intensities proposed by the 2009 SPA were already analyzed in the 2002 SPA Final EIR, the proposed 2009 SPA would result in the same level of impacts as those previously addressed in the Final EIR. There are no new impacts, changes, or new information associated with the 2009 SPA that would require the preparation of a Supplemental or Subsequent EIR.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

2002 SPA Final EIR Conclusion – No Impact: The Final EIR for the 2002 SPA determined that that development of the specific plan area would not displace existing housing and would not necessitate the construction of replacement housing elsewhere. The Final EIR concluded no impact for this issue area.

Discussion of 2009 SPA: Development pursuant to the 2009 SPA would not displace existing housing and would not necessitate the construction of replacement housing elsewhere. No additional impact is identified for displacement of existing housing.

Finding: Because development pursuant to the 2009 SPA would not displace existing housing or necessitate the construction of replacement housing, no impact was identified for this issue area. There are no new impacts, changes, or new information associated with the 2009 SPA that would require the preparation of a Supplemental or Subsequent EIR.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

2002 SPA Final EIR Conclusion – No Impact: The Final EIR determined that development pursuant to the 2002 SPA would not displace existing housing and would not necessitate the construction of replacement housing elsewhere. No people would be displaced, none would be relocated, and no new replacement housing would be required. Thus, no impact was identified for this issue area.

Discussion of 2009 SPA: Development pursuant to the 2009 SPA would not displace a substantial number of people and would not necessitate the construction of replacement housing elsewhere. No impact is identified for the displacement of people.

Finding: Because the 2009 SPA would not displace a substantial number of people or necessitate the construction of replacement housing, no impact was identified for this issue area. There are no new impacts, changes, or new information associated with the 2009 SPA that would require the preparation of a Supplemental or Subsequent EIR.

13. Public Services – Would the project:

- a) *Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services?*

- i) *Fire protection?*

2002 SPA Final EIR Conclusion –Less than Significant. The Final EIR for the 2002 SPA concluded that buildout of the Specific Plan would result in an incremental increase in the need for fire emergency facilities and services. The increased demand for fire emergency staff and support facilities was determined to be a significant impact. Prior to recordation of a subdivision map for residential development or issuance of a building permit for commercial development, an irrevocable offer of dedication for the proposed fire station site within the Specific Plan area (PA 14) shall be granted to the City. Implementation of this mitigation measure and compliance with all applicable requirements, codes and ordinances would reduce the impact to below a level of significance.

Discussion of 2009 SPA: The proposed 2009 SPA includes land use modifications but would not result in an increase in residential dwelling units or the amount of commercial square footage allowed in the 2002 SPA, even with permitting commercial uses in the mixed use zone of PA 4 and the creation of PA 22 for flexible residential uses in an area previously reserved, but no longer needed, for flood control. Also, PA 14 has been previously dedicated to the construction of a fire station and would not be altered as result of the 2009 SPA. Therefore, the increase in demand for fire protection associated with the 2009 SPA would be the same as that adopted in the 2002 SPA and analyzed in the Final EIR. Future development would occur according to existing adopted City and State fire regulations and codes. Implementation of prescribed mitigation measures and compliance with all applicable requirements, codes and ordinances would reduce the impact to below a level of significance.

Finding: Because the demand for fire protection would remain substantially the same for the 2009 SPA as was analyzed in the 2002 SPA, implementation of the 2009 SPA would neither negate nor substantially exacerbate the significance of the impact to fire services. Implementation of prescribed mitigation measures and compliance with all applicable requirements, codes and ordinances continue to reduce any potential impact to below a level of significance. Thus, the previously identified impact would not be made substantially more severe as a result of the proposed 2009 SPA and there are no changes or new information that would require the preparation of a Supplemental or Subsequent EIR.

- ii) *Police protection?*

2002 SPA Final EIR Conclusion – Less Than Significant: The Final EIR prepared for the 2002 SPA concluded that buildout of the Specific Plan would result in an incremental increase in the need for police personnel, facilities, and support services. The increased demand for police staff and support facilities was determined to be a significant impact. Implementation of mitigation measures that provide construction site safety and

establishment of a satellite police facility would reduce the impact to below a level of significance.

Discussion of 2009 SPA: The proposed 2009 SPA would not result in an increase in residential dwelling units or the amount of commercial square footage allowed in the 2002 SPA. Therefore, the increase in demand for police protection associated with the 2009 SPA are the same as those adopted in the 2002 SPA and analyzed in the Final EIR. Implementation of prescribed mitigation measures from the 2002 Final EIR and compliance with all applicable requirements, codes and ordinances would ensure the impact remains below a level of significance.

Finding: Because the demand for police protection would remain the same for the 2009 SPA as was analyzed in the 2002 SPA, implementation of the 2009 SPA would neither negate nor substantially exacerbate the significance of the impact to police services. The impact would remain mitigated to below a level of significance. Thus, the previously identified impact would not be made substantially more severe as a result of the proposed 2009 SPA and there are no changes or new information that would require the preparation of a Supplemental or Subsequent EIR.

iii) *Schools?*

2002 SPA Final EIR Conclusion – Less Than Significant: The Final EIR prepared for the 2002 SPA concluded that buildout of the Specific Plan would result in the need for additional public school facilities. The increased demand for public school facilities was determined to be a significant impact requiring mitigation. The mitigation required the applicant to submit evidence to the City of Upland that legally required school impact mitigation fees have been paid per the mitigation established with the Upland Unified School District. Implementation of this mitigation would reduce the impact to below a level of significance.

Discussion of 2009 SPA: The 2009 SPA removes the designation for an elementary school from PA 15 because the School District determined that it was no longer needed. Additionally, the 2009 SPA also includes modifications to the Commercial Highway Zone to allow private and charter schools for continuing education and commuter-based instruction. The proposed 2009 SPA would not result in an increase in residential dwelling units or the amount of commercial square footage allowed in the 2002 Specific Plan. Therefore, implementation of the 2009 SPA would not increase the demand for schools above the level previously analyzed in the 2002 Final EIR. The payment of school impact mitigation fees would continue to reduce the impact to schools to below a level of significance.

Finding: Because the need for school facilities would remain the same, implementation of the proposed 2009 SPA would neither negate nor exacerbate the significance of the impact to schools. The impact would remain mitigated to below a level of significance. Thus, the previously identified impact would not be made substantially more severe as a result of the proposed 2009 SPA and there are no changes or new information that would require the preparation of a Supplemental or Subsequent EIR.

iv) *Parks?*

2002 SPA Final EIR Conclusion – Less Than Significant: The Final EIR prepared for the 2002 SPA concluded that buildout of the Specific Plan would result in the increased use of existing neighborhood and regional parks and other recreational facilities thereby creating the potential for physical deterioration of each facility. The increased demand for parks and open space was determined to be a significant impact. The recommended mitigation measure involves the applicant submitting a park impact fee payment to the City in the amount of \$1.5 million dollars to permit the city to construct improvements to existing city parks. Implementation of the prescribed mitigation would reduce impacts to a less than significant level.

Discussion of 2009 SPA: The proposed 2009 SPA would not result in an increase in residential dwelling units or the amount of commercial square footage allowed in the 2002 Specific Plan. Therefore, the demand for park space would not increase with adoption of the 2009 SPA. Payment of park impact mitigation fees would continue to reduce the impact to below a level of significance.

Finding: Because the increased use of existing neighborhood and regional parks and other recreational facilities would remain the same, implementation of the proposed 2009 SPA would neither negate nor exacerbate the significance of the impact to parks. Impacts would remain mitigated to below a level of significance. Thus, the previously identified impact would not be made substantially more severe as a result of the proposed 2009 SPA and there are no changes or new information that would require the preparation of a Supplemental or Subsequent EIR.

v) *Other public facilities?*

None Discussed.

14. Recreation – Would the project:

a) ***Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?***

2002 SPA Final EIR Conclusion – Less Than Significant: The Final EIR prepared for the 2002 SPA concluded that buildout of the Specific Plan would result in the increased use of existing neighborhood and regional parks and other recreational facilities thereby creating the potential for physical deterioration of each facility. The increased demand for parks and open space was determined to be a significant impact. The Final EIR included mitigation requiring the applicant to submit a park impact fee payment to the City in the amount of \$1.5 million dollars to permit the City to construct improvements to existing city parks. Implementation of the prescribed mitigation would reduce impacts to a less than significant level.

Discussion of 2009 SPA: The proposed 2009 SPA would not result in an increase in residential dwelling units or the amount of commercial square footage allowed in the 2002 Specific Plan. Therefore, the level of use of existing neighborhood and regional parks and other recreational

facilities associated with the 2002 SPA would be the same for the 2009 SPA. Payment of park mitigation fees would continue to reduce the impact to below a level of significance.

Finding: Because increased use of existing neighborhood and regional parks and other recreational facilities would remain the same, implementation of the proposed 2009 SPA would neither negate nor exacerbate the significance of the impact to recreation. The impact would remain mitigated to below a level of significance. Thus, the previously identified impact would not be made substantially more severe as a result of the proposed 2009 SPA and there are no changes or new information that would require the preparation of a Supplemental or Subsequent EIR.

b) Provide recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

2002 SPA Final EIR Conclusion – No Impact: The Final EIR prepared for the 2002 SPA concluded that although the proposed project includes an approximately 59-acre central open space area within PA 16, the City of Upland does not consider this to be a recreational facility. Therefore, the Final EIR concluded the 2002 SPA would have no impact due to the construction or expansion of recreational facilities. As such, no impact is identified for this issue area.

Discussion of 2009 SPA: Development pursuant to the 2009 SPA would not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, no impact is identified for this issue area.

Finding: Because the 2009 SPA would not include recreational facilities or require the construction or expansion of recreational facilities, no impact was identified for this issue area. Thus, there are no new impacts, changes, or new information associated with the 2009 SPA that would require the preparation of a Supplemental or Subsequent EIR.

15. Transportation/Traffic – Would the project:

a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

2002 SPA Final EIR Conclusion – Less Than Significant: The Final EIR for the 2002 SPA concluded that the potential impacts to transportation/traffic related to future average daily trips (ADT) and traffic conditions would be significant. Following implementation of recommended mitigation measures (payment of fair share costs for off-site intersection improvements) and proposed project improvements, traffic and circulation impacts for years 2011, 2015 and 2020 would be reduced to a less than significant level.

Discussion of 2009 SPA: The proposed 2009 SPA includes land use modifications but would not result in an increase in residential dwelling units or the amount of commercial square footage allowed in the 2002 SPA. Although the proposed 2009 SPA includes development of three acres of flexible residential uses in newly proposed PA 22, the overall level of development within the Specific Plan would not be increased. The projected traffic generation from the 2002 SPA would not change substantially as a result of the proposed 2009 SPA. Furthermore, a signal study for newly proposed PA 22 would be required at the time of the development review process.

Therefore, potential impacts to transportation/traffic related to ADT and traffic conditions for the 2009 SPA would be the same as those adopted in 2002 SPA and analyzed in the Final EIR. Implementation of the mitigation measures identified in the 2002 SPA would ensure that impacts would remain below a level of significance.

Finding: The proposed 2009 SPA would not result in an increase in overall level of development allowed in the 2002 SPA, even with development of newly proposed PA 22. Because the projected traffic generation from the 2002 SPA would not change substantially as a result of the proposed 2009 SPA, and because the 2009 SPA would implement prescribed mitigation measures included in the 2002 SPA Final EIR, implementation of the 2009 SPA would neither negate nor substantially exacerbate the significance of the impact to transportation/traffic. The impact would remain mitigated to below a level of significance. Thus, there are no new impacts, changes, or new information associated with the 2009 SPA that would require the preparation of a Supplemental or Subsequent EIR.

b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

2002 SPA Final EIR Conclusion – Significant and Unavoidable: The Final EIR for the 2002 SPA concluded that the proposed project would contribute ADT to the I-10 and I-210 freeways. The addition of project generated traffic would result in an incremental contribution to an LOS F condition for the I-210 eastbound freeway from Monte Vista to Milliken. There are no feasible mitigation measures for this impact. Consequently, the impact was identified as significant and unavoidable and a statement of Overriding Considerations was adopted.

Discussion of 2009 SPA: The proposed 2009 SPA includes land use modifications but would not result in an increase in residential dwelling units or the amount of commercial square footage allowed in the 2002 SPA, even with development of newly proposed PA 22. Therefore, potential impacts to transportation/traffic resulting from ADT to the I-10 and I-210 freeways for the 2009 SPA are the same as those adopted in 2002 SPA and analyzed in the Final EIR. There are no feasible mitigation measures for this impact. Consequently, the impact remains significant and unavoidable.

Finding: Because the uses and development intensities proposed by the 2009 SPA, even with development of newly proposed PA 22, were previously analyzed in the 2002 SPA Final EIR, implementation of the 2009 SPA would neither negate nor substantially exacerbate the significance of the impact to the I-10 and I-210 freeways. Although the 2002 SPA Final EIR identified significant and unavoidable impacts related to traffic, by adopting the Final EIR and Statement of Overriding Considerations, the City has deemed these impacts acceptable. The 2009 SPA would not generate additional traffic above the level analyzed in the 2002 SPA. Thus, the previously identified significant and unmitigated impact would not be made substantially more severe as a result of the proposed 2009 SPA and there are no changes or new information that would require the preparation of a Supplemental or Subsequent EIR.

c) *Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?*

2002 SPA Final EIR Conclusion – No Impact: The 2002 SPA is not associated with an airport or airport operations and would not affect air traffic patterns. Therefore, no impact was identified for this issue area.

Discussion of 2009 SPA: The 2009 SPA would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location. Therefore, no impact is identified for this issue area.

Finding: Because, the 2009 SPA would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location, no impact was identified for this issue area. There are no new impacts, changes, or new information associated with the 2009 SPA that would require the preparation of a Supplemental or Subsequent EIR.

d) *Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

2002 SPA Final EIR Conclusion – Less than Significant Impact: The Final EIR prepared for the 2002 SPA concluded that buildout of the Specific Plan would not result in an increase of traffic hazards. The proposed site plan is subject to review by the City of Upland to evaluate the effectiveness of the internal circulation in the parking areas and the driveways. Compliance with City standards would reduce potential impacts to a less than significant level.

Discussion of 2009 SPA: The projected traffic generation and overall layout of planning areas in the 2009 SPA would not change substantially from what was previously analyzed in the 2002 SPA Final EIR. As development plans for each planning area are brought forward for review, the City will evaluate the effectiveness of the internal circulation in the parking areas and the driveways. Furthermore, a signal study for newly proposed PA 22 would be required at the time of the development review process. Compliance with City standards would ensure that impacts related to traffic hazards would remain below a level of significance.

Finding: Because the uses and development intensities proposed by the 2009 SPA were previously analyzed in the 2002 SPA Final EIR, implementation of the 2009 SPA would neither negate nor substantially exacerbate impacts related to traffic hazards. The City would continue to review site plans to ensure acceptable internal circulation. Thus, there are no new impacts, changes, or new information associated with the 2009 SPA that would require the preparation of a Supplemental or Subsequent EIR.

e) *Result in inadequate emergency access?*

2002 SPA Final EIR Conclusion – No Impact: The Final EIR prepared for the 2002 SPA concluded that buildout construction of the Specific Plan would not impair or physically interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, no impact was identified for this issue area.

Discussion of 2009 SPA: The 2009 SPA would not impair or physically interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, no impact is identified for this issue area.

Finding: Because the 2009 SPA would not impair or physically interfere with an adopted emergency response plan or emergency evacuation plan, no impact was identified for this issue area. There are no new impacts, changes, or new information associated with the 2009 SPA that would require the preparation of a Supplemental or Subsequent EIR.

f) Result in inadequate parking capacity?

2002 SPA Final EIR Conclusion – No Impact: The Final EIR prepared for the 2002 SPA concluded that parking requirements would be subject to City standards and requirements. Therefore, no impact was identified for this issue area.

Discussion of 2009 SPA: The 2009 SPA includes modification to the parking ratio requirements for PA 19 and 21. The parking ratios for PAs 19 and 21 currently call for 4.3 parking spaces per every 1,000 square feet of commercial building. The proposal is to modify the Specific Plan to reduce the parking requirement to 4.0 parking spaces per every 1,000 square feet of commercial building. PAs 19 and 22 contain a Metropolitan Water District easement that will provide parking spaces. These parking spaces cannot be counted as part of the standard requirements, since they will exist in an MWD easement. In order to create adequate amounts of parking that will not result in over-parking the commercial areas, the standard is being reduced. Therefore, no new impact is identified for this issue area.

Finding: Because the 2009 SPA would not result in inadequate parking capacity, no impact is identified for this issue area. There are no new impacts, changes, or new information associated with the 2009 SPA that would require the preparation of a Supplemental or Subsequent EIR.

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

2002 SPA Final EIR Conclusion – No Impact: The Final EIR prepared for the 2002 SPA concluded that buildout of the Specific Plan would not conflict with adopted policies, plans, or programs supporting alternative transportation. The 2002 SPA was determined to have no impact upon alternative transportation modes such as bus facilities and bicycle access/parking requirements.

Discussion of 2009 SPA: Development pursuant to the 2009 SPA would not conflict with adopted policies, plans, or programs supporting alternative transportation. Therefore, no impact is identified for this issue area.

Finding: Because the 2009 SPA would not conflict with adopted policies, plans, or programs supporting alternative transportation, no impact is identified for this issue area. There are no new impacts, changes, or new information associated with the 2009 SPA that would require the preparation of a Supplemental or Subsequent EIR.

16. Utilities and Service Systems – Would the project:

a) *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*

2002 SPA Final EIR Conclusion – Less Than Significant: The Final EIR prepared for the 2002 SPA concluded that buildout of the Specific Plan planning area would generate additional wastewater beyond current conditions, which could require the incremental expansion of the existing sewerage system and expansion of the water treatment facility. With the incorporation of the recommended mitigation measure requiring sewer improvements, the Final EIR determined the impact to be less than significant.

Discussion of 2009 SPA: The proposed 2009 SPA would not result in an increase in residential dwelling units or the amount of commercial square footage allowed in the 2002 Specific Plan. Therefore, development of the 2009 SPA would not substantially increase the demand for wastewater facilities beyond the level identified in the 2002 SPA Final EIR. With the incorporation of the prescribed mitigation measure requiring sewer improvements, impacts to wastewater treatment requirements would remain less than significant for the 2009 SPA.

Finding: Because the uses and development intensities proposed by the 2009 SPA were already analyzed in the 2002 SPA Final EIR, the proposed 2009 SPA would result in the same impacts as those previously addressed in the Final EIR. With the incorporation of the prescribed mitigation measure, impacts to wastewater treatment requirements would remain less than significant. Thus, the previously identified impact would not be made substantially more severe as a result of the proposed 2009 SPA and there are no changes or new information that would require the preparation of a Supplemental or Subsequent EIR.

b) *Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

Water

2002 SPA Final EIR Conclusion – Less Than Significant: The Final EIR prepared for the 2002 SPA determined that new development within the Specific Plan area would require construction of additional water facilities and expansion of existing facilities. With the incorporation of recommended mitigation measures requiring water system improvements and water production impact fees, the impact would be reduced to below a level of significance.

Discussion of 2009 SPA: As mentioned above, the number of residential dwelling units and the amount of commercial square footage allowed in the 2002 SPA would not change substantially as a result of the 2009 SPA. Therefore, the increased demand for water associated with the 2002 SPA would not be exacerbated by the 2009 SPA. The 2009 SPA would continue to implement the above mentioned mitigation measures to reduce impacts below a level of significance.

Finding: Because the 2009 SPA would implement prescribed mitigation measures included in the 2002 SPA Final EIR, implementation of the 2009 SPA would neither negate nor substantially exacerbate the significance of the impact to water. The impact would remain mitigated to below a level of significance. Thus, the previously identified impact would not be made substantially

more severe as a result of the proposed 2009 SPA and there are no changes or new information that would require the preparation of a Supplemental or Subsequent EIR.

Wastewater

Refer to 16(b).

- c) *Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

2002 SPA Final EIR Conclusion – Less Than Significant: The Final EIR prepared for the 2002 SPA concluded that development within the Specific Plan area would likely result in the net increase in impervious surfaces such that an increase in runoff and a reduction in the amount of rainfall that could infiltrate into the subsurface would occur. Incorporation of recommended mitigation measures regarding drainage system improvements would reduce impacts to a less than significant level.

Discussion of 2009 SPA: The overall land uses and development intensities proposed for the 2009 SPA are substantially the same as those adopted in the 2002 SPA and analyzed in the Final EIR. Therefore, implementation of the 2009 SPA would not result in an increased need for stormwater infrastructure beyond what was analyzed in the 2002 Final EIR. The 2009 SPA would incorporate prescribed mitigation measures regarding drainage system improvements to ensure impacts would remain less than significant.

Finding: Because the 2009 SPA would implement prescribed mitigation measures included in the 2002 SPA Final EIR, implementation of the 2009 SPA would neither negate nor substantially exacerbate the significance of the impact to stormwater infrastructure. The impact would remain mitigated to below a level of significance. Thus, the previously identified impact would not be made substantially more severe as a result of the proposed 2009 SPA and there are no changes or new information that would require the preparation of a Supplemental or Subsequent EIR.

- d) *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

2002 SPA Final EIR Conclusion –Less than Significant: The Final EIR prepared for the 2002 SPA concluded that implementation of the proposed development in the Specific Plan area would result in an increased demand in water supplies. With the incorporation of recommended mitigation measures requiring water system improvements and water production impact fees, the impact would be reduced to below a level of significance.

Discussion of 2009 SPA: The number of residential dwelling units and the amount of commercial square footage allowed in 2002 SPA would not change substantially as a result of the 2009 SPA. Therefore, implementation of the 2009 SPA would not substantially increase the demand for water above levels previously analyzed in the 2002 Final EIR. The 2009 SPA would implement the above mentioned mitigation measures to reduce impacts to below a level of significance.

Finding: Because the 2009 SPA would implement prescribed mitigation measures included in the 2002 SPA Final EIR, implementation of the 2009 SPA would neither negate nor substantially exacerbate the significance of the impact to water supply. The impact would remain mitigated to below a level of significance. Thus, the previously identified impact would not be made

substantially more severe as a result of the proposed 2009 SPA and there are no changes or new information that would require the preparation of a Supplemental or Subsequent EIR.

e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Refer to 16(b).

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

2002 SPA Final EIR Conclusion – Less Than Significant: The Final EIR prepared for the 2002 SPA concluded that buildout of the Specific Plan would result in an increased demand for solid waste services/infrastructure. The increased demand for these services was determined to be a significant impact. However, compliance with the City's AB 939 waste reduction requirements would reduce the amount of solid waste which is ultimately disposed of at the Olinda Alpha landfill and impacts were determined to be less than significant.

Discussion of 2009 SPA: The number of residential dwelling units and the amount of commercial square footage allowed in 2002 SPA would not change substantially as a result of the 2009 SPA. Therefore, implementation of the 2009 SPA would not substantially increase the demand for solid waste services above levels previously analyzed in the 2002 Final EIR. The 2009 SPA would implement the above mentioned mitigation measures to reduce impacts below a level of significance.

Finding: Because the 2009 SPA would implement prescribed mitigation measures included in the 2002 SPA Final EIR, implementation of the 2009 SPA would neither negate nor substantially exacerbate the significance of the impact to solid waste. The impact would remain mitigated to below a level of significance. Thus, the previously identified impact would not be made substantially more severe as a result of the proposed 2009 SPA and there are no changes or new information that would require the preparation of a Supplemental or Subsequent EIR.

g) Comply with Federal, State, and local statutes and regulations related to solid waste?

2002 SPA Final EIR Conclusion – No Impact: The proposed project would not impact solid waste service or prevent compliance with federal, state, and local regulations. Therefore, no impact was identified for this issue area.

Discussion of 2009 SPA: Development pursuant to the 2009 SPA would not impact solid waste service or prevent compliance with federal, state, and local regulations. Therefore, no impact is identified for this issue area.

Finding: Because development pursuant to the 2009 SPA would not impact solid waste service or prevent compliance with federal, state, and local regulations, no impact was identified for this issue area. There are no new impacts, changes, or new information that would require preparation of a Supplemental or Subsequent EIR.

17. Mandatory Findings of Significance

- a) **POTENTIAL TO DEGRADE:** *Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?*

2002 SPA Final EIR Conclusion – Less than Significant Impact. As discussed in Section 4, the 2002 SPA Final EIR identified a significant impact on riparian habitat and sensitive natural communities identified in local or regional plans, policies, or regulations. Compliance with the California Department of Fish and Game’s 1603 Streambed Alteration Agreement process would reduce riparian habitat impacts to a less than significant level. Mitigation for the loss of 20 acres of existing Riversidean alluvial fan sage scrub community would involve the replacement of habitat on and off-site at a 1:1 replacement ratio or acquisition of 20 acres in a mitigation bank that would provide for the preservation and management of alluvial fan sage scrub and/or alluvial chaparral. Following implementation of this mitigation measure, the impact to biological resources would be reduced to less than significant. In addition, as discussed in Section 5, the 2002 SPA Final EIR did not identify significant impacts related to historic or prehistoric resources.

Discussion of 2009 SPA: Because the 2009 SPA would not substantially alter the footprint of disturbance from what was previously analyzed, the proposed 2009 SPA would not result in impacts to biological and cultural resources beyond what was previously permitted in the 2002 SPA and analyzed in the Final EIR. Furthermore, the 2009 SPA would adhere to the mitigation outlined in the 2002 SPA Final EIR to ensure less than significant impacts to sensitive species and/or natural communities. Biological resources impacts would be mitigated to below a level of significance in a manner that is consistent with the conclusion in the Final EIR prepared for the 2002 SPA.

Finding: The 2009 SPA would not exacerbate or negate impacts identified for cultural and biological resources in the 2002 SPA. Thus, previously identified impacts would not be made substantially more severe as a result of the proposed 2009 SPA and there are no changes or new information that would require the preparation of a Supplemental or Subsequent EIR.

- b) **CUMULATIVE IMPACTS:** *Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when reviewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future project.)*

2002 SPA Final EIR Conclusion – Significant and Unavoidable: The Final EIR prepared for the 2002 SPA concluded that implementation of the proposed development would result in a significant and unavoidable impact related to an overall increase in stationary and mobile source emissions that would exceed SCAQMD standards. Even with incorporation of all feasible mitigation measures, the impact to air quality would remain significant and unavoidable. The Final EIR for the 2002 SPA also concluded that the proposed project would contribute ADT to the I-10 and I-210 freeways. The addition of project generated traffic would result in an incremental contribution to an LOS F condition for the I-210 eastbound freeway from Monte

Vista to Milliken. There were no feasible mitigation measures identified for this impact. Consequently, the impact is significant and unavoidable. A Statement of Overriding Considerations was adopted for air quality and transportation/traffic.

Discussion of 2009 SPA: Based upon the analysis above, implementation of the 2009 SPA would not exacerbate the significant and unavoidable cumulative impacts associated with traffic and circulation (project ADT contribution to I-10 and I-210) and air quality (regional emissions of ROG, CO, NO_x, and PM₁₀). Because the overall uses and development intensities proposed by the 2009 SPA were already analyzed in the Final EIR for the 2002 SPA, the proposed project would not result in air quality impacts that would be substantially more severe than those previously addressed in the 2002 SPA Final EIR. Additionally, the projected traffic generation from the 2002 SPA would not change substantially as a result of the proposed 2009 SPA. Therefore, the 2009 SPA would not result in impacts to transportation/traffic resulting from ADT to the I-10 and I-210 freeways for the 2009 SPA that are substantially more severe than those analyzed in the Final EIR. There are no feasible mitigation measures for these air quality and transportation cumulative impacts. Consequently, the impact to air quality and traffic would remain significant and unavoidable.

The City of Upland shall readopt the Mitigation Monitoring Reporting Program (MMRP), CEQA Findings, and Statement of Overriding Considerations that were previously adopted/certified by the City for the 2002 SPA Final EIR in September 2002. This will ensure that all applicable mitigation measures identified in the 2002 SPA are incorporated into this Addendum.

Finding: Implementation of the proposed 2009 SPA would neither negate nor exacerbate the significance of the impact to air quality and transportation/traffic. The impacts would remain significant and unavoidable regardless of implementation of the proposed SPA. Although the 2002 SPA Final EIR identified significant and unavoidable impacts related to increased emissions and traffic, by adopting the Final EIR and Statement of Overriding Considerations, the City has deemed these impacts acceptable. The 2009 SPA would not generate greater emissions or traffic than levels identified in the 2002 SPA. Thus, the previously identified significant and unmitigated impacts would not be made substantially more severe as a result of the proposed 2009 SPA and there are no changes or new information that would require the preparation of a Supplemental or Subsequent EIR.

c) ADVERSE IMPACTS ON HUMANS: Does the project have environmental effects on human beings, either directly or indirectly?

2002 SPA Final EIR Conclusion - Less than Significant Impact: Based upon the analysis presented in Sections 1 through 16 above, implementation of the proposed project would result in a less than significant adverse impact to humans, either directly or indirectly. Impacts related to air quality, safety hazards associated with seismic activity, tsunami or seiche, and hazardous materials, historical resources, flooding, public services, and utilities were determined to be less than significant.

Discussion of 2009 SPA: Because the overall uses, development intensities, and footprint of disturbance proposed by the 2009 SPA were already analyzed in the 2002 Final EIR, the proposed project would result in a similar level of impact to air quality, safety hazards associated with seismic activity, tsunami or seiche, and hazardous materials, historical resources, flooding,

public services, and utilities. Impacts to humans would remain less than significant with implementation of the 2009 SPA.

Finding: Implementation of the proposed 2009 SPA would neither negate nor exacerbate the significance of adverse impacts on humans. The impacts would remain less than significant regardless of implementation of the proposed SPA. Thus, no new impacts, or changes in information are identified that would require preparation of a Supplemental or Subsequent EIR.

18. Earlier Analyses

Earlier analyses may be used where, pursuant to tiering, Program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration (Section 15063(c)(3)(D).)

- City of Upland. The Colonies at San Antonio Final Program Environmental Impact Report (SCH No. 1998051075), City of Upland, September 2002.
- City of Upland. The Colonies at San Antonio Supplemental Environmental Impact Report (SCH No. 1998051075), City of Upland, August 1998.
- City of Upland. San Antonio Lakes Specific Plan Final Environmental Impact Report (SCH No. 1987030207), City of Upland, November 1988.

19. References

City of Upland Consolidated Plan Update Draft, The Planning Center, Section III, Housing and Community Development Needs, April 2000.

The Colonies at San Antonio Draft Supplemental Environmental Impact Report, LSA Associates, Inc., August 5, 1998.

Colonies at San Antonio Specific Plan Visual Analysis, LSA Associates, Inc., May 7, 2002

The Colonies at San Antonio Water Supply Evaluation, RBF Consulting, November 6, 2001.

Review of Major Geotechnical and Geologic Constraints. RMA Group, February 15, 2002.

San Antonio Lakes Specific Plan/Environmental Impact Report, Turrini & Brink, September 1988.

Sewer Study, The Colonies at San Antonio, Associated Engineers, Inc., April 2002.

Traffic Study for The Colonies at San Antonio in the City of Upland. Kimley-Horn and Associates, Inc. June, 2002.

Biological Resources Report for The Colonies at San Antonio in the City of Upland. LSA Associates. June 5, 2002.

3.0 Initial Study

Review of Major Geotechnical and Geological Constraints Colonies, Phase II Residential and Commercial 19th Street and Campus Avenue. RMA Group. February 15, 2002.

Drainage System Study for the Colonies at San Antonio. Associated Engineers, Inc. April 2002.