



NOTICE IS HEREBY GIVEN, that the undersigned Mayor Debbie Stone of the City of Upland, pursuant to legal requirements, does hereby call a special joint workshop of the Upland City Council, the Upland Planning Commission, and the Airport Land Use Committee.

**Thursday, January 9, 2020**

**6:00 p.m.**

**City Council Chamber**

A handwritten signature in black ink that reads "Debbie Stone". The signature is written in a cursive style and is positioned above a horizontal line.

**Debbie Stone, Mayor**

**AGENDA ATTACHED**



## **Special Meeting**

**January 9, 2020**

**6:00 PM**

**City Council Chamber**

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### **Joint Workshop of the City Council, Planning Commission, and Airport Land Use Committee**

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1. CALL TO ORDER AND ROLL CALL OF THE CITY COUNCIL
2. CALL TO ORDER AND ROLL CALL OF THE PLANNING COMMISSION AND AIRPORT LAND USE COMMITTEE
3. ORAL COMMUNICATIONS  
Pursuant to Government Code Section 54954.2, any member of the public may address any item listed on the agenda. Anyone wishing to address the legislative body should submit a speaker card to the City Clerk at or prior to speaking. Speakers shall keep their comments to no more than three (3) minutes.
4. DISCUSSION OF THE DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR THE BRIDGE POINT UPLAND, LOCATED ON THE NORTH SIDE OF FOOTHILL BOULEVARD NEAR THE TERMINUS OF CENTRAL AVENUE, APPROXIMATELY 50.25 ACRES
5. ADJOURNMENT. The next regularly scheduled City Council meeting is Monday, January 13, 2020. The next regularly scheduled Planning Commission meeting is Wednesday, January 22, 2020.

**NOTE:** All Agenda items and back-up materials are available for public review at the Upland Public Library, downstairs reference desk at 450 North Euclid Avenue, the City Clerk's Office at 460 North Euclid Avenue and the City website at [www.ci.upland.ca.us](http://www.ci.upland.ca.us), subject to staff's ability to post the documents before the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at 909.931.4120. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II]

**POSTING STATEMENT:** On January 2, 2020 a true and correct copy of this agenda was posted on the bulletin boards at 450 N. Euclid Avenue (Upland Public Library) and 460 N. Euclid Avenue (Upland City Hall).



## STAFF REPORT

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**DATE:** JANUARY 9, 2020

**TO:** MAYOR AND CITY COUNCIL, PLANNING COMMISSION, AND AIRPORT LAND USE COMMITTEE

**FROM:** ROSEMARY HOERNING, INTERIM CITY MANAGER

**PREPARED BY:** ROBERT D. DALQUEST, DEVELOPMENT SERVICES DIRECTOR  
MIKE POLAND, CONTRACT PLANNING MANAGER

**SUBJECT:** DISCUSSION OF THE DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR THE BRIDGE POINT UPLAND PROJECT, LOCATED ON THE NORTH SIDE OF FOOTHILL BOULEVARD NEAR THE TERMINUS OF CENTRAL AVENUE ON 50.25 ACRES IN THE COMMERCIAL/INDUSTRIAL MIXED-USE DISTRICT (C/I-MU)

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### PURPOSE OF WORKSHOP

The intent of this Joint Workshop is for the City Council, the Planning Commission, and the Airport Land Use Committee to receive a presentation from the environmental consultant (Kimley-Horn) who prepared the environmental document for the project; in accordance with the California Environmental Quality Act (CEQA). Kimley Horn will provide information on the CEQA process as it pertains to the Bridge Point Upland Project and where the project currently stands in the process. The environmental consultant will also provide a presentation on the comprehensive Initial Study/Mitigated Negative Declaration that has been prepared and the potential environmental impacts and mitigation measures to address these issues. No action is to be taken at this time.

### BACKGROUND

Over the last several months the City Council, Planning Commission, and Airport Land Use Committee have conducted two Joint Workshops to discuss and receive input on the Bridge Point Upland Project. At the first workshop held on June 27,

2019, the project's design included three (3) warehouse/office buildings totaling 977,246 square feet. At the second workshop held on October 21, 2019, the applicant presented a revised project based on comments received from the Joint Workshop and meetings with staff to address the issues raised. Through this process, the applicant is proposing a single building with a designated tenant that will occupy the building.

The current design entails a 201,096 square foot rectangular building that runs east and west. The building's current design includes 16 dock-high doors, for trucks, facing west and 8 van loading doors located on each of the northern and southern building frontages. The proposed Project includes approximately 224 automobile parking spaces, exceeding the required minimum of 220 spaces. Parking for the warehouse building includes approximately 12 trailer stalls and 1,104 van parking stalls.

## **ENVIRONMENTAL PROCESS**

The applicant's environmental consultant has prepared a Draft Initial Study and Mitigated Negative Declaration for the Bridge Point Upland Project.

On December 16, 2019, a Notice of Availability / Notice of Intent was published in a local newspaper and distributed, by the City, to state agencies (State Clearinghouse), interested organizations, individuals, and property owners within a 300 foot radius of the property to solicit written comments. (See Attachments A & B).

The environmental initial study with eight supporting technical studies, concludes that a Mitigated Negative Declaration is the appropriate California Environmental Quality Act (CEQA) document for the proposed Bridge Point Upland Project. The Draft Initial Study/Mitigated Negative Declaration has been prepared in accordance with Public Resources Code Section 21000 et seq., and the CEQA Guidelines, California Code of Regulations Section 15000 et seq.

The environmental initial study was prepared to determine whether a project may have a significant effect on the environment. In accordance with CEQA Guidelines Section 15063, an environmental impact report (EIR) must be prepared if an initial study indicates that the project under review may have a potentially significant impact on the environment that cannot be avoided or mitigated to a less than significant level. Pursuant to CEQA Guidelines Section 15371, lead agencies may prepare a negative declaration in lieu of an EIR, provided the lead agency provides written documentation that the project would not have a significant environmental effect on the environment.

In accordance with the CEQA Guidelines the Initial Study/Mitigated Negative Declaration reviews all potential effects of a project, which are broken down into twenty-one categories that include: aesthetics, agricultural and forestry resources, air quality, biological resources, energy, geology/soils, greenhouse gas emissions, hazards and hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, transportation, tribal cultural resources, utilities/service systems, wildfires, and mandatory findings of significance.

CEQA Guidelines Section 15070 states that a negative declaration shall be prepared for a project subject to CEQA when:

- a. The initial study shows there is no substantial evidence, considering the whole record before the agency, that the proposed project may have a significant effect on the environment, or
- b. The initial study identifies potentially significant effects, but:
  - (1) Revisions in the project plans or proposals made by or agreed to by the applicant before the proposed negative declaration is released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and
  - (2) There is no substantial evidence, considering the whole record before the agency, that the proposed project as revised may have a significant effect on the environment.

The comment period on the Draft Initial Study and Mitigated Negative Declaration is from December 16, 2019 through January 21, 2020. A copy of the Notice of Availability / Notice of Intent and Draft Initial Study/Mitigated Negative Declaration are available on the City's website, at the Upland Library, and at the public counter of the City's Development Services Department. Written comments must be submitted by 6:00 p.m., Tuesday, January 21, 2020.

#### **ATTACHMENTS**

Attachment A: Mailing List for interested agencies, organizations, individuals, and property owners within a 300 foot radius of the property.

Attachment B: State Clearinghouse Environmental Document Transmittal

# **ATTACHMENT "A"**

**BRIDGE DEVELOPMENT PARTNERS**  
**NOA NOTICE MAILING LIST**

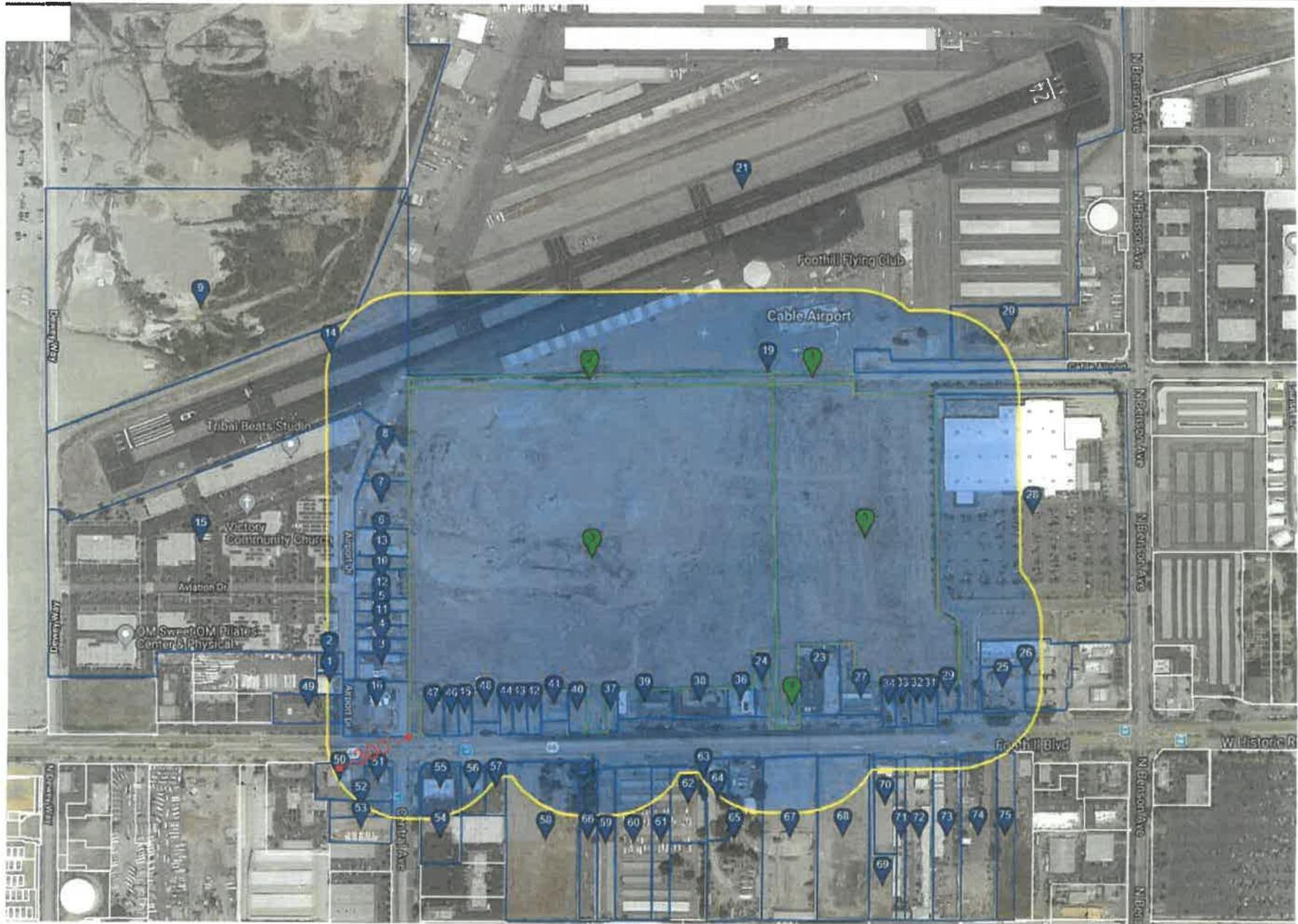
1. Bridge Development Partners, LLC  
Brendan Kotler  
Senior Vice President, Development  
1600 E Franklin Ave Suite D  
El Segundo, CA 90245
  
2. Bridge Development Partners, LLC  
Heather Crossner  
Senior Vice President, Development  
1600 E Franklin Ave Suite D  
El Segundo, CA 90245
  
3. Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government  
Andrew Salas, Chairperson  
P.O. Box 393  
Covina, CA 91723
  
4. San Manuel Band of Mission Indians  
Jessica Mauck  
Cultural Resources Analyst  
26569 Community Center Drive  
Highland CA 92346
  
5. Morongo Band of Mission Indians  
Travis Armstrong  
Tribal Historic Preservation Officer  
12700 Pumarra Road  
Banning, CA 92220
  
6. City of Claremont  
Brad Johnson, Community Development Director  
207 Harvard Avenue, P.O. Box 880  
Claremont, CA 91711-0880
  
7. City of Montclair  
Michael Diaz, Community Development Director  
5111 Benito Street  
Montclair, CA 91763
  
8. Upland Heritage  
Kati Parker  
P.O. Box 1828

Upland, CA 91785

9. Cable Airport  
Bob Cable  
1749 W 13th Street  
Upland, CA 91786
10. South Coast Air Quality Management District  
21865 Copley Drive  
Diamond Bar, CA 91765
11. San Bernardino County Fire Department  
Maurice Moore, Fire Prevention Supervisor  
620 South E. Street  
San Bernardino, CA 92415
12. Burrtec Waste Industries  
Gary Koontz  
9820 Cherry Avenue  
Fontana, CA 92335
13. Southern California Gas Company (SOCALGAS)  
155 S. G Street  
San Bernardino, CA 92410
14. Inland Empire Utilities Agency  
6075 Kimball Avenue  
Chino, CA 91710
15. Southern California Edison  
7951 Redwood Avenue  
Fontana, CA 92336
16. Metropolitan Water District  
700 N. Alameda Street  
Los Angeles, CA 90012
17. San Antonio Water Company  
139 N Euclid Avenue  
Upland, CA 91786
18. San Bernardino County Clerk of Board of Supervisors  
Lynna Monell  
385 N. Arrowhead Avenue #2

San Bernardino, CA 92415

19. Governor's Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044
20. 300' Property Owners (75 property owners notified)



ISMND 1 Bldg Shadow Plan  
 RADIUS MAP  
 SEPTEMBER 2019

# **ATTACHMENT “B”**

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SC# 2019129066

**Project Title:** Bridge Point Upland  
**Lead Agency:** City of Upland **Contact Person:** Michael Poland  
**Mailing Address:** 460 N. Euclid Avenue **Phone:** (909) 931-4135  
**City:** Upland **Zip:** 91786 **County:** San Bernardino

**Project Location:** County: San Bernardino City/Nearst Community: Upland  
 Cross Streets: Foothill Boulevard, Central Avenue, 13th Street Zip Code: 91786

Longitude/Latitude (degrees, minutes and seconds): 34 ° 6 ' 31.56 " N / 117 ° 41 ' 11.05 " W Total Acres: 50.25  
 Assessor's Parcel No.: 1006-351-08, 1006-351-10, 1006-572-11, 1006-551-12, 1006-551-22, 1006-574-10 Section: 2 Twp.: 1S Range: 8W Base: SB  
 Within 2 Miles: State Hwy #: SR-210, SR-83, SR-66 Waterways: San Antonio Creek  
 Airports: Cable Airport Railways: Santa Fe Line (BNSF & Metrolink) Schools: Cabrillo Elementary School, Hillside High School, Baldy View Elementary School, Sycamore Elementary School, Carden Arbor View School, Magnolia Elementary School, International Montessori School, Western Christian Schools

**Document Type:**  
 CEQA:  NOP  Draft EIR  Early Cons  Supplement/Subsequent EIR  Neg Dec  Prior SCH No.)  Mit Neg Dec Other: \_\_\_\_\_  
 NEPA:  NOI  EA  Draft EIS  FONSI Other:  Joint Document  Final Document  Other: \_\_\_\_\_

**Local Action Type:**  
 General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: LIA and ALUCP approval

**Development Type:**  
 Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_  
 Industrial: Sq.ft. 201,098 Acres 50.25 Employees TBD  Waste Treatment: Type \_\_\_\_\_  
 Educational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Other: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

Governor's Office of Planning & Research  
 DEC 19 2019  
 STATE CLEARINGHOUSE

**Project Issues Discussed in Document:**  
 Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**  
 Commercial/Industrial Mixed-Use (C/IN-MU)  
**Project Description:** (please use a separate page if necessary)

Please see attached Project Description.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board                 | <input type="checkbox"/> Office of Historic Preservation  |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction   |
| <input type="checkbox"/> California Emergency Management Agency         | <input type="checkbox"/> Parks & Recreation, Department of  |
| <input type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Pesticide Regulation, Department of  |
| <input checked="" type="checkbox"/> Caltrans District # <u>8</u>        | <input type="checkbox"/> Public Utilities Commission  |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB # <u>8</u>  |
| <input type="checkbox"/> Caltrans Planning                              | <input type="checkbox"/> Resources Agency   |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Recycling and Recovery, Department of                                  |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy             | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.  |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy                              |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy  |
| <input checked="" type="checkbox"/> Conservation, Department of         | <input type="checkbox"/> Santa Monica Mtns. Conservancy   |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> State Lands Commission   |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Clean Water Grants  |
| <input type="checkbox"/> Education, Department of                       | <input type="checkbox"/> SWRCB: Water Quality   |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights  |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>8</u>       | <input type="checkbox"/> Tahoe Regional Planning Agency   |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input checked="" type="checkbox"/> Toxic Substances Control, Department of                               |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input type="checkbox"/> Water Resources, Department of   |
| <input type="checkbox"/> General Services, Department of                | <input checked="" type="checkbox"/> Other: <u>Santa Ana Regional Water Quality Control Board Region 8</u> |
| <input type="checkbox"/> Health Services, Department of                 | <input type="checkbox"/> Other: _____   |
| <input type="checkbox"/> Housing & Community Development                |   |
| <input checked="" type="checkbox"/> Native American Heritage Commission |   |

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**Local Public Review Period (to be filled in by lead agency)**

Starting Date 12/19/2019 Ending Date 1/21/2020

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**Lead Agency (Complete if applicable):**

Consulting Firm: _____	Applicant: <u>Bridge Development Partners</u>
Address: _____	Address: <u>1600 E. Franklin Ave., Suite D</u>
City/State/Zip: _____	City/State/Zip: <u>El Segundo, CA 90245</u>
Contact: _____	Phone: <u>(213) 618.3192</u>
Phone: _____	

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 Signature of Lead Agency Representative: Michael Poland Date: 12/19/2019

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

## **Description of Proposed Project**

The proposed Bridge Point Upland Project (proposed Project) is comprised of one warehouse/parcel delivery service building with an ancillary office/retail space on approximately 50.25 acres. The Project site is located on Assessor Parcel Nos. (APN) 1006-351-09, 1006-351-10, 1006-572-11, 1006-551-12, 1006-551-22, and 1006-574-10.

Project entitlement includes a Design Review and Site Plan Review application; a Lot Line Adjustment; and a determination from the Airport Land Use Committee that the Project is compatible with the Cable Airport Land Use Compatibility Plan.

The Project building is proposed to be one level and total approximately 201,096 square feet (sf), of which approximately 191,096 sf would be warehouse/parcel delivery uses and 10,000 sf would be office/retail uses. The office/retail component would include an office area for employees, and a small area for visitors to pick up pre-ordered packages.

The western building frontage would include 16 dock-hi doors for trucks, and 8 van loading doors would be located on each of the northern and southern building frontages. The Project would require a minimum of 220 automobile parking spaces, and approximately 224 automobile parking spaces would be provided. Trailer parking for the warehouse building would include approximately 12 trailer stalls and an additional 1,104 van parking stalls would be located on-site.

### ***Building Design***

The warehouse/parcel delivery service building is designed as a class A building. The building architecture features a modern aesthetic including glazing with brow projections to focus attention on the entries and street frontages. The major building material is concrete which lends itself to a modern palette with reveals to enhance the building architecture. The building would have a maximum height of approximately 44 feet with parapets and façade, which would provide depth and shadowing and points of visual interest for the architecture. This relief in the design also provides locations for accents in the landscape design.

### ***Access and Parking***

Vehicular access to the Project would be provided via 13<sup>th</sup> Street, the north leg of Central Avenue/Foothill Boulevard, and two right-in/right-out driveways on Foothill Boulevard. The driveway on 13<sup>th</sup> Street and two easterly driveways on Foothill Boulevard would provide access to automobiles and vans only; trucks would access the site only via the driveway at the north leg of Central Avenue/Foothill Boulevard. Street improvements would be provided along Foothill Boulevard parallel to the Project frontage for curbs, gutters, sidewalks, street lights, traffic signal equipment and signing and striping as required. Street improvements would also be made to Central Avenue and 13<sup>th</sup> Street.

### ***Landscaping***

The Project would be landscaped along all four frontages of the site, including landscaped slopes along the western and southern portions of the site. Landscaping would also be installed throughout the parking areas. The conceptual landscape design would feature California drought tolerant and native species in an aesthetically pleasing and colorful palette.

The Project building would include 1,000 new trees and in excess of 10 acres (464,380 sf) of landscaping, which would account for more than 21% landscape coverage, more than four times the City's minimum requirement of 5%. The warehouse/parcel delivery service building would be setback more than 200 feet on the southern building frontage and would exceed minimum setback requirements of 5 feet for front and side setbacks and rear setbacks of 10 feet. Trees and other vegetation would serve to screen the van loading areas on the southern side of the building from Foothill Boulevard.

### **Construction**

Construction of the proposed Project is expected to commence in the first Quarter of 2020 with a construction duration of approximately 7 months. Project construction would be completed in one phase with buildout by the third quarter of 2020. Total excavation and fill of soils for the proposed Project is mostly balanced with approximately 431 cubic yards (cy) of exported soil.

### **Requested Approvals**

The City of Upland (City) is the Lead Agency under CEQA and is responsible for reviewing and approving this Initial Study and proposed Mitigated Negative Declaration. As part of the proposed Project's implementation, the City will also consider the following discretionary approvals:

- Design Review and Site Plan Review application;
- Lot Line Adjustment; and
- Determination from the Airport Land Use Committee that the Project is compatible with the Cable Airport Land Use Compatibility Plan

Additional permits may be required upon review of construction documents. Other permits required for the proposed Project may include the issuance of encroachment permits for new driveways, sidewalks, and utilities, walls, fences, security and parking area lighting; building permits; and permits for new utility connections. These additional permits are considered ministerial, and thus issuance of these permits would not trigger the need to further comply with CEQA. Development of the proposed Project does not require the issuance of any discretionary permits from any other federal, State, or local agency.