

Notice of Completion & Environmental Document Transmittal

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SCH# 2019129066

Project Title: Bridge Point Upland**Lead Agency:** City of Upland**Contact Person:** Michael Poland**Mailing Address:** 460 N. Euclid Avenue**Phone:** (909) 931-4135**City:** Upland**Zip:** 91786**County:** San Bernardino**Project Location:** County: San Bernardino**City/Nearest Community:** Upland**Cross Streets:** Foothill Boulevard, Central Avenue, 13th Street**Zip Code:** 91786**Longitude/Latitude (degrees, minutes and seconds):** 34 ° 6 ' 31.56 " N / 117 ° 41 ' 11.06 " W **Total Acres:** 50.25**Assessor's Parcel No.:** 1006-351-09, 1006-351-10, 1006-572-11,
1006-551-12, 1006-551-22, 1006-574-10**Section:** 2**Twp.:** 1S**Range:** 8W**Base:** SB**Within 2 Miles:** State Hwy #: SR-210, SR-83, SR-66**Waterways:** San Antonio Creek**Airports:** Cable Airport**Railways:** Santa Fe Line (BNSF & Metrolink)**Schools:** Cabrillo Elementary School, Hillside High School, Baldy View Elementary School, Sycamore Elementary School, Carden Arbor View School, Magnolia Elementary School, International Montessori School, Western Christian Schools**Document Type:****CEQA:**☐ NOP☐ Early Cons☐ Neg Dec☒ Mit Neg Dec☐ Draft EIR☐ Supplement/Subsequent EIR

(Prior SCH No.)

Other:**NEPA:**☐ NOI☐ EA☐ Draft EIS☐ FONSI**Other:**☐ Joint Document☐ Final Document☐ Other:**Local Action Type:**☐ General Plan Update☐ General Plan Amendment☐ General Plan Element☐ Community Plan☐ Specific Plan☐ Master Plan☐ Planned Unit Development☒ Site Plan☐ Rezone☐ Prezone☐ Use Permit☐ Land Division (Subdivision, etc.)☐ Annexation☐ Redevelopment☐ Coastal Permit☒ Other: LIA and ALUCP approval**Development Type:**☐ Residential: Units

Acres

☐ Office: Sq.ft.

Acres

Employees

☐ Commercial: Sq.ft.

Acres

Employees

☒ Industrial: Sq.ft. 201,096

Acres 50.25

Employees TBD

☐ Educational:☐ Recreational:☐ Water Facilities: Type

MGD

☐ Transportation: Type☐ Mining: Mineral☐ Power: Type☐ Waste Treatment: Type☐ Hazardous Waste: Type☐ Other:

Governor's Office of Planning & Research

DEC 19 2019

MW

MGD

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Project Issues Discussed in Document:☒ Aesthetic/Visual☒ Agricultural Land☒ Air Quality☒ Archeological/Historical☒ Biological Resources☐ Coastal Zone☒ Drainage/Absorption☒ Economic/Jobs☐ Fiscal☒ Flood Plain/Flooding☒ Forest Land/Fire Hazard☒ Geologic/Seismic☒ Minerals☒ Noise☒ Population/Housing Balance☒ Public Services/Facilities☒ Recreation/Parks☒ Schools/Universities☒ Septic Systems☒ Sewer Capacity☒ Soil Erosion/Compaction/Grading☒ Solid Waste☒ Toxic/Hazardous☒ Traffic/Circulation☒ Vegetation☒ Water Quality☒ Water Supply/Groundwater☒ Wetland/Riparian☒ Growth Inducement☒ Land Use☒ Cumulative Effects☐ Other:**Present Land Use/Zoning/General Plan Designation:**

Commercial/Industrial Mixed-Use (C/IN-MU)

Project Description: (please use a separate page if necessary)

Please see attached Project Description.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>8</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>8</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>8</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Other: <u>Santa Ana Regional Water Quality Control Board Region 8</u>
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date 12/19/2019

Ending Date 1/21/2020

Lead Agency (Complete if applicable):

Consulting Firm: _____
Address: _____
City/State/Zip: _____
Contact: _____
Phone: _____

Applicant: Bridge Development Partners

Address: 1600 E. Franklin Ave., Suite D

City/State/Zip: El Segundo, CA 90245

Phone: (213) 519.3132

Signature of Lead Agency Representative: Michael E. Poland

Date: 12/19/2019

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Description of Proposed Project

The proposed Bridge Point Upland Project (proposed Project) is comprised of one warehouse/parcel delivery service building with an ancillary office/retail space on approximately 50.25 acres. The Project site is located on Assessor Parcel Nos. (APN) 1006-351-09, 1006-351-10, 1006-572-11, 1006-551-12, 1006-551-22, and 1006-574-10.

Project entitlement includes a Design Review and Site Plan Review application; a Lot Line Adjustment; and a determination from the Airport Land Use Committee that the Project is compatible with the Cable Airport Land Use Compatibility Plan.

The Project building is proposed to be one level and total approximately 201,096 square feet (sf), of which approximately 191,096 sf would be warehouse/parcel delivery uses and 10,000 sf would be office/retail uses. The office/retail component would include an office area for employees, and a small 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. The Project would require a minimum of 220 automobile parking spaces, and approximately 224 automobile parking spaces would be provided. Trailer parking for the warehouse building would include approximately 12 trailer stalls and an additional 1,104 van parking stalls would be located on-site.

Building Design

The warehouse/parcel delivery service building is designed as a class A building. The building architecture features a modern aesthetic including glazing with brow projections to focus attention on the entries and street frontages. The major building material is concrete which lends itself to a modern palette with reveals to enhance the building architecture. The building would have a maximum height of approximately 44 feet with parapets and façade, which would provide depth and shadowing and points of visual interest for the architecture. This relief in the design also provides locations for accents in the landscape design.

Access and Parking

Vehicular access to the Project would be provided via 13th Street, the north leg of Central Avenue/Foothill Boulevard, and two right-in/right-out driveways on Foothill Boulevard. The driveway on 13th Street and two easterly driveways on Foothill Boulevard would provide access to automobiles and vans only; trucks would access the site only via the driveway at the north leg of Central Avenue/Foothill Boulevard. Street improvements would be provided along Foothill Boulevard parallel to the Project frontage for curbs, gutters, sidewalks, street lights, traffic signal equipment and signing and striping as required. Street improvements would also be made to Central Avenue and 13th Street.

Landscaping

The Project would be landscaped along all four frontages of the site, including landscaped slopes along the western and southern portions of the site. Landscaping would also be installed throughout the parking areas. The conceptual landscape design would feature California drought tolerant and native species in an aesthetically pleasing and colorful palette.

The Project building would include 1,000 new trees and in excess of 10 acres (464,380 sf) of landscaping, which would account for more than 21% landscape coverage, more than four times the City's minimum requirement of 5%. The warehouse/parcel delivery service building would be setback more than 200 feet on the southern building frontage and would exceed minimum setback requirements of 5 feet for front and side setbacks and rear setbacks of 10 feet. Trees and other vegetation would serve to screen the van loading areas on the southern side of the building from Foothill Boulevard.

Construction

Construction of the proposed Project is expected to commence in the first Quarter of 2020 with a construction duration of approximately 7 months. Project construction would be completed in one phase with buildout by the third quarter of 2020. Total excavation and fill of soils for the proposed Project is mostly balanced with approximately 431 cubic yards (cy) of exported soil.

Requested Approvals

The City of Upland (City) is the Lead Agency under CEQA and is responsible for reviewing and approving this Initial Study and proposed Mitigated Negative Declaration. As part of the proposed Project's implementation, the City will also consider the following discretionary approvals:

- Design Review and Site Plan Review application;
- Lot Line Adjustment; and
- Determination from the Airport Land Use Committee that the Project is compatible with the Cable Airport Land Use Compatibility Plan

Additional permits may be required upon review of construction documents. Other permits required for the proposed Project may include the issuance of encroachment permits for new driveways, sidewalks, and utilities, walls, fences, security and parking area lighting; building permits; and permits for new utility connections. These additional permits are considered ministerial, and thus issuance of these permits would not trigger the need to further comply with CEQA. Development of the proposed Project does not require the issuance of any discretionary permits from any other federal, State, or local agency.