

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Joint Meeting of the Airport Land Use Committee/Planning Commission of the City of Upland will hold a public hearing on Wednesday, September 23, 2026 at 6:30 p.m., or as soon thereafter as the case may be heard, in the Council Chambers of the Upland City Hall, 460 North Euclid Avenue, Upland, CA 91786, to consider a request for:

**PROJECT DESCRIPTION;** Consider a recommendation to the City Council of the City of Upland for the Buffalo Grove Specific Plan, a proposal to redevelop approximately 4.42 acres with 72 detached residential condominium units and associated private streets, common open space, landscaping, parking, and utility improvements located at 1812–1816 W. Foothill Boulevard (APNs: 1007-061-08 and 1007-061-08-23) within the Commercial/Industrial Mixed-Use (C/I-MU) zone.

The Project includes the following applications:

- General Plan Amendment No. GPA-25-0002 to modify the General Plan Land Use Designation from Commercial/Industrial Mixed-Use (C/I-MU) to Specific Plan (SP).
- Zone Change No. ZC-25-0001 to modify the Zoning District from Commercial/Industrial Mixed-Use (C/I-MU) to Specific Plan (SP).
- Specific Plan No. SP-25-0002 to establish the land use regulations for site specific development standards, design guidelines, open space and public infrastructure.
- Tentative Tract Map No. TT-25-0004 to subdivide two (2) parcels into 72 numbered lots and twelve (12) lettered lots, consisting of private streets and common open space and landscaping.
- Development Plan Review No. DPR-25-0004 to establish the site layout consistent with the development standards identified within the Specific Plan and to establish the architectural design of the proposed residential units, landscaping design, open space design and amenities.
- Airport Land Use Compatibility Review No. ALUC-25-0001 to review the projects in compliance with the Cable Airport Land Use Compatibility Plan.
- Environmental Assessment Review No. EAR-25-0003 to evaluate the project impacts to the environment and review the Initial Study/Mitigated Negative Declaration (IS/MND) and to adopt appropriate mitigation measures to ensure project compliance with the California Environmental Quality Act (CEQA).

The Planning Commission opened the public hearing and received testimony on July 22, 2026 and August 26, 2026. This public hearing has been continued to the Joint Meeting of the Airport Land Use Committee/Planning Commission September 23, 2026.

After conducting a public hearing, the Joint Airport Land Use Committee/Planning Commission is requested to adopt a Resolution making a recommendation to the City Council.

**APPLICANT:** Century Communities (Authorized Representative: Brian Taylor), 4695 MacArthur Ct, Suite #350, Newport Beach, CA 92660

**ENVIRONMENTAL ASSESSMENT:** An Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for the project in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study determined that the project could result in potentially significant impacts related to cultural resources, tribal cultural resources, noise, air quality, and construction-related activities. Mitigation measures have been incorporated into the project to reduce all identified impacts to a less-than-significant level. Impacts related to all other environmental issue areas were determined to be less than significant or would result in no impact. The IS/MND, together with supporting technical studies and appendices, is available for review on the City's website at:

*[https://www.uplandca.gov/development\\_services/planning/environmental\\_review](https://www.uplandca.gov/development_services/planning/environmental_review)*

Notice and conduct of public hearing will be in accordance with all pertinent provisions of Chapter 2.7 (Planning and Zoning) of Division 1 of Title 7 of the Government Code of the State of California and Upland Municipal Code Title 17 (Zoning Ordinance). All plans, environmental information, and other data pertinent to the proposed project are filed in the City of Upland's Development Services Department or on the City's website at <http://uplandca.gov> and will be available for inspection prior to the public hearing. All interested persons are invited to attend this public hearing and express their opinions for or against the proposal.

If you challenge this project, or the related environmental determinations in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Upland, at or prior to, the public hearing. If you have any questions regarding the agenda materials, please contact Joshua Winter, Senior Planner, at [jwinter@uplandca.gov](mailto:jwinter@uplandca.gov) or by phone at (909) 931-4143.

It is the intention of the City of Upland to comply with the Americans with Disabilities Act (ADA). If you require special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's Office at (909) 931-4120 at least 48 hours prior to the meeting to inform us of your particular needs.

Robert D. Dalquest, Secretary  
Upland Planning Commission

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