



## **UPLAND GENERAL PLAN UPDATE, ZONING CODE UPDATE, CABLE AIRPORT LAND USE COMPATIBILITY PLAN, CLIMATE ACTION PLAN, AND ENVIRONMENTAL IMPACT REPORT**

### **FREQUENTLY ASKED QUESTIONS**

1. Why is the City preparing the General Plan Update, Zoning Code Update, Cable Airport Land Use Compatibility Plan and Climate Action Plan?

The State requires cities to have a General Plan that guides future development in the City. The Draft Zoning Code provides for implementation of the General Plan, orderly development, a streamlined process, and Design Guidelines to provide clear direction to property owners and staff for project implementation. As part of this process, the City is updating the General Plan Update, Zoning Code Update, Cable Airport Land Use Compatibility Plan and Climate Action Plan.

2. Is the City creating or allowing new High Density housing under the Draft General Plan and Zoning Code Updates?

No. The new mixed-use zones allow residential density up to 20 units per acre in the Business/Residential Mixed-Use (B/R MU) Zone and Commercial/Office Mixed-Use (C/O MU) Zone, and up to 25 units per acre in the Commercial Industrial Mixed-Use (C/I MU) Zone, corresponding to existing density limits. The Draft Code does not increase density limits. See Draft General Plan Land Use Element Table LU-1 and Draft Zoning Code, Part 2 Zoning Districts, Land Uses, and Development Standards.

3. Is the zoning for my property changing?

Please see Proposed Zone Changes exhibit, available at the Planning Division. Staff is available to discuss your specific parcel and answer any questions.

4. Is the City closing Foothill Boulevard and is there a Trolley planned for the closed Foothill Boulevard?

No. The City is not closing Foothill Boulevard and there is no Trolley planned. General Plan Policy CIR-1.2 FOOTHILL BOULEVARD states that Foothill Boulevard will be maintained as a four-lane roadway.

5. Is there water for new residents?

The Draft Environmental Impact Report anticipates a 2035 population of 81,462 persons. The City of Upland's Urban Water Management Plan (UWMP) anticipated population if 82,050. Therefore, it is anticipated that adequate water supplies would

be available to serve the growth anticipated by the project. Additionally, future development would be reviewed by the City on a project-by-project basis to ensure adequate water supplies are available and conservation methods are incorporated to the project.

6. Where will Emergency Homeless Shelters be allowed?

Emergency shelters are allowed in the Light Industrial and General industrial zones. Supportive and transitional housing are allowed in all residential zones and in the Business/Residential Mixed Use Zone (B/R-MU Zone). The requirements of Senate Bill (SB 2) have been addressed in the 2013-2021 Housing Element adopted January 27, 2014.

7. Is the City incentivizing high-density low-income housing?

State Law requires the City's Zoning Code to provide incentives aimed at encouraging the development of housing for very low, low income, and senior households, and for the development of for-sale housing for moderate-income.

8. What outreach efforts did the City conduct as part of the multi-year General Plan Update, Zoning Code Update, Cable Airport Land Use Compatibility Plan and Climate Action Plan project?

The following table summarizes the City's outreach efforts for the program:

DATE	MILESTONE	OUTREACH ACTIVITY
Oct-Dec 2008	Project Initiation – GPU and DTSP	2 Educational Workshops, Community Events, Stakeholder Interviews
Feb/Jun 2009 Feb/May/July '09	Plan Components – GPU and DTSP	2 Workshops – General Plan 1 Workshop, 2 Study Sessions – DTSP
Nov 2011	College Heights Land Use Study	1 Workshop – 9 <sup>th</sup> Street Neighborhood
Jul/Aug/Sept 2012	GPU Goals & Policies	2 Study Sessions, 1 Open House
Apr/Jun 2013	Draft ZCU and ALUCP	2 Planning Commission Workshops
Oct/Nov 2013	College Heights Economic Study	2 Joint PC/CC Workshops
2013-2014	Housing Element	Stakeholder Interviews, Joint Study Session
Feb/Mar/Apr 2015	Public Review Draft Plans	3 Planning Commission Study Sessions