CITY OF UPLAND | PLANNING DIVISION

NOTICE OF INTENT (NOI) of a Initial Study/Mitigated Negative Declaration (IS/MND) Buffalo Grove Specific Plan Project

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the City of Upland, as Lead Agency, has prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for the Buffalo Grove Specific Plan Project and intends to adopt the IS/MND.

Project Title: Buffalo Grove Specific Plan Project

Project No(s): General Plan Amendment (GPA-25-0002); Zone Change (ZC-25-0001); Specific Plan (SP-25-0002); Airport Land Use Compatibility Review (ALUC-25-0001); Tentative Tract Map (TTM-25-0004, Tract 20820); Development Plan Review (DPR-25-0004).

Project Location: The project site is located at 1812–1816 W. Foothill Boulevard in the City of Upland, San Bernardino County (APNs: 1007-061-08 and 1007-061-23).

Project Description: The applicant proposes development of approximately 4.42 acres with 72 detached multi-story residential condominium units under a proposed Specific Plan. The project includes a General Plan Amendment and Zone Change to amend the General Plan land use and zoning designations of the site from its existing Commercial/Industrial Mixed Use (C/I-MU) land use and zoning designation to a Specific Plan (SP) land use and zoning designation, allowing for the development of the proposed residential project. The project also includes associated site improvements including internal circulation/parking, landscaping, and related utility infrastructure.

Public Meeting Dates: Public hearing(s) for the Upland Planning Commission and the Upland City Council to review and consider the project will be held upon completion of the public review period. The Public Hearings will be held in Upland City Hall Council Chambers, 460 N. Euclid Avenue, Upland, CA 91786. The date of any required Public Hearings will be determined at a later time and will be noticed in accordance with the City's noticing requirements and applicable provisions of the CEQA Guidelines..

Public Review Period: The Initial Study/Mitigated Negative Declaration (IS/MND) is being circulated for a **30-day public review period beginning Wednesday May 6, 2026 and ending Thursday, June 4, 2026**, pursuant to Section 15105 of the CEQA Guidelines. The IS/MND has been submitted to the State Clearinghouse for review by responsible and trustee agencies. Persons commenting on the IS/MND are encouraged 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 Thursday, June 4, 2026**. This notice reflects a revised public review period to ensure full compliance with CEQA noticing requirements and to provide additional time for public and agency review. Submittal of written comments via email 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: Buffalo Grove Specific Plan Project

To ensure appropriate delivery of your email, please reference "Buffalo Grove Specific Plan Project" in the subject line of your email. Thank you.

Environmental Review: The Initial Study determined that the project could result in potentially significant impacts; however, mitigation measures have been incorporated into the project that would reduce all impacts to a less-than-significant level.

Copy of IS/MND: The Initial Study/Mitigated Negative Declaration, including supporting technical appendices, is 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 and the Upland Public Library, 450 North Euclid Avenue, Upland, CA 91786 during normal operating hours. Copies of the Draft Initial Study/Mitigated Negative Declaration are also available for review on the City's website at https://www.uplandca.gov/environmental-review

Figure 1 - Project Location and Map

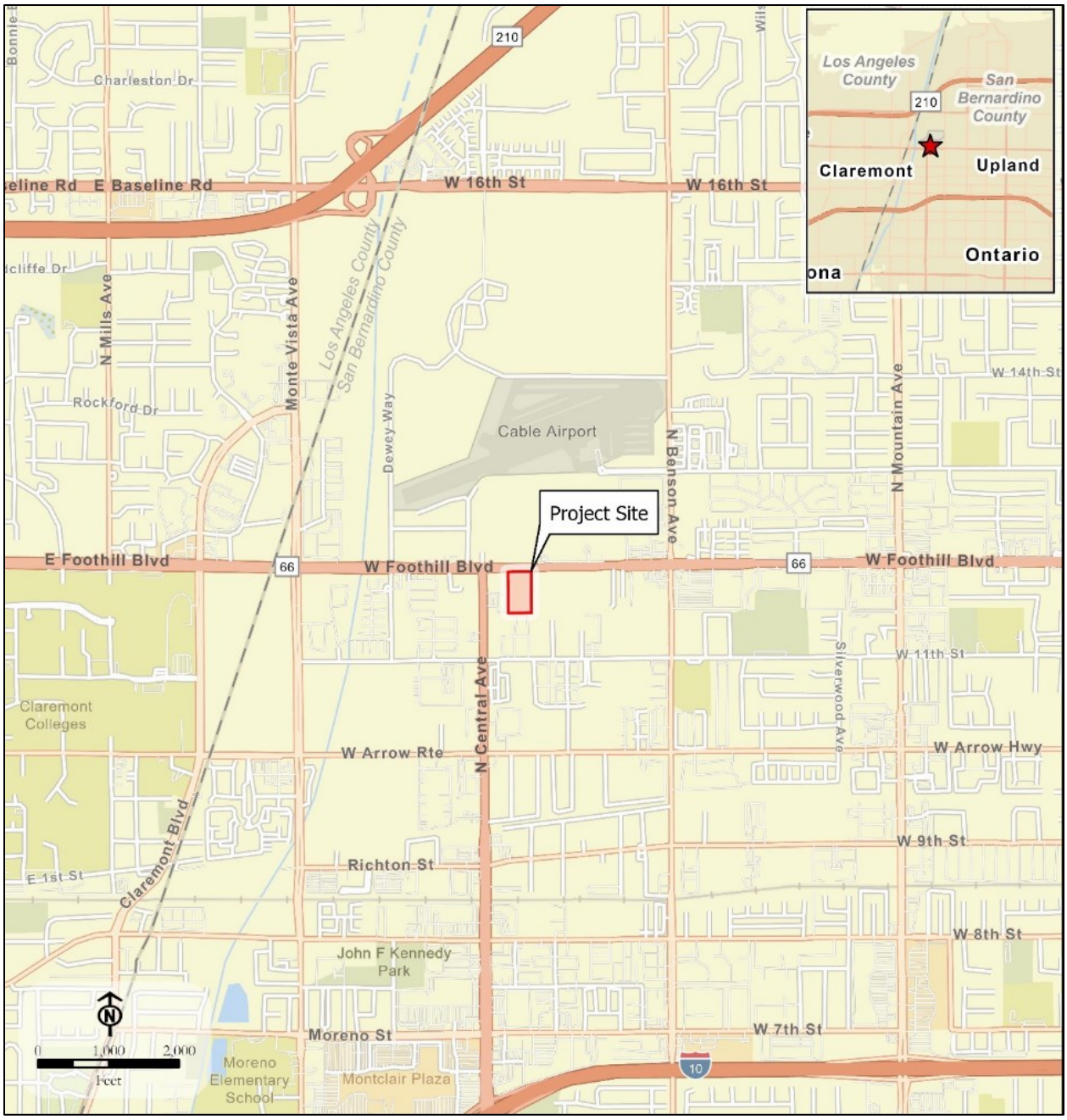

Figure 2 – Aerial Photograph