

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Upland will hold a public hearing on Monday, June 9, 2025 at 6:00 p.m. or as soon thereafter as the case may be heard, in the Council Chambers of the Upland City Hall, located at 460 North Euclid Avenue, Upland, CA 91786, to consider a request for:

PROJECT DESCRIPTION: To consider the Villa Serena Specific Plan which includes the development on a 9.16-acre portion of the 15th Street flood control basin consisting of 65 single-family residences, private community facilities, and ancillary features/improvements; modification of 6.85 acres of the 15th Street flood control basin east of the proposed residential development to retain the basin's stormwater and flood control capacity; the extension of 15th Street from southwest corner of the project site to the Campus Avenue; and development of a 0.15-acre public pocket park on 15th Street near the north end of Fernando Avenue. The project applications include:

- General Plan Amendment No. 23-0002 to modify the General Plan Land Use Designation from Public Utilities – Flood Control (PU-FC) to Specific Plan (SP).
- Zone Change No. 23-0002 to modify the Zoning District from Public (PB) to Specific Plan (SP).
- Specific Plan No. 23-0002 to establish the land use regulations for site specific development standards, design guidelines, open space and public infrastructure.
- Tentative Tract Map No. 23-0001 to subdivide one (1) parcel into 65 numbered lots and twelve (12) lettered lots, consisting of private streets and common open space and landscaping.
- Development Plan Review No. 23-0002 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.
- Environmental Assessment Review No. 23-0003 to evaluate project impacts to the environment and review the Environmental Impact Report (EIR) and to adopt appropriate mitigation measures to ensure project compliance with the California Environmental Quality Act (CEQA).

PLANNING COMMISSION RECOMMENDATION: At its meeting on April 23, 2025 the Planning Commission of the City of Upland recommended that the City Council of the City of Upland approve the above mentioned project.

APPLICANT: The Colonies Partners, L.P. (authorized representative: Brian Bush), 10621 Civic Center Drive, Rancho Cucamonga, CA 91730.

ENVIRONMENTAL ASSESSMENT: The Draft EIR has been prepared for this project pursuant to the CEQA Guidelines. The Draft EIR determined impacts related to biological resources, noise, and tribal cultural resources would be potentially significant. The implementation of mitigation measures identified in the Draft EIR reduced these impacts to a less than significant level. Impacts related to all other environmental topics were determined to have, (1) no impact OR, (2) a less than significant impact, and did not warrant mitigation. The document can be found at <https://www.uplandca.gov/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.

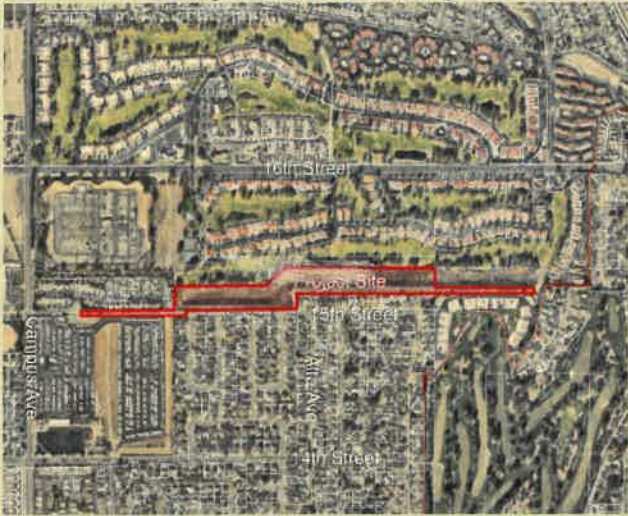
If you challenge this project, or the related environmental determinations in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Upland, at or prior to, the public hearing. If you have any questions regarding this project, please contact Joshua Winter, Senior Planner at 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) by requiring 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.



City of Upland Planning Division
460 N. Euclid Avenue
Upland, CA 91786

NOTICE OF PUBLIC HEARING Project Location and Map



Monday, June 9, 2025 at 6:00 p.m.
Upland City Hall, Council Chambers
460 N. Euclid Avenue, Upland, CA 91786
City Contact: Joshua Winter, Senior Planner
Email: jwinter@uplandca.gov
Phone: (909) 931-4143 | Fax: (909) 931-4321

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County of San Bernardino Land Use Services - Planning
385 N. Arrowhead Ave. 2nd Floor
San Bernardino, CA 92415-0130

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2025 MAY 19 PM 12:57

May 15, 2025

