

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

SCH #

Project Title: Buffalo Grove Specific Plan

Lead Agency: City of Upland Contact Person: Joshua Winter, Senior Planner
 Mailing Address: 460 N. Euclid Ave Phone: 909-931-4143
 City: Upland Zip: 91786 County: San Bernardino

Project Location: County: San Bernardino City/Nearest Community: City of Upland
 Cross Streets: N. Central Avenue and W. Foothill Boulevard Zip Code: 91786

Longitude/Latitude (degrees, minutes and seconds): 34 ° 06 ' 22.5 " N / 117 ° 41 ' 16.8 " W Total Acres: 4.42
 Assessor's Parcel No.: 1007-061-08 and 1007-061-23 Section: 11 Twp.: 1 Range: 8 Base: SBBM
 Within 2 Miles: State Hwy #: SR-66, SR-210, I-10 Waterways: San Antonio Channel
 Airports: _____ Railways: Metrolink Schools: Cabrillo Elementary

Document Type:

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

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: _____

Development Type:

Residential: Units 72 Acres 4.42
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

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:

General Plan: LCommercial/Industrial Mixed Use (C/I-MU) Zoning: Commercial/Industrial Mixed Use (C/I-MU)

Project Description: (please use a separate page if necessary)

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.

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 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 type="checkbox"/> Caltrans District # <u>8</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <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 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 type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input 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 type="checkbox"/> Other: _____ |
| <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 | |

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

Starting Date 05/06/2026 Ending Date 06/04/2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>EPC Environmental Inc.</u>	Applicant: <u>Brian Taylor</u>
Address: <u>11801 Pierce Street, Ste. 200</u>	Address: <u>1968 S Coast Hwy #3043</u>
City/State/Zip: <u>Riverside, CA 92505</u>	City/State/Zip: <u>Laguna Beach, CA 92651</u>
Contact: <u>Ernest Perea</u>	Phone: <u>949-339-1977</u>
Phone: <u>(951) 710-3010</u>	

Signature of Lead Agency Representative: Joshua Winter Digitally signed by Joshua Winter
Date: 2026.05.04 14:33:42 -07'00' **Date:** 5.4.26

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