



**CITY OF UPLAND**  
**NOTICE OF AVAILABILITY (NOA)/NOTICE OF INTENT (NOI) TO ADOPT**  
**A SUBSEQUENT MITIGATED NEGATIVE DECLARATION (MND) FOR THE**  
**ENCLAVE AT UPLAND DEVELOPMENT PLAN PROJECT**

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the City of Upland, acting as the Lead Agency, is releasing for public review and comment to all agencies, organizations and interested persons, a Draft Initial Study and Proposed Subsequent Mitigated Negative Declaration (IS/MND) for the Enclave at Upland Development Plan Project (Project).

**Project Title:** ENCLAVE AT UPLAND DEVELOPMENT PLAN PROJECT

**Project No:** DEVELOPMENT PLAN REVIEW 20-0010, TENTATIVE TRACT MAP 20-0002 AND AIRPORT LAND USE COMPATIBILITY NO. 21-0001

**Project Location:** The Project site is located on Route 66 (Foothill Boulevard) approximately 1.15-miles to the south of Interstate 210 (I-210) and approximately 1.24-miles to the north of Interstate 10 (I-10) in the City of Upland, San Bernardino County, California. The Project site is comprised of five undeveloped parcels totaling 15.65 acres south of Foothill Boulevard, north of 11<sup>th</sup> Street, west of Central Avenue, and East of Dewey Way.

- Latitude 34° 6' 17.10" North, Longitude 117° 41' 30.88" West
- APNs: 1007-041-05, 1007-041-06, 1007-051-02, 1007-051-03, and 1007-051-04

**Project Description:** On July 27, 2015, the Upland City Council approved the Enclave at Upland Specific Plan ("EUSP") and associated Initial Study and Mitigated Negative Declaration ("2015 IS/MND"). The EUSP area comprises approximately 19.04 gross acres (18.42 net acres) and allows for the development of up to 350 attached or detached dwelling units and approximately 0.83 acres of private recreational and park space. The EUSP area is divided into six concept-level Planning Areas. The Project's Development Site Plan includes within five of the six approved Planning Areas attached and detached housing units and associated landscaping and interior circulation Improvements. The Development Site Plan reduces the overall number of dwelling units in approved Planning Areas 1, 3, 4, 5 and 6 from 285 to 192, makes slight revisions to the development proposed in Planning Areas 5 and 6, and adjusts the three Project exit/entry points identified in the approved Enclave at Upland Specific Plan's Circulation concept. Under the proposed Development Site Plan, Planning Area 1 (and small portions of Planning Areas 5 and 6) will be developed with 76 attached townhomes. In addition, Planning Areas 3 and 4 will be developed with 116 detached units. This will result in a total of 192 dwelling units, which is 93 less units than the maximum of 285 units permitted in Planning Areas 1, 3, and 4 under the approved Enclave at Upland Specific Plan.

Per Section 65962.5 of the Government Code the site is not located on any the lists enumerated under Section 65962.5 of the Government Code including, but not limited to lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites, and the information in the Hazardous Waste and Substances Statement required under subdivision (f) of that section.

**Public Meeting Date:** A public hearing date for the Upland Planning Commission and Airport Land Use Committee to review and consider a recommendation to the City Council on the Project has been tentatively scheduled for February 24, 2021, at 6:30 PM in the Upland City Council Chamber, 460 North Euclid Avenue, Upland, CA 91786.

**Public Review Period:** The Draft Subsequent IS/MND is being circulated for a 30-day review period beginning **January 11, 2021**, which complies with Section 15105(b) of the CEQA Guidelines. Persons responding are urged to submit their comments in writing. Comments should be mailed or delivered to the City, at the address below no later than 6:00 PM on **February 9, 2021**. Submittal of written comments via e-mail is also acceptable.

**Address:** Mike Poland, Contract Planning Manager  
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City of Upland  
460 North Euclid Avenue  
Upland, CA 91786

**E-Mail:** mpoland@ci.upland.ca.us

**Environmental Review:** The Draft Subsequent Initial Study and Mitigated Negative Declaration have been prepared for this Project pursuant to the provision of the CEQA Guidelines. The Draft Subsequent Initial Study prepared for this Project demonstrates that the Project will not have any significant or unmitigable effects on the environment. As a result of the adoption of this document and the implementation of the proposed mitigation measures, the Project will not have any significant or unmitigable effects on the environment.

**Copy of Draft Initial Study/Mitigated Negative Declaration.** The Draft Subsequent Initial Study/Mitigated Negative Declaration and all related analysis are available to the General Public on the City's website at [www.uplandca.gov/environmental-review](http://www.uplandca.gov/environmental-review) or to view the documents in person, please contact City of Upland, Development Services, Planning Division at (909) 931-4130. Appointments for in person review require an appointment as we are currently closed to the public.