

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Upland will hold a public hearing on Wednesday, September 23, 2026, at 6:30 p.m., or as soon thereafter as the case may be heard, in the Council Chambers of the Upland City Hall, 460 North Euclid Avenue, Upland, CA 91786, to consider a request for:

PROJECT DESCRIPTION: Consideration of a proposal to demolish two existing single-family dwellings and develop a 124-unit, two- and three-story townhome development on 6.13 acres with associated internal circulation, common open space, landscaping, parking, and utility improvements located at 911-927 W. Arrow Highway (APNs: 1007-181-01, 1007-181-02, 1007-181-03, 1007-181-04, 1046-321-43) within the Residential Multi-Family Low (RM-20) zone.

The Project includes the following applications:

- Tentative Tract Map No. TT-25-0003 (Vesting Tentative Tract Map No. 20819) to combine 6.13 acres and subdivide for condominium purposes to allow each unit to be sold individually.
- Development Plan Review No. DPR-25-0005 to establish the site layout consistent with the development standards identified within the Residential Multi-Family Low (RM-20) zone and to establish the architectural design of the proposed residential units, landscaping design, open space design and amenities.
- Environmental Assessment Review No. EAR-25-0002 to consider an exemption from further environmental review pursuant to Section 15183 of the California Environmental Quality Act (CEQA) Guidelines for projects consistent with the development density established by an adopted General Plan or zoning for which an Environmental Impact Report was previously certified.

APPLICANT: Regent Land Company (Authorized Representative: Brian Taylor), 3090 Pullman St, Costa Mesa, CA 92626

ENVIRONMENTAL ASSESSMENT: The proposed project is exempt from further environmental review pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning), as documented through preparation of a CEQA Section 15183 Report and supporting technical studies. Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 provide streamlined environmental review for projects that are consistent with the development density established by existing zoning, a community plan, or general plan for which an Environmental Impact Report (EIR) was previously certified. In this case, the applicable prior environmental documents are the City of Upland General Plan 2025 EIR (SCH No. 2012041006) and the March 2025 Addendum to the General Plan EIR associated with the City's 6th Cycle Housing Element Update. Under Section 15183, additional environmental review is not required except to the extent necessary to examine significant effects that are peculiar to the project or project site, or other significant effects that were not adequately analyzed in the prior environmental review, as specified in Section 15183. The CEQA Section 15183 Report, together with supporting technical studies and appendices, is available for review on the City's website at:

https://www.uplandca.gov/development_services/planning/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 the agenda materials, please contact Lorelee Farris, Planning Manager, at lfarris@uplandca.gov or by phone at (909) 931-4135.

It is the intention of the City of Upland to comply with the Americans with Disabilities Act (ADA). If you require 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.

Robert D. Dalquest, Secretary
Upland Planning Commission

Publication: September 11, 2026