CITY OF UPLAND | PLANNING DIVISION

NOTICE OF AVAILABILITY (NOA) / NOTICE OF INTENT (NOI) TO ADOPT
A MITIGATED NEGATIVE DECLARATION (MND)
West Foothill Development 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 review and comment to all agencies, organizations and interested persons, a Draft Initial Study and Proposed Mitigated Negative Declaration (IS/MND) for the West Foothill Development Project (project).

Project Title: West Foothill Development Project

Project No(s): Tentative Parcel Map No. TPM-22-0002 (TPM-20592), Conditional Use Permit No. CUP-22-0001, Development Plan Review No. DPR-22-0002, Airport Land Use Compatibility No. ALUC-22-0001, and Environmental Assessment No. EAR-22-0002.

Project Location: The project site is located at 1780 West Foothill Boulevard in the City of Upland, in southwestern San Bernardino County, California (Assessor's Parcel Numbers [APNs] 1007-091-01; 1007-091-02; and 1007-091-03) (See Vicinity Map).

Project Description: The project includes the development of an approximately 3,570-square-foot restaurant with drive-through; an approximately 42,476-square-foot warehouse building (Building 1); and an approximately 51,959-square-foot warehouse building (Building 2), totaling 98,005 square feet of building area. The project also includes a subdivision that results in three (3) new parcels; Parcel 1 being 50,880 S.F. and including the drive-through restaurant, Parcel 2 being 101,947 S.F. and containing Building 1, and Parcel 3 being 110,650 S.F. and containing Building 2. In addition, the Subdivision is for condominium purposes, and will result in Building 1 containing two (2) condominiums and Building 2 containing two (2) condominiums. Finally, the project includes ancillary improvements including parking, landscaping, lighting, and improvements along the northern frontage right-of-way.

Public Meeting Dates: A public hearing date for the Upland Planning Commission to review and consider the project has been tentatively scheduled for January 24, 2024 at 6:30 PM in the Upland City Hall Council Chambers, 460 N. Euclid Avenue, Upland, CA 91786.

Public Review Period: The Draft IS/MND is being circulated for a public review period beginning December 8, 2023 and ending on January 2, 2024, pursuant 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 Tuesday, January 2, 2024. Submittal of written comments via e-mail is also acceptable. Please submit comments to:

Via Mail:	Joshua Winter, Senior Planner	**Via Email:**	jwinter@uplandca.gov
	City of Upland		Subject: West Foothill Development Project Comment
	Development Services Department		
	Planning Division		For safe delivery of your email, please reference
	460 North Euclid Avenue		"West Foothill Development Project" in the subject line of
	Upland, CA 91786		your email. Thank you.

Environmental Review: The Draft IS/MND has been prepared for this project pursuant to the CEQA Guidelines. The Draft IS/MND prepared for this project demonstrates that the Project will not have any significant or unmitigatable 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 unmitigatable effects on the environment.

Copy of Draft IS/MND: The Draft IS/MND and all related analysis are available to the general public at Development Services Department/Planning Division counter, located at Upland City Hall, 460 North Euclid Avenue, Upland, CA 91786, Monday through Thursday from 8:00 AM to 6:00 PM., excluding holidays or Upland Public Library, 450 North Euclid Avenue, Upland, CA 91786 during open hours. Copies of the IS/MND are also available for review on the City's website at https://www.uplandca.gov/environmental-review.

West Foothill Development Project

Vicinity Map