



CITY OF UPLAND | PLANNING DIVISION

NOTICE OF AVAILABILITY (NOA) / NOTICE OF INTENT (NOI) TO ADOPT A MITIGATED NEGATIVE DECLARATION (MND) San Antonio Water Company Headquarters 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 San Antonio Water Company (SAWCO) Headquarters Project (Project).

Project Title: San Antonio Water Company Headquarters Project

Project No(s): General Plan Amendment No. 24-0004; Zone Change No. 24-0004; and Development Plan Review No. 24-0008

Project Location: The Project is located at 400 East 20th Street in the City of Upland, in southwestern San Bernardino County, California (Assessor's Parcel Number [APN] 1044-091-22) (See attached Vicinity Map).

Project Description: The Project includes the construction of a new 3,698 square-foot SAWCO headquarters and associated improvements including a 4,066 square-foot maintenance building, maintenance yard, driveway, parking, solar cover, landscaping, citrus grove, and utility improvements. The existing water storage tank, pump station, and signal buildings and tower would remain in place. The buildings would be a maximum height of 23 feet and have a FAR of 0.07. Approximately ten people are expected to be employed onsite.

Public Meeting Dates: A public hearing date for the Upland Planning Commission to review and consider the project has been tentatively scheduled for October 22, 2025, 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 August 14, 2023, and ending September 15, 2025, 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 5:00 PM on September 15, 2025. 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

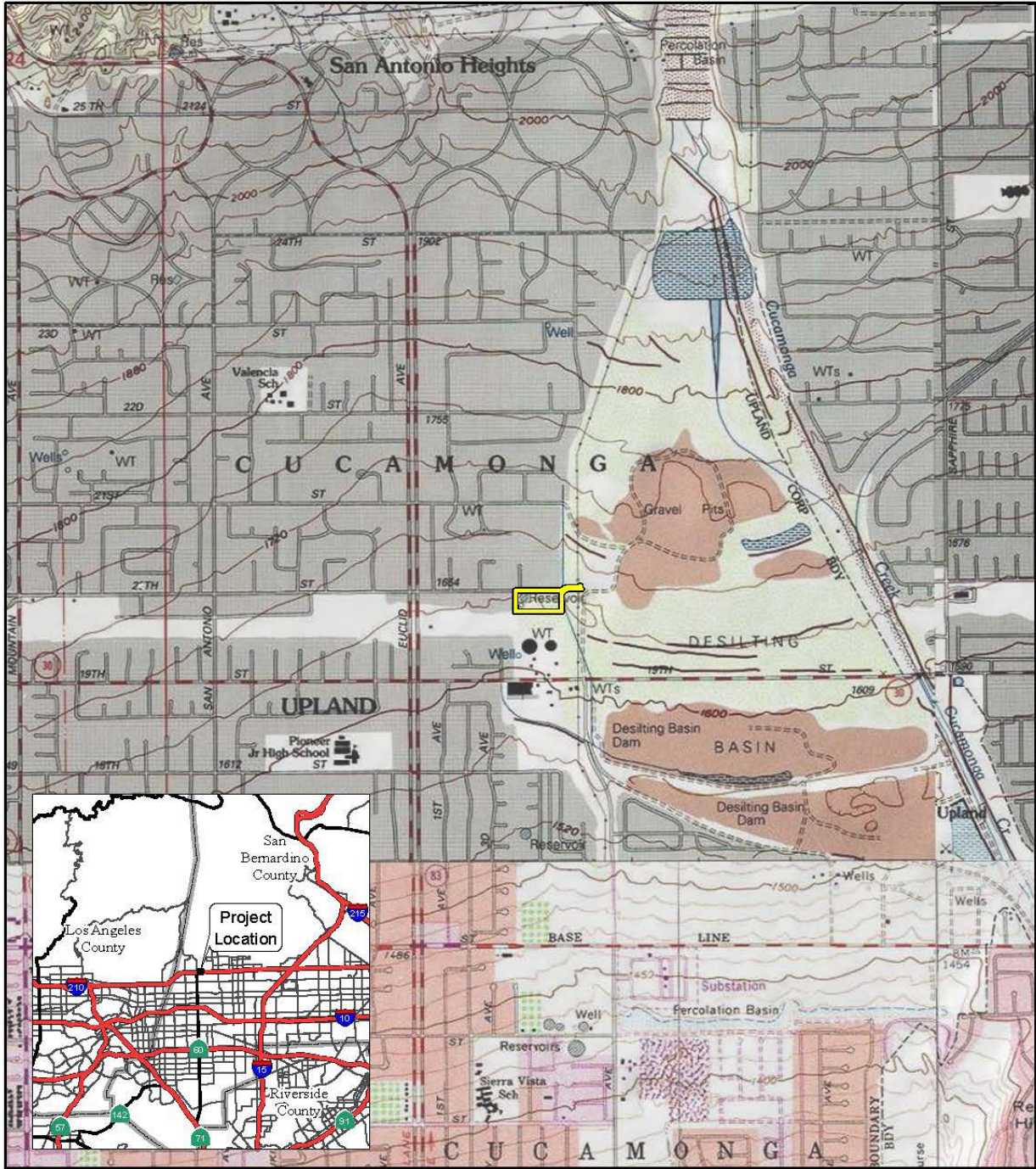
Via Email: jwinter@uplandca.gov
Subject: San Antonio Water Headquarters Project
Comment

For safe delivery of your email, please reference
"San Antonio Water Headquarters Project" in the subject
line of your email.

Environmental Review: The Draft IS/MND has been prepared for this Project pursuant to the CEQA Guidelines. 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>.

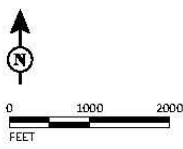
San Antonio Water Company Headquarters Project Vicinity Map



LSA

Project Location

FIGURE 1



SOURCE: USGS 7.5' Quad; Mt. Baldy (1988), Ontario (1981), Guasti (1981), Cucamonga Pea (1988), CA
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*San Antonio Water Co.
 Headquarters and Driveway Project
 Project Location and Vicinity*