

**ADDENDUM TO THE CERTIFIED FINAL PROGRAM ENVIRONMENTAL
IMPACT REPORT FOR THE CITY OF UPLAND GENERAL PLAN UPDATE
(SCH NO. 2012041006) FOR PURPOSES OF CONSIDERATION OF
REZONING AS OUTLINED IN THE ADOPTED HOUSING ELEMENT**



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Introduction

The City of Upland (City) proposes to adopt zoning amendments to rezone 261 parcels within the City's boundaries to accommodate the City's Regional Housing Needs Allocation (RHNA). The City, acting as the lead agency for the proposed Project (see Project Description) under the California Environmental Quality Act (CEQA), has prepared this Addendum to the certified Final Program Environmental Impact Report (EIR) for the General Plan Update (GPU), Zoning Code Update, Climate Action Plan, and Cable Airport Land Use Compatibility Plan Update (CALUCP) (GPU EIR, approved Project, State Clearinghouse No. 2012041006), in accordance with CEQA (California Public Resources Code Sections 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations Title 14, Sections 15000 et seq.).

Background

California State law requires each city and county to adopt a comprehensive, long-term general plan. The Upland General Plan is the official policy statement of the City for use by the City Council to guide future private and public development, as well as the City's own operations and decisions. State law requires that the City ordinances regulating land use be consistent with the General Plan. The City of Upland's Zoning Code, individual project proposals, and other related plans and City ordinances must be consistent with the goals and policies identified in the General Plan. State law outlines seven mandatory elements that must be included in a General Plan, pertaining to land use, open space, conservation, housing, circulation, noise, and safety. Jurisdictions can elect to adopt additional elements to address relevant issues of community importance (urban design, recreation, public facilities and services, historic preservation, etc.), if desired.

The City's General Plan was adopted in September 2015. Various elements of the General Plan have been subsequently updated, including the Housing Element. The City of Upland's current General Plan consists of the following mandatory and optional elements:

- Housing
- Land Use
- Focus Areas
- Community Character
- Economic Sustainability
- Circulation
- Open Space-Conservation
- Public Facilities
- Healthy Community
- Safety (includes the mandatory noise component)

The State of California requires jurisdictions to update their Housing Element every eight years. California Government Code Sections 65580–65589.11 outline the necessary requirements and components to be included in the Housing Element to ensure compliance with State law.

Jurisdictions are required to submit their Housing Elements to the California Department of Housing and Community Development (HCD) for review and for determination of whether the Housing Element achieves substantial compliance with State law. This can be done before or after adoption by the jurisdiction. Once HCD has determined that a Housing Element meets the necessary requirements, it issues a letter of substantial compliance. Throughout preparation of a Housing Element, HCD provides guidance and technical assistance to jurisdictions to assist them in achieving compliance with applicable State laws.

HCD and the California Department of Finance are responsible for assessing the new housing needs of different regions across the State. The City of Upland is located within the San Bernardino County Regional Transit Authority (SBCTA) region of the Southern California Association of Governments (SCAG). The SBCTA region has a cumulative Regional Housing Needs Determination of 138,110 new residential units. The SBCTA has distributed these units to each jurisdiction within the region using a methodology that considers proximity to transit, employment, and opportunity—the RHNA. The City of Upland has been assigned a RHNA of 5,686 residential dwelling units, to be achieved for a range of income categories.

State law requires that a community provide a fair share of sites to allow for and facilitate production of the regional share of housing, assessed through the RHNA. To determine whether a jurisdiction has sufficient land to accommodate its share of regional housing needs for all income groups, the jurisdiction must identify “adequate sites” in its Housing Element. Such sites must be appropriately zoned, sized, and free of constraints that would inhibit future residential development from occurring within the planning cycle.

The City of Upland’s 2021–2029 6th Cycle Housing Element was prepared in compliance with State law and in conformance with the Housing Element Guidelines as established by HCD. The Housing Element sets forth the City’s overall housing objectives in the form of goals, policies, and programs, and allows for future development of new residential units to meet RHNA requirements identified for the City. The Housing Element identifies rezoning of approximately 157 acres on 261 parcels for a net increase of approximately 3,114 units. These units are counted in addition to the units available under existing zoning to help the City meet its required RHNA of 5,686 units.

The City adopted the 6th Cycle Housing Element update on October 24, 2022. After adoption, the City received another letter from HCD and submitted a round of revisions on February 13, 2024. HCD provided another comment letter on April 12, 2024. The City then revised the Housing Element, met with HCD on May 1, 2024 to discuss the final revisions, and submitted the final Housing Element for review on May 20, 2024, following a seven-day public review period. HCD provided the City with a letter of conditional compliance on June 17, 2024. The letter states that once the Housing Element is re-adopted by City Council and the rezonings are completed as outlined in the Housing Element, the City will be in full compliance with State law. The letter did not request any further revisions to the Housing Element document. The Housing Element was re-adopted by City Council on September 23, 2024.

No changes are proposed to the 6th Cycle Housing Element with the proposed Project; however, this addendum analyzes the potential environmental effects resulting from the rezoning that would

allow the potential net increase of 3,114 new units, as identified in the Housing Element through implementation of Program 6. The 6th Cycle Housing Element is included in its entirety as Appendix A, 6th Cycle Housing Element, for reference.

Project Description

The City of Upland is located in the westernmost part of San Bernardino County, California, approximately 35 miles southeast of the City of Los Angeles, at the base of the San Gabriel Mountains. The City encompasses approximately 15 square miles of land generally bounded by the San Gabriel Mountains to the north, Grove Avenue and the Interstate 10 (I-10) freeway to the south, Rancho Cucamonga to the east, and the Los Angeles County line to the west. An additional approximately three square miles (1,969 acres) are located in one unincorporated area within the City's Sphere of Influence. Overall, the City's Planning Area encompasses a total of approximately 18 square miles. Neighboring communities include unincorporated San Bernardino County to the north, the Cities of Montclair and Ontario to the south, the City of Rancho Cucamonga to the east, and the Cities of La Verne and Claremont to the west. Regional access to the City is provided via I-10, I-210, and Foothill Boulevard (formerly State Route 66).

The Project affects a total of 261 parcels located throughout the City, as identified in the Housing Element. A total of 261 parcels would be rezoned or upzoned with the proposed Project. The existing maximum capacity of these parcels is 2,163 units. The new maximum capacity, based on the proposed rezoning, is 5,277 units, for an increased capacity of 3,114 new units. However, the Housing Element projects a reasonable buildout of 3,856 units on these parcels, which is 1,693 units greater than existing conditions. The reasonable buildout is the number of units the Housing Element projects as realistic development for each parcel.

A map of the parcels that would be rezoned under the proposed Project is provided in *Figure 1: Rezone and Upzone Parcels*. The map shows the parcels to be rezoned and the rezoning action that would take place on each parcel. Of the 261 parcels, 244 already allow housing at some density, and the density would be increased. Seventeen parcels would be rezoned to allow housing where it is not currently allowed, at densities of 30 or 40 dwelling units per acre (du/ac).

The following zone changes are included in the proposed Project as provided in Program 6 of the Housing Element:

- Rezone or upzone 144 parcels 71.89 acres to allow residential uses from 20 to 40 du/acre (including parcels to be in the Transit Overlay Zone) (projected for 544 very low-, 376 low-, 414 moderate-, and 385 above moderate-income, totaling 1,719 units).
- Rezone one 0.48-acre parcel to the Citrus Transportation District, allowing up to 55 du/acre (projected for 11 moderate- and 10 above moderate-income units, totaling 21 units).

- Rezone or upzone 43 parcels totaling 12.66 acres to allow mixed-use residential up to 30 du/acre (projected for 46 very low-, 30 low-, 64 moderate-, and 49 above moderate-income units, totaling 189 units).
- Rezone or upzone 8 parcels totaling 10.66 acres to RM-20, allowing residential densities up to 20 du/acre (projected for 163 very low-, 109 low-, 18 moderate-, and 16 above moderate-income units, totaling 306 units).
- Rezone or upzone 63 parcels totaling 45.58 acres to RM-30, allowing residential densities from 20 to 30 du/acre (projected for 487 very low-, 327 low-, 131 moderate-, and 116 above moderate-income, totaling 1,061 units).
- Rezone two parcels totaling 15.5 acres to RS-4, allowing densities up to 10 units per acre (projected for 85 moderate- and 84 above moderate-income units, totaling 169 units).

The proposed Project would not directly result in future development on the identified parcels. Each subsequent proposed development on rezoned sites would be subject to compliance with all federal, State, and local regulations, including a development-specific environmental review as appropriate, including the City of Upland General Plan and Municipal Code and additional evaluation pursuant to CEQA regulations, as required.

The proposed zone changes would not conflict with the City's adopted Climate Action Plan or CALUCP; therefore, those discussions in the GPU EIR remain unchanged with implementation of the proposed Project. No new environmental analysis is required or provided herein relative to potential proposed Project effects on such plans.

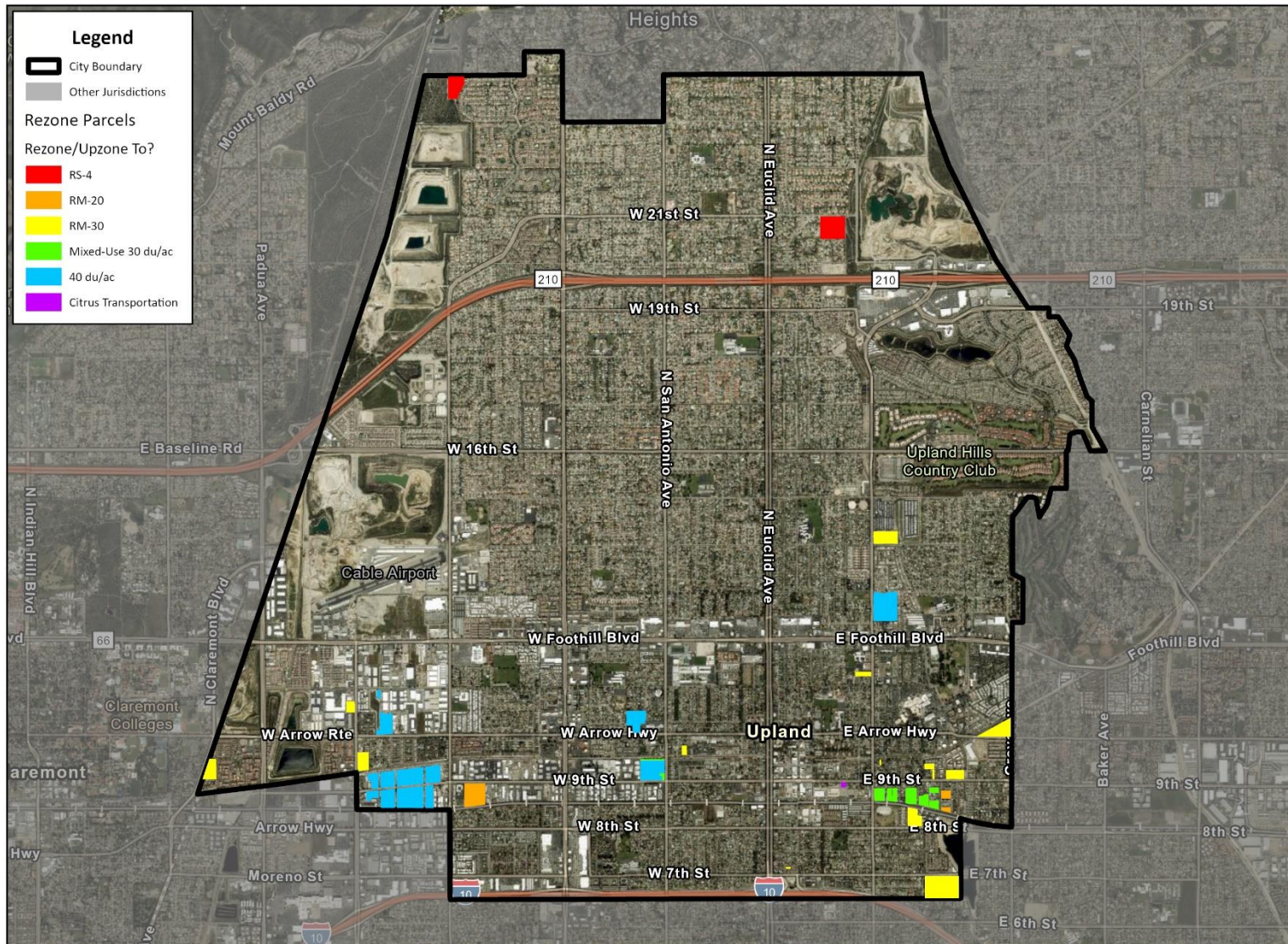


Figure 1: Rezone and Upzone Parcels

Environmental Review Update Checklist Form

CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted Negative Declaration (ND) or a previously certified EIR covering the project for which a subsequent discretionary action is required. This Environmental Review Update Checklist Form has been prepared in accordance with CEQA Guidelines Section 15164(e) to explain the rationale for determining whether any additional environmental documentation is needed for the subject discretionary action.

1. Background on the Previously Certified EIR:

A Program EIR for the City's GPU (GPU EIR, GPU 08-03, Zoning Code Update 08-03, State Clearinghouse Number 2012041006) was certified by the City on September 28, 2015. The certified GPU EIR evaluated potentially significant effects for the following environmental areas of potential concern: (1) Land Use; (2) Population, Housing, and Employment; (3) Aesthetics; (4) Transportation and Traffic; (5) Air Quality; (6) Greenhouse Gas Emissions; (7) Noise; (8) Geology and Soils; (9) Cultural Resources; (10) Biological Resources; (11) Agriculture and Forestry Resources; (12) Mineral Resources (13) Hydrology and Water Quality; (14) Hazards and Hazardous Materials; (15) Water Supply; (16) Wastewater; (17) Fire Protection; (18) Police Protection; (19) School Facilities; (20) Parks and Recreational Facilities; (21) Solid Waste; and (22) Electricity and Natural Gas.

Of these 22 environmental subject areas, it was determined that there would be significant and unavoidable impacts to air quality relative to short-term construction emissions, long-term mobile and stationary source emissions, and cumulative impacts. For the areas in which environmental impacts would remain significant and unavoidable, even with the implementation of mitigation measures, a Statement of Overriding Considerations was adopted pursuant to CEQA Guidelines Sections 15091 and 15093. The previously certified GPU EIR is available at <https://www.uplandca.gov/general-plan-map>.

2. Lead agency name and address:

City of Upland, Development Services
460 North Euclid Avenue
Upland, CA 91786

Contact: Joshua Winter, Senior Planner
Phone number: (909) 931-4143
Email: jwinter@uplandca.gov

3. Project applicant's name and address:

City of Upland, Development Services
460 North Euclid Avenue
Upland, CA 91786

4. Summary of the activities authorized by present permit/entitlement application(s):

The project does not include any permit and/or entitlement applications.

5. Does the project for which a subsequent discretionary action is now proposed differ in any way from the previously approved project?

YES	NO
<input checked="" type="checkbox"/>	<input type="checkbox"/>

In accordance with State law (Government Code Sections 65583 and 65302), the City of Upland has prepared an update to its General Plan Housing Element. The updated Housing Element adopted by the City Council identified 261 parcels that needed to be rezoned to allow for increased housing. The proposed Project is the rezoning of these parcels as outlined in the adopted Housing Element.

6. SUBJECT AREAS DETERMINED TO HAVE NEW OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS ND OR EIR.

The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

NONE

- | | | |
|--|--|---|
| <input type="checkbox"/> Land Use | <input type="checkbox"/> Population, Housing, and Employment | <input type="checkbox"/> Aesthetics |
| <input type="checkbox"/> Transportation and Traffic | <input type="checkbox"/> Air Quality | <input type="checkbox"/> Greenhouse Gas Emissions |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Geology and Soils | <input type="checkbox"/> Cultural Resources |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Hydrology and Water Quality | <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Water Supply |
| <input type="checkbox"/> Wastewater | <input type="checkbox"/> Fire Protection | <input type="checkbox"/> Police Protection |
| <input type="checkbox"/> School Facilities | <input type="checkbox"/> Parks and Recreational Facilities | <input type="checkbox"/> Solid Waste |
| <input type="checkbox"/> Electricity and Natural Gas | | |

DETERMINATION:

On the basis of this analysis, Planning & Development Services has determined that:

- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND or previously certified EIR is adequate.
- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, because the project is a residential project in conformance with, and pursuant to, a Specific Plan with a EIR completed after January 1, 1980, the project is exempt pursuant to CEQA Guidelines Section 15182.
- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However all new significant environmental effects or a substantial increase in severity of previously identified significant effects are clearly avoidable through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT ND is required.
- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.

Signature

Date

Print Name

Title

Addendum to an EIR

CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted ND or a previously certified EIR for the project.

CEQA Guidelines Section 15162(a) and 15163 state that when an ND has been adopted or an EIR certified for a project, no Subsequent or Supplemental EIR or Subsequent Negative Declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole public record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration; or
 - b. Significant effects previously examined will be substantially more severe than shown in the previously adopted Negative Declaration or previously certified EIR; or
 - 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 proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous Negative Declaration or EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Guidelines Section 15164(a) states that the lead agency or responsible agency shall prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a Subsequent or Supplemental EIR have occurred.

CEQA Guidelines Section 15164(b) states that an Addendum to a previously adopted ND may be prepared if only minor technical changes or additions are necessary. If the factors listed in CEQA Guidelines Sections 15162, 15163, or 15164 have not occurred or are not met, no changes to the previously certified EIR or previously adopted ND are necessary.

The following responses detail any changes in the Project, changes in circumstances under which the Project is undertaken, and/or "new information of substantial importance" that may cause one or more effects to environmental resources. The responses support the "Determination," above, as to the type of environmental documentation required, if any.

Environmental Review Update Checklist

Land Use

Since the previous EIR was certified, have there been any changes in the Project, changes in circumstances under which the Project is undertaken, and/or "new information of substantial importance" that cause one or more effects to land use and planning, including physically dividing an established community, conflicts with federal or State regulations, conflicts with SCAG's 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy goals and adopted growth forecast, conflicts with the CALUCP, or resulting in land use conflicts?

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of the Certified EIR

The GPU EIR determined that impacts associated with land use would be less than significant. No mitigation measures were identified. It was determined that the approved Project would not conflict with applicable land use plans, policies, or regulations, or result in land use conflicts. Implementation of General Plan policies and actions and the Zoning Code update and CALUCP standards and guidelines as identified in the GPU EIR would ensure impacts relative to land use were less than significant.

Impacts Associated with the Proposed Project

The proposed Project would rezone 261 parcels, as identified in the adopted Housing Element, to accommodate the City's RHNA allocation as provided by SCAG. Rezoning would ensure that the zoning of affected parcels is reflective and accurate as identified in the City's Housing Element and that there are no conflicts between the General Plan and zoning classification of parcels. Additionally, rezoning would ensure the City can accommodate the adopted growth forecast in SCAG's 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy. The proposed Project would not directly result in future development on the identified sites. Each individual proposed development on rezoned sites would be subject to compliance with federal, State, and local regulations, including the City of Upland General Plan and Municipal Code and additional evaluation pursuant to CEQA regulations, as required.

Since the EIR was certified, there have been no changes in the Project, changes in circumstances under which the Project is undertaken, and/or "new information of substantial importance" that would cause one or more effects (direct or indirect) to land use, beyond those previously analyzed. No additional significant impacts beyond those previously analyzed in the EIR or increases in severity of any identified significant impacts would result from the revised Project, and no new mitigation measures would be required.

Population, Housing, and Employment

Since the previous EIR was certified, have there been any changes in the Project, changes in circumstances under which the Project is undertaken, and/or "new information of substantial importance" that result in one or more effects to population and housing including inducing substantial population growth in the planning area, or displacing substantial numbers of people, necessitating the construction of replacement housing elsewhere?

YES NO

Summary of the Certified EIR

The GPU EIR determined that impacts associated with population, housing, and employment would be less than significant. No mitigation measures were identified. The GPU EIR noted that population projections would comply with SCAG growth forecasts and that future development would be subject to implementation of General Plan 2035 policies and actions.

Impacts Associated with the Proposed Project

The proposed Project would implement rezoning as identified in the adopted Housing Element, which provides zoning for the RHNA as allocated by SCAG. The proposed Project would not directly result in future development on the identified sites. The proposed Project would accommodate population growth as projected by SCAG for the City and region, and thus would not induce substantial population growth. The proposed Project would result in an increased residential development capacity of 3,114 dwelling units within the Planning Area. Additionally, the Housing Element includes policies and programs to ensure there is no displacement or net loss of housing units throughout the 2021–2029 planning period.

Since the EIR was certified, there have been no changes in the Project, changes in circumstances under which the Project is undertaken, and/or "new information of substantial importance" that would cause one or more effects (direct or indirect) to population, housing, and employment, beyond those previously analyzed. No additional significant impacts beyond those previously analyzed in the EIR or increases in severity of any identified significant impacts would result from the revised Project, and no new mitigation measures would be required.

Aesthetics

Since the previous EIR was certified, have there been any changes in the Project, changes in circumstances under which the Project is undertaken, and/or "new information of substantial importance" that cause one or more effects to aesthetic resources, including scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings within a State scenic highway; existing visual character or quality of the site and its surroundings; creating new sources of light/glare that could adversely affect views in the area; and/or creating new sources of shade and shadows that could adversely affect adjacent land uses?

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of the Certified EIR

The GPU EIR determined that impacts to aesthetics would be less than significant with implementation of mitigation measures AES-1 through AES-3, in addition to compliance with the General Plan policies, the Zoning Code update, CALUCP standards and guidelines, and the City's Lighting Ordinance. Mitigation measures AES-1 through AES-3 were included to reduce potential impacts associated with the visual character of development and its immediate surroundings. The GPU EIR noted that since the exact nature of future development is unknown, individual projects may require site-specific evaluation of impacts to aesthetics on a case-by-case basis, pursuant to CEQA requirements. Furthermore, additional mitigation measures may be needed at the time of development depending on a future development's location, nature, and project design.

Mitigation measures identified to reduce potential impacts to aesthetic resources are as follows:

AES-1 For future development located in or immediately adjacent to residentially zoned properties, construction documents shall include language that requires all construction contractors to strictly control the staging of construction equipment and the cleanliness of construction equipment stored or driven beyond the limits of the construction work area. Construction equipment shall be parked and staged within the project site, as distant from the residential use, as reasonably possible. Staging areas shall be screened from view from residential properties.

AES-2 Construction documents shall include language requiring that construction vehicles be kept clean and free of mud and dust prior to leaving the development site. Streets surrounding the development site shall be swept daily and maintained free of dirt and debris.

AES-3 Construction worker parking may be located off-site with prior approval by the City. On-street parking of construction worker vehicles on residential streets shall be prohibited.

Impacts Associated with the Proposed Project

The proposed Project would not directly result in future development on the identified sites. Any future development on the rezoned sites would be subject to City development standards, design review process, and any other applicable City standards regarding aesthetics. Additionally, as noted in the GPU EIR, individual development projects would be subject to project-specific development and planning review, including adherence to standards for community design and visual quality, and implementation of mitigation measures AES-1 through AES-3, as appropriate. Subsequent development applications would be required to conform to zoning, design standards, and other regulations concerning aesthetic resources. Therefore, impacts relative to aesthetics would be less than significant with mitigation incorporated, consistent with that previously identified in the GPU EIR.

Since the EIR was certified, there have been no changes in the Project, changes in circumstances under which the Project is undertaken, and/or "new information of substantial importance" that would cause one or more effects (direct or indirect) to aesthetics, beyond those previously analyzed. No additional significant impacts beyond those previously analyzed in the EIR or increases in severity of any identified significant impacts would result from the revised Project, and no new mitigation measures would be required.

Transportation and Traffic

Since the previous EIR was certified, have there been any changes in the Project, changes in circumstances under which the Project is undertaken, and/or "new information of substantial importance" that cause effects to transportation/traffic, including conflicts with an Applicable Plan, Ordinance, or Policy establishing measures of effectiveness for intersection and roadways; conflicts with the San Bernardino County Congestion Management Program; resulting in inadequate design features of incompatible uses; resulting in inadequate emergency access; or conflicts with the performance and/or planned transit system serving the area and/or conflicts with adopted transit, bicycle, or pedestrian policies, plans, or programs?

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of the Certified EIR

The GPU EIR determined that impacts to transportation and traffic would be less than significant with incorporation of mitigation measure TRA-1, as provided below. The GPU EIR noted that since the exact nature of future development is unknown, individual projects may require site-specific assessments of impacts to traffic on a case-by-case basis. Furthermore, additional mitigation measures may be needed at the time of individual parcel development depending on a development's location, intensity, trip distribution characteristics, and project design.

The mitigation measure identified to reduce potential impacts to transportation/traffic is as follows:

TRA-1: Prior to issuance of each Building Permit, future development projects that are determined through preparation of a Traffic Impact Analysis (Policy CIR-1.5) to impact the specific intersection, shall make a fair contribution toward implementation of the following improvements. These development projects shall be required to contribute to the implementation of mitigation measure, including but not limited to those identified in the General Plan EIR, by the payment of fair share costs, constructing the required improvement, providing right-of-way, or other actions as required by the City.

- 16th Street (Baseline)/Benson Avenue (AM) Intersection: The eastbound thru-right lane shall be split to provide a separate eastbound right turn lane and optimize the signal timing at this intersection. Additional right-of-way shall be acquired to accommodate this improvement.
- 16th Street (Baseline)/Mountain Avenue (PM) Intersection: The intersection cycle length and splits shall be optimized to provide more time to the left turn approach.
- Foothill Boulevard/Mountain Avenue (PM) Intersection: The intersection splits shall be optimized to provide more time at the eastbound and westbound approaches.
- Foothill Boulevard/Euclid Avenue (PM) Intersection: The intersection splits shall be optimized to provide more time at the eastbound and westbound approaches.
- 8th Street/Campus Avenue (AM and PM) Intersection: A traffic signal shall be installed at this location.
- I-10 EB Ramps/Mountain (PM) Intersection: The intersection cycle length and splits shall be optimized at this intersection.
- I-10 WB Off Ramp/Second Avenue (AM and PM) Intersection: A traffic signal shall be installed at this location. This has been recently completed.
- I-10 EB Ramps/Euclid Avenue (AM) Intersection: The intersection splits shall be optimized to provide more time at the eastbound and westbound approaches.

Impacts Associated with the Proposed Project

The proposed Project would not directly result in development that would have the potential to impact transportation/traffic conditions at this time. Any future development on the rezoned sites would be subject to additional project-specific evaluation of potential impact to traffic at the time of application. Additionally, as noted in the GPU EIR, individual development projects would be subject to project-specific development and planning review, and subject to standards including the above mitigation measure TRA-1, as applicable, and General Plan 2035 policies and actions.

Since the EIR was certified, there have been no changes in the Project, changes in circumstances under which the Project is undertaken, and/or "new information of substantial importance" that would cause one or more effects (direct or indirect) to transportation/traffic, beyond those previously analyzed. No additional significant impacts beyond those previously analyzed in the EIR or increases in severity of any identified significant impacts would result from the revised Project, and no new mitigation measures would be required.

Air Quality

Since the previous EIR was certified, have there been any changes in the Project, changes in circumstances under which the Project is undertaken, and/or "new information of substantial importance" that cause one or more effects to air quality, including increased citywide construction activities under the Project that would considerably increase criteria pollutants, and thus, violate Air Quality Standards; increased mobile and stationary source emissions which would exceed South Coast Air Quality Management District (SCAQMD) Air Quality Standards; creation of objectionable odors affecting a substantial number of people; exposing sensitive receptors to substantial pollutant concentrations associated with carbon monoxide hotspots, which could exceed SCAQMD standards; or conflicting with or hindering the implementation of the SCAG's Comprehensive Plan Guidelines and the SCAQMD's Air Quality Management Plan?

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of the Certified EIR

The GPU EIR determined that air quality impacts would be less than significant relative to conflicts with objectionable odors, carbon monoxide hotspots, and the SCAQMD's Air Quality Management Plan. However, impacts associated with air quality violations and non-attainment criteria pollutants were determined to be significant and unavoidable even with the incorporation of mitigation measures AQ-1 through AQ-14 due to the magnitude of development expected by the approved Project. As such, a Statement of Overriding Considerations was adopted for air quality pursuant to CEQA Guidelines Sections 15091 and 15093.

Mitigation measures AQ-1 through AQ-14 were identified to help reduce individual development projects impacts to air quality, depending on the specific air quality impacts of the future projects at the time of development. Mitigation measures identified to reduce potential impacts to air quality are as follows:

- AQ-1** Prior to issuance of any Grading Permit, the Development Services Director and the Engineering/Land Development Division shall confirm that the Grading Plan, Building Plans, and specifications stipulate that, in compliance with SCAQMD Rule 403, excessive fugitive dust emissions shall be controlled by regular watering or other dust prevention measures, as specified in the SCAQMD's Rules and

Regulations. In addition, SCAQMD Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Implementation of the following measures would reduce short-term fugitive dust impacts on nearby sensitive receptors:

- All active portions of the construction site shall be watered twice daily to prevent excessive amounts of dust;
- Non-toxic soil stabilizers shall be applied to all inactive construction areas (previously graded areas inactive for 20 days or more, assuming no rain), according to manufacturers' specifications;
- All excavating and grading operations shall be suspended when wind gusts (as instantaneous gust) exceed 25 miles per hour;
- On-site vehicle speed shall be limited to 15 miles per hour;
- All on-site roads shall be paved as soon as feasible, watered twice daily, or chemically stabilized;
- Visible dust shall not cross the property line;
- All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust prior to departing the job site;
- Track-out devices shall be used at all construction site access points;
- All delivery truck tires shall be watered down and/or scraped down prior to departing the job site;
- A construction relations officer shall be appointed to act as a community liaison concerning on-site construction activity including resolution of issues related to fugitive dust generation;
- Streets shall be swept at the end of the day if visible soil material is carried onto adjacent paved public roads and use of SCAQMD Rule 1186 and 1186.1 certified street sweepers or roadway; and
- Replace ground cover in disturbed areas as quickly as possible.

AQ-2 All trucks that are to haul excavated or graded material on-site shall comply with State Vehicle Code Section 23114 (Spilling Loads on Highways), with special attention to Sections 23114(b)(F), (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads. Prior to the issuance of grading permits, the Applicant shall demonstrate to the City how the project operations subject to that specification during hauling activities shall comply with the provisions set forth in Sections 23114(b)(F), (e)(4).

- AQ-3** Prior to issuance of any Building Permit, the Development Services Director and the Engineering/Land Development Division shall confirm that the Building Plans and specifications include the following measures to reduce VOC emissions resulting from application of architectural coatings:
- Contractors shall use high-volume-low-pressure (HVLP) paint applicators with a minimum transfer efficiency of at least 50 percent;
 - Use required coatings and solvents with a VOC content lower than required under Rule 1113;
 - Construct/build with materials that do not require painting; and
 - Use pre-painted construction materials.
- AQ-4** Prior to issuance of any Grading Permit, the Development Services Director and the Engineering/Land Development Division shall confirm that the Grading Plan, Building Plans and specifications stipulate that ozone precursor emissions from construction equipment vehicles shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturer's specifications, to the satisfaction of the City Engineer. Equipment maintenance records and equipment design specifications data sheets shall be kept on site during construction. The City Inspector shall be responsible for ensuring that contractors comply with this measure during construction.
- AQ-5** Electricity from power poles shall be used instead of temporary diesel or gasoline-powered generators to reduce the associated emissions. Approval shall be required by the City Building and Safety Division prior to issuance of grading permits.
- AQ-6** Each individual implementing development project shall submit a traffic control plan prior to the issuance of a grading permit. The traffic control plan shall describe in detail safe detours and provide temporary traffic control during construction activities for that project. To reduce traffic congestion, the plan shall include, as necessary, appropriate, and practicable, the following: temporary traffic controls such as a flag person during all phases of construction to maintain smooth traffic flow, dedicated turn lanes for movement of construction trucks and equipment on- and off-site, scheduling of construction activities that affect traffic flow on the arterial system to off-peak hour, consolidating truck deliveries, rerouting of construction trucks away from congested streets or sensitive receptors, and/or signal synchronization to improve traffic flow.
- AQ-7** Building and grading permits shall include a general note that restricts idling of construction equipment on site to no more than five minutes.

- AQ-8** Proposed development projects that are not exempt from CEQA shall have construction-related air quality impacts analyzed using the latest available air emissions model, or other analytical method determined in conjunction with the SCAQMD. The results of the construction-related air quality impacts analysis shall be included in the development project's CEQA documentation. To address potential localized impacts, the air quality analysis may incorporate SCAQMD's Localized Significance Threshold analysis or other appropriate analyses as determined in conjunction with SCAQMD. If such analyses identify potentially significant regional or local air quality impacts, the City shall require the incorporation of appropriate mitigation to reduce such impacts.
- AQ-9** Prior to issuance of Building Permits, the Development Services Director and the Engineering/Land Development Division shall confirm that the Building Plans, and specifications stipulate that proposed developments within the City shall include, to the extent feasible, the following measures:
- All residential and commercial structures shall be required to incorporate high efficiency/low polluting heating, air conditioning, appliances, and water heaters.
 - All residential and commercial structures shall be required to incorporate thermal pane windows and weather-stripping.
 - All new residential, commercial, and industrial structures shall be required to incorporate light colored roofing materials where it would not conflict with other design objectives.
- AQ-10** Future development projects within the City that include employers with 250 employees or more shall comply with SCAQMD Rule 2202, which requires the implementation of employee commute reduction programs.
- AQ-11** To identify potential implementing development project-specific impacts resulting from operational activities, proposed development projects that are not exempt from CEQA shall have long-term operational-related air quality impacts analyzed using the latest available air emissions model, or other analytical method determined in conjunction with the SCAQMD (only for projects that are subject to a discretionary action and that require a General Plan amendment and/or Zone Change). The results of the operational-related air quality impacts analysis shall be included in the development project's CEQA documentation. To address potential localized impacts, the air quality analysis may incorporate SCAQMD's Localized Significance Threshold analysis, CO Hot Spot analysis or other appropriate analyses as determined in conjunction with SCAQMD. If such analyses identify potentially significant regional or local air quality impacts, the City shall require the incorporation of appropriate mitigation to reduce such impacts.

AQ-12 Prior to the issuance of Building Permits, the Development Services Director and the Engineering/Land Development Division shall confirm that the Building Plans and specifications require signage to be posted at loading docks and all entrances to loading areas prohibiting all on-site truck idling in excess of five minutes.

AQ-13 New sensitive land uses such as residential, schools, hospitals, medical offices, day care facilities, and fire stations to be located within the City shall not be located closer than 500 feet to the I-10 or SR-210 freeways, pursuant to the recommendations set forth in the CARB Air Quality and Land Use Handbook. If new sensitive land uses cannot meet this setback, they shall be designed and conditioned to include mechanical ventilation systems with fresh air filtration. For operable windows or other sources of ambient air filtration, installation of a central heating, ventilation, and air conditioning (HVAC) system that includes high efficiency filters for particulates (Minimum Efficiency Reporting Value [MERV] 13 or higher) or other similarly effective systems shall be required.

AQ-14 New sensitive land uses such as residential, schools, hospitals, medical offices, day care facilities, and fire stations shall not be located closer than 1,000 feet from any existing or proposed distribution center/warehouse facility which generates a minimum of 100 truck trips per day, or 40 truck trips with transport refrigeration units (TRUs) per day, or TRU operations exceeding 300 hours per week, pursuant to the recommendations set forth in the CARB Air Quality and Land Use Handbook. If new sensitive land uses cannot meet this setback, they shall be designed and conditioned to include mechanical ventilation systems with fresh air filtration. For operable windows or other sources of ambient air filtration, installation of a central heating, ventilation, and air conditioning (HVAC) system that includes high efficiency filters for particulates (Minimum Efficiency Reporting Value [MERV] 13 or higher) or other similarly effective systems shall be required.

Impacts Associated with the Proposed Project

Similar to that noted in the GPU EIR, the exact location, timing, and amount of future development on the parcels identified to be rezoned is not currently known. Any future development would be subject to additional project-specific evaluation of potential impacts to air quality at the time of application. Additionally, as noted in the GPU EIR, individual development projects would be subject to project-specific development and planning review, including adherence to SCAQMD air quality standards and incorporation the above mitigation measures A-1 through AQ-14, as appropriate.

Since the EIR was certified, there have been no changes in the Project, changes in circumstances under which the Project is undertaken, and/or "new information of substantial importance" that would cause one or more effects (direct or indirect) to air quality beyond those previously analyzed. No additional significant impacts beyond those previously analyzed in the EIR or increases in severity of any identified significant impacts would result from the revised Project, and no new mitigation measures would be required.

Greenhouse Gas Emissions

Since the previous EIR was certified, have there been any changes in the Project, changes in circumstances under which the Project is undertaken, and/or "new information of substantial importance" that result in one or more effects associated with greenhouse gas (GHG) emissions, including generating GHG emissions by development associated with project implementation that would have a significant impact on the environment, and/or conflicting with an applicable GHG reduction plan, policy, or regulation?

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of the Certified EIR

The GPU EIR determined that impacts associated with GHG emissions and global climate change would be less than significant. No mitigation measures were identified. The GPU EIR states that the implementation strategies in the City's Climate Action Plan would allow the City to meet its reduced GHG reduction target. The GPU EIR was determined to be in compliance with the requirements of Assembly Bill (AB) 32 which sets statewide GHG emissions reduction targets, and to result in less than significant impacts relative to potential effects of global climate change, in particular with regard to effects of global climate change on water supply, wildfires, energy needs, and public health.

Impacts Associated with the Proposed Project

Similar to that noted in the GPU EIR, the exact location, timing, and amount of future development on the parcels identified to be rezoned is not currently known. Any future development would be subject to additional project-specific evaluation of potential impacts relative to GHG emissions at the time of application. Future development would be subject to the relevant General Plan policies and actions as provided in the GPU EIR as well as the City's Building Code and Climate Action Plan, which would ensure that impacts related to GHG emissions would be less than significant and consistent with those previously identified in the GPU EIR.

Since the EIR was certified, there have been no changes in the Project, changes in circumstances under which the Project is undertaken, and/or "new information of substantial importance" that would cause one or more effects (direct or indirect) related to GHG emissions beyond those previously analyzed. No additional significant impacts beyond those previously analyzed in the EIR or increases in severity of any identified significant impacts would result from the revised Project, and no new mitigation measures would be required.

Noise

Since the previous EIR was certified, have there been any changes in the Project, changes in circumstances under which the Project is undertaken, and/or "new information of substantial importance" that result in one or more effects from noise, including generation of noise levels in

excess of established standards; generating or exposing persons or structures to excess groundborne vibration due to construction activities; contributing to an exceedance of the City's noise standards resulting in potential noise impacts to sensitive receptors; and/or exposing people residing or working in the project area to excessive airport-related noise levels?

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of the Certified EIR

The GPU EIR determined that noise impacts would be less than significant with implementation of mitigation measure NOI-1. The GPU EIR states that compliance with the CALUCP, Upland Noise Ordinance and Municipal Code, and General Plan policies and actions would help reduce potential impacts related to noise to less than significant levels. Furthermore, as noted in the GPU EIR, site-specific proposals would require individual assessments of potential noise impacts at the time of application and would be subject to the relevant General Plan policies and actions as provided in the GPU EIR as well as mitigation measure NOI-1.

The mitigation measure identified to reduce potential impacts related to noise is as follows:

NOI-1: During construction, the City shall require future developments to implement the following measure to reduce the potential for human annoyance and architectural/structural damage resulting from elevated groundborne noise and vibration levels.

- Pile driving within a 50-foot radius of historic structures shall utilize alternative installation methods where possible (e.g., pile cushioning, jetting, predrilling, cast-in-place systems, resonance-free vibratory pile drivers).
- The preexisting condition of all designated historic buildings within a 50-foot radius of proposed construction activities shall be evaluated during a preconstruction survey. The preconstruction survey shall determine conditions that exist before construction begins for use in evaluating damage caused by construction activities. Fixtures and finishes within a 50-foot radius of construction activities susceptible to damage shall be documented (photographically and in writing) prior to construction. All damage shall be repaired back to its preexisting condition.
- Vibration monitoring shall be conducted prior to and during pile driving operations occurring within 100 feet of the historic structures. Every attempt shall be made to limit construction-generated vibration levels in accordance with Caltrans recommendations during pile driving and impact activities in the vicinity of the historic structures.

Impacts Associated with the Proposed Project

Similar to that noted in the GPU EIR, the exact location, timing, and amount of future development on the parcels identified to be rezoned is not currently known. Any future development would be subject to additional project-specific evaluation of potential impacts related to noise at the time of application. Future development would be subject to the relevant General Plan policies and actions as provided in the GPU EIR as well as the City's Noise Ordinance and Municipal Code, and mitigation measure NOI-1, as appropriate, which would ensure that noise impacts would be less than significant and consistent with those previously identified in the GPU EIR.

Since the EIR was certified, there have been no changes in the Project, changes in circumstances under which the Project is undertaken, and/or "new information of substantial importance" that would cause one or more effects (direct or indirect) related to noise, beyond those previously analyzed. No additional significant impacts beyond those previously analyzed in the EIR or increases in severity of any identified significant impacts would result from the revised Project, and no new mitigation measures would be required.

Geology and Soils

Since the previous EIR was certified, have there been any changes in the Project, changes in circumstances under which the Project is undertaken, and/or "new information of substantial importance" that result in one or more effects from geology and soils, including exposure of people and structures to potential substantial adverse effects involving fault ruptures or strong seismic groundshaking; resulting in substantial erosion or the loss of topsoil; and/or exposing people and structures to potential substantial adverse effects from ground failure, unstable geologic units/soils, and expansive soils?

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of the Certified EIR

The GPU EIR determined that impacts to geology and soils would be less than significant. No mitigation measures were identified. Compliance with the City's Building Code, best civil engineering practices, and General Plan 2035 goals and policies would reduce impacts to geology and soils to less than significant levels. Future construction would be subject to compliance with the National Pollutant Discharge Elimination System associated permit requirements and SCAQMD's construction emission rules.

Impacts Associated with the Proposed Project

The proposed Project would not directly result in future development on the identified sites. Similar to that noted in the GPU EIR, the exact location, timing, and amount of future on the parcels identified to be rezoned is not currently known. Any future development would be subject to additional evaluation of potential impacts related to geology and soils at the time of application. Future development would be subject to the relevant General Plan policies and actions as provided in the GPU EIR as well as the City's Building Code, the National Pollutant Discharge

Elimination System permitting requirements, and SCAQMD regulations, which would ensure that impacts to geology and soils would be less than significant and consistent with those previously identified in the GPU EIR.

Since the EIR was certified, there have been no changes in the Project, changes in circumstances under which the Project is undertaken, and/or "new information of substantial importance" that would cause one or more effects (direct or indirect) to geology and soils, beyond those previously analyzed. No additional significant impacts beyond those previously analyzed in the EIR or increases in severity of any identified significant impacts would result from the revised Project, and no new mitigation measures would be required.

Cultural Resources

Since the previous EIR was certified, have there been any changes in the Project, changes in circumstances under which the Project is undertaken, and/or "new information of substantial importance" that cause one or more effects to cultural resources, including causing a substantial adverse change in the significance of a historical resource; causing a substantial adverse change in the significance of an archaeological resource; directly or indirectly impacting a unique paleontological resource or site; and/or disturbing human remains, including those interred outside of formal cemeteries?

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of the Certified EIR

The GPU EIR determined that impacts to cultural resources would be less than significant with implementation of mitigation measure CR-1. Mitigation measure CR-1 was identified to address potential impacts to archaeological and paleontological resources. Furthermore, the GPU EIR states that site-specific proposals would require individual assessments of potential impact to cultural resources at the time of application and would be subject to the implementation of relevant General Plan policies and actions as provided in the GPU EIR, as well as applicable local, State, and federal regulations that would ensure impacts to cultural resources would be less than significant.

The mitigation measure identified to reduce potential impacts related to cultural resources is as follows:

- CR-1** In the event that cultural resources (archeological or paleontological) are unearthed during excavation and grading activities of any future development project, the contractor shall cease all earth-disturbing activities within a 100-meter radius of the area of discovery and retain a qualified archaeologist/paleontologist to evaluate the significance of the finding and appropriate course of action. Salvage operation requirements pursuant to Section 15064.5 of the CEQA

Guidelines shall be followed. After the find has been appropriately mitigated, work in the area may resume.

Impacts Associated with the Proposed Project

The proposed Project would result in additional land zoned for higher-density housing uses on 261 parcels in the City. No parcels affected by the proposed Project are currently listed on the National Register of Historic Places or California Register of Historical Resources. The majority of the parcels are outside any of the identified historic districts in the City.

The proposed Project would not directly result in future development on the identified sites. Similar to that noted in the GPU EIR, the exact location, timing, and amount of future development on the parcels identified to be rezoned is not currently known. Any future development would be subject to additional evaluation of potential impacts to cultural resources at the time of application. Future development would be subject to relevant General Plan policies and actions as provided in the GPU EIR as well as mitigation measure CR-1, as appropriate, and applicable federal and State regulatory frameworks. Compliance with such measures would ensure that impacts to cultural resources would be less than significant.

Since the EIR was certified, there have been no changes in the Project, changes in circumstances under which the Project is undertaken, and/or "new information of substantial importance" that would cause one or more effects (direct or indirect) to cultural resources, beyond those previously analyzed. No additional significant impacts beyond those previously analyzed in the EIR or increases in severity of any identified significant impacts would result from the revised Project, and no new mitigation measures would be required.

Biological Resources

Since the previous EIR was certified, have there been any changes in the Project, changes in circumstances under which the Project is undertaken, and/or "new information of substantial importance" that cause one or more effects to biological resources, including causing an adverse effect, either directly or through habitat modifications, on species; having an adverse effect on a sensitive vegetation community, including riparian habitat and federally protected wetlands; and/or interfering with the movement of a native resident or migratory wildlife species?

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of the Certified EIR

The GPU EIR determined that impacts to biological resources would be less than significant with implementation of mitigation measures BIO-1 through BIO-4. Mitigation measures BIO-1 through BIO-4 pertain to impacts on special-status species, riparian habitat, federally protected wetlands, and migratory bird species. Per the GPU EIR, there are no significant wildlife corridors in the City. The GPU EIR states that development is anticipated to occur throughout the City. Furthermore,

the GPU EIR indicates that site-specific proposals would require individual assessments of potential impact to biological resources at the time of application and would be subject to the relevant General Plan policies and actions as provided in the GPU EIR.

Mitigation measures identified to reduce potential impacts related to biological resources are as follows:

- BIO-1** Prior to an application being deemed complete for future development projects in known or suspected habitat areas, a Biological Resources Assessment shall be conducted by a qualified Biologist, in order to determine the potential presence/absence of candidate, sensitive, or special status species, as well as the presence/absence of habitat that would support these species.
- BIO-2** Prior to any ground disturbance and if deemed necessary by the site-specific Biological Resources Assessment, a Focused Survey of the proposed development site shall be conducted by a qualified Biologist to determine the presence/absence of sensitive plant and wildlife species that are federally- or state-listed as endangered or threatened, having moderate to high potential for occurrence on the proposed development site.
- BIO-3** Prior to any ground disturbance and if deemed necessary by the site-specific Biological Resources Assessment, a pre-construction Burrowing Owl Survey of the proposed development site shall be conducted to determine the presence/absence of the burrowing owl. The Survey shall be conducted by a qualified Biologist according to the standard protocol established in the Staff Report on Burrowing Owl Mitigation (California Department of Fish and Game [Wildlife], March 7, 2012). If burrowing owls are determined to be present on the development site, mitigation for potential impacts to owls shall follow the guidelines outlined in the Staff Report, including passive relocation during the non-breeding season.
- BIO-4** To the extent feasible, all vegetation removal activities shall be scheduled outside the nesting season (typically February 15 to August 15) to avoid potential impacts to nesting birds. However, if initial vegetation removal occurs during the nesting season, all suitable habitat shall be thoroughly surveyed for the presence of nesting birds by a qualified biologist prior to commencement of clearing. If any active nests are detected, a buffer of at least 100 feet (300 feet for raptors) shall be delineated, flagged, and avoided until the nesting cycle is complete as determined by the biological monitor to minimize impacts.

Impacts Associated with the Proposed Project

The proposed Project would result in additional land zoned for higher-density housing uses. However, the proposed Project would not directly result in future development on the identified sites. Similar to that noted in the GPU EIR, the exact location, timing, and amount of future development is not currently known. Many of the parcels to be rezoned currently allow housing.

Any future development on the rezoned sites would be subject to additional evaluation of potential impacts to biological resources at the time of application and would be subject to the relevant General Plan policies and actions as provided in the GPU EIR as well as mitigation measures BIO-1 through BIO-4, as appropriate. Therefore, impacts to biological resources would be less than significant with implementation of mitigation measures BIO-1 through BIO-4.

Since the EIR was certified, there have been no changes in the Project, changes in circumstances under which the Project is undertaken, and/or "new information of substantial importance" that would cause one or more effects (direct or indirect) to biological resources, beyond those previously analyzed. No additional significant impacts beyond those previously analyzed in the EIR or increases in severity of any identified significant impacts would result from the revised Project, and no new mitigation measures would be required.

Agricultural and Forestry Resources

Since the previous EIR was certified, have there been any changes in the Project, changes in circumstances under which the Project is undertaken, and/or "new information of substantial importance" that cause one or more effects to agricultural resources, including conversion of important farmlands to a non-agricultural use or conflicts with land zoned for an existing agricultural use or a Williamson Act contract?

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of the Certified EIR

The GPU EIR determined that impacts to agricultural resources would be less than significant. The GPU EIR redesignated Prime and Unique farmland to new zoning designations that allowed for urban land uses that were consistent with the existing General Plan at the time. The GPU replaced existing agricultural zones with urban uses for surface water storage. The GPU EIR noted that there are no Williamson Act contract lands in the City and no land within the City is designated for continued agricultural production. No mitigation measures were identified.

Impacts Associated with the Proposed Project

The proposed Project allows for revised zoning on 261 parcels as outlined in the City's Housing Element. The affected parcels do not have existing agricultural zoning or uses. None of the affected parcels are designated farmland by the California Department of Conservation's Important Farmland Finder.

The proposed Project would not directly result in future development on the identified sites. As noted in the GPU EIR, individual development projects would be subject to project-specific development and planning review, including adherence to applicable State and local standards for the protection of agricultural resources. Therefore, impacts relative to agricultural resources would be less than significant.

Since the EIR was certified, there have been no changes in the Project, changes in circumstances under which the Project is undertaken, and/or "new information of substantial importance" that would cause one or more effects (direct or indirect) to agricultural and forestry resources, beyond those previously analyzed. No additional significant impacts beyond those previously analyzed in the EIR or increases in severity of any identified significant impacts would result from the revised Project, and no new mitigation measures would be required.

Mineral Resources

Since the previous EIR was certified, have there been any changes in the Project, changes in circumstances under which the Project is undertaken, and/or "new information of substantial importance" that cause one or more effects to mineral resources, including the loss of availability of a known mineral resource that would be of value to the region and the residents of the State, and/or the loss of a locally important mineral resource recovery site delineated on the Upland General Plan Land Use Map or official Zoning Map?

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of the Certified EIR

The GPU EIR determined that impacts to mineral resources would be less than significant with the implementation of General Plan policies and actions. The Zoning Code update completed in the GPU EIR zoned the City's mineral sectors with the Mining (M) and Open Space (OS) classifications. No mitigation measures were identified.

Impacts Associated with the Proposed Project

The proposed Project would not directly result in future development on the identified sites. Rather, the proposed Project would allow increased residential density on 261 parcels in the City. None of the identified parcels have a M or OS zoning designation. No changes to the City's existing mining uses are proposed.

Since the EIR was certified, there have been no changes in the Project, changes in circumstances under which the Project is undertaken, and/or "new information of substantial importance" that would cause one or more effects (direct or indirect) to mineral resources, beyond those previously analyzed. No additional significant impacts beyond those previously analyzed in the EIR or increases in severity of any identified significant impacts would result from the revised Project, and no new mitigation measures would be required.

Hydrology and Water Quality

Since the previous EIR was certified, have there been any changes in the Project, changes in circumstances under which the Project is undertaken, and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality, including violation of

any waste discharge requirements; substantially depleting groundwater supplies or interfering with groundwater recharge; altering drainage patterns or capacity; placing housing or other structures within a 100-year flood hazard area; resulting in people or structures being located in a dam inundation area; or resulting in inundation by seiche, tsunami, or mudflow?

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of the Certified EIR

The GPU EIR determined that impacts related to hydrology, drainage, and water quality would be less than significant with compliance with federal, State, and local existing regulatory framework and the Upland Municipal Code, and implementation of the General Plan 2035 policies and actions. Additionally, the GPU EIR noted that all future development would be subject to project-specific review to ensure it would not alter drainage patterns. There are no parcels in Upland located in a 100-year flood hazard area and, due to the distance inland from the Pacific coast, the City would not experience a tsunami or tidal wave. No mitigation measures were identified.

Impacts Associated with the Proposed Project

The proposed Project would not directly result in future development on the identified sites. The proposed Project would rezone specific parcels identified for housing and other uses to allow future development of housing at a higher density. No new parcels that were not considered in the GPU EIR analysis are included with the proposed Project. Future development would be reviewed on a project-by-project basis to ensure compliance with General Plan policies and actions, the Upland Municipal Code, and applicable federal, State, and local regulatory policies. Thus, impacts to hydrology and water quality would be less than significant.

Since the EIR was certified, there have been no changes in the Project, changes in circumstances under which the Project is undertaken, and/or "new information of substantial importance" that would cause one or more effects (direct or indirect) to hydrology and water quality, beyond those previously analyzed. No additional significant impacts beyond those previously analyzed in the EIR or increases in severity of any identified significant impacts would result from the revised Project, and no new mitigation measures would be required.

Hazards and Hazardous Materials

Since the previous EIR was certified, have there been any changes in the Project, changes in circumstances under which the Project is undertaken, and/or "new information of substantial importance" that result in one or more effects from hazards and hazardous materials, including creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of 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; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, thus creating a hazard to the public or the environment; resulting in a safety hazard for people residing or working in the Project area as related to airport hazards; conflicts with an adopted emergency response plan or emergency evacuation plan; and/or exposure of people or structures to a significant risk involving wildland fires?

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of the Certified EIR

The GPU EIR determined that impacts to hazards and hazardous materials would be less than significant. The GPU EIR did not include any specific development projects, so no specific type of hazard associated with the use of hazardous materials was identified. However, the GPU EIR noted that future nonresidential development in the City may require or engage in operations that involve the generation, use, storage, or transport of hazardous materials, and identified applicable General Plan policies and goals to minimize exposure related to the generation, storage, use, and/or transport of hazardous materials. The GPU EIR determined that the level of risk associated with the release of hazardous materials would be determined on a project-by-project basis and that compliance with appropriate federal, State, and local regulatory agency requirements would minimize potential impacts related to the release of hazardous materials.

The GPU EIR determined that there were no listed properties in the City on the Cortese List, compiled pursuant to Government Code Section 65962.5.

Furthermore, the GPU EIR determined that implementation of the CALUCP, General Plan 2035 policies and actions, and Zoning Code update regulations would ensure that the Project would result in a less than significant safety hazard pertaining to airport safety for people residing and/or working in the Project area.

The GPU EIR determined that there would be no interference with an adopted emergency response or evacuation plan as no changes were proposed to the City’s Emergency Operations Plan and General Plan goals and policies are designed to protect residents to the maximum extent possible.

The GPU EIR determined that compliance with the Uniform Fire Code, established regulatory framework, and Zoning Code update, and implementation of the General Plan 2035 policies and actions, would ensure that no people or structures would be exposed to a significant risk involving wildland fires.

Impacts Associated with the Proposed Project

The proposed Project would not directly result in future development on the identified sites. Four of the parcels are located in a Very High Fire Hazard Severity Zone as documented in the City’s

Housing Element update. Future housing development on the affected parcels would be subject to future City review for compliance with applicable Upland General Plan goals and policies, State law, and Upland Fire Code as discussed in the GPU EIR. The rezoned parcels currently allow housing or other urbanized uses. Thus, impacts to hazards and hazardous materials would be less than significant.

Since the EIR was certified, there have been no changes in the Project, changes in circumstances under which the Project is undertaken, and/or "new information of substantial importance" that would cause one or more effects (direct or indirect) to hazards and hazardous materials, beyond those previously analyzed. No additional significant impacts beyond those previously analyzed in the EIR or increases in severity of any identified significant impacts would result from the revised Project, and no new mitigation measures would be required.

Water Supply

Since the previous EIR was certified, have there been any changes in the Project, changes in circumstances under which the Project is undertaken, and/or "new information of substantial importance" that result in increased demand for water supplies and infrastructure?

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of the Certified EIR

The GPU EIR determined that impacts to water supply would be less than significant. Water usage and populations were projected to be within the accommodations provided in the 2010 Upland Urban Water Management Plan. Additionally, the GPU EIR determined that with adherence to General Plan goals and policies, Senate Bills (SB) 610 and 221, the Upland Municipal Code, and the Urban Water Management Plan, potential impacts associated with increased water demand would be reduced to less than significant levels. The GPU EIR states that individual development projects would be reviewed on a project-by-project basis to determine if adequate water supply is available for future development. No mitigation measures were identified.

Impacts Associated with the Proposed Project

The proposed Project would not directly result in future development on any of the affected parcels. No changes are proposed related to the City's Sphere of Influence, and therefore, no new parcels requiring future water service would be added to existing service boundaries. Many of the parcels that would be rezoned with the proposed Project currently allow housing. Future development on the affected parcels would be subject to project-specific review for compliance with applicable Upland General Plan goals and policies, State law, and the current 2020 Urban Water Management Plan to ensure that adequate water supply and infrastructure are available and/or provided. Thus, impacts related to an increased demand for water supply and infrastructure would be less than significant.

Since the EIR was certified, there have been no changes in the Project, changes in circumstances under which the Project is undertaken, and/or "new information of substantial importance" that would cause one or more effects (direct or indirect) to water supply, beyond those previously analyzed. No additional significant impacts beyond those previously analyzed in the EIR or increases in severity of any identified significant impacts would result from the revised Project, and no new mitigation measures would be required.

Wastewater

Since the previous EIR was certified, have there been any changes in the Project, changes in circumstances under which the Project is undertaken, and/or "new information of substantial importance" that result in an increased demand for wastewater services and infrastructure?

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of the Certified EIR

The GPU EIR determined that impacts to wastewater would be less than significant with adherence to the General Plan 2035 policies and actions, City sewer connection fees, and the Sanitary Sewer Facilities Expansion fees. No mitigation measures were identified. The GPU EIR states that individual future development projects would be reviewed on a project-by-project basis to determine if there is adequate conveyance and treatment capacity as well as to ensure payment of applicable fees for sewage treatment. The GPU EIR indicates that areas of the City that are served by varying districts for wastewater treatment are charged a connection fee for the provision of public wastewater services. Additionally, the available capacity of the districts' treatment facilities is limited to levels associated with approved growth as identified by SCAG.

Impacts Associated with the Proposed Project

The proposed Project affects zoning on 261 parcels in the City of Upland. No changes are proposed related to the City's Sphere of Influence and, therefore, no new parcels requiring future wastewater service would be added to existing service boundaries. The proposed Project would not directly result in development on any of the affected parcels. Future development would be subject to payment of applicable sewer connection fees, the Sanitary Sewer Facilities Expansion fees, and applicable goals and policies of the General Plan as identified in the GPU EIR to ensure that adequate wastewater services and infrastructure are available and/or provided. Furthermore, rezoning of the parcels is intended to accommodate the RHNA as provided by SCAG, based on approved growth identified by SCAG. This would ensure that the areas served by the affected districts have available wastewater service capacity. Thus, impacts related to an increased demand for wastewater services and infrastructure would be less than significant.

Since the EIR was certified, there have been no changes in the Project, changes in circumstances under which the Project is undertaken, and/or "new information of substantial importance" that would cause one or more effects (direct or indirect) related to wastewater, beyond those

previously analyzed. No additional significant impacts beyond those previously analyzed in the EIR or increases in severity of any identified significant impacts would result from the revised Project, and no new mitigation measures would be required.

Fire Protection

Since the previous EIR was certified, have there been any changes in the Project, changes in circumstances under which the Project is undertaken, and/or "new information of substantial importance" that result in increased demand for fire protection services and the need for additional facilities or personnel?

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of the Certified EIR

The GPU EIR determined that impacts to fire protection would be less than significant with adherence to the Upland Municipal Code and compliance with the General Plan 2035 policies and actions. No mitigation measures were identified.

Impacts Associated with the Proposed Project

The proposed Project affects zoning on specific City parcels identified to allow future residential development to meet the City's RHNA. No changes are proposed related to the City's Sphere of Influence. The proposed Project would not directly result in future development on any of the affected parcels. Future development on the parcels would be subject to development impact fees related to fire protection, the Upland Municipal Code, and applicable policies and actions of the General Plan as identified in the GPU EIR to ensure that potential effects on fire protection services remain less than significant. Thus, impacts related to an increased demand for fire protection services or the need for additional facilities or personnel would be less than significant.

Since the EIR was certified, there have been no changes in the Project, changes in circumstances under which the Project is undertaken, and/or "new information of substantial importance" that would cause one or more effects (direct or indirect) to fire protection, beyond those previously analyzed. No additional significant impacts beyond those previously analyzed in the EIR or increases in severity of any identified significant impacts would result from the revised Project, and no new mitigation measures would be required.

Police Protection

Since the previous EIR was certified, have there been any changes in the Project, changes in circumstances under which the Project is undertaken, and/or "new information of substantial importance" that result in increased demand for police protection services and the need for additional facilities or personnel?

YES	NO
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Summary of the Certified EIR

The GPU EIR determined that impacts to police protection would be less than significant with adherence to the Upland Municipal Code and compliance with the General Plan 2035 policies and actions. No mitigation measures were identified.

Impacts Associated with the Proposed Project

The proposed Project affects zoning on specific City parcels identified to allow future residential development to meet the City's RHNA. No changes are proposed related to the City's Sphere of Influence. The proposed Project would not directly result in future development on any of the affected parcels. Future development on the parcels would be subject to development impact fees related to police protection, the Upland Municipal Code, and applicable policies and actions of the General Plan as identified in the GPU EIR to ensure that potential effects on police protection services remain less than significant. Thus, the proposed Project would not result in increased demand for police protection services or the need for additional facilities or personnel. Impacts to police protection would be less than significant.

Since the EIR was certified, there have been no changes in the Project, changes in circumstances under which the Project is undertaken, and/or "new information of substantial importance" that would cause one or more effects (direct or indirect) to police protection, beyond those previously analyzed. No additional significant impacts beyond those previously analyzed in the EIR or increases in severity of any identified significant impacts would result from the revised Project, and no new mitigation measures would be required.

School Facilities

Since the previous EIR was certified, have there been any changes in the Project, changes in circumstances under which the Project is undertaken, and/or "new information of substantial importance" that result in adverse physical impacts to facilities within the Upland Unified School District and the Ontario-Montclair School District?

YES NO

Summary of the Certified EIR

The GPU EIR determined that impacts to school facilities would be less than significant with implementation of GPU policies. No mitigation measures were identified. The GPU EIR states that growth associated with the approve Project is anticipated to occur over several years and an increase in demand for school services would occur gradually; however, the specific location, timing, and amount of development that may generate new demand for school services is not currently known. To maintain adequate school facilities, individual development would be required

to pay statutory fees to the school districts. Pursuant to SB 50, payment of fees is considered full mitigation for project impacts.

Impacts Associated with the Proposed Project

The proposed Project would result in additional land zoned for higher-density housing uses. However, similar to that noted in the GPU EIR, the exact location, timing, and amount of development that would occur on the affected parcels is not currently known. Many of the parcels to be rezoned currently allow housing. The proposed Project would not directly result in future development on any of the affected parcels. Any future development on the rezoned sites would be subject to payment of school district fees and applicable General Plan policies. With implementation of General Plan 2035 policies and actions and payment of statutory fees, future development occurring with implementation of the proposed Project would not result in potential adverse physical impacts to facilities within the Upland Unified School District and the Ontario-Montclair School District.

Since the EIR was certified, there have been no changes in the Project, changes in circumstances under which the Project is undertaken, and/or "new information of substantial importance" that would cause one or more effects (direct or indirect) to school facilities, beyond those previously analyzed. No additional significant impacts beyond those previously analyzed in the EIR or increases in severity of any identified significant impacts would result from the revised Project, and no new mitigation measures would be required.

Parks and Recreational Facilities

Since the previous EIR was certified, have there been any changes in the Project, changes in circumstances under which the Project is undertaken, and/or "new information of substantial importance" that result in an increased demand for parks and recreation facilities and the need for additional facilities?

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of the Certified EIR

The GPU EIR determined that impacts to parks and recreation would be less than significant with conformance of future development to applicable General Plan policies and actions. No mitigation measures were identified. The GPU EIR identified General Plan 2035 actions and policies that support the provision of parks and park access throughout the City to help meet the City's established parkland-to-population requirement of 3.0 acres of parkland per 1,000 persons. Per the GPU EIR, the City provided access to 287.5 acres of developed parkland, in excess of the 244 acres needed to meet the population anticipated by the approved Project.

Impacts Associated with the Proposed Project

The proposed Project would not directly result in future development on any of the affected parcels. Since the previous EIR was certified, the City now maintains access to 286.1 acres of developed parkland, which exceeds the requirements of 3.0 acres of parkland per 1,000 persons. The proposed Project does not propose modifications to existing land designated for parks and recreation and would not reduce existing parkland within the City. Furthermore, as stated in the GPU EIR, future development would be required to comply with Upland Municipal Code Section 3.44.020, which established a park acquisition and development fee on issuance of all building permits. Thus, with payment of applicable fees, future development occurring with implementation of the proposed Project would not increase demand for parks and recreation facilities or create the need for additional facilities. Impacts to parks and recreation facilities would be less than significant.

Since the EIR was certified, there have been no changes in the Project, changes in circumstances under which the Project is undertaken, and/or "new information of substantial importance" that would cause one or more effects (direct or indirect) to parks and recreation facilities, beyond those previously analyzed. No additional significant impacts beyond those previously analyzed in the EIR or increases in severity of any identified significant impacts would result from the revised Project, and no new mitigation measures would be required.

Solid Waste

Since the previous EIR was certified, have there been any changes in the Project, changes in circumstances under which the Project is undertaken, and/or "new information of substantial importance" that result in one or more effects to solid waste, including the generation of additional solid waste and, as a result, incrementally decrease the capacity and lifespan of landfills?

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of the Certified EIR

The GPU EIR determined that impacts to solid waste would be less than significant with the implementation of General Plan policies. No mitigation measures were identified. The GPU EIR states that future development would be required to comply with applicable State and local regulations as well as source reduction programs set forth in the City's Source Reduction and Recycling Element to minimize operation waste and debris generated by new development. Additionally, future development would be subject to City review on a project-by-project basis to ensure solid waste disposal services and landfill facilities would be available to serve proposed development.

Impacts Associated with the Proposed Project

Any future development on rezoned parcels would be subject to applicable General Plan policies and other local and State regulations to reduce solid waste generation, in addition to project-by-project review, as documented in the GPU EIR to reduce impacts to solid waste. Thus, potential

impacts relative to solid waste generation and the incremental decrease in the capacity and lifespan of landfills would be less than significant and consistent with those previously provided in the GPU EIR.

Since the EIR was certified, there have been no changes in the Project, changes in circumstances under which the Project is undertaken, and/or "new information of substantial importance" that would cause one or more effects (direct or indirect) to related to solid waste, beyond those previously analyzed. No additional significant impacts beyond those previously analyzed in the EIR or increases in severity of any identified significant impacts would result from the revised Project, and no new mitigation measures would be required.

Electricity and Natural Gas

Since the previous EIR was certified, have there been any changes in the Project, changes in circumstances under which the Project is undertaken, and/or "new information of substantial importance" that result in one or more effects to electricity and natural gas, including increasing the demand for electrical or natural gas service beyond existing conditions and thus requiring expansion of the existing electrical or natural gas system?

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of the Certified EIR

The GPU EIR determined that impacts to electricity and natural gas would be less than significant with compliance with existing General Plan policies. No mitigation measures were identified.

The GPU EIR determined that the approved Project could result in an increased demand for electricity of 101 million kilowatts-hours per year, or approximately 0.12 percent, of the electricity demand at the time of the GPU EIR. Southern California Edison (SCE) maintains existing electricity infrastructure throughout the City and implements a distribution plan that is updated annually. The GPU EIR stated that SCE would not provide service to new developments unless adequate electricity supplies and infrastructure were available to maintain existing service levels and meet the anticipated electricity demands of the specific future development requesting service. All new development would be required to pay applicable SCE fees for service. Additionally, all new construction would comply with energy conservation standards set forth in Title 24, Parts 6 and 11 of the California Code of Regulations and the City's General Plan policies related to conservation and energy efficiency. Implementation of these building practices would reduce the demand for electricity and impacts would be less than significant.

The GPU EIR determined that the approved Project would result in an increase in natural gas consumption of 19 percent over 25 years (buildout of the General Plan), or an increase of approximately 0.76 percent per year. Southern California Gas (SoCalGas) provides gas service to new development within the City boundaries. The GPU EIR noted that SoCalGas would not provide service to new developments unless adequate gas supplies and infrastructure were

available to maintain existing service levels and meet the anticipated demands of the specific future development requesting service. All new development would be required to pay applicable SoCalGas fees for service. With compliance with applicable SoCalGas fee requirements and General Plan policies, impacts to natural gas would be less than significant.

Impacts Associated with the Proposed Project

All future development on the rezoned parcels would be required to comply with Title 24, Parts 6 and 11, the City's General Plan policies (PFS-15.1 and PFS-15.2), and payment of applicable SCE and SoCalGas fees to ensure impacts to electricity and natural gas would be less than significant.

Since the EIR was certified, there have been no changes in the Project, changes in circumstances under which the Project is undertaken, and/or "new information of substantial importance" that would cause one or more effects (direct or indirect) to electricity and natural gas, beyond those previously analyzed. No additional significant impacts beyond those previously analyzed in the EIR or increases in severity of any identified significant impacts would result from the revised Project, and no new mitigation measures would be required.

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Appendix A

City of Upland 2021 – 2029 Housing Element