

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Upland will consider a Mitigated Negative Declaration and will conduct a public hearing to consider the Bridge Point at Upland Project at a Special City Council Meeting on Wednesday, April 1, 2020, at 6:00 p.m., rescheduled from March 23, 2020, in the Council Chamber of the Upland City Hall, 460 North Euclid Avenue, Upland, CA 91786.

Applicant: Bridge Development Partners, LLC.

Project Title: Site Plan No. 19-09, Design Review No. 19-17, Lot Line Adjustment No. 19-17, and Development Agreement No. 20-0001, located at the northeast corner of Central Avenue and Foothill Boulevard, further described as Assessor's Parcel Numbers 1006-351-09, 1006-351-10, 1006-572-11, 1006-551-12, 1006-551-22, and 1006-574-10.

Site Plan No. 19-09 and Design Review No. 19-17 proposes a warehouse/parcel delivery service building with an ancillary office/retail space on 50.25 acres. The project would be one level and would encompass approximately a total of 201,096 square feet. The office/retail component will include an office area for employees and a retail area for visitors to pick up pre-ordered packages. The western building frontage would include 16 dock-hi doors for trucks, and 8 van loading doors would be located on each of the northern and southern building frontages.

Lot Line Adjustment No 19-17 to allow for adequate truck and emergency access into the site at the northern extent of Central Ave and to allow the proposed structure, truck court, and access points to 13th Street and Foothill Boulevard to occur on a single lot. A total of 4 lots are affected by the proposed lot line adjustment.

Development Agreement No. 20-0001 for the proposed development of the Property. This Agreement will, (1) eliminate uncertainty in planning for the Project and result in the orderly development of the Project, (2) assure installation of necessary improvements on the Property, (3) provide for public infrastructure and services appropriate to development of the Project, (4) preserve substantial City discretion in reviewing subsequent development of the Property, and (5) secure for the City improvements that benefit the public.

Project Data: General Plan Land Use: Commercial/Industrial Mixed-Use (C/I-MU); Existing Zoning: Commercial/Industrial Mixed-Use (C/I-MU), and within the C1, C2, and C3 airport compatibility zones.

Environmental Information: The City of Upland Planning Commission has determined that the above project will not have a significant effect on the environment and has recommended adoption of a Mitigated Negative Declaration. The Upland City Council will consider the proposed project and the proposed Mitigated Negative Declaration, at the public hearing. In addition, the project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control list of various hazardous sites).

Public Review Period: The Initial Study/Mitigated Negative Declaration (IS/MND) was circulated for a 37-day review period beginning December 16, 2019, which exceeds Section 15105(b) of the CEQA Guidelines, and closed on January 21, 2020.

Planning Commission Recommendations: The Planning Commission of the City of Upland has previously adopted written recommendations that the City Council adopt the MND and

approve Lot Line Adjustment No. 19-17, Site Plan No. 19-09 and Design Review No. 19-17, and Development Agreement No. 20-0001.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All such comments will be submitted to the City Council who will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the City Council may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design, improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

If you have any questions, please contact Michael Poland, Contract Planning Manager, at mpoland@ci.upland.ca.us or by phone at (909) 931-4135.

Keri Johnson, CMC, CPMC
Upland City Clerk

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