



## CITY OF UPLAND

### NOTICE OF AVAILABILITY (NOA) / NOTICE OF INTENT (NOI) TO ADOPT A MITIGATED NEGATIVE DECLARATION (MND) VILLA SERENA SPECIFIC PLAN

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 Villa Serena Specific Plan (Project).

**Project Title:** Villa Serena Specific Plan

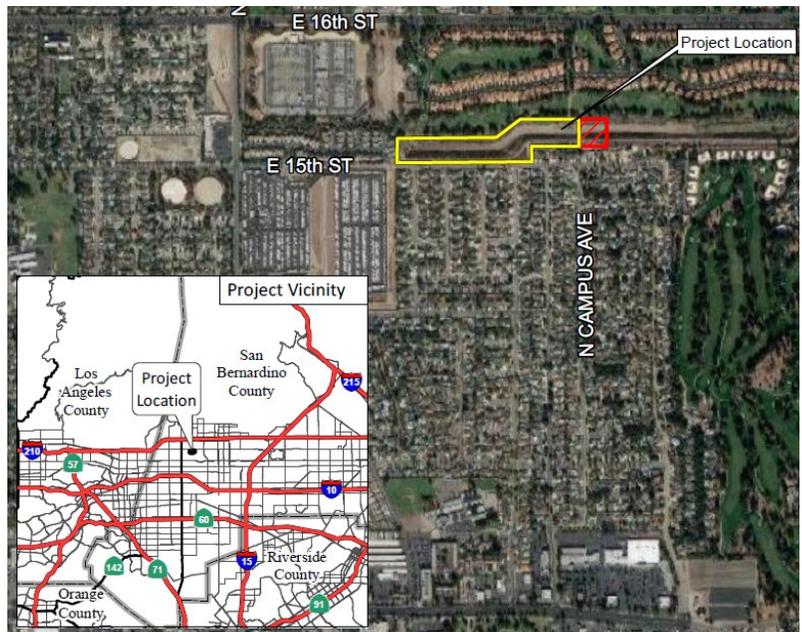
**Project No.:** SPECIFIC PLAN NO. SPR-18-02, GENERAL PLAN AMENDMENT NO. GPA-18-04, ZONE CHANGE NO. ZC-18-04, TENTATIVE TRACT NO. 20245 (TT-18-03), SITE PLAN NO. SP-18-10, DESIGN REVIEW NO. DR-18-14, AND ENVIRONMENTAL ASSESSMENT REVIEW NO. EAR-0070

**Project Location:** The Project Site constitutes a 9.2-acre portion of a the existing 15th Street flood control detention basin located North of E. 15<sup>th</sup> Street, South of the Upland Hills Golf Course, East of Campus Avenue and West of Grove Avenue. The project site is further described as Assessor's Parcel Numbers 1045-121-04 and 1045-151-35.

**Project Description:** The project involves the establishment of a Residential Specific Plan for the development a gated residential community that consists of 65 single-family detached residential units at a density of 7.1 dwelling units per acre and on-site active and passive recreational amenities to be provided within the common area open space on an existing 9.2-acre portion of the 15<sup>th</sup> street flood control detention basin. The Project includes modifications (including relocation of existing basin infrastructure) to the existing basin to accommodate the residential Site and maintain a fully operational flood control and retention facility on the remaining 11.1 acres of the basin area.

**Public Meeting Dates:** A public hearing date for the Upland Planning Commission to review and consider the Project has been tentatively scheduled for December 11, 2019.

**Public Review Period:** The Draft IS/MND is being circulated for a 20-day review period beginning November 13, 2019, 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 December 2, 2019. Submittal of written comments via e-mail is also acceptable.



**Address:** Joshua Winter, Associate Planner  
City of Upland  
Development Services Department/Planning Division  
460 North Euclid Avenue  
Upland, CA 91786

**E-Mail:**  
[jwinter@ci.upland.ca.us](mailto:jwinter@ci.upland.ca.us)

**Environmental Review:** The Draft Initial Study and Mitigated Negative Declaration have been prepared for this Project pursuant to the provision of the CEQA Guidelines. The Draft Initial Study 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 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.

The Draft Initial Study/Mitigated Negative Declaration 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. Copies of the IS/MND are also available for review on the City's website at <https://www.uplandca.gov/planning>

Posted: 11/12/19  
Published: 11/13/19