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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Rose Glen Specific Plan

Lead Agency: City of Upland

Contact Name: Johua Winter, Senior Planner

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Project Location: Upland, San Bernardino
City *County*

Project Description (Proposed actions, location, and/or consequences).

The proposed project is the construction of 64 two-story single family detached residential homes on 4.84 acres, for an overall density of 13.2 dwelling unit/acre. The homes, which will be designed in the Italianate, Spanish Colonial and Santa Barbara architectural style will range from 1,544 to 1,547 square feet (sf) and extend to a maximum height of 35 feet. Additional project features include 8,904 sf of common open space that would support open lawn/recreation play areas, play equipment, tot lot, picnic tables, fitness stations, barbecues, and benches. Parking would be accommodated through the provision of private spaces in the attached two-car garages and an additional 49 guest spaces. Site access would be via a gated pass-through entry lane for residences with a separate lane for guests along Arrow Highway. A secondary gated emergency access only would be provided along North 14th Avenue.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Cultural Resources: 1. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? MM CUL-1 Retain a Qualified Archaeologist, MM CUL-2 Unanticipated Discovery of Archaeological Resources, MM CUL-3 Monitoring and Treatment Plan, MM CUL-4 Archaeological/Cultural Reports.
2. Disturb any human remains, including those interred outside of formal cemeteries? MM CUL-5 Unanticipated Discovery of Human Remains and Associated Funerary Objects, MM CUL-6 Resource Assessment & Continuation of Work Protocol.
Land Use/Planning: Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? LU-1 Noise-attenuating Building Materials.
Noise and Vibration: Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? NOI-1 Construction Noise Management Plan.
Tribal Cultural Resouces:TCR-1 Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities,TCR-2 Unanticipated Discovery of Human Remains and Associated Funerary Objects,TCR-3 Procedures for Burials and Funerary Remains,TCR-4 Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities, TCR-5 Cultural Resources-Dicovery Protocol, TCR-6 SMBMI Tribal Cultural Resources- mitigation.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Provide a list of the responsible or trustee agencies for the project.