

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission and Airport Land Use Committee of the City of Upland will hold a public hearing to consider a request for approval of the following:

THE APPLICANT SEEKS APPROVAL OF THE FOLLOWING LAND USE ENTITLEMENTS TO REDEVELOP A FORMER TENNIS CLUB FACILITY INTO A RESIDENTIAL DEVELOPMENT, "SPANISH TRAILS SPECIFIC PLAN PROJECT" WITH 39 SINGLE-FAMILY UNITS AND THREE (3) COMMON OPEN SPACE LOTS:

ZONE CHANGE (ZC NO. 16-01) WILL CHANGE THE EXISTING PROJECT SITE ZONING FROM RESIDENTIAL SINGLE-FAMILY 7.5 TO SPECIFIC PLAN; SPECIFIC PLAN REVIEW (SPR NO. 15-02) WILL ESTABLISH SITE SPECIFIC DEVELOPMENT CRITERIA AND DESIGN GUIDELINES INCLUDING MINIMUM LOTS SIZE AND A DENSITY OF 8.21 DWELLING UNITS PER ACRE; TENTATIVE TRACT MAP NO. 20017 (TTM NO. 16-01) WILL SUBDIVIDE ONE (1) PARCEL INTO 39 SINGLE-FAMILY RESIDENTIAL LOTS AND NINE (9) LETTERED LOTS INCLUDING THREE (3) LOTS FOR COMMON OPEN AREAS; AND SITE PLAN (SP NO. 16-01) AND DESIGN REVIEW (DR NO. 16-01) WILL ESTABLISH THE SITE LAYOUT, CIRCULATION AND ARCHITECTURE OF THE PROPOSED RESIDENTIAL UNITS; CONDITIONAL USE PERMIT NO. 16-02 (CUP NO. 16-02), FOR AIRPORT LAND USE COMPATIBILITY REVIEW; AND AMENITIES; AND ENVIRONMENTAL ASSESSMENT REPORT (EAR) NO. 44 WILL ADDRESS CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE ISSUES THROUGH ADOPTION OF A MITIGATED NEGATIVE DECLARATION.

THE PROJECT SITE IS A RECTANGULAR SHAPED PROPERTY CONSISTING OF ONE (1) 4.75 ACRE PARCEL WHICH IS LOCATED APPROXIMATELY 459 FEET FROM THE NORTHEAST INTERSECTION OF WEST 15TH STREET AND NORTH BENSON AVENUE (APN 1006-081-04).

ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines, an initial study (IS) was prepared for the project. Based on the information in the IS, a Mitigated Negative Declaration (MND), and mitigation monitoring and reporting program (MMRP) has been prepared to mitigate any potential environmental impacts resulting from development of the proposed project.

DATE OF HEARING

May 25, 2016

PLACE OF HEARING

City Hall Council Chambers
460 N. Euclid Avenue, Upland, CA 91786

TIME OF HEARING

6:30pm

If you have any questions concerning this project and/or desire to review the project file, maps and environmental information prior to the public hearing, please contact **Shawnika Johnson, AICP, Senior Planner** at sjohnson@ci.upland.ca.us and/or (909) 931-4135 at the City of Upland Development Services Department.

Notice and conduct of the public hearing will be in accordance with all pertinent provisions of Chapter 2.7 (Planning and Zoning) of the Government Code of the State of California and Upland Municipal Code Title 17 (Planning and Zoning). All interested persons are invited to attend this public hearing and express their opinions for or against any of the projects proposed. If you challenge the project or the related environmental determination 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.

Jeff Zwack, Secretary
Upland Planning Commission