



CITY OF UPLAND | PLANNING DIVISION

NOTICE OF AVAILABILITY (NOA) / NOTICE OF INTENT (NOI) TO ADOPT A MITIGATED NEGATIVE DECLARATION (MND) Rose Glen Specific Plan Residential 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 Rose Glen Specific Plan Residential Project (project).

Project Title: Rose Glen Specific Plan Residential Project

Project No(s): General Plan Amendment No. GPA-21-0002, Zone Change No. ZC-21-0002, Specific Plan No. SP-21-0002, Tentative Tract No. TT- 21-0002 (TTM-20519), Development Plan Review No. DPR-21-0009 and Environmental Assessment No. EAR-21-0010

Project Location: The project site is located at 1400 East Arrow Highway in Upland, California (Assessor Parcel No. 1046-481-14-0000). The 4.84-acre site is bordered by East Arrow Highway and R.F. White Trucking and Gas to the north, single-family residences to the south, Olivewood Drive, and single-family residences in the Grovelands subdivision to the east, and Cherokee Wood Products retail warehouse to the west. Currently a lumberyard occupies the project site.

Project Description: 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.

Public Meeting Dates: A public hearing date for the Upland Planning Commission to review and consider the project has been tentatively scheduled for August 24, 2022 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 30-day review period beginning July 5, 2022 and ending on August 4, 2022, 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 Thursday, August 4, 2022. Submittal of written comments via e-mail is also acceptable. Please submit comments to:

Via Mail: Joshua Winter, Senior Planner
City of Upland
Development Services Department
Planning Division
460 North Euclid Avenue
Upland, CA 91786

Via Email: jwinter@uplandca.gov
Subject: Rose Glen MND Comment
For safe delivery of your email, please reference
"Rose Glen" in the subject line of 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, 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>.

City of Upland

460 North Euclid Avenue, Upland, CA 91786-4732 • (909) 931-4100 • Fax (909) 931-4123 • TDD (909) 735-2929 • www.uplandca.gov



I:\PROJECTS\CityCenterCommunities_03609\00003_RoseGlen\Map\ISWM\Map2_Aerial.mxd 03609 3.1.21/09/2021 - AK