

ERRATA SHEET FOR THE Initial Study/ Mitigated Negative Declaration for the Rose Glen Residential Project (Environmental Assessment No. 21-0010)

CEQA REQUIREMENTS

State CEQA Guidelines §15073.5(a) requires that a lead agency recirculate a negative declaration “when the document must be substantially revised.” A “substantial revision” includes: (1) identification of a new, avoidable significant effect requiring mitigation measures or project revisions; and/or (2) determination that proposed mitigation measures or project revisions will not reduce potential effects to less than significance and new measures or revisions must be required. Recirculation is not required when new information is added to the negative declaration which merely clarifies, amplifies, or makes insignificant modifications to the negative declaration.

The Draft Initial Study/Mitigated Negative Declaration (IS/MND) was previously circulated for public review from July 5, 2022 to August 4, 2022. All interested persons and organizations had an opportunity during this time to submit their written comments on the Draft IS/MND to the City. Subsequently, the City prepared a Final IS/MND, that includes the Mitigation Monitoring and Reporting Program, and Response to Comments received on the Draft IS/MND, which was presented to the City Planning Commission on August 24, 2022. Since the preparation of the Final IS/MND and the Planning Commission hearing, portions of the Final IS/MND have been revised to provide supplemental environmental analysis pertaining to park land and to clarify Mitigation Measure LU-1.

The supplemental analysis in this Errata includes the additional information that was not contained in the Final IS/MND. This information indicates there would be no new significant impacts that were not previously disclosed. Further, none of the changes substantially modify the analysis or conclusions of the document, but instead simply clarify aspects of the previously circulated document. Changes to the text are noted with underline (for added text) or strikeout type (for deleted text). These changes shall be considered in conjunction with the information contained in the Final IS/MND prior to approving the project.

Section 2.XI.b Land Use and Planning, Page 48.

LU-1 Noise-attenuating Building Materials. For the project’s habitable areas (both living rooms and bedrooms) within 50 feet of East Arrow Highway right-of-way line and the property line shared with the Cherokee Wood Products site, the following measures shall be incorporated in the design of the project to reduce interior noise levels to 45 CNEL or less:

- Minimum exterior wall requirement of STC 46 with a construction of standard 3/8-inch exterior one coat stucco over 1.0-inch rigid R-4 insulation over 1/2-inch shearwall on 2x6 studs with 5/8-inch Type “X” Drywall or similar materials achieving the STC 46. The Development Services Director or designee shall verify similar materials are adequate to meet the requirements of STC 46.
- Minimum window requirement of STC 28 with a vinyl frame window construction of dual glazing window thickness 1/8-inch and 1/2-inch air gap.

- Appropriate means of air circulation and provision of fresh air intake shall be incorporated in the project to allow windows to remain closed for extended intervals of time so that acceptable levels of noise can be maintained on the interior.
- Buildings shall provide mechanical ventilation in accordance with the 2019 California Mechanical Code.

Section 2.XV.d Public Services, Page 59

Would the project:

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

d) Parks?

Less than Significant Impact. ~~The City's Recreation and Community Services Division currently operates and maintains 13 parks, including 6 neighborhood parks, 5 community parks, and 2 mini parks, totaling 118.5 acres of park land. These parks provide an assortment of amenities including amphitheaters, ballparks, basketball courts, barbeque areas, dog parks, trails, horseshoe pits, open grass fields, picnic tables, playgrounds, restrooms, soccer fields, skate parks, and volleyball courts. The City has an established parkland to population requirement of 3.0 acres of parkland per 1,000 persons (City 2015b). The City's 2020 population is 79,040 persons. In order to meet the City's parkland to population ratio, the City would need 237 acres of parkland, representing an existing parkland deficiency of 118.5 acres~~

The project includes 8,904 sf of common open space, providing onsite park land opportunities for the future residents. Specifically, the project site includes park amenities onsite that consist of recreation play areas, tot lot, play equipment, fitness stations, picnic tables, barbecues, and benches. Additionally, the area provided for emergency access along North 14th Avenue would also be landscaped. However, while the inclusion of onsite amenities would reduce impacts on local parks, project residents would still use parks within the City's park system.

Ordinance No. 1811 was approved by the City Council in 2006 and established the requirement for the dedication of park land or the payment of fees in lieu thereof, pursuant to the Quimby Act. Ordinance No. 1811 established the City's Park Standard devoted to parks and/or recreational purposes of at least three (3) acres per 1,000 persons residing in a subdivision that is subject to Quimby Fees. Over the years, Park Fees have been collected Citywide from residential subdivisions and placed into the Park Development Fund on a cumulative basis. Based on an analysis of park and recreational facilities, the City has a standard of 3.62 acres per 1,000 residents citywide (See Table 8).

This is based on the City's General Plan Figure OSC-1 which lists the designated parks, trails, and recreational facilities in the City. This calculation is also based on a 2022 population for the City of 79,139, which requires approximately 236 acres devoted to park and recreational facilities to meet the City's Park Standard. There are currently 286.1 acres devoted to public park and recreational facilities in the City.

The Quimby Act authorizes the legislative body of a city or county to require the dedication of land or to impose fees for park or recreational purposes as a condition of the approval of a tentative map, if specified requirements are met. As such, UMC Section 3.44.020 establishes a park acquisition and development fee on issuance of all building permits for development within the boundaries of the City to pay for acquiring of and improvement to land designated for park use, which would contribute to reducing potential parkland impacts on a project-by-project basis. The project would be required to pay the applicable fee prior to the issuance of occupancy permits. Impacts would be less than significant.

Table 8
TOTAL PARK AND RECREATIONAL FACILITIES ACREAGE

Park and Recreation Facilities	Acres
<u>Magnolia Park</u>	<u>6.93</u>
<u>Sierra Vista Park</u>	<u>6.81</u>
<u>Memorial Park</u>	<u>46.03</u>
<u>Olivedale Park</u>	<u>6.66</u>
<u>Citrus Park</u>	<u>5.84</u>
<u>Fern Reservoir Park</u>	<u>0.89</u>
<u>Baldy View Park</u>	<u>5.00</u>
<u>Cabrillo Park</u>	<u>20.70</u>
<u>Greenbelt Park</u>	<u>9.50</u>
<u>McCarthy Park</u>	<u>5.41</u>
<u>San Antonio Park</u>	<u>14.31</u>
<u>Sycamore Hills Future Sports Park</u>	<u>58.29</u>
<u>Bodenhamer Park, South of 9th Street</u>	<u>0.38</u>
<u>Bodenhamer Park, North of 9th Street</u>	<u>0.29</u>
Sub-Total:	<u>187.04</u>
<u>Euclid Avenue Trail (Foothill Boulevard to 24th Street)</u>	<u>22.54</u>
<u>Euclid Avenue Trail (7th Street to Foothill Boulevard)</u>	<u>8.34</u>
<u>Pacific Electric Trail</u>	<u>68.18</u>
Total Acreage:	<u>286.10</u>
<u>Population of Upland</u>	<u>79,139 (Dept. of Finance, as of January 1, 2022)</u>
<u>Park Standard (3 acres per 1,000 residents)</u>	<u>3.62 acres per 1,000</u>

Source: City, 2022.

Section 2.XVI, Recreation, Pages 60 and 61

Would the project:

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

Less than Significant Impact. ~~As discussed in~~ Please see response to item XV d), ~~the City Recreation and Community Services Division currently operates and maintains 13 parks comprising a total of approximately 118.5 acres, approximately 50 percent of the park land that is required to meet the City's goal of 3.0 acres of parkland per resident.~~

The project would add 64 new residences which would introduce approximately 181 new residents to the area that would likely use nearby parks. The project includes 8,904 sf of common open space, providing onsite park land opportunities for the future residents. Specifically, the project site includes park amenities onsite that consist of recreation play areas, tot lot, play equipment, fitness stations, picnic tables, barbecues, and benches. Additionally, the area provided for emergency access along North 14th Avenue would also be landscaped. However, while the project would create onsite recreational opportunities, residents would also use recreational facilities within the City's system. ~~As noted, the City is deficient in meeting its current goal of allocating 3.0 acres of park land per resident. If future project residents relocate from outside of the City, this would place a greater demand upon the system and may lead to deterioration.~~

UMC Section 3.44.020 establishes a park acquisition and development fee on issuance of all building permits for development within the boundaries of the City to pay for acquiring of and improvement to land designated for park use, which would contribute to reducing potential parkland impacts on a project-by-project basis. Implementation of the project would not significantly adverse existing parks and recreational facilities. Impacts would be less than significant.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less than Significant Impact. The project site includes park amenities onsite that consists of two open lawn play areas, a tot lot, and picnic areas. The impacts of these features are evaluated in the greater context of the project as a whole. ~~If conservatively considering all of the approximately 181 residents would relocate from out of town, the project would exacerbate the City's demand for recreational facilities through contributing to its parkland deficiency.~~

As previously discussed, the proposed project would include 8,904 sf of common open space, providing onsite park land opportunities for the future residents. In particular, the project would include recreation play areas, tot lot, play equipment, fitness stations, picnic tables, barbecues, and benches. Additionally, the area provided for emergency access along North 14th Avenue would also be landscaped. Potential impacts resulting from construction of such space is analyzed in the entirety of this IS/MND. The project does not include the construction or expansion of public recreational facilities which might have an adverse physical effect on the environment. Impacts would be less than significant.