

CITY OF UPLAND GENERAL PLAN



Draft
March 2015

Table of Contents

Section	Page
INTRODUCTION.....	I-1
DESCRIPTION FOR HOMEPAGE	I-1
INTRODUCTION SECTIONS	I-1
PURPOSE OF THE GENERAL PLAN	I-1
GENERAL PLAN ORGANIZATION	I-2
UPLAND HISTORY AND PROFILE	I-2
VISION STATEMENT	I-4
KEY VALUES	I-4
GENERAL PLAN UPDATE PROCESS.....	I-7
HOW TO USE THE GENERAL PLAN	I-9
LAND USE ELEMENT	LU-1
ELEMENT DESCRIPTION FOR HOMEPAGE	LU-1
OVERARCHING GOAL	LU-6
GOALS, POLICIES AND ACTIONS SECTIONS.....	LU-6
GENERAL PLAN FIGURES.....	LU-7
FOCUS AREAS	FA-1
ELEMENT DESCRIPTION FOR HOMEPAGE	FA-1
OVERARCHING GOAL	FA-1
GOALS, POLICIES AND ACTIONS SECTIONS.....	FA-1
GENERAL PLAN FIGURES.....	FA-1
BACKGROUND DOCUMENTS	FA-1
FOOTHILL BOULEVARD	FA-1
SOUTHEAST QUADRANT	FA-3
COLLEGE HEIGHTS	FA-4
EUCLID AVENUE	FA-6
HISTORIC DOWNTOWN UPLAND	FA-7
COMMUNITY CHARACTER AND URBAN DESIGN ELEMENT	CC-1
ELEMENT DESCRIPTION FOR HOMEPAGE	CC-1
OVERARCHING GOAL	CC-1
GOALS, POLICIES AND ACTIONS SECTIONS.....	CC-1
GENERAL PLAN FIGURES.....	CC-1
BACKGROUND DOCUMENTS	CC-2
COMMUNITY CHARACTER AND SENSE OF PLACE	CC-2

Section	Page
CONNECTIVITY AND WALKABILITY	CC-7
HISTORIC PRESERVATION.....	CC-8
AGRICULTURAL HERITAGE	CC-9
ARTS AND CULTURE	CC-10
ECONOMIC SUSTAINABILITY ELEMENT	ES-1
ELEMENT DESCRIPTION FOR HOMEPAGE	ES-1
OVERARCHING GOAL	ES-1
GOAL, POLICIES AND ACTIONS SECTIONS	ES-1
BACKGROUND DOCUMENTS	ES-1
BUSINESS CLIMATE	ES-1
JOB OPPORTUNITY AND ACCESS	ES-3
RETAIL DIVERSITY	ES-3
FISCAL SUSTAINABILITY.....	ES-4
CIRCULATION	CIR-1
OVERARCHING GOAL	CIR-1
GOAL AND POLICY SECTIONS	CIR-1
ROADWAY SYSTEM.....	CIR-2
NON-AUTOMOTIVE TRANSPORTATION SYSTEM.....	CIR-3
SAFETY.....	CIR-4
PARKING	CIR-5
FREIGHT MOVEMENT	CIR-6
OPEN SPACE AND CONSERVATION ELEMENT	OSC-1
ELEMENT DESCRIPTION FOR HOMEPAGE	OSC-1
OVERARCHING GOAL	OSC-1
GOALS, POLICIES AND ACTIONS SECTIONS.....	OSC-1
GENERAL PLAN FIGURES.....	OSC-1
BACKGROUND DOCUMENTS	OSC-1
OPEN SPACE AND NATURAL RESOURCES	OSC-1
PARKS AND RECREATION.....	OSC-3
AIR QUALITY	OSC-4
GREENHOUSE GAS EMISSIONS	OSC-6
NON-RENEWABLE ENERGY	OSC-7
MINERAL RESOURCES	OSC-8

Section	Page
PUBLIC FACILITIES AND SERVICES ELEMENT.....	PFS-1
ELEMENT DESCRIPTION FOR HOMEPAGE.....	PFS-1
OVERARCHING GOAL	PFS-1
GOALS, POLICIES AND ACTIONS SECTIONS.....	PFS-1
GENERAL PLAN FIGURES.....	PFS-1
BACKGROUND DOCUMENTS	PFS-2
PUBLIC FACILITIES, INFRASTRUCTURE AND SERVICES	PFS-2
FIRE PROTECTION AND EMERGENCY RESPONSE	PFS-3
LAW ENFORCEMENT AND CRIME PREVENTION.....	PFS-4
EDUCATIONAL SERVICES AND FACILITIES	PFS-5
RECREATIONAL PROGRAMS AND SERVICES	PFS-6
LIBRARY SERVICES	PFS-7
ANIMAL SERVICES	PFS-7
WATER.....	PFS-8
SOLID WASTE	PFS-12
TECHNOLOGY AND UTILITIES.....	PFS-13
HEALTHY COMMUNITY ELEMENT	H-1
ELEMENT DESCRIPTION FOR HOMEPAGE.....	H-1
OVERARCHING GOAL	H-1
GOALS, POLICIES, AND ACTIONS SECTIONS.....	H-1
BACKGROUND DOCUMENTS AND RESOURCES.....	H-1
LAND USE, TRANSPORTATION, AND DESIGN	H-2
ACTIVE LIVING ENVIRONMENT	H-2
ENVIRONMENTAL QUALITY	H-3
FOOD AND BEVERAGE ENVIRONMENT	H-4
ALCOHOL, TOBACCO, AND DRUGS	H-4
HEALTH FACILITIES AND SERVICES	H-5
SAFE ENVIRONMENTS.....	H-6
SAFETY ELEMENT.....	SAF-1
ELEMENT DESCRIPTION FOR HOMEPAGE.....	SAF-1
OVERARCHING GOAL	SAF-1
GOAL AND POLICY SECTIONS	SAF-1
GENERAL PLAN FIGURES.....	SAF-1
BACKGROUND DOCUMENTS	SAF-1
NOISE	SAF-2

Section	Page
FLOOD HAZARDS	SAF-4
EARTHQUAKES AND GEOLOGIC HAZARDS.....	SAF-6
WILDLAND AND URBAN FIRES	SAF-7
HAZARDOUS MATERIALS	SAF-8
AIRPORTS	SAF-9
PREPARATION AND EMERGENCY RESPONSE	SAF-10

Figures are provided at the end of each element

Figure LU-1	Land Use Plan
Figure FA-1	Focus Areas
Figure CC-1	Historic Districts
Figure CIR-1	Roadway System
Figure CIR-2	Bicycle Routes
Figure CIR-3	Pedestrian Facilities
Figure CIR-4	Designated Truck Routes
Figure OSC-1	Parks, Trails and Recreation Facilities
Figure PFS-1	Public Facilities and Services
Figure PFS-2	Schools
Figure SAF-1	Faults and Fault Zones
Figure SAF-2	100-Year and 200-Year Flood Zones
Figure SAF-3	High Fire Hazard Zones

Table	Page
Table LU-1	General Plan Land Use Designations.....1
Table SAF-1	Exterior Noise Compatibility Standards2

LAND USE ELEMENT

ELEMENT DESCRIPTION FOR HOMEPAGE

The Land Use Element regulates the growth of the community in order to achieve a balanced and orderly pattern of development. It promotes a stable and livable environment by preserving existing residential neighborhoods, while ensuring compatibility in the development of new residential and non-residential land-uses for citizens to live and work locally and access commercial and recreational opportunities. Through a mix of well-designed and complementary land uses centered around public transit, the land use element promotes the viability of modes of travel other than the car, which is necessary for Upland to meet specific greenhouse gas emissions targets, and for ensuring a high quality of life for our existing and future citizens.

Land Use Designations

This section describes the General Plan land use designations for the City of Upland, as shown in Figure LU-1. The boundaries of the land use designations are delineated as specifically as possible, in most cases following parcel lines. The land use designations are intended to help implement the future vision of Upland, as reflected in the goals and policies of this General Plan, while also providing flexibility for landowners.

The land use designations establish the types and intensity or density of uses allowed on each parcel; these densities and intensities are summarized in Table LU-1. The land use designations establish minimum and maximum allowable gross densities. New development must fall within the density range established by the land use designation for a given area or parcel. However, the land use designations contained in the General Plan are more general in nature than the Zoning Code. The Zoning Code may contain several zones that are consistent with one land use designation. For example, the SFR-L (0-4 du/ac) designation will encompass the more specific residential zones that permit 0-2 and 2-4 du/ac.

Figure LU-1 Land Use Plan

Table LU-1 General Plan Land Use Designations

Land Use Designation	Density (du/ac)	Floor Area Ratio (FAR)
Residential		
Single-Family Low	0-4	--
Single-Family Medium	4-10	--
Mobile Home	8-14	--
Multi-Family Low	10-20	--
Multi-Family Medium	20-30	--
Commercial		

Neighborhood Commercial	--	0.5
Highway Commercial	--	0.5
Regional Commercial	--	0.5
Office/Professional	--	0.5
Industrial		
Light Industrial/Business Park	--	0.5
Industrial	--	0.5
Gravel Mine	--	--
Mixed-Use		
Business/Residential Mixed-Use	20	0.5
Commercial/Residential Mixed-Use	20	1.0
Commercial/Industrial Mixed-Use	--	1.0
Commercial/Office Mixed-Use		1.5
Special/Institutional		
Institutional	--	0.5
Civic/Schools	--	0.5
Park/Open Space	--	--
Public Utilities	--	0.5
Cable Airport	--	--
Specific Plan		
Specific Plan	--	--

Residential Land Use Designations

The residential designations include six distinct designations of varying density. They permit certain non-residential uses including places of worship, day care centers, schools, libraries, and recreational facilities.

Single-Family Low (SFR-L)

Intensity: 0-4 dwelling units per acre

The Single Family Low designation provides for the development of detached single-family units and contributes to the preservation of existing single-family suburban residential neighborhoods. The permitted density range is from zero up to 4 dwelling units per acre.

Single-Family Medium (SFR-M)

Intensity: 4-10 dwelling units per acre

The Single-Family Medium designation is intended for new and existing single-family neighborhoods with slightly higher densities than areas designated as Single-Family Low. This designation is implemented primarily in older existing neighborhoods and in transition zones between lower-density residential uses and higher-density commercial, industrial, and multi-family residential land uses. The permitted density range is from 4 to 10 dwelling units per acre.

Mobile Home (MH)

Intensity: 8-14 dwelling units per acre

The Mobile Home land use designation provides for the development of mobile home parks. The permitted density range is from 8 to 14 dwelling units per acre.

Multi-Family Low (MFR-L)

Intensity: 10-20 dwelling units per acre

The Multi-Family Low designation supports vertical attached multi-family development (i.e., townhomes.) The purpose of this land use designation is to support slightly more dense multi-family development. The permitted density range is from 10 to 20 dwelling units per acre.

Multi-Family Medium (MFR-M)

Intensity: 20-30 dwelling units per acre

The Multi-Family Medium designation supports a variety of residential development types including vertical and horizontal attached units (i.e., stacked flats, etc.) as well as detached products. This designation is typically located on major corridors, near major commercial areas, and near transit stations and opportunities (i.e., bus lines). The purpose of this land use designation is to provide for a relatively high density residential environment. The permitted density range is from 20 to 30 dwelling units per acre.

Commercial Land Use Designations

There are four solely commercial land use designations in the Land Use Plan. The commercial designations provide locations for a diverse array of local- and regional-serving commercial establishments in Upland.

Neighborhood Commercial (NC)

Intensity: 0.5 FAR

The Neighborhood Commercial designation is intended to provide appropriately located shopping centers for daily shopping needs with a service radius of approximately 1 mile. These centers should be provided throughout the City, generally on lots no greater than 5 acres. Typical uses within the Neighborhood Commercial designation include supermarkets, drug stores and a variety of smaller shops.

Highway Commercial (H-C)

Intensity: 0.5 FAR

The Highway Commercial designation is intended to provide commercial uses for Upland residents' daily and occasional needs. It is applied only in existing major commercial areas. General commercial areas include a wide variety of commercial, office, and restaurant uses oriented to retail trade and services.

Regional Commercial (RC)

Intensity: 0.5 FAR

The Regional Commercial designation is intended for the development of regional shopping centers and accompanying uses that are visible from a regional standpoint, such as near freeways and major arterials. Typical uses include department stores, home furnishings and appliance stores, apparel stores, specialty retail stores, and restaurants.

Office/Professional (OP)

Intensity: 0.5 FAR

While office uses are supported in all commercial designations, the Office/Professional designation provides areas to be used predominantly for professional and administrative offices, supporting retail, and related uses. Mixed office and commercial uses are supported as well.

Industrial Land Use Designations

Upland has three categories of industrial land uses to plan for the industrial economy in the City.

Light Industrial/Business Park (LI-BP)

Intensity: 0.5 FAR

The Light Industrial/Business Park designation is intended to accommodate office and industrial uses that produce minimal traffic, noise, odors, or pollutants and generate employment opportunities in the City. Supported land uses include light manufacturing, assembly, processing and office. The implementation of design guidelines provided in this General Plan will ensure high-quality industrial and business park developments.

Industrial (IN)

Intensity: 0.5 FAR

Areas designated as Industrial are designed for industrial or manufacturing uses located in College Heights. Typical uses include light manufacturing and assembly, small scale warehousing and distribution, and research and development. In addition, administrative offices supporting the primary industrial use of the property may be permitted.

Gravel Mine (GM)

The Gravel Mine designation is intended for the lands used for gravel mining in the northern part of Upland.

Mixed-Use Designations

There are four mixed-use designations within the Land Use Plan. These designations are intended to foster developments that provide a mix of related land uses within close proximity and walking distance in order to encourage more walking and to reduce traffic and greenhouse gas emissions associated with driving. The implementation of mixed-use development standards and design guidelines will ensure quality design and compatibility of adjacent uses.

Commercial/Residential Mixed-Use (C/R-MU)

Intensity: 1.0 FAR/ Maximum 20 dwelling units per acre

The Commercial/Residential land use designation supports a combination of retail, service commercial and medium-density multi-family residential. The preference for land uses within this designation is to provide integrated (i.e., horizontal) mixed-uses. The Commercial/Residential Mixed-Use designation is intended to support the development of compact, walkable and pedestrian-oriented districts.

Business/Residential Mixed-Use (B/R-MU)

Intensity: 0.5 FAR/ Maximum 20 dwelling units per acre

The Business/Residential designation is intended for areas in which business and/or light industrial uses are compatible with multi-family or single-family residential. Supported uses include light manufacturing, assembly, processing, office, and multi-family and single-family residential.

Commercial/Office Mixed-Use (C/O-MU)

Intensity: FAR 1.5

The Commercial/Office Mixed-Use designation is intended to accommodate multi-story office buildings along Foothill Boulevard near San Antonio Hospital, and along Mountain Avenue near the I-10 Freeway, to support regional employment opportunities. Commercial uses are also supported within this designation, and are expected to be integrated into the office complex.

Commercial/Industrial Mixed-Use (C/I-MU)

Intensity: 1.0 FAR

The Commercial/Industrial Mixed-Use designation is designed to accommodate a variety of industrial and regional retail uses and to support commercial activities to satisfy a range of shopping needs for residents of the community. It is also intended to encourage development of business in the City and to maximize the potential for job generation. Uses supported under this category include commercial and industrial. Typical industrial uses could include limited general industrial, manufacturing, assembly, warehousing, multi-tenant industrial, research and development, and airport-related uses. Typical commercial uses include retail commercial and durable sales goods, tourist-related commercial, entertainment, recreational uses, administrative and professional offices, commercial activities, business support services, food and institutional uses, as well as residential, subject to a reasonable minimum increment of land area as well as a special use permit process.

Special/Institutional Designations

Institutional (I)

Intensity: 0.5 FAR

The Institutional designation is for large private institutions, including the hospital and churches.

Civic/Schools (C-S)

Intensity: 0.5 FAR

The Civic/Schools designation is for major public uses or institutions, including the Civic Center, schools, and fire stations.

Park/Open Space (P-OS)

Areas designated as Parks/Open Space are designed for green space. This designation encompasses active and passive public parks of all sizes and other forms of open space, such as natural hillside areas and retention basins. Residential, commercial, and industrial activities are not supported within the Park/Open Space designation.

Public Utilities (PU)

Intensity: 0.5 FAR

The Public Utilities designation provides areas for landfills, flood control/recharge facilities and public utilities including gas, electricity, and water.

Cable Airport (CA)

The Cable Airport designation is for the Cable Airport land.

Specific Plan (SP)

The Specific Plan designation is for the multiple special plan areas of the City, which have specific land use designations and development standards. These specific plans include Historic Downtown Upland, the Colonies, College Park, Foothill Walk, Foothill Benson Terrace, Wyeth Cove, Upland Crossing, College Commerce Center, and Park View.

OVERARCHING GOAL

Upland aspires to protect our residential neighborhoods and existing business community and encourage new, balanced growth with a range of housing choices, diversified industry with high-quality employment opportunities, a variety of retail and commercial businesses, and access to recreational and cultural opportunities.

GOALS, POLICIES AND ACTIONS SECTIONS

- A Viable Community
- Stable and Livable Neighborhoods
- High-Quality Non-Residential Uses
- Sustainable Land Use Patterns
- Multi-Modal Mobility
- Complementary Development

GENERAL PLAN FIGURES

- Land Use Plan (Figure LU-1)

BACKGROUND DOCUMENTS:

- Upland General Plan Existing Conditions Report: Land Use White Paper

Goal LU-1	A viable community with a mix of land uses and building types that offer a wide range of choices to live, work, shop and participate in civic, cultural, open space, and recreational opportunities.
------------------	---

Policies

Policy LU-1.1	Land Use Plan. Utilize and maintain the Land Use Plan (see Figure LU-1) to designate the location and extent of each land use designation within the Planning Area.
Policy LU-1.2	Permitted Densities and Intensities. Ensure existing and future zoning designations correspond to the permitted density and intensity ranges as listed in Table LU-1 of the Land Use Element.
Policy LU-1.3	Strategic Growth. Concentrate growth in strategic locations that strengthens the City's economic base, offers new housing opportunities, maximizes available and planned infrastructure, and fosters the development and use of transit and multi-modal transportation. These areas include Historic Downtown Upland, Foothill Boulevard, the Southeast Quadrant, College Heights, Mountain Avenue, along the Interstate 10 corridor, and in the 9 th Street Industrial area.
Policy LU-1.4	Complete and Balanced Community. Foster new land uses and building types that contribute to City revenues and increase employment while also ensuring the provision of sufficient housing, shopping, civic, cultural, open space, and recreational opportunities.
Policy LU-1.5	Range of Housing Types and Densities. Provide high-quality housing in a range of types, densities, and unit sizes that meets the housing needs of residents of all income levels.
Policy LU-1.6	Jobs-Housing Match. Encourage new employment opportunities that match the range of housing types to make it possible for people to live and work in Upland.

Goal LU-2	A community with stable and livable residential neighborhoods.
------------------	---

Policies

Policy LU-2.1	Low-Density Residential. Maintain low-density residential designations in existing low-density residential areas, unless conversion to another use is provided for by the land use plan and policies of this General Plan.
Policy LU-2.2	Historic Residential Districts. Ensure the protection of Upland's nine designated historic residential districts through active maintenance and upkeep of historic homes, as well as adequate buffers and transitions to adjacent neighborhoods.

Policy LU-2.3 **Living Environment.** Provide healthy, affordable and desirable living environments consistent with adopted code requirements that set forth the acceptable health and safety standards for the occupancy of housing.

Goal LU-3	A community with high-quality non-residential uses sufficient to serve the shopping, employment, and cultural needs of Upland residents and the region.
------------------	--

Policies

Policy LU-3.1 **Economic Development.** Retain and attract land uses that generate revenue to the City, provide employment for residents while balancing other community needs such as housing, parks and open space, and public facilities.

Policy LU-3.2 **Economic Revitalization.** Promote the development of vacant and underutilized parcels with higher intensity commercial and industrial land uses.

Policy LU-3.3 **Commercial Attractions.** Support the redevelopment and revitalization of certain commercial uses along Interstate 10 to create an attractive freeway frontage that draws people into Upland.

Policy LU-3.4 **Design of Commercial Centers.** Discourage new “strip” commercial development and encourage site design for new commercial projects that enhances the pedestrian environment through proper building design, orientation and scale.

Policy LU-3.5 **Commercial Revitalization.** Encourage the revitalization of aging commercial centers to improve the tax base and provide improved commercial services for the community.

Policy LU-3.6 **Adaptive Reuse.** Encourage the adaptive reuse of historic buildings in non-residential land use designations and zones.

Policy LU-3.7 **Industrial Uses.** Maintain sufficient amounts of industrial land and uses in appropriate parts of the City to encourage the retention and expansion of the City’s employment base.

Policy LU-3.8 **9th Street Industrial.** Support the continuation of mixed residential and industrial uses located along 9th Street between Central and San Antonio Avenues.

Policy LU-3.9 **Cable Airport.** Ensure land uses surrounding Cable Airport comply with the policies and restrictions of the Cable Airport Land Use Compatibility Plan.

Policy LU-3.10 **Ontario International Airport.** Ensure land uses in Upland affected by Ontario International Airport comply with the policies and restrictions of the Ontario International Airport Land Use Compatibility Plan.

Policy LU-3.11 **Gravel Mining.** Ensure that gravel mining operations do not impact new development by ensuring their compliance with regulatory documents and adequate buffering between dissimilar uses.

Policy LU-3.12 **Inter-Jurisdictional Coordination.** Maintain an ongoing liaison with Caltrans, Public Utilities Commission, the railroads and other agencies to help minimize impacts and improve the operations and aesthetics of their facilities.

Goal LU-4	A community whose land use patterns focus growth in ways that are sustainable and environmentally responsible, including the implementation of smart growth practices and the reduction of greenhouse gas emissions consistent with Assembly Bill (AB) 32, Senate Bill (SB) 375, the Regional Transportation Plan and Sustainable Community Strategy.
------------------	--

Policies

Policy LU-4.1	Infill Development. Encourage mixed-use, infill development on brownfields or underutilized parcels, particularly near public transit and within the historic downtown.
Policy LU-4.2	Balance Commercial and Residential Development. Strive to balance commercial and residential development within the City to reduce the number of residents commuting long distances for their shopping needs.
Policy LU-4.3	Jobs Housing Balance. Encourage a balance between jobs, workforce skills, and housing supply, which will reduce the negative impacts of long commutes.
Policy LU-4.4	Incentives. Work to identify and support financial and administrative incentives (i.e., fee reductions) to encourage desired land uses, development patterns, and alternative modes of transportation that reduce greenhouse gas emissions.
Policy LU-4.5	Infrastructure Improvements. Preserve and maintain the City's infrastructure and give preference to infrastructure improvements that support or enhance desired land uses and projects.

Goal LU-5	A community that facilitates walking, biking, and the use of public transportation in lieu of car travel.
------------------	--

Policies

Policy LU-5.1	Complementary Uses. Encourage the development of complementary land uses that reduce the need for car travel, such as grocery stores, basic commercial services, parks and recreational fields, and schools in close proximity to residential uses.
Policy LU-5.2	Mixed-Use Development. Along major arterials such as Foothill Boulevard, provide opportunities for residential, commercial and employment uses to occupy the same site in mixed-use configurations, and regulate mixed-use development to ensure high-quality development and protection of the occupants.
Policy LU-5.3	Transit Zones. Support transit zones around existing and planned transit stations where transit-oriented development should be facilitated.
Policy LU-5.4	Transit-Oriented Development. Support the development of high-density multi-family residential and mixed-use projects around transit stations by allowing a reduction in the parking requirements or other development standards.
Policy LU-5.5	Pedestrian Safety. Encourage the creation of safe, walkable environments that include elements such as wide, smooth sidewalks, good lighting, safe crosswalks, clear signage, curb bulb-outs, curb cuts, street furniture, trees and traffic-calming measures which

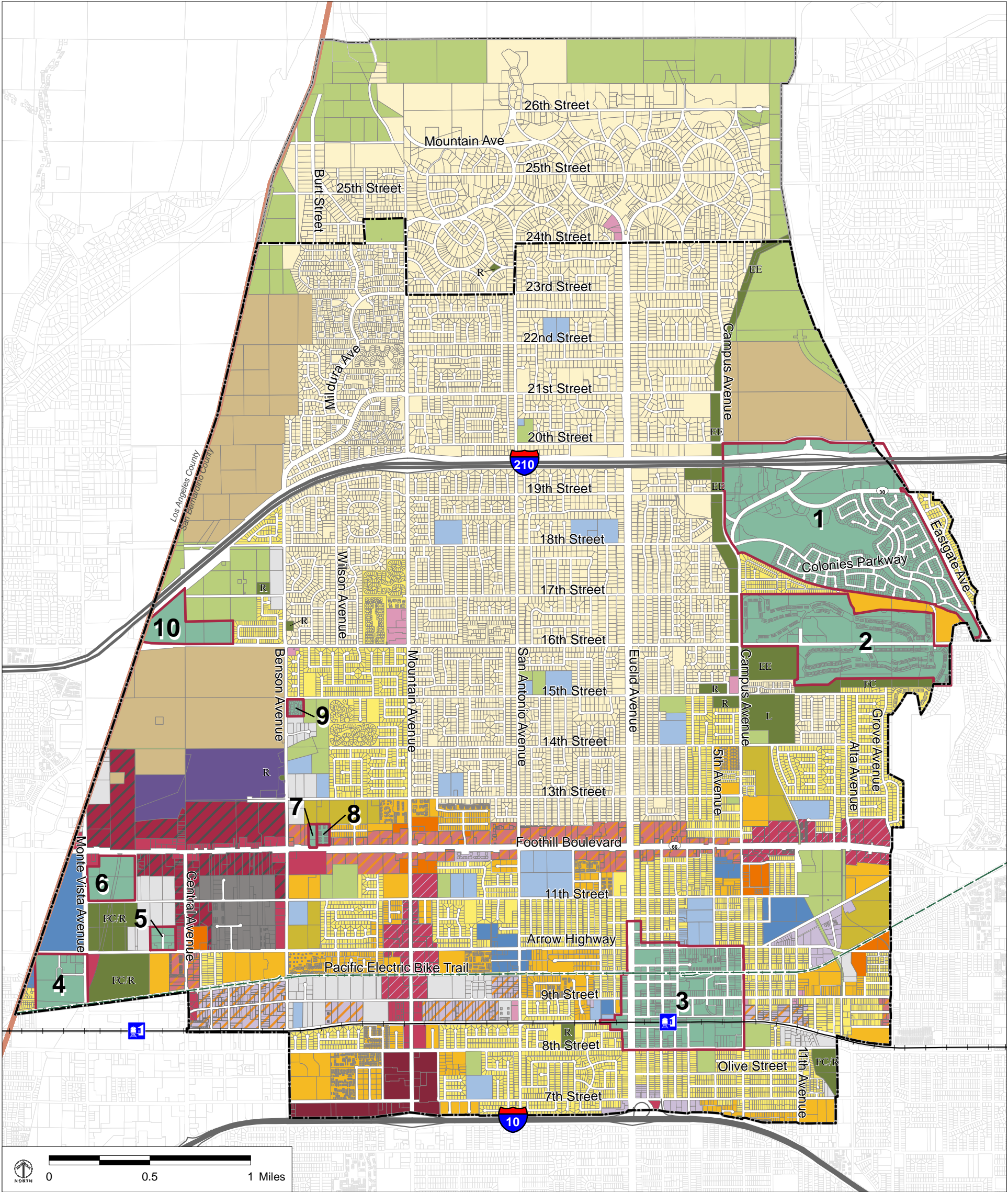
allow people of all ages and abilities to exercise and safely access public transportation, community centers, schools and goods and services.

Goal LU-6	A community that encourages complementary development and maintenance of existing development.
------------------	---

Policies

- Policy LU-6.1 **Quality Development.** Ensure that development is attractive and promotes harmony in the visual relationships and transitions between newer and older buildings.
- Policy LU-6.2 **Compatibility of Uses.** Control the location, concentration and operations of land uses that have potential impacts on surrounding development through effective design principles, adequate buffering, and enforcement of regulatory documents.
- Policy LU-6.3 **Regulation of Nuisances and Code Violations.** Prevent and address nuisances and code violations through educational efforts and enforcement of regulatory documents.
- Policy LU-6.4 **Hazardous Uses.** Carefully review the development of industrial and similar uses that use, store, produce or transport toxic substances, air emissions, other pollutants or hazardous materials to ensure they are appropriately located and operated to minimize impacts to adjacent development.

Map Date:9/11/14



Source: City of Upland

SINGLE-FAMILY RESIDENTIAL

- LOW (0-4 du/ac; SFR-L)
- MEDIUM (4-10 du/ac; SFR-M)
- Mobile Home (8-14 du/ac; MH)

MULTI-FAMILY RESIDENTIAL

- LOW (10-20 du/ac; MFR-L)
- MEDIUM (20-30 du/ac; MFR-M)
- HIGH (30-40 du/ac; MFR-H)

COMMERCIAL

- Neighborhood Commercial (NC)
- Highway Commercial (HC)
- Regional Commercial (RC)
- Office/Professional (OP)

MIXED-USE

- Commercial/Residential Mixed-Use (C/R-MU)
- Commercial/Office
- Business/Residential Mixed-Use (B/R-MU)
- Commercial/Industrial Mixed-Use (C/IN-MU)

INDUSTRIAL

- Light Industrial/Business Park (LI-BP)
- Industrial (IN)
- Gravel Mine (GM)

SPECIAL/INSTITUTIONAL

- Cable Airport (CA)
- Institutional (I)
- Civic/School (C-P)
- Park/Open Space (P-OS)
- Public Utilities (PU)
- R- Reservoir
- L- Landfill
- EE- Edison Easement
- FC/R- Flood Control/Recharge

SPECIFIC PLAN

- Specific Plan (SP)
- 1. The Colonies
- 2. Upland Hills Country Club
- 3. Historic Downtown Upland
- 4. College Park
- 5. College Commerce Center
- 6. Upland Crossing
- 7. Foothill Benson Terrace
- 8. Foothill Walk
- 9. Wyeth Cove
- 10. Park View

- Metrolink
- City Limits
- Rail Line
- Pacific Electric Trail
- Sphere of Influence
- County Boundary



**FIGURE LU-1
GENERAL PLAN LAND USE**

FOCUS AREAS

ELEMENT DESCRIPTION FOR HOMEPAGE

The City of Upland has defined several areas for special focus in the City. These areas include Foothill Boulevard, the Southeast Quadrant, College Heights, Euclid Avenue and Historic Downtown Upland; their boundaries are shown in Figure FA-1. Focus Areas are locations in the City that are given more focused policy direction to guide future growth and/or preservation in a manner consistent with the community's vision for each area. The policy direction below is based on conditions or issues unique to each Focus Area, and supplements the citywide goals and policies contained in the other elements. The policies work to enhance the functionality and visual quality of land uses, circulation, streetscape and character, and strengthen the commercial economy and sustainability of each Focus Area.

OVERARCHING GOAL

Upland aspires to encourage vibrant and attractive concentrations of residential, non-residential or mixed uses in College Heights, the Southeast Quadrant, along Foothill Boulevard, in Downtown and along Euclid Avenue that support the broad General Plan goal of strengthening the economic and environmental sustainability of the City.

GOALS, POLICIES AND ACTIONS SECTIONS

- Foothill Boulevard
- Southeast Quadrant
- College Heights
- Euclid Avenue
- Historic Downtown Upland

GENERAL PLAN FIGURES

- Figure FA-1 (Focus Areas)

BACKGROUND DOCUMENTS

- Upland General Plan Special Study Areas Baseline Analysis

FOOTHILL BOULEVARD

Foothill Boulevard, part of Historic Route 66, has always been the most important east-west corridor in Upland. It plays a key role in establishing the identity and the economic vitality of Upland. It features a vibrant mix of uses, providing amenities for the citizens of Upland, as well as being a location for an increase of multi-family residential uses. As such, it should provide the best example of the pedestrian and bicycle-friendly environment that Upland is fostering through the General Plan, as well as maintaining and encouraging new

PART 3: FOCUS AREAS

housing, retail and commercial development. The design of the streetscape will foster a cohesive and unified visual character along the length of Foothill Boulevard, providing visual interest and contributing to defining the character and identity of Foothill Boulevard.

GOAL FA-1: Foothill Boulevard's long term economic vitality is ensured through a mix of high-quality land uses that serve the commercial needs of the community.

Policies

- Policy FA-1.1 **Economic Development.** Focus economic development efforts on attracting and retaining desirable commercial uses along Foothill Boulevard.
- Policy FA-1.2 **Transit-Oriented Development.** Encourage the intensification of development in areas that are served by transit and multi-modal opportunities.
- Policy FA-1.3 **Commercial Uses.** Encourage a combination of daily retail, office, entertainment, and other commercial uses that will strengthen the City's revenues and serve daily and occasional needs of residents of Upland.
- Policy FA-1.4 **Commercial Design.** Require new commercial development to be designed to avoid the appearance of strip development and enhance the pedestrian environment by bringing buildings to the street edge with parking provided behind.
- Policy FA-1.5 **Mixed-Use Centers.** Allow for the intensification of commercial and introduction of residential uses at the intersections of Mountain Avenue, San Antonio Avenue and Euclid Avenue to create vibrant, mixed-use centers. Encourage housing to be set back from the street at the primary intersections of Mountain, San Antonio and Euclid Avenues to allow commercial uses to activate the street front.
- Policy FA-1.6 **Housing.** Allow for and encourage the development of higher density, multi-family residential projects at mid-blocks along Foothill Boulevard.
- Policy FA-1.7 **Residential Design.** Require new residential uses to use state-of-the-art design, technologies and siting techniques to mitigate the effects of living near a high-traffic road on residents of the new housing units.
- Policy FA-1.8 **Historic Character of the Foothill/Euclid Intersection.** Preserve the historic character of Euclid Avenue at Foothill by first encouraging the preservation or adaptive reuse of the historic homes on the northeast corner of the intersection of Euclid Avenue and possible integration into a larger development, or secondly, carefully designing the transition from residential to non-residential uses in a manner that fits with the character of Euclid Avenue.

GOAL FA-2: Vehicular, bicycle and pedestrian traffic on Foothill Boulevard is accommodated in a safe and efficient manner.

Policies

- Policy FA-2.1 **Service Roads.** Coordinate the removal of service roads over time to allow for a wider, more pedestrian-oriented public realm consisting of landscaped parkways and a multi-use path.

- Policy FA-2.2 **Continuous Multi-Use Path.** Provide for a continuous multi-use path along Foothill that is separated from the vehicular travel way by a landscaped parkway.
- Policy FA-2.3 **Pedestrian Connections.** Ensure that pedestrian connections to open space, parks and commercial uses are developed as part of new developments throughout this area.
- Policy FA-2.4 **Public Plazas.** Work with developers to create special pedestrian gathering places along the corridor and at key intersections as part of developments or within the public realm.

GOAL FA-3: Foothill Boulevard has a visually unified, landscaped streetscape that makes the most of its identity as historic Route 66.

Policies

- Policy FA-3.1 **Unified Design Theme.** Coordinate the design of street furnishings, lighting, trees, and paving materials to be consistent and continuous along the length of Foothill.
- Policy FA-3.2 **Consistent Streetscape.** Adopt consistent streetscape standards for the entire length of Foothill Boulevard to ensure continuity along the corridor.
- Policy FA-3.3 **Landscaped Center Parkways and Median.** Maintain and expand landscaped parkways and center median wherever practical to create visual interest along the length of the corridor, being sensitive to the needs of businesses for access.
- Policy FA-3.4 **Historic Route 66 Character.** Encourage new commercial development along Foothill Boulevard to incorporate historic Route 66 characteristics in the design of buildings and/or signage.

SOUTHEAST QUADRANT

The Southeast Quadrant is the eastern gateway into Upland, and home to the City’s largest nongovernmental employer, San Antonio Community Hospital, and Upland’s largest public park, Memorial Park. Although predominately residential, the hospital, commercial uses and small industrial parks make the Southeast Quadrant a major employment base. The medical industry has great potential to expand and continue to provide high quality jobs and services to Upland’s residents and the region. The policies below focus on expanding the employment base, creating a “front door” for the hospital and Memorial Park, protecting existing residential neighborhoods, creating opportunities for new residential development, and improving connectivity and the public realm to achieve a safe and comfortable walking environment.

GOAL FA-4: The Southeast Quadrant is a stable neighborhood with a balanced mix of jobs and housing.

Policies

- Policy FA-4.1 **Medical Industry.** Accommodate and encourage the growth of the medical industry in the Southeast Quadrant as an important economic provider of jobs and revenue to the City and region.

PART 3: FOCUS AREAS

- Policy FA-4.2 **San Antonio Community Hospital.** Support the retention and expansion of the San Antonio Community Hospital and related medical uses.
- Policy FA-4.3 **Partnership with Hospital.** Foster a public-private partnership with the San Antonio Community Hospital to support expansion efforts, including developing shared parking opportunities with Memorial Park.
- Policy FA-4.4 **Office/Professional Uses.** Accommodate primarily office/professional and supporting uses, including medical offices, on Foothill Boulevard near the San Antonio Community Hospital.
- Policy FA-4.5 **Gateway Development.** Require new development in the gateway area between Grove Avenue and Hospital Parkway to be designed to be welcoming, attractive and contribute to a unique sense of place through the use of landscaping, art and signage.
- Policy FA-4.6 **Building Design.** Ensure that building placement, frontage treatments and landscaping enhance the pedestrian experience and increase accessibility within the Southeast Quadrant.
- Policy FA-4.7 **Housing.** Provide a diverse range of housing types in the Southeast Quadrant that meet the needs of residents at all income levels.
- Policy FA-4.8 **Historic Neighborhoods.** Protect the historic homes and neighborhoods in the Southeast Quadrant through the Historic Preservation Ordinance.
- Policy FA-4.9 **Support Facilities.** Encourage the location of support facilities such as schools, parks and churches within or near to neighborhoods.
- Policy FA-4.10 **Neighborhood Character.** Ensure that new development is sensitive to the character of adjacent structures and the immediate neighborhood.
- Policy FA-4.11 **Land Use Compatibility.** Require appropriate transitions and buffers between multi-family, office and mixed-use projects and adjacent single-family homes.
- Policy FA-4.12 **Transformation of Industrial Sites.** Encourage the transition of industrial sites to residential uses, as appropriate, on sites that are underutilized or incompatible with neighboring uses.
- Policy FA-4.13 **Multi-modal Access.** Improve pedestrian, bicycle and automotive access throughout the Southeast Quadrant.
- Policy FA-4.14 **Pedestrian and Street Connections.** Require new development to incorporate pedestrian and street connections to adjacent uses, parks and open space.
- Policy FA-4.15 **Neighborhood Connectivity.** Facilitate the development of safe and convenient bicycle and pedestrian routes throughout the Southeast Quadrant that connect the various neighborhoods, employers and recreation facilities.

COLLEGE HEIGHTS

As a location of Upland's major industrial employers and its proximity to the Montclair Transportation Center and the Claremont Colleges, College Heights is an important employment center in the City and a prime

location for new transit-oriented development. Because of the already broad range of uses in College Heights, an important focus of the General Plan is to enhance compatibility and multi-modal accessibility throughout the area. New multi-family residential developments will join the existing developments of College Park and Broadstone, creating a solid base of housing, and the potential for a cohesive residential community. New development in College Heights will focus on the pedestrian realm, improve connectivity and create inviting frontages along major streets. College Heights will continue to evolve as an economically and environmentally sustainable community of Upland.

GOAL FA-5:	College Heights is an employment center offering a range of sustainable business and employment opportunities.
-------------------	---

Policies

- Policy FA-5.1 **Business and Employment Expansion.** Focus economic development efforts on the retention, attraction and expansion of firms that provide an array of high quality businesses and job opportunities in College Heights, including high-skilled manufacturing jobs and high technology jobs, through the application of the goals and policies of the Economic Sustainability Element and the Comprehensive Economic Development Strategy.
- Policy FA-5.2 **Outreach.** Encourage academic sector participation in an advisory capacity to facilitate workforce development and emerging technologies to locate in the City.
- Policy FA-5.3 **Industrial Preservation.** Preserve industrial uses in the central and eastern portion of College Heights and along the 9th street industrial corridor, and maintain commercial-industrial mixed use along the portions of Central and Benson Avenues.
- Policy FA-5.4 **Training and Advancement Opportunities.** Pursue employment uses that offer opportunity for training and advancement of Upland residents and workers in industries with growth potential.
- Policy FA-5.5 **Commercial-Industrial Mixed-Use.** Allow commercial-industrial mixed use along Central and Benson Avenues to maintain flexibility in the types of uses that can locate in these areas.
- Policy FA-5.6 **Commercial Nodes.** Encourage new, local-serving commercial development in College Heights that focuses on providing everyday services to local businesses and residents at key commercial nodes.
- Policy FA-5.7 **Residential as a Limited Use.** With the exception of high-density residential uses near the Montclair Transit Station and other major transit corridors, allow residential uses only as supportive uses and where there is limited potential for incompatibility with commercial uses.
- Policy FA-5.8 **Compatibility between Dissimilar Uses.** Provide transitional uses and landscape buffers between dissimilar uses, such as between industrial and residential properties, to minimize impacts and compatibility conflicts.
- Policy FA-5.9 **Gateways and Streetscapes.** Ensure major intersections and streets are designed to be welcoming, attractive and contribute to a unique sense of place through the use of landscaping, art and signage.

GOAL FA-6:	College Heights is transit-oriented and environmentally and economically sustainable.
-------------------	--

Policies

- Policy FA-6.1 **Reduce Commute Times.** Reduce commute times for Upland residents and employees by providing more local employment near transit.
- Policy FA-6.2 **Transit-Oriented Employment Development.** Retain and attract land uses with higher employment intensities that support transit and strengthen linkages between land uses and transit.
- Policy FA-6.3 **Residential Development.** Focus residential development in College Heights in the southwestern corner of the area near Claremont Colleges and the Metrolink and future Gold Line stations.
- Policy FA-6.4 **Access Improvements to Montclair Station.** Coordinate with the City of Montclair to implement streetscape and connectivity improvements to support access to the station.
- Policy FA-6.5 **High-Density Housing.** Encourage higher-density multi-family housing and mixed-use developments near the Montclair Transportation Center as designated on the Land Use Plan in the southwestern portion of College Heights.
- Policy FA-6.6 **Multi-Modal Transportation Connectivity.** Create new roadways and improve pedestrian and bicycle facilities and linkages to regional facilities, such as the Pacific Electric Trail, throughout College Heights.
- Policy FA-6.7 **Montclair Transportation Center.** Strengthen multi-modal transportation linkages to the Montclair Transportation Center from the College Heights area.
- Policy FA-6.8 **Existing Single-Family Housing.** Encourage the preservation and improvement to existing single-family homes along Hervey and Drake Avenues.
- Policy FA-6.9 **Business/Residential Mixed-Use.** Allow parcels south of the Pacific Electric Trail in College Heights to contain both light industrial and residential uses to support opportunities for live/work arrangements in the City.
- Policy FA-6.10 **Connectivity.** Incorporate pedestrian design elements including pedestrian-oriented street and sidewalk improvements to improve connectivity throughout College Heights.
- Policy FA-6.11 **Design and Compatibility.** Utilize the College Heights Design Standards and Guidelines to achieve high quality design and compatibility between disparate land uses.

EUCLID AVENUE

Euclid Avenue is a 200 foot-wide corridor that is listed on both the National Register of Historic Properties and the State List of Historic Sites. The corridor is significant as an early example of a planned center parkway and is part of an innovative planned community designed by George Chaffey as a model colony in a rural community. The large stately buildings, beautiful trees, landscaped median and bridle path each contribute to making this corridor one of the most scenic in Southern California. Euclid Avenue serves as a primary gateway into Upland and Downtown and serves as the entrance to Mount Baldy. An important focus of the Gen-

eral Plan is to ensure Euclid Avenue remains as a beautiful and historic highway through the preservation of existing historic resources and the thoughtful design of new development.

GOAL FA-7:	The historic and scenic character of Euclid Avenue is protected, preserved and enhanced as a valuable resource of the community.
-------------------	---

Policies

- Policy FA-7.1 **Scenic Corridor.** Continue to provide for and promote the orderly growth of Euclid Avenue through implementation of the Scenic Corridor Overlay Zone and Historic Downtown Upland Specific Plan.
- Policy FA-7.2 **Deep Landscaped Setback.** Require new developments to maintain the deep landscaped front yard setback that is prominent along Euclid Avenue.
- Policy FA-7.3 **New Development.** Require new development along Euclid Avenue to be compatible in scale, site design and architectural character with other developments along the corridor within its vicinity.
- Policy FA-7.4 **Adaptive Reuse.** Prevent the adaptive reuse of historic residential homes on Euclid Avenue north of the commercial properties at its intersection with Foothill Boulevard.
- Policy FA-7.5 **Historic Properties.** Prioritize the relocation of historic resources on Euclid Avenue prior to demolition.

HISTORIC DOWNTOWN UPLAND

Downtown Upland is recognized as the historic heart of the community. With the arrival of the railroad and regional growth in the citrus industry in the late 1800s, Downtown is where growth began in Upland. Remnants of early community life still remain in Downtown, which encompasses many of the City's historic districts and structures. Upland residents cherish their agricultural small town roots and recognize the value of having a unique, historic downtown. A Specific Plan was recently completed in 2011 to build upon Downtown's rich history and establish a vision, goals and policies, standards and guidelines, infrastructure improvements, and implementation strategies to facilitate the rejuvenation of existing businesses, the attraction of new uses, streetscape enhancements, and the preservation of Downtown's historic and cultural character. This General Plan reinforces the policies of the Specific Plan to prioritize the attraction of new multi-family housing and desirable commercial uses in order to spur economic revitalization and ensure the continual improvement to Upland's hometown downtown.

GOAL FA-8:	GOAL FA-8: The historic character and economic vitality of Historic Downtown Upland is protected, preserved and enhanced as a valuable resource of the community.
-------------------	--

Policies

- Policy FA-8.1 **Historic Downtown Upland Specific Plan.** Implement the Historic Downtown Upland Specific Plan to revitalize and retain the downtown area as the "heart of the City."

PART 3: FOCUS AREAS

- Policy FA-8.2 **Economic Development.** Focus economic development efforts on the retention and attraction of viable and desirable commercial uses in Downtown.
- Policy FA-8.3 **Housing Expansion.** Encourage and help facilitate the development of new high-density multi-family housing developments in downtown, particularly near the Metrolink station, to support downtown commercial uses and provide pedestrian access to public transit and nearby services.

Map Date: 02/20/14

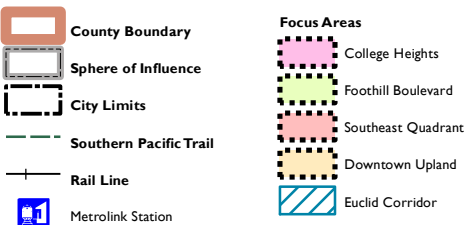
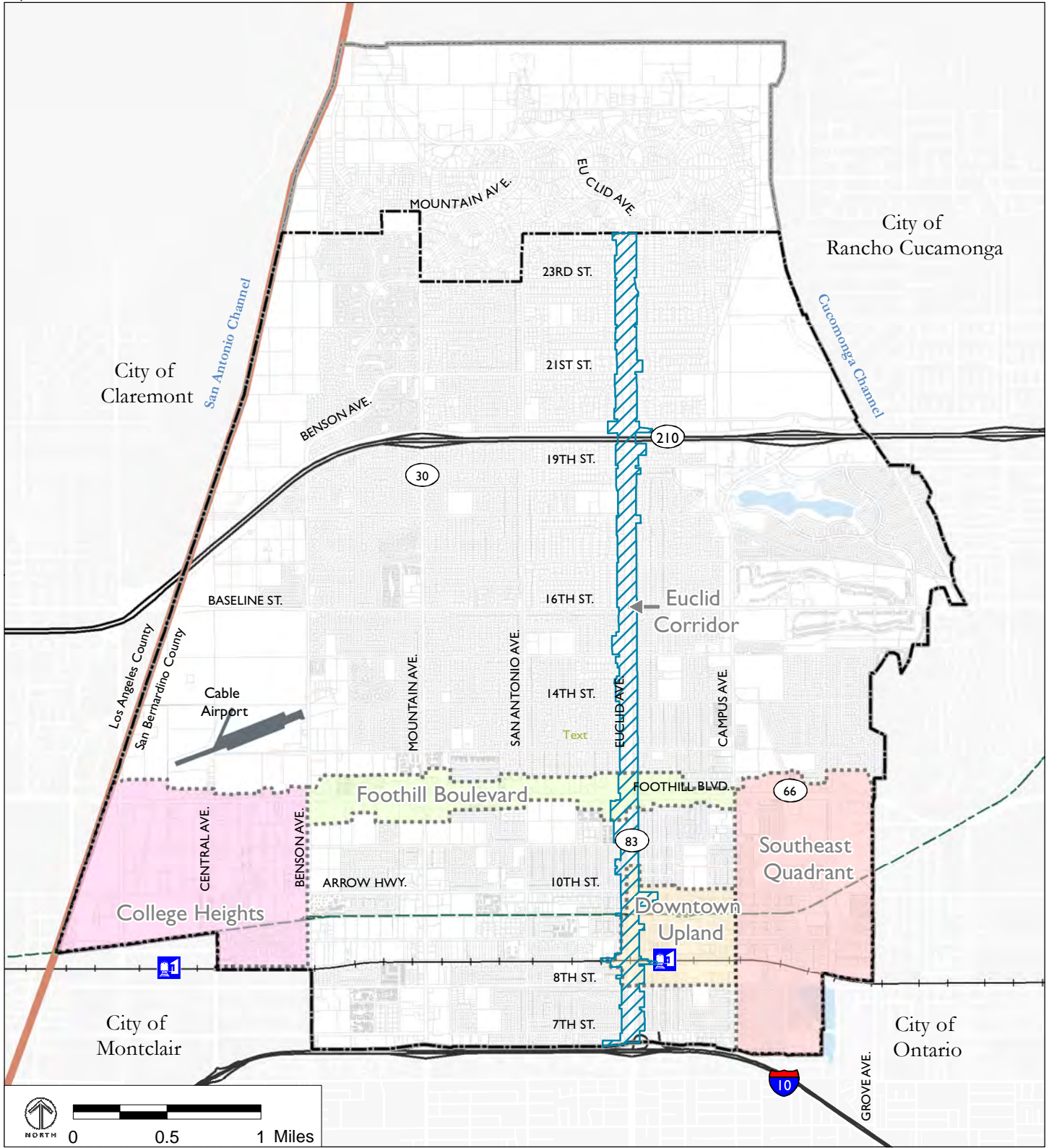


FIGURE FA-1
FOCUS AREAS

COMMUNITY CHARACTER AND URBAN DESIGN ELEMENT

ELEMENT DESCRIPTION FOR HOMEPAGE

The Community Character and Urban Design Element of the General Plan is best defined as the element that preserves and builds upon Upland’s “sense of place” and unique identity. This element will influence the future physical form of the community by guiding the desired quality and character of future development, and by protecting important aspects of the natural and built environment that define the image and spirit of Upland. This element gets to the heart of Upland’s vision statement, which is to preserve and enhance Upland’s small town community character and the attributes that evoke a unique sense of place--beautiful and safe neighborhoods, vibrant centers and districts, thriving and diverse corridors, quality parks and open spaces, a scenic and natural environment, and rich historic and cultural resources. While many of these topics are also addressed elsewhere in the General Plan, the Community Character and Urban Design Element takes a somewhat different approach by looking at each topic through a place-based framework that focuses on the building blocks of the community: neighborhoods, districts, corridors and gateways. In this way, this element is able to address a wide range of aspects contributing to community character and urban design in a more broad, unified and coherent manner than would be possible if these topics were scattered throughout the General Plan.

This element addresses four major topics: community character and sense of place, connectivity and walkability, historic and agricultural heritage, and arts and culture.

OVERARCHING GOAL

The preservation and enhancement of Upland's small town character, connectivity and walkability, historic and cultural heritage, and arts and culture in order to provide the highest quality of life and distinct sense of place for its citizens.

GOALS, POLICIES AND ACTIONS SECTIONS

- Community Character and Sense of Place
- Connectivity and Walkability
- Historic Preservation
- Agricultural Heritage
- Arts and Culture

GENERAL PLAN FIGURES

- Figure CC-1 (Historic Districts)

BACKGROUND DOCUMENTS

- Upland General Plan Update Existing Conditions Report: Community Character White Paper

COMMUNITY CHARACTER AND SENSE OF PLACE

Upland’s quality neighborhoods, tree-lined corridors, mountain views, and gracious architectural heritage lend a sense of place and organization to the community. They are the primary contributors to the “small town” character of the community and offer a setting in which to integrate new development. Preserving and enhancing the attributes that define Upland’s unique character and sense of place are key themes of this General Plan.

Goal CC-1	A community with a small town character and distinct sense of place that embraces complementary growth.
------------------	--

Policies

Policy CC-1.1	Small Town Scale. Support the maintenance and expansion of Upland’s existing character by requiring preservation of historic features, buildings, and landscaping while encouraging new development to complement the character, scale, and heritage of development in the community.
Policy CC-1.2	Community Identity. Cultivate a greater sense of community identity and recognizable community focal points, centers, districts, and gateways.
Policy CC-1.3	Place Making. Ensure that existing and proposed buildings, structures, infrastructure, landscaping, lighting, and signage contribute to the image of the City as a place of high quality and positive value.
Policy CC-1.4	Contextual Design Themes. Encourage new development to incorporate similar design themes to those existing within the project area to ensure buildings, when seen together, create recognizable districts and corridors.
Policy CC-1.5	Human Scale Roadways. Maintain narrow streets that provide multi-modal circulation mobility without dominating the streetscape.
Policy CC-1.6	View Protection. Direct private development to enhance public view corridors of the San Gabriel Mountains, where feasible. These views are an integral part of the City’s geographic space and provide a unique sense of place for Upland as a foothill community.

Goal CC-2	Diverse, distinct, and well-structured neighborhoods that meet the community’s needs for complete, sustainable and high-quality living environments.
------------------	---

Policies

Policy CC-2.1	Protect Established Neighborhoods. Preserve, protect and enhance established neighborhoods by providing sensitive transitions between these neighborhoods and adjoining areas, supporting the maintenance and improvement of properties and buildings and infrastructure, and requiring new development, both private and public, to respect and
---------------	---

respond to those existing physical characteristics—buildings, streetscapes, open spaces and urban form—that contribute to the overall character and livability of each neighborhood.

- Policy CC-2.2 **Complete Neighborhoods.** Promote the design and development of neighborhoods whose physical layout and land use mix promote walking, biking and transit use; provide housing and access to nearby employment, retail and service uses; foster community pride; provide access to recreational amenities; enhance neighborhood identity; and are safe, family friendly and address the needs of all ages and abilities.
- Policy CC-2.3 **Mixed-Use Neighborhood Centers.** Promote the design and development of mixed-use developments that accommodate local-serving retail and service uses, employment opportunities, and entertainment; provide diverse housing opportunities; and are efficiently served by transit.
- Policy CC-2.4 **Balanced Neighborhoods.** Encourage new major residential development to provide a balanced housing mix that includes a range of housing types, densities and floor plans.
- Policy CC-2.5 **Neighborhood Amenities.** Encourage appropriately scaled community-supportive facilities and services within all neighborhoods to enhance neighborhood identity and provide convenient access within walking and biking distance of residents.
- Policy CC-2.6 **Neighborhood Enhancement.** Promote infill development, redevelopment, rehabilitation, and reuse efforts that contribute positively (e.g., site layout and architectural design) to existing neighborhoods and surrounding uses.
- Policy CC-2.7 **Neighborhood Branding.** Support the development of neighborhood “branding” or identification so that particular neighborhoods can be recognized through naming, signage, gateways, etc.
- Policy CC-2.8 **Conservation/Maintenance/Improvement Programs.** Encourage the on-going conservation, maintenance, and upgrading of existing neighborhoods through enforcement of property maintenance codes, rapid abatement of graffiti, programs for the rehabilitation of housing, and replacement of deteriorated infrastructure.
- Policy CC-2.9 **Infill Development.** Require infill development to be compatible with surrounding uses and to equal or exceed the quality of adjacent development.

Goal CC-3	Districts that achieve cohesive design to reinforce a unique and vibrant sense of place in the community.
------------------	--

Policies

- Policy CC-3.1 **Diverse Districts.** Encourage development of citywide districts that address different community needs and market sectors, and complement and are well integrated with the surrounding neighborhoods.
- Policy CC-3.2 **Districts as Destinations.** Provide incentives (e.g., density bonuses, reduced parking requirements, etc.) to transform existing auto-dominated districts into destinations by integrating residential, employment, retail, and community supportive facilities and services; and by adding public plazas, pedestrian amenities, and streetscape improvements that will create people-oriented centers for living, working, shopping and gathering.

- Policy CC-3.3 **Districts Served by Transit.** Promote the development of districts that are located on existing or planned transit stops in order to facilitate and take advantage of transit service, reduce vehicle trips, and enhance community access.
- Policy CC-3.4 **Enhanced Design Character.** Encourage renovation, infill, and redevelopment of existing districts that reduces the visual prominence of parking lots, makes districts more pedestrian friendly, reduces visual clutter associated with signage, and enhances the definition and character of the street frontage and associated streetscape.
- Policy CC-3.5 **Cohesive Design.** Encourage individual development projects to be designed as part of a larger district, in which they enhance multi-modal and visual connectivity and compatibility with the surrounding area.

Goal CC-4	Attractive and functional gateways that clearly signal arrival into the City and enhance the identity of distinct neighborhoods.
------------------	---

Policies

- Policy CC-4.1 **Gateway Design Features.** Maintain and enhance major gateways over time using such features as street trees, decorative landscaping, architectural and design features, welcome signs, decorative lighting, archways, and other streetscape design techniques to announce the gateway.

Goal CC-5	Sites and buildings of a high standard of design quality, visual interest, livability and sustainability.
------------------	--

Policies

- Policy CC-5.1 **Site Design Principles.** Require new development projects to adhere to the basic principles of high-quality site design as set forth below, elsewhere in the General Plan, zoning and development standards, and any additional design guidelines adopted by the City. Basic principles include:
- a. *Buffers.* Encourage buffers between uses that are incompatible in design and/or operations, including, but not limited to, areas in the southwest and southeast portions of the City where industrial and residential land uses intermix.
 - b. *Edges.* Ensure that buildings, trees or other architectural features provide edges and definition to the street to enhance the vitality and improve the feeling of safety and security in urbanized areas, especially in areas with high pedestrian traffic.
 - c. *Building Siting.* Encourage new developments to bring buildings closer to the street as appropriate to create a more intimate and comfortable pedestrian environment.
 - d. *Varied Setbacks.* Encourage varying setbacks, according to the existing character or context of the neighborhood, to provide visual interest, opportunities for transitional landscaping, and varying shadow patterns.
 - e. *Green Space.* Provide adequate green space by ensuring new development and redevelopment includes appropriate green spaces, such as parkways, community

squares, parks, rooftop gardens, and plazas that complement the architecture of the development.

- f. *Landscaping.* Promote high-quality landscape design and maintenance to soften buildings, parking lots, and hardscape with specific emphasis on a “California-friendly” plant palette.
- g. *Pedestrian Elements.* Promote the use of elements such as special paving materials, landscaping, pedestrian-scaled lighting and seating along pedestrian paths and walkways to encourage pedestrian use.
- h. *Walls and Fencing.* Walls and fencing should be limited to providing privacy in side and rear yards and providing screening of non-residential utility areas to preserve the sense of a safe and inviting community. Where they are allowed, walls and fencing should be built of high quality materials that match and complement the architectural style of buildings on the property and provide visual relief through the use of a mixture of materials, landscaping, walkways and greenbelts. Additional landscape areas between sound walls, garden walls, and fencing and rights-of-way should be provided to mitigate the height and visual barrier of walls per the Zoning Code.

Policy CC-5.2

Building Design Principles. Require new development projects to adhere to the basic principles of high-quality building design as set forth below, elsewhere in the General Plan, and in any additional design guidelines adopted by the City. Basic principles include:

- a. *High-Quality Development.* Require new buildings to be of high architectural design and construction quality, including a high degree of articulation for visual interest, and attention to detail in both design and construction within the context of a building’s location.
- b. *Sustainable Development.* Require building owners and developers to integrate green initiatives into their buildings, such as recycled materials, California friendly landscaping, energy efficient devices and water conservation technologies.
- c. *Architectural Style for Non-Historic Areas.* Require new developments to adhere to the predominant architectural style of buildings in the vicinity, where one is apparent, while encouraging variation in design elements; where there is not a strong architectural style, new styles may be appropriate.
- d. *New Buildings Adjacent to Historic Buildings.* Require the design of new buildings adjacent to historic buildings to be compatible with the form and massing of the historic structure, including height, setback, massing, roof form, and architectural style.
- e. *Multi-Family and Mixed-Use Residential Compatibility.* Require multi-family housing and mixed-use development to be in scale with or transition in scale from adjoining or adjacent single-family areas through the use of similar setbacks, complementary building arrangements and architecture, gradual changes to building heights, buffer yards and the avoidance of overwhelming building scale and visual obstructions.

- f. *Single-Family Residential Compatibility.* Require that new single-family housing in established neighborhoods be designed to be compatible in scale with other homes in the immediate neighborhood.
- g. *Single-Family Residential Additions.* Require that additions to existing single-family housing be developed in the same style.
- h. *Building Articulation.* Ensure that the exterior on all sides of a building are varied and articulated to provide visual interest to its surroundings.
- i. *Variety of Size and Scale.* Encourage new developments to contain a variety of lot and dwelling sizes and scales. Some lots may be designed to accommodate one-story houses, which generally require greater lot width to avoid front elevations of houses that are dominated by garages.
- j. *Upper Story Setbacks.* Encourage multiple-story buildings to step the building back from the street edge at upper levels to allow sunlight into the street and create visual interest.
- k. *Building Entrances.* Encourage building entrances to be oriented toward a public street, serve as primary pedestrian entrances to a business, and include architectural features that give them prominence.
- l. *Garage Design.* Ensure garages for new single-family houses, duplexes, and townhouses are visually subordinate in importance to the house itself, especially the entry. This can be achieved by locating garages toward the back of properties, limiting the width of the garage to two car spaces, building garages as separate structures from the house, requiring garages to be set back from the front facade of the house, and encouraging the orientation of garage doors at 90 degrees to the street.
- m. *Secondary Units.* Require secondary units to be visually subordinate to the primary residence and located behind single-family homes and above garages pursuant to the standards of the Zoning Code.

Goal CC-6	Public buildings with a high standard of design quality, visual interest, and functionality.
------------------	---

- Policy CC-6.1 **New Public Buildings.** Require new public buildings to be designed to be architecturally distinctive and constructed to high standards of quality and connect visually and in style and character with setting and context. Where the City is not the direct developer of the new building, work with the property owner to set the same high standard of quality.
- Policy CC-6.2 **Public Building Focal Points.** Use new public buildings as additional focal points (i.e., community gathering places) for the neighborhood in which it is located and ensure they are designed to accommodate a variety of community uses, where appropriate.

CONNECTIVITY AND WALKABILITY

The well-being of residents and visitors, and the experience of being in the community, is enhanced by the ability of residents to walk within their community and take other modes of transportation to their destinations. Upland supports resident's ability to walk by promoting pedestrian safety, maintaining the pattern of small block sizes, providing attractive streetscapes and mitigating visual and physical barriers for pedestrians.

Goal CC-7	A City with excellent connectivity and walkability throughout.
------------------	---

Policies

- | | |
|---------------|--|
| Policy CC-7.1 | Safety. Encourage the creation of safe, walkable environments that include elements such as wide, smooth sidewalks, good lighting, safe crosswalks, clear signage, curb bulb-outs, curb cuts, street furniture, trees and traffic-calming measures, which allow people of all ages and abilities to exercise and safely access public transportation, community centers, schools, and services. |
| Policy CC-7.2 | Connectivity. Require new development to incorporate sufficient, attractive and well-marked pedestrian and vehicle connections that link to the adjacent streets and pedestrian network. |
| Policy CC-7.3 | Upland Grid Pattern. Reinforce and extend the traditional grid pattern in new developments that create new roadways. Promote short residential block lengths, typically no more than 400 feet, to create a street pattern that allows for multiple routes through a neighborhood and greater opportunities for pedestrian activity. |
| Policy CC-7.4 | Gated Communities. Discourage the construction of new gated communities or walls surrounding individual projects (i.e. a single developer or builder) for infill development. |
| Policy CC-7.5 | Lack of Barriers. Work to eliminate or soften visual barriers, such as an arterial street, a railroad track or a major drainage way. |
| Policy CC-7.6 | Street Trees. Encourage street trees to be planted in linear planting beds rather than tree wells, in order to support long-living healthy trees, except within Downtown Upland where tree wells are more conducive to urban environments. |
| Policy CC-7.7 | Medians. Facilitate additional landscaping through the construction of medians where feasible. |

Goal CC-8	A City with vibrant, aesthetically pleasing, and functional corridors.
------------------	---

Policies

- | | |
|---------------|---|
| Policy CC-8.1 | Streetscape Features. Enhance the streetscapes along corridors with shade trees, street furniture, pedestrian lighting and other features that improve the pedestrian realm. |
| Policy CC-8.2 | Streetscape Consistency. Ensure consistent streetscapes in specific areas of the City to create a sense of place within neighborhoods and districts. |

- Policy CC-8.3 **Street Tree Canopy.** Maintain street trees in the public right-of-way as an essential aesthetic and functional (i.e., shade) component of the community in accordance with the Conservation and Open Space Element.

HISTORIC PRESERVATION

Upland’s historic districts, buildings, landscape features and physical layout are one of its greatest assets and contribute to the City’s identity. With some of the most authentic historically distinct residential neighborhoods in Southern California, Upland continues to preserve its neighborhoods, buildings, streets and landscapes through its own programs and by leveraging the policies and programs of State and Federal agencies. Figure CC-1 identifies the location and names of the City’s historic districts.

Goal CC-9	A community connected to its past through historically significant sites, structures and districts.
------------------	--

Policies

- Policy CC-9.1 **Identification.** Continue to identify historic and cultural resources including individual properties, districts, and sites to provide adequate protection of these resources.
- Policy CC-9.2 **National, California, and Upland Registers.** Pursue eligibility and listing of qualified resources, including historic districts and individual resources, under the appropriate register(s).
- Policy CC-9.3 **Applicable Laws and Regulations.** Ensure that City, State, and federal historic preservation laws, regulations, and codes related to historical resources are implemented, including the California Historical Building Code and State laws related to archaeological and paleontological resources, to ensure the adequate protection of these resources.
- Policy CC-9.4 **Early Consultation.** Minimize the potential impacts to historic and cultural resources by consulting with property owners and land developers early in the development review process.
- Policy CC-9.5 **Consultation with Individuals and Organizations.** Consult with the appropriate organizations and individuals (e.g. Information Centers of the California Historic Resources Information System (CHRIS), the Native American Heritage Commission (NAHC), and Native American groups and individuals) to minimize potential impacts to historic and cultural resources.
- Policy CC-9.6 **Compatibility with Historic Context.** Review proposed new development, alterations, and rehabilitation/remodels for compatibility with the surrounding context. Pay special attention to the scale, massing, and relationship of proposed new development to surrounding historic resources.
- Policy CC-9.7 **Historic Resource Property Maintenance.** Actively pursue maintenance and upkeep of historic resources to avoid the need for major rehabilitation and to reduce the risks of demolition, loss through fire or neglect, or impacts from natural disasters.

Policy CC-9.8	Contextual Elements. Promote the preservation, rehabilitation, restoration, and/or reconstruction, as appropriate, of contextual elements (e.g., structures, landscapes, street lamps, signs) related to the historic resource.
Policy CC-9.9	City-Owned Resources. Maintain all City-owned historic and cultural resources in a manner that is consistent with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties.
Policy CC-9.10	Rock Curb Retention. Preserve rock curbs in areas that have been identified as historically significant areas (i.e., Euclid Avenue) or historic districts, or immediately adjacent to these districts to create a cohesive streetscape. In addition to City efforts, work with homeowners who wish to repair the rock curbing adjacent to their residences.
Policy CC-9.11	Historic Resources. Ensure that identified cultural and historic landmarks and buildings are preserved, unless the City finds that such preservation is economically infeasible.
Policy CC-9.12	Certified Local Government. Become and remain a Certified Local Government per State Office of Historic Preservation requirements.
Policy CC-9.13	Adaptive Reuse. Encourage continued use and adaptive reuse of designated historic resources through application of the U.S. Secretary of the Interior's Standards and Guidelines for rehabilitation, reconstruction, and restoration.
Policy CC-9.14	Modifications to Historic Resources. Ensure that modifications to identified historic resources are consistent with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties. The City's first preference is the repair of existing materials, second preference is replace with the same materials, and third preference, when there is no other economically feasible solution, is to use simulated materials that offer the same appearance of historically used materials.
Policy CC-9.15	Renovation and Remodels. Require the architectural details and design elements of historic structures be preserved during renovations and remodels pursuant to the Zoning Code.
Policy CC-9.16	Demolition. Consider demolition of historic resources as a last resort, to be permitted only if the rehabilitation of the resource is not feasible, demolition is necessary to protect the health, safety, and welfare of its residents, or the public benefits outweigh the loss of the historic resource.
Policy CC-9.17	Incentives. Use incentives such as City, State, Federal, and private grants, loans, easements, and tax credits to promote the preservation, maintenance, rehabilitation and interpretation of the City's historic and cultural resources.

AGRICULTURAL HERITAGE

The history of Upland's use of land includes citrus agriculture, a tradition that the City strives to continually preserve and celebrate through public art, the Lemon Festival, historic packing houses and ongoing support for locally-grown food. This agricultural heritage is a defining characteristic of Upland and one that will be carried into the future as a reminder of Upland's citrus origins.

Goal CC-10	A community that is connected to its historic agricultural uses.
-------------------	---

Policies

- | | |
|----------------|---|
| Policy CC-10.1 | Citrus Heritage. Continue to integrate the citrus heritage theme into community festivals, public art, and landscaping. |
| Policy CC-10.2 | Memorabilia. Support Upland Heritage and similar groups' efforts to acquire and store photographs and other memorabilia relating to historical agricultural operations in Upland. |
| Policy CC-10.3 | Local Support. Support collaborations with local agricultural operations in surrounding jurisdictions with various Farmer's Market and school programs. |
| Policy CC-10.4 | Locally Grown and Organic Foods. Encourage, maintain, and enhance a local farmer's market and encourage serving locally grown and organic foods at City public facilities. |
| Policy CC-10.5 | Community and Rooftop Gardens. Support urban agriculture by supporting community and rooftop gardens and recognizing their value in providing fresh food in urban areas in addition to their recreational, community building, landscaping, and educational value. |
| Policy CC-10.6 | San Antonio Community Hospital. Collaborate with San Antonio Community Hospital for healthy community initiatives. |

ARTS AND CULTURE

The availability and accessibility of a wide range of cultural opportunities for all ages and abilities improves the quality of life for Upland residents. These resources promote opportunities for community engagement, personal inspiration, learning and enjoyment, and the appreciation of and understanding of Upland's heritage. It is these resources that attract and retain residents and help spur new investment in the community.

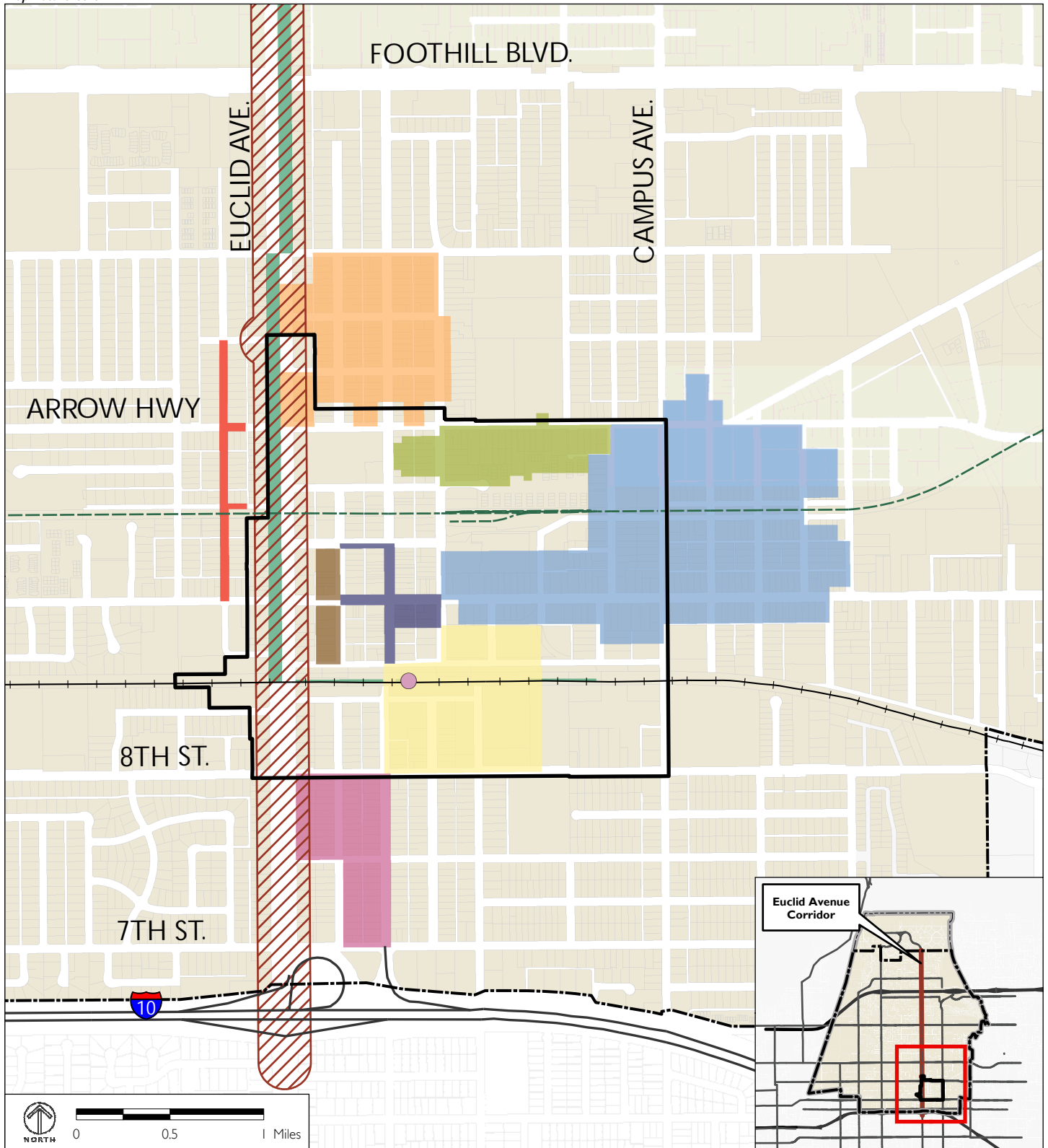
Goal CC-11	A community with opportunities to experience a diversity of arts, culture, and local heritage.
-------------------	---

Policies

- | | |
|----------------|--|
| Policy CC-11.1 | Community Programs. Continue to provide programs such as the music venue at Magnolia Park, Parks and Recreation sponsors programs, Scary-A-Fair, Christmas Parade, Lemon Festival, and the Tour d' Foothill. |
| Policy CC-11.2 | Citywide Expansion of Resources. Work with community organizations to expand art and cultural events, festivals, activities, and performances throughout the City, with a special focus on Downtown as the historic and cultural heart of Upland. |
| Policy CC-11.3 | Partnerships to Increase Programs. Encourage partnerships among arts and cultural groups, community organizations, and the business community to develop arts and cultural educational activities and programming for all ages. |

Policy CC-11.4	Assistance for Non City-Owned Facilities. Support arts stabilization for private and nonprofit arts and cultural organizations to maintain and expand their facilities, programs, and events.
Policy CC-11.5	Coordination with Other Entities. Coordinate and support public, quasi-public, and private entities in their preservation programs and efforts and serve as a liaison for such groups.
Policy CC-11.6	Grants and Donations. Support the efforts of nonprofit, private and community-based organizations to apply for public and private grants and encourage donations for arts and cultural activities.
Policy CC-11.7	Cultural Institutions. Coordinate with cultural institutions to integrate marketing opportunities and partnerships that promote arts and culture in Upland.
Policy CC-11.8	Accessible Facilities and Programs. Encourage the development of arts and cultural facilities and programs that are accessible to all residents (e.g., affordable and accessible by various travel modes).
Policy CC-11.9	Programs for Children. Support programs and events that introduce children to the arts and provide positive outlets to explore their own talents and creativity for self-expression.
Policy CC-11.10	Child Education. Work with the Upland Heritage, Upland Unified School District, and similar groups to find opportunities through community events to educate children about the City's history.
Policy CC-11.11	Heritage Tourism. Work with agencies, organizations, property owners, and business interests to develop and promote heritage tourism opportunities.
Policy CC-11.12	Religious Expression. Support religious expression in Upland through encouraging a variety of faith-based institutions and activities in the City.
Policy CC-11.13	Support for Artists. Provide opportunities and incentives for affordable living, studio or live-work spaces for artists in appropriate areas in the City, including Downtown, College Heights and the 9 th Street Industrial Area.
Policy CC-11.14	Thematic Art. Encourage thematic art in existing and new development that expresses Upland's unique heritage and fits within the surrounding context, including the citrus and agriculture theme, the mountains, the Madonna of the Trail statue, Route 66, Downtown murals, and other character-defining features.

Map Date: 07/31/12



- | | | |
|------------------------|------------------------|---------------|
| City Limits | Euclid Avenue Corridor | Euclid |
| Downtown Specific Plan | Arrow Laurel | Old Town |
| Upland Parcel | Citrus Transportation | Pleasant View |
| Southern Pacific Trail | Civic Center East | Stowell |
| Rail Line | Magnolia | Victorian Row |
| Metrolink Station | | |



FIGURE CC-1
HISTORIC RESOURCES

ECONOMIC SUSTAINABILITY ELEMENT

ELEMENT DESCRIPTION FOR HOMEPAGE

The Economic Sustainability Element envisions a sustainable local economy, which provides an array of quality job and business opportunities for residents, entrepreneurs and investors across multiple local and regional-serving industries. It also includes a diversity of retail and other commercial services that meet the consumer needs and preferences of residents. Finally, it is supported by local government policies and services that prioritize quality job retention, expansion and attraction, as well as public decision-making that considers the long-term economic and fiscal health of the community and City.

To maintain and grow Upland’s economy over the long-term requires judicious preservation of employment lands, on-going support and communication with the existing business community, and outreach and attraction of firms in growth industries that provide quality jobs, as well as retailers that provide new goods and services for Upland residents. City resources should be dedicated to programs that accomplish these, and other, General Plan goals in such a way that ensures long-term success in the most efficient and effective way possible.

OVERARCHING GOAL

A strong and flexible local economy that provides high quality jobs for residents, opportunity for existing businesses to expand and new businesses to form or locate in Upland, and an array of commercial services to meet resident needs.

GOAL, POLICIES AND ACTIONS SECTIONS

- Job Opportunity & Access
- Business Climate
- Retail Diversity
- Fiscal Sustainability

BACKGROUND DOCUMENTS

- Upland General Plan Existing Economic Conditions Report
- Memorandum regarding Potential for Mixed Use and Office Uses
- College Heights Existing Economic Conditions and Opportunities Assessment
- College Heights Economic Development Strategy

BUSINESS CLIMATE

Goal ES-1	A sustainable business environment that supports local entrepreneurial growth and attracts commercial and industrial investment and revitalization.
------------------	--

Policies

Policy ES-1.1

Comprehensive Economic Development Strategy. Implement and update a comprehensive Economic Development Strategy every three years to enhance the City's long-term prosperity. Include such strategies as:

- A. Regularly evaluate economic conditions to determine the industries, sectors, and locations that are most significant to regional and local economic growth and creation of quality jobs.
- B. Regularly evaluate citywide economic conditions and economic indicators as new data becomes available and provide regular economic reports to decision makers.
- C. Regularly identify the need for new economic development strategies and priorities for public investment.
- C. Develop and maintain programs and services that address the changing needs of the local business community.
- D. Develop and maintain business incentive programs for desirable industries that contribute to revitalization and expansion.
- E. Facilitate the retention and attraction of existing and new businesses based upon beneficial factors, such as the following:
 - a. Target Industries. Attract industries and businesses that are appropriate for a specific location. For example, target high-skilled manufacturing, biotech/medical device manufacturing and specialty food production for their potential for long-term growth, job quality and high-density employment for College Heights, and professional and medical support firms near San Antonio Community Hospital. In commercial areas, target key anchor and niche retailers/restaurants/entertainment venues appropriate for Upland's demographic character, which are currently missing from Downtown and Upland as a whole, by both business type and market orientation.
 - b. Job Quality. Target industries that offer high quality jobs that offer long-term job stability, good benefits and salaries which meet or exceed a living wage. In addition to wages, consider targeting jobs that offer mid-or-long term on-the-job training since they are generally of a higher quality, due to the investment required in each employee.
 - c. Growth Potential. Target businesses that demonstrate a potential for long-term growth and the eventual provision of a significant number of jobs (i.e. 15 plus jobs).
 - d. Job Density. Target businesses that provide a high job density in terms of the number of jobs per square foot of built space to generate the maximum amount of employment. For example, a research and development business which employs 10 people over 10,000 square feet would be prioritized over a warehouse, which might employ 3 people over 50,000 square feet.
 - e. Jobs at a Range of Skill Levels. Target industries that offer high-quality jobs for a variety of educational and skill levels.

Policy ES-1.2	Employment Districts. Encourage the expansion and intensification of existing industrial and commercial developments to facilitate business and employment growth that serves the daily and occasional needs of the community. Where appropriate, encourage the consolidation of smaller parcels into large format business complexes and commercial developments that are pedestrian-oriented in design and function.
Policy ES-1.3	Business Enhancement. Where feasible, prioritize public improvement projects that assist in the revitalization of business districts.
Policy ES-1.4	Development Incentives. For the highest-priority businesses, offer tailored packages of development incentives, which might include tax rebates, fee reductions or other financial or regulatory incentives.
Policy ES-1.5	Business Regulatory Process. Align existing local government business license, permitting and approvals policies and procedures to minimize the burden of regulatory processes.
Policy ES-1.6	Local Assets for Business Development. Pursue business development opportunities that capitalize on nearby institutions and other assets, including San Antonio Community Hospital and Claremont Colleges, or significant transit amenities.

JOB OPPORTUNITY AND ACCESS

Goal ES-2	A diverse local economy that offers an array of accessible, high quality job opportunities for Upland residents.
-----------	---

Policies

Policy ES-2.1	Job Expansion. Increase the number of quality jobs in Upland to improve the balance of jobs and housing.
Policy ES-2.2	High Quality Jobs. Retain, expand and attract firms that provide a variety of high quality job opportunities that meet the array of educational backgrounds and job-skills sets of Upland residents.
Policy ES-2.3	Employment Support. Support existing and new employment uses that offer opportunity for training and advancement of Upland residents and workers.
Policy ES-2.4	Access to Jobs. Improve local walking, biking and transit access to Upland employment centers, as well as Metrorail commuter rail and Gold Line light rail stations, in order to reduce commute burden and vehicle miles travelled and improve job access and livability.

RETAIL DIVERSITY

Goal ES-3	A vital Downtown and corridor shopping districts that meet the consumer needs and preferences of Upland residents and strengthen the City's economic and fiscal base.
-----------	--

Policies

- Policy ES-3.1 **Business Attraction.** As part of the Comprehensive Economic Development Strategy, identify and pursue new businesses offering contemporary eating, entertainment and shopping experiences that fit the demographic character of Upland’s households and complement existing businesses.
- Policy ES-3.2 **Distinctive Shopping Centers and Districts.** Ensure regulations facilitate commercial centers that are designed to meet the growing need for convenience and good design to attract consumers, such as pedestrian-oriented “Main Street” or village type development.
- Policy ES-3.3 **Commercial Revitalization.** Encourage the renovation or redevelopment of existing strip commercial development, through lot consolidation of smaller, single parcels into larger sites, to facilitate the creation of distinctive shopping centers and districts.
- Policy ES-3.4 **Night-time Uses.** Increase and diversify night-time uses including entertainment venues, sit-down restaurants, and tasting rooms.
- Policy ES-3.5 **Anchor Businesses.** Target and attract appropriate new anchor businesses to Downtown that will expand its offerings, attract new customers and drive additional foot traffic to existing stores.
- Policy ES-3.6 **Key Commercial Corridors.** Support the compact redevelopment of key commercial corridors to better accommodate current trends in retail formats and mixed use development and improve the quality of place in select corridors.
- Policy ES-3.7 **Retail Development.** Direct new retail development to Downtown or shopping nodes along commercial corridors targeted for intensification.
- Policy ES-3.8 **Ground-floor Retail.** Attract retail uses to the ground floor level in Downtown in coordination with policies and standards in the Historic Downtown Upland Specific Plan.
- Policy ES-3.9 **Residential Density.** Increase residential densities in appropriate locations to provide a customer base for new and existing commercial uses.
- Policy ES-3.10 **Gateway Areas.** Better delineate gateway areas to Downtown and distinct retail areas along commercial arterials to identify and brand them as shopping districts.

FISCAL SUSTAINABILITY

Goal ES-4	Fiscally sustainable municipal finance system and decision-making that supports the long-term livability, economic stability, and prosperity of the community as a whole.
-----------	--

Policies

- Policy ES-4.1 **Budget Process and General Plan Vision Alignment.** Use the City’s municipal finance system and annual budget process to implement long-term city-wide goals and policies articulated in the General Plan and other strategic planning documents.
- Policy ES-4.2 **Capital Improvement Program.** Ensure the capital improvement program supports the goals and policies articulated in the General Plan.
- Policy ES-4.3 **Economic Impacts of Land Conversion.** Consider long-term fiscal and economic impacts of any conversion of employment lands to other uses when updating zoning.
- Policy ES-4.4 **New Development, Zoning, and Policy.** Consider fiscal and economic sustainability as one of a number of citywide goals when evaluating new development, zoning or public policy.
- Policy ES-4.5 **Development Impact Fees.** Evaluate Development Impact Fees on a regular basis to ensure that increased demands on infrastructure and services as a result of new development are adequately funded.

CIRCULATION

The Circulation Element envisions a comprehensive transportation system that provides a full range of mobility choices for all potential users. In many jurisdictions, vehicular travel has often been the focus of planning efforts with limited attention devoted to pedestrians, bicyclists, and transit users. The widest range of mobility choices is realized when all modes are treated equally, rather than prioritizing one mode of travel at the expense of others. Achieving a balance between travel modes requires an efficient roadway network complemented by an extensive system of facilities for alternative modes of travel.

Upland's transportation network cannot be implemented in isolation. There are regulations, guidelines, and design standards which can affect the design and construction of many transportation facilities. Additionally, development in Upland can create impacts on transportation facilities in adjacent jurisdictions, and the converse is often true. Successful implementation of a comprehensive transportation network requires extensive coordination and outreach with neighboring agencies.

OVERARCHING GOAL

A comprehensive, multimodal transportation system that provides all users with safe connections to homes, job centers, schools, community centers, open spaces, recreation areas and visitor destinations.

GOAL AND POLICY SECTIONS

- Roadway System
- Non-Motorized System
- Transportation Safety
- Parking
- Freight Movement

GENERAL PLAN FIGURES

- Figure CIR-1 (Roadway System)
- Figure CIR-2 (Bicycle Routes)
- Figure CIR-3 (Pedestrian Facilities)
- Figure CIR-4 (Designated Truck Routes)

BACKGROUND DOCUMENTS

- Upland General Plan Existing Conditions Report: Circulation White Paper

ADDITIONAL LINKS

- San Bernardino County Non-Motorized Transportation Plan

- San Bernardino Association of Governments
- Omnitrans
- Metrolink
- Complete Streets Guidelines (California Office of Planning & Research)
- California Bikeway Classifications

ROADWAY SYSTEM

Upland's roadway system must meet multiple goals. It must be safe, provide convenient access, maintain free flowing traffic, be visually appealing, accommodate multiple modes of travel, and be designed in context with its surroundings. The roadway system should be designed to provide the necessary capacity to accommodate the traffic generated from the future buildout of the Land Use Plan while maintaining Level of Service standards. The street right-of-ways also need to accommodate pedestrians, bicyclists, landscaping, traffic control devices, and infrastructure in a manner that is safe and aesthetically pleasing.

Goal CIR-1	A transportation network that provides mobility and access for all modes of travel including automobiles, transit, bicyclists, pedestrians, and freight vehicles.
-------------------	--

Policies

- Policy CIR-1.1 **Roadway system.** Require the City's roadways to:
- Provide accommodations for transit, bicyclists, and pedestrians within the public right-of-way.
 - Comply with Federal, State, San Bernardino County, and local standards for roadway design, maintenance and operation.
 - Strive to maintain LOS D at all intersections outside of the Downtown Specific Plan area and the Transit Priority Roadways except where such improvements are physically infeasible or would negatively impact bicyclists, pedestrians, or transit patrons.
 - Strive to maintain LOS E at all intersections within the Downtown Specific Plan area and intersections along the Transit Priority Roadways.
 - Provide future capacity as envisioned with the Future Roadway System map.
- Policy CIR-1.2 **Foothill Boulevard.** As shown on the Roadway System Map, maintain Foothill Boulevard as a four-lane roadway with necessary deceleration and acceleration lanes at intersections to facilitate an acceptable level of service.
- Policy CIR-1.3 **Transit Priority Roadways.** Designate certain roadways as Transit Priority Roadways, which are intended to prioritize high efficiency transit services such as Bus Rapid Transit (BRT). These transit priority roadways will be designated through cooperative activities between the City, Omnitrans, and SANBAG.

Policy CIR-1.4	Bus Rapid Transit on Foothill Boulevard. Support Bus Rapid Transit (BRT) on Foothill Boulevard in a manner that does not require a dedicated lane.
Policy CIR-1.5	Future Development Impacts. Require future development or redevelopment to disclose intersection traffic impacts in the City or adjacent jurisdictions as identified through the CEQA process and mitigate impacts where such mitigation measures are physically feasible. These shall be required to contribute to the implementation of mitigation measures, including but not limited to those identified in the General Plan EIR, by the payment of fair share costs, constructing the required improvement, providing right-of-way, or other actions as required by the City.
Policy CIR-1.6	Intersection Improvements. Evaluate impacts of intersection improvements on all modes of travel including bicyclists, pedestrians, and transit.
Policy CIR-1.7	Driveway Access Points. Require that driveway access points onto arterial roadways be minimized and located to ensure the smooth and safe flow of vehicles and bicycles.
Policy CIR-1.8	Regional Coordination. Participate in the planning of regional roadway and transit improvements such as interchange improvements along I-10, other regional freeway and arterial improvements, and transit planning efforts such as the development of a regional Bus Rapid Transit (BRT).

NON-AUTOMOTIVE TRANSPORTATION SYSTEM

A transportation network that serves all users requires an extensive network of bicycle, pedestrian, and transit facilities. In addition to providing more travel options for residents, workers and visitors, alternative transportation modes carry significant co-benefits including reductions in fuel usage and emissions, increased levels of physical activity, less automobile traffic and other quality of life improvements.

Additional use of alternative travel modes requires more effort than merely building new facilities or expanding existing ones. Outreach and education is needed to further encourage these alternative modes and ensure safe use of these facilities.

Goal CIR-2	An interconnected network of bicycle, pedestrian, and transit facilities that accommodate and encourage travel through non-automotive modes.
-------------------	---

Policies

Policy CIR-2.1	<p>Transit Facilities. Incorporate transit facilities into the design of land use plans and capital improvement projects where appropriate, including:</p> <ul style="list-style-type: none"> a. Attractive and convenient bus stops (shade/weather protection, seats, transit information); and, b. Bus turnouts at transit stops.
Policy CIR-2.2	Coverage and Frequency of Transit Service. Coordinate with regional transit operators to maintain and improve the coverage and frequency of transit service in the City.

Policy CIR-2.3	Transit Access. Locate community-serving facilities in transit-ready areas that are served by transit or can be made accessible to transit.
Policy CIR-2.4	Future Gold Line. Support the future alignment of the Ontario Airport Extension of the Metro Gold Line to be located adjacent to the existing Metrolink rail line through Upland.
Policy CIR-2.5	Future Gold Line Station. Support the location of the future station to be near the existing Metrolink station in downtown Upland.
Policy CIR-2.6	Accessible Transit. Provide pedestrian access to all transit facilities and maintain pedestrian facilities that are safe, attractive, and well lit.
Policy CIR-2.7	Regional Participation. Actively participate in regional planning efforts related to transit service within Upland.
Policy CIR-2.8	Bicycle System. Implement and maintain a comprehensive bicycle system pursuant to the City's Bicycle and Pedestrian Master Plan, the San Bernardino County Non-Motorized Transportation Plan and Caltrans standards to reduce slope, sharp curves, and interference from vegetation, pedestrians, and motor vehicle traffic.
Policy CIR-2.9	<p>Bicycle Facilities. Incorporate bicycle facilities into the design of land use plans and capital improvement projects, including:</p> <ul style="list-style-type: none"> a. End of trip facilities (bicycle lockers, showers, where feasible, and changing rooms) within non-residential sites; b. Bicycle parking within new multi-family and non-residential sites; c. Publicly accessible bicycle parking; and, d. Signage for all bicycle routes.
Policy CIR-2.10	Pedestrian System. Maintain a network of sidewalks, crosswalks, and other pedestrian facilities throughout the City as specified in the County's Non-Motorized Transportation Plan.
Policy CIR-2.11	Intersections and Crossing Locations. Utilize Federal and State guidelines and standards for traffic operations, signal timing, geometric design, Universal Access (ADA) and roadway maintenance that facilitate walking and bicycling at intersections and other key crossing locations.
Policy CIR-2.12	Regional Bicycle and Pedestrian Connections. Participate in regional planning activities related to development of regional bicycle and pedestrian facilities that connect to Upland.

SAFETY

In order to encourage non-motorized travel and protect all travelers, the Upland transportation system should provide the highest possible level of safety. Upland uses a combination of roadway improvements, urban

design strategies, quality bicycle and pedestrian facilities, and traffic enforcement to ensure a safe transportation network for all users.

Goal CIR-3	A transportation system that ensures safety for all modes of travel.
-------------------	---

Policies

- Policy CIR-3.1 **Connected Roadway Network.** Require future development or redevelopment to implement local street networks which allow travel by all modes and ensure connectivity with the larger City-wide roadway network.
- Policy CIR-3.2 **Complete Streets Roadway Standards.** Require that pedestrian, vehicular, and bicycle circulation on both public and private property be coordinated and designed to maximize safety, comfort and aesthetics while maintaining consistency with applicable Federal, State, and San Bernardino legislation and requirements.
- Policy CIR-3.3 **Safe Routes to School.** Collaborate with local school districts and private schools to identify and implement safety measures to improve safe travel to and from schools for students, parents, and school employees.
- Policy CIR-3.4 **Slow Traffic.** Use a combination of traffic calming measures, signage, speed limits, and traffic enforcement to slow traffic in areas where non-motorized travel is encouraged, particularly near schools and parks.
- Policy CIR-3.5 **Bicycle Education and Enforcement.** Maintain and promote a comprehensive safety awareness program for cyclists and drivers.

PARKING

Parking facilities are essential facilities for most types of land uses and their supply can influence travel choices. For example, reducing the level of available parking has been shown to reduce vehicle travel and increase biking, walking, and transit use. To ensure a balance between the provision of adequate parking to meet residential and business needs and the goal of improving non-motorized travel options, Upland strives to provide an appropriate level of “right-sized” parking facilities.

For example, shared parking concepts allow parking spaces to be used by more than one type of user at different times of the day. This can provide more efficient utilization of parking spaces over predictable cycles of the day, week or year. Another strategy is to provide comprehensive and routine management of parking in key destination areas of Upland, like the Historic Downtown.

Goal CIR-4	A parking system which provides an appropriate level of parking supply in public and private parking areas.
-------------------	--

Policies

- Policy CIR-4.1 **Shared Parking.** Require mixed-use and multiple use developments to implement shared parking techniques for complementary land uses.

- Policy CIR-4.2 **Parking Management.** Manage and regularly monitor and evaluate public and private parking resources in key destination areas within the City.
- Policy CIR-4.3 **Parking Demand.** Reduce parking demand by improving transit, bicycle and pedestrian mobility, particularly to and from key destination areas.
- Policy CIR-4.4 **Accessibility.** Ensure parking is accessible to persons with a range of abilities.

FREIGHT MOVEMENT

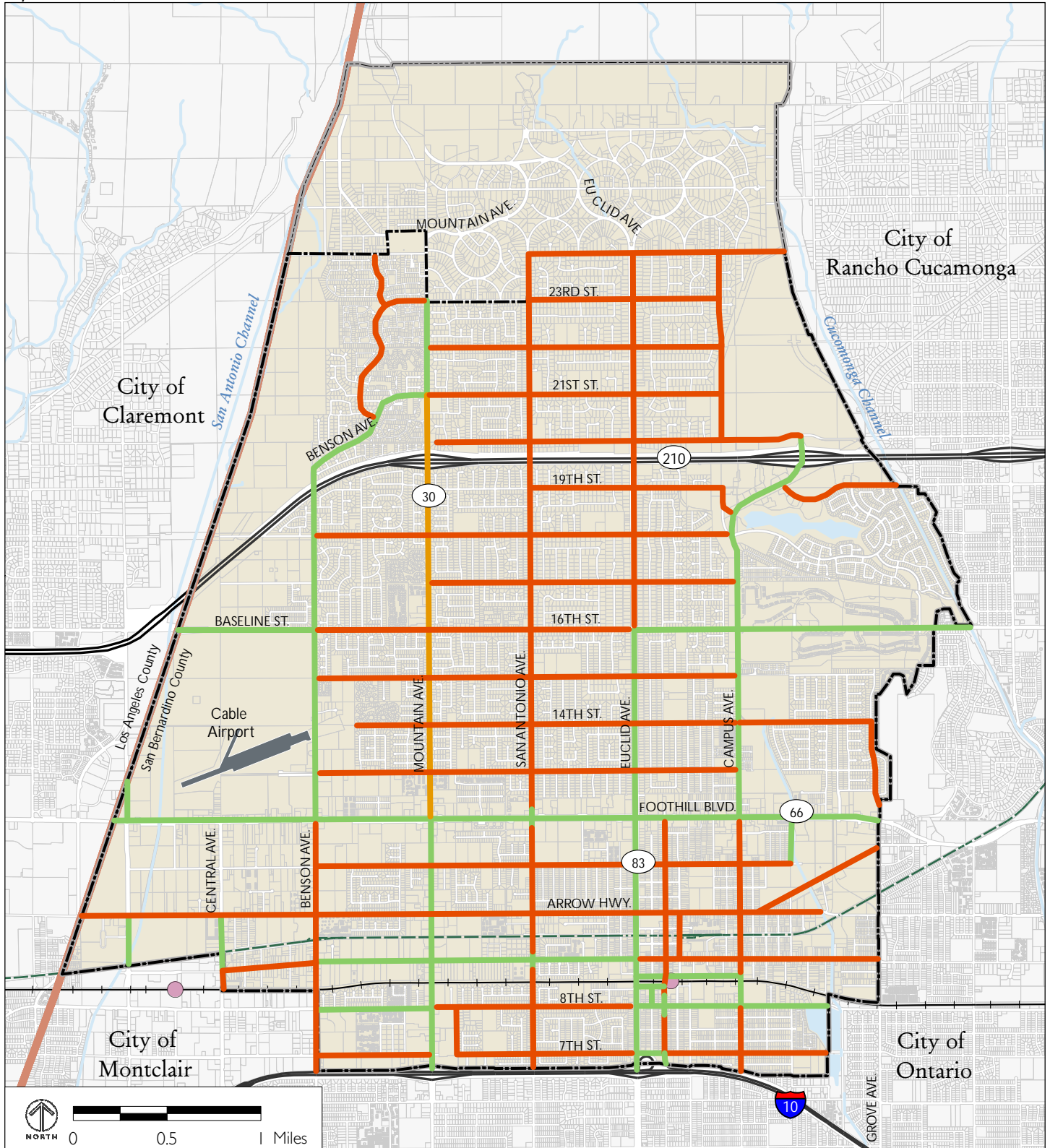
Freight vehicles are an integral aspect of the transportation network and are crucial to the economic vitality of any city. A key consideration for the City is the management of freight vehicles to limit any negative impacts to City residents and employees. Established truck routes allow truck traffic to flow efficiently and minimize the possible exposure of people in sensitive areas, such as residential neighborhoods and schools, to accidents involving trucks, high noise levels, and diesel emissions. In addition, guiding truck traffic to designated routes minimizes impacts and maintenance demands on our other non-designated roadways.

Goal CIR-5	A transportation system which accommodates the efficient movement of freight vehicles on appropriate routes.
-------------------	---

Policies

- Policy CIR-5.1 **Designated Truck Routes.** Identify, implement, and maintain a system of truck routes within the City that provide for the effective transport of goods while minimizing negative impacts on local circulation and noise-sensitive land uses.
- Policy CIR-5.2 **Hazardous Materials Transport.** Coordinate with the State of California and other agencies to limit transportation of hazardous materials through the City.

Map Date: 07/31/12; Source: Fehr & Peers

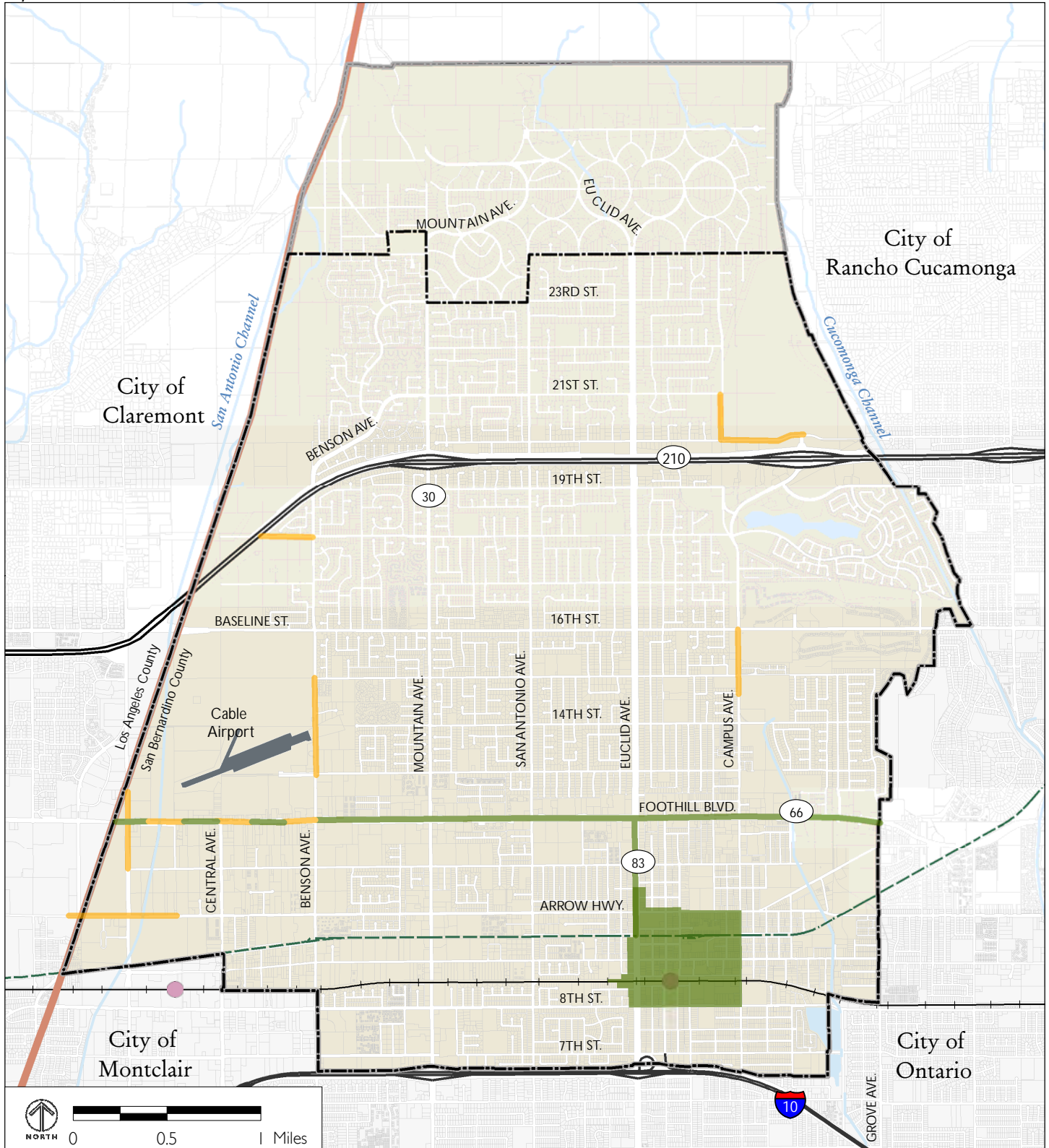


- | | | | |
|--|------------------------|--|-----------------------|
| | County Boundary | | Truck Routes |
| | Sphere of Influence | | Unrestricted Access |
| | City Limits | | Restricted to 18 Tons |
| | Upland Parcel | | Restricted to 5 Tons |
| | Southern Pacific Trail | | |
| | Rail Line | | |
| | Metrolink Station | | |



FIGURE CIR-4
DESIGNATED TRUCK ROUTES

Map Date: 07/31/12; Source: Fehr & Peers



- County Boundary
- Sphere of Influence
- City Limits
- Upland Parcel
- Pedestrian Multimodal Priority Area*
- Pedestrian Needs Priority Area**

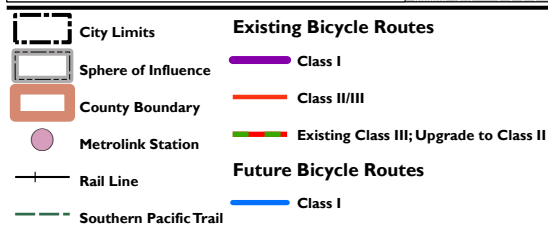
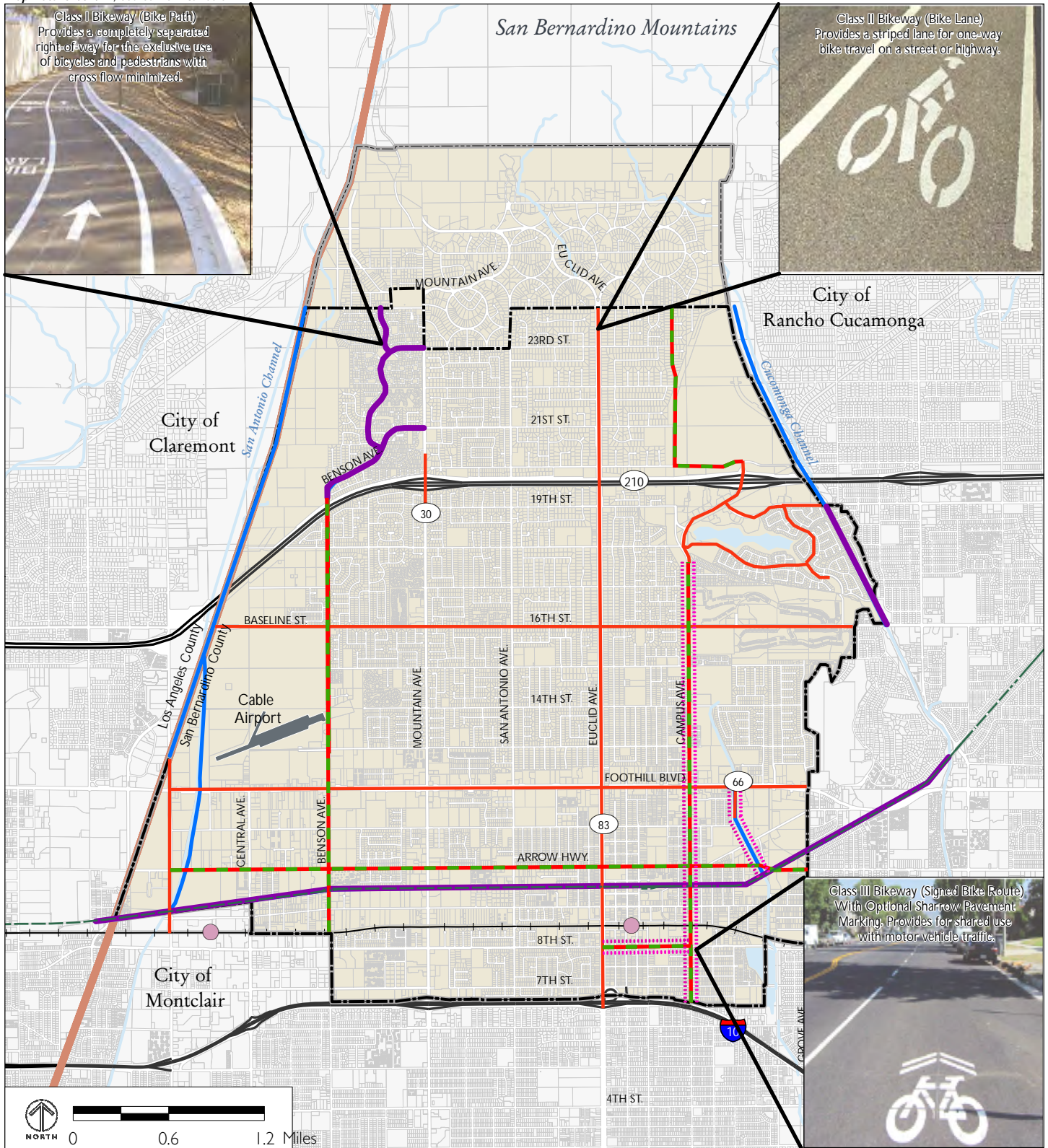
*Pedestrian Multimodal Priority Areas are areas where pedestrians will have a variety of transportation choices, including Metrolink, bike lanes, and bus stations.

- Southern Pacific Trail
- Rail Line
- Metrolink Station
- **Pedestrian Needs Priority Areas were identified based on visioning exercises and field work to determine where the sidewalk network is incomplete. Some areas that are not conducive to pedestrian use, such as areas with autorepair and wholesale stores, may not have complete sidewalks and were not identified as Needs Priority Areas.**



FIGURE CIR-3
PEDESTRIAN FACILITIES

Map Date: 07/31/12; Source: Fehr & Peers



*Priority Bike Lanes are bike lanes selected according to proximity to Downtown and to improve connections between Downtown and Memorial Park.



FIGURE CIR-2
BICYCLE ROUTES

Map Date: 07/31/12; Source: Fehr & Peers

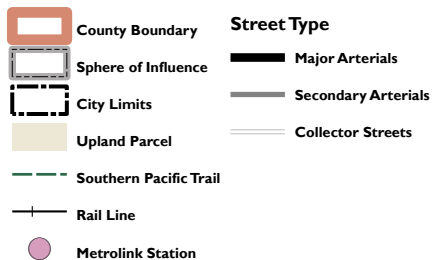
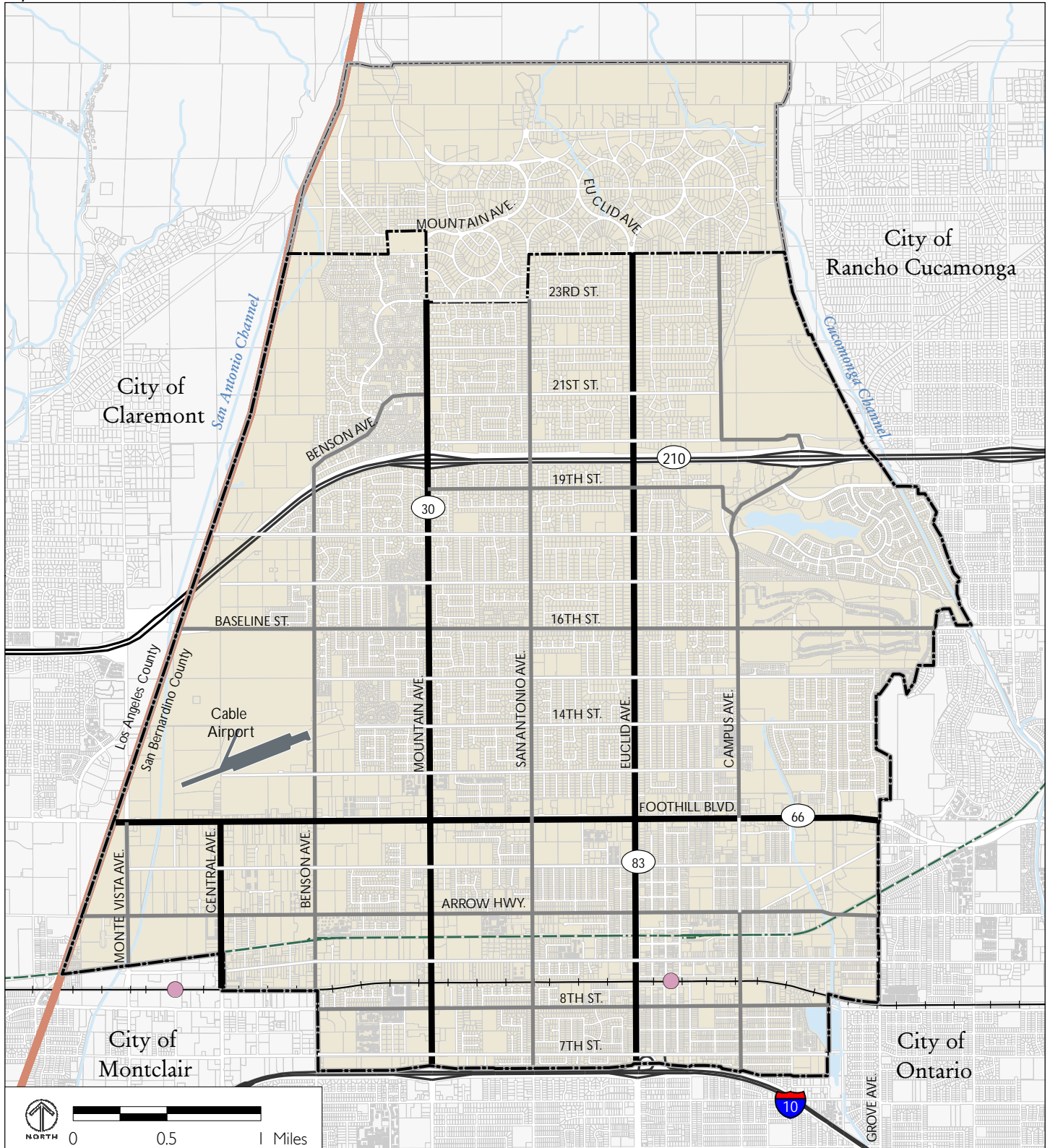


FIGURE CIR-1
ROADWAY SYSTEM

OPEN SPACE AND CONSERVATION ELEMENT

ELEMENT DESCRIPTION FOR HOMEPAGE

The Open Space and Conservation Element emphasizes “growing green” and ensuring environmental sustainability in terms of Upland’s outdoor spaces and natural resources. Our open space areas provide important contributions for the community, including flood control, groundwater recharge, mining of mineral resources, and habitat. Our park system provides a variety of both passive and active recreational opportunities.

OVERARCHING GOAL

Increased health and quality of life for citizens of Upland as well as environmental sustainability through conservation of open space and natural resources, and encouraging greenhouse gas reductions and alternatives to the use of non-renewable resources.

GOALS, POLICIES AND ACTIONS SECTIONS

- Open Space and Natural Resources
- Parks and Recreation
- Air Quality
- Greenhouse Gas Emissions
- Non-Renewable Energy
- Mineral Resources

GENERAL PLAN FIGURES

- Figure OSC-1 (Parks, Trails and Recreation Facilities)

BACKGROUND DOCUMENTS

- Upland General Plan Existing Conditions Report: Natural Environment
- Upland General Plan Existing Conditions Report: Community Services and Facilities

OPEN SPACE AND NATURAL RESOURCES

Upland is located at the southern foothills of the San Gabriel Mountains. Most of the City is fully developed with urban uses however it still contains a few open space areas that are largely dedicated to active mining, flood control, and groundwater recharge. These areas provide shelter and habitat for hawks, falcons and a variety of other birds as well as the occasional coyote, possum and raccoon. Upland’s useable open space is found in its parks and trails. The City’s residential neighborhoods feature extensive tree canopies which makes its streets and sidewalks pleasant places to live and provide memorable landscapes for those passing

through the City. This urban forest also serves the more practical end of absorbing carbon dioxide and pollution, and producing oxygen that contributes to improved air quality and human health.

Goal OSC-1	Upland’s natural resources such as open space, wildlife and vegetation, are protected and enjoyed as limited and valuable resources and integral parts of a sustainable environment.
-------------------	---

Policies

Policy OSC-1.1	Resource Preservation. Preserve open space and habitat areas by promoting conservation and preservation easements that protect habitat areas, habitat corridors, and sensitive biological resources.
Policy OSC-1.2	Open Space Corridors. Focus on areas that are adjacent to larger open space areas and corridors as the first priority in siting preservation areas.
Policy OSC-1.3	Joint Use. Work with property owners and regional agencies to allow safe, joint use of open space areas that are used for other purposes such as flood control, groundwater recharge, utility corridors, and mining for passive recreational activities such as trails or view spots.
Policy OSC-1.4	Regulatory Protection. Ensure that new development meets all federal, State, and regional regulations for habitat and species protection.
Policy OSC-1.5	New Development. Encourage new development to preserve on-site natural elements and incorporate low impact development techniques.
Policy OSC-1.6	Public Education. Support educational programs for residents and visitors about the uniqueness and value of the natural resources, plants, and wildlife in the region, and how to manage development to preserve wildlife populations.

Goal OSC-2	Upland’s urban forest and rich landscaping tradition is managed and enjoyed as a valuable resource that imparts a character to the community.
-------------------	--

Policies

Policy OSC-2.1	Street Tree Canopy. Maintain the City’s tree-lined streets as an integral component of the City’s character by replacing parkway and median trees in conjunction with public and private projects.
Policy OSC-2.2	Streetscapes. Maintain the City’s landscaped parkways and medians as aesthetic buffers that improve the appearance of the community.
Policy OSC-2.3	California-Friendly Species. Encourage new and existing public and private development to incorporate California-friendly and drought-tolerant vegetation into landscape plans to reduce water demand.
Policy OSC-2.4	Invasive Species. Prohibit the use of plant species known to be invasive according to the California Invasive Plant Inventory. Introduction or spread of invasive plant species during construction of development projects shall be avoided by minimizing surface

disturbance; seeding and mulching disturbed areas with certified weed-free native mixes; and using California-friendly, noninvasive species in erosion control plantings.

PARKS AND RECREATION

Parks and recreational outlets are an important amenity for Upland’s residents. Upland strives to ensure that the size and number of parks and recreational facilities are adequate for the population served and that they are of high quality, well-maintained and designed to sustain the environment.

Goal OSC-3	Park lands that are environmentally and fiscally sustainable and meet the needs of residents of all ages and interests.
-------------------	--

Policies

Policy OSC-3.1	Park Preservation. Preserve existing park space and discourage the use of parkland for non-park related uses or facilities.
Policy OSC-3.2	Existing Parks. Upgrade and rehabilitate existing parks as necessary to meet the changing needs of the community.
Policy OSC-3.3	New Parks and Recreational Facilities. Ensure that the provision of parks and recreational facilities and services keeps pace with population growth and changing recreational needs in Upland.
Policy OSC-3.4	Underserved Areas. Prioritize the development of new parks in underserved areas and low-income neighborhoods.
Policy OSC-3.5	Quimby Act. Continue to require residential subdivisions to provide at least 3 acres of parkland per 1,000 residents or pay an in-lieu fee or some combination thereof, pursuant to Section 66477 of the California Government Code (the Quimby Act).
Policy OSC-3.6	Infill Development. Encourage new infill development projects to provide mini parks in infill areas to help meet the park standard, as long as they are at least ½-acre in size and include sufficient amenities.
Policy OSC-3.7	Alternative Forms of Parks. Facilitate the development of alternative forms of park and recreational resources, including community gardens, pocket parks and green alleys in Downtown.
Policy OSC-3.8	Joint-Use Facilities. Combine new parks, where possible, with other compatible facilities such as schools, flood control, or water conservation areas.
Policy OSC-3.9	Connectivity between Parks. Create pedestrian, bicycle and/or equestrian trail links between parks where possible, in order to increase the accessibility of parks to area residents.
Policy OSC-3.10	Trail System. Maintain and expand the off-street trail system to provide a continuous system that loops through the City and connects to regional trails.

Policy OSC-3.11	Funding. Support efforts to sustain a long-term funding source for parks acquisition, development, and maintenance in Upland. All State and federal support for parks and recreation should be explored.
Policy OSC-3.12	Maintenance Practices. Incorporate sustainable practices into the ongoing maintenance of City parks and recreational facilities.
Policy OSC-3.13	Vandalism. Provide a graffiti hotline and other measures to limit vandalism in park and recreational facilities.
Policy OSC-3.14	Sustainable Materials. Use sustainable materials—reused, renewable, locally sourced and/or recycled—to the greatest extent possible in new parks and recreational facilities.
Policy OSC-3.15	California Friendly Plant Species. When feasible, utilize California friendly non-invasive plants for landscaping park and recreational facilities.
Policy OSC-3.16	Stormwater Management. Integrate low impact development techniques that retain natural features for stormwater management to the greatest extent possible for all parks facilities.
Policy OSC-3.17	Trees. Maintain or plant trees where appropriate to provide shade, absorb carbon, reduce the heat island effect and reduce cooling loads in shaded buildings.
Policy OSC-3.18	Development Impact Fees. Require new development to dedicate land or pay in-lieu fees to maintain park standards through the Park Acquisition and Development Impact Fee.

AIR QUALITY

Upland takes steps to promote clean air for its citizens and for the region. These steps include encouraging compact development and best management practices in the construction and operation of new development, and through land use measures that control the proximity of sensitive uses to pollution sources. Upland also promotes the viability of modes of travel other than the car, and coordinates its efforts with other jurisdictions.

Goal OSC-4	Healthful air quality in Upland and the surrounding region, and reduced locally generated pollutant emissions.
-------------------	---

Policies

Policy OSC-4.1	Land Use Patterns. Promote land use patterns that reduce the number and length of motor vehicle trips.
Policy OSC-4.2	Compact Development. Where development opportunities near shopping areas and transit corridors exist, prioritize higher-density residential development.
Policy OSC-4.3	Mixed Retail Development. Encourage employment areas to include a mix of retail support services, and allow new small-scale retail and service uses within established residential neighborhoods to reduce vehicle trips.

Policy OSC-4.4	Separation of Sensitive Land Uses. To the extent practicable, separate sensitive land uses (schools, senior centers, medical facilities, and residences) from significant sources of air pollutants, toxic air contaminants, or odor emissions.
Policy OSC-4.5	Design of Sensitive Uses. Require new development with sensitive uses located adjacent to mobile and stationary toxic air contaminants to be designed with consideration of site and building orientation, location of trees, and incorporation of appropriate technology for improved air quality (i.e., ventilation and filtration) to lessen any potential health risks.
Policy OSC-4.6	Protect all Residents Equally. Ensure that all land use decisions are made in an equitable manner in order to protect residents, regardless of age, culture, ethnicity, gender, race, socioeconomic status, or geographic location, from the health effects of air pollution.
Policy OSC-4.7	Proximity to Freeways. Require developers of projects that include sensitive land uses (schools, senior centers, medical facilities, and residences) within 500 feet of State Route 210 and Interstate 10 to prepare a health impact assessment (HIA) to determine the significance of the impact, and to incorporate project-specific mitigation measures to avoid this risk.
Policy OSC-4.8	Reduction in Commuting. Promote expansion of employment opportunities within Upland to reduce commuting to areas outside of the City.
Policy OSC-4.9	Rideshare Incentives. Encourage employers to offer employees incentives for ridesharing.
Policy OSC-4.10	Vehicle Idling. Continue to enforce the vehicle idling restrictions established by the State.
Policy OSC-4.11	New Development. Review proposed development projects as required by CEQA to ensure projects incorporate feasible measures that reduce construction and operational emissions for reactive organic gases, nitrogen oxides, and particulate matter (PM ₁₀ and PM _{2.5}) through project design.
Policy OSC-4.12	Health Risk Assessment. New sources of toxic air pollutants shall prepare a Health Risk Assessment as required by Section 44300 of the California Health and Safety Code. The Assessment shall be used to establish appropriate land use buffer zones around those areas posing substantial health risks based upon the California Air Resources Board's guidance provided in the Air Quality Land Use Handbook.
Policy OSC-4.13	Best Management Practices. Require best management practices to reduce air pollution associated with construction of development projects.
Policy OSC-4.14	Construction Mitigation. Review construction plans associated with development projects to determine if all feasible mitigation measures are included.
Policy OSC-4.15	Green Building Practices. Promote green building practices that support healthy indoor living and working environments that are well-ventilated and contaminant-free.
Policy OSC-4.16	Lead Abatement. Support lead-abatement programs.

- Policy OSC-4.17 **Mold Growth.** Disseminate information about methods for reducing mold growth.
- Policy OSC-4.18 **Coordinated Planning.** Coordinate air quality planning efforts with other local, regional and State agencies, and encourage community participation in air quality planning.
- Policy OSC-4.19 **Community Involvement.** Design and conduct efforts to involve the public and affected/interested parties in the implementation of air quality improvement plans and programs. This may include public forums and workshops, community and education programs, informational brochures and web postings, and a variety of other media forms to maximize citizen involvement.

GREENHOUSE GAS EMISSIONS

There are a number of steps that Upland will take in order to reduce greenhouse gases. These include requiring the implementation of green building standards for new developments and taking voluntary steps in reducing greenhouse gas emissions in municipal activities. Examples of the latter include choosing low-emissions fleet vehicles and meeting high green-building standards in the design and construction of municipal buildings. Upland also educates the public in the advantages of green building and provides other information about ways citizens can reduce greenhouse gas emissions.

Goal OSC-5	Greenhouse gas emissions will be at 1990 levels by 2020.
-------------------	---

Policies

- Policy OSC-5.1 **Citywide Greenhouse Gas Assessment.** Comply with pertinent State regulations to assess citywide greenhouse gas emissions for existing land uses and the adopted General Plan buildout.
- Policy OSC-5.2 **Greenhouse Gas Reduction in New Development.** Reduce greenhouse gas emissions from new development by promoting water conservation and recycling; promoting development that is compact, mixed use, pedestrian friendly, and transit oriented; promoting energy-efficient building design and site planning; improving the jobs/housing ratio; and other methods of reducing emissions.
- Policy OSC-5.3 **Climate Change Assessment and Monitoring.** Assess and monitor the effects of climate change on an ongoing basis with periodic inventories of greenhouse gas emissions in the City and compare those to historical levels to monitor the efficacy of climate change mitigation efforts.
- Policy OSC-5.4 **CEQA Review.** Evaluate greenhouse gas emission impacts from proposed development projects as required by the California Environmental Quality Act.
- Policy OSC-5.5 **Emissions Reductions.** Require development projects that exceed AQMD ROG and NOX operational thresholds to incorporate design or operational features that reduce emissions equal to 15 percent from the level that would be produced by an unmitigated project.

Policy OSC-5.6	Reduced Emissions for City Operations. Promote reduced idling, trip reduction, routing for efficiency, and the use of public transportation, carpooling, and alternate modes of transportation for operating City departments.
Policy OSC-5.7	Fleet Operations. Purchase low-emission vehicles for the City’s fleet and use available clean fuel sources for trucks and heavy equipment, where economically feasible.
Policy OSC-5.8	Zero-Emission and Low-Emission Vehicle Use. Encourage the use of zero-emission vehicles, low-emission vehicles, non-motorized vehicles and bicycles, and car-sharing programs by requiring sufficient and convenient infrastructure and parking facilities in residential developments and employment centers to accommodate these vehicles.
Policy OSC-5.9	Preference for Reduced-Emission Equipment. Give preference to professional maintenance providers using reduced emission equipment for contracts for services (e.g., landscape maintenance), as well as businesses which practice sustainable operations, to the extent that it is economically feasible to do so.
Policy OSC-5.10	Transportation Systems Management and Trip Reduction. Encourage all City employees to use means other than a single-occupant vehicle for their daily work commute.
Policy OSC-5.11	Minimum Green Building Standards. Require new development to comply with the California Green Building Code (CalGreen) adopted by the California Building Standards Commission at the time of building permit application.
Policy OSC-5.12	LEED Standard for Public Buildings. Evaluate the feasibility of constructing new public buildings to meet, at a minimum, a LEED-Silver building standard or an equivalent standard, and construct said buildings toward meeting this standard to the extent feasible, using these buildings to demonstrate green building practices to builders, developers, homeowners and others.

NON-RENEWABLE ENERGY

As with other efforts to promote sustainability, minimizing the consumption of nonrenewable energy resources requires action in many different areas. For example, our policies encourage the use of trees and the siting of buildings to reduce the need for heating and cooling. We also promote energy efficiency and sustainability indirectly by recruiting and maintaining businesses whose products and services promote the conservation of nonrenewable energy resources.

Goal OSC-6	A community that minimizes the consumption of nonrenewable energy resources.
-------------------	---

Policies

Policy OSC-6.1	Compliance with Energy Efficiency Standards. Require existing residential and commercial buildings to meet adopted energy efficiency standards prior to a completion of sale.
----------------	--

Policy OSC-6.2	New Development. Encourage solar-oriented design and passive solar heating and cooling in all new residential, commercial and civic development.
Policy OSC-6.3	Renewable Energy. Encourage the installation and construction of renewable energy systems and facilities such as wind, solar, hydropower, geothermal, and biomass facilities.
Policy OSC-6.4	Deciduous Trees. Require that deciduous trees be planted on the south- and west-facing sides of new buildings onsite to reduce energy use in the summer and winter months.
Policy OSC-6.5	City Facilities. Set an example for others to follow by using alternative energy sources such as solar for City facilities.
Policy OSC-6.6	Recruitment of Energy-Efficient Businesses. Strive to recruit businesses that research, develop, manufacture, utilize, and promote energy efficiency, conservation and advanced renewable technologies such as waste-to-energy facilities.
Policy OSC-6.7	Citizen Education. Work with appropriate agencies to proactively inform, educate and assist residents and developers regarding the objectives and techniques of sustainable development and resource conservation.

MINERAL RESOURCES

While Upland supports mining operations, we require they be carried out in such a way as to conserve natural resources, and ensure that adjacent land uses are compatible and buffered from mining operations. We also recognize that the need for mining can be reduced by recycling aggregate construction material, so we encourage recycling concrete as an approach to resource conservation.

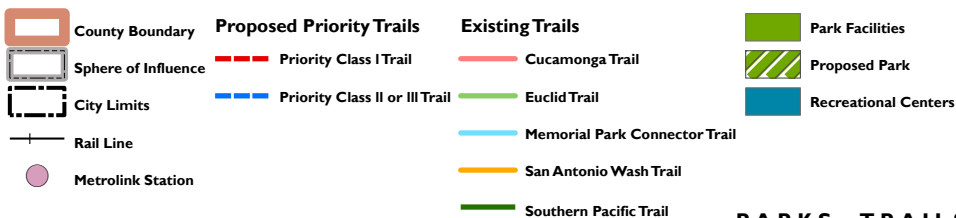
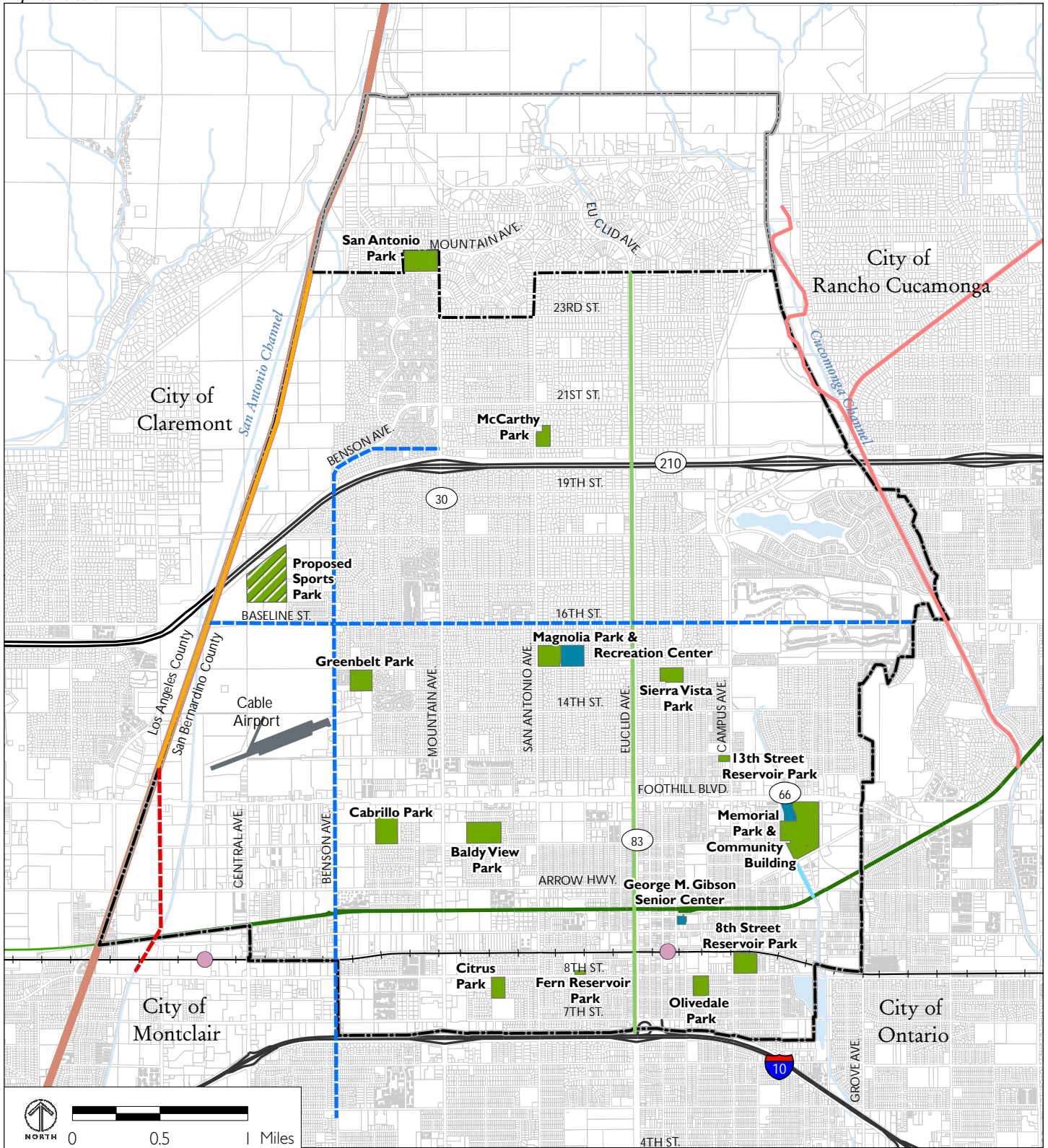
Goal OSC-7	Mining activities in Upland are compatible with efforts for resource conservation, and with adjacent uses.
-------------------	---

Policies

Policy OSC-7.1	Resource Conservation. Conserve the last remaining areas identified as containing significant mineral deposit potential as mapped by the California Geological Survey.
Policy OSC-7.2	Ongoing Extraction Activities. Support ongoing environmentally sensitive mineral extraction activities within the City until these resources are depleted or extraction is no longer economically viable.
Policy OSC-7.3	Regulation and Management. Regulate and manage the extraction of mineral resources through the Surface Mine and Reclamation Act (SMARA).
Policy OSC-7.4	Compatible Operations. Restrict permitted uses on lands containing and adjacent to important mineral resources to those compatible with mineral extraction, except in cases where such uses offer public benefits that outweigh those of resource extraction.

- Policy OSC-7.5 **Protection of Adjacent Properties.** Enforce established conditions and performance standards to protect properties adjacent to mining operations and ensure the public's health, safety and welfare.
- Policy OSC-7.6 **Reuse of Mined Land.** Require mined property to be left in a condition suitable for reuse in conformance with the California Surface Mining and Reclamation Act (SMARA).
- Policy OSC-7.7 **Recycling Aggregate Material.** Encourage the reuse and recycling of existing aggregate construction material for new residential, commercial, and industrial developments.

Map Date: 07/31/12



**FIGURE OSC-1
PARKS, TRAILS AND RECREATION FACILITIES**

PUBLIC FACILITIES AND SERVICES ELEMENT

ELEMENT DESCRIPTION FOR HOMEPAGE

The Public Facilities and Services Element addresses the provision of efficient and cost-effective services for fire prevention, emergency response, law enforcement, education, recreation, library and animal services; and partners with the school district, outside agencies, the private sector and utility companies for the provision of other key services necessary for maintaining a high quality of life and attracting residents to the City. We cooperate with our partners and leverage their efforts to provide excellent facilities and services while working jointly to fulfill Upland's long-term commitment to conservation of natural resources and a safe and healthful environment.

OVERARCHING GOAL

Facilities, utilities and services that support the need of residents for safety, education, health and quality of life in an efficient and cost-effective manner while meeting Upland's commitment to environmental sustainability.

GOALS, POLICIES AND ACTIONS SECTIONS

- Public Facilities, Infrastructure and Services
- Fire Prevention and Emergency Response Services
- Law Enforcement and Crime Prevention
- Educational Services and Facilities
- Recreational Programs and Services
- Library Services
- Animal Services
- Water
- Water Quality
- Solid Waste
- Technology and Utilities

GENERAL PLAN FIGURES

- Figure PFS-1 (Public Facilities and Services)
- Figure PFS-2 (Schools)

BACKGROUND DOCUMENTS

- Fire Department Strategic Plan
- Emergency Operations Plan
- Upland General Plan Existing Conditions Report: Community Services and Facilities

PUBLIC FACILITIES, INFRASTRUCTURE AND SERVICES

Upland works with developers, utilities and outside agencies to ensure that the highest quality infrastructure, facilities and services are available equitably for all citizens. We coordinate the continual expansion and improvement of facilities, infrastructure and services to meet demands of growth and modernization. We also maintain our investment in our public facilities and encourage utilities and our private sector partners to do the same.

Goal PFS-1	A functional and well-maintained City with adequate public facilities, infrastructure and services.
-------------------	--

Policies

Policy PFS-1.1	Provision of Adequate Facilities and Services. Manage and maintain existing public facilities, services and infrastructure, at current or improved service levels.
Policy PFS-1.2	Growth and Level of Service. Require new development to provide adequate facilities or pay its fair share of the cost for facilities needed to provide services to accommodate growth without adversely impacting current service levels.
Policy PFS-1.3	Capital Improvement Program. Continue to update and implement the Capital Improvement Program on an annual basis in a way that supports the vision for the City.
Policy PFS-1.4	Safe, Attractive, and Compatible Public Facilities. Ensure that public facilities are designed to be safe, aesthetically pleasing, and compatible with adjacent uses.
Policy PFS-1.5	Sustainable Facilities and Services. Explore ways of promoting sustainable practices in public facilities, services and infrastructure in a cost-efficient manner.
Policy PFS-1.6	Project Coordination. Coordinate and communicate with utilities and service providers early in project planning in order to take advantage of special programs and avoid issues in the development process.
Policy PFS-1.7	Infill Areas. Identify and prioritize infill areas for infrastructure improvements and assist developers in identifying funding mechanisms to cover the cost of providing facilities and services in infill areas.
Policy PFS-1.8	Underground Utilities. Encourage undergrounding of all existing and new publicly owned utility lines, encourage undergrounding of all privately owned utility lines in new developments, and work with electricity and telecommunications providers to underground or minimize the visual impacts of existing overhead lines.

FIRE PROTECTION AND EMERGENCY RESPONSE

The City of Upland mitigates potential risk to property and life through providing fire prevention and emergency response services. The Upland Fire Department strives to continually enhance the City's capacity to deliver fire services efficiently and cost effectively through continually improving response times, investing in new technology, and partnering with adjacent cities in the event of a fire. Risks in Upland from wildfires and from residential and industrial uses in the City are increased by seasonal Santa Ana winds. Residential fires pose a risk to human life since many of the structures in Upland were built before improvements to building codes in 1970.

Goal PFS-2	A community protected by fire prevention and emergency response services.
-------------------	--

Policies

- | | |
|-----------------|---|
| Policy PFS-2.1 | Staffing Standards. Ensure sufficient levels of staff in order to maintain quality fire protection and emergency medical services to the community as measured by the Fire Department's performance indicators. |
| Policy PFS-2.2 | Response Times. Strive to improve response times according to the Fire Department's operational Strategic Plan and standards established by the National Fire Protection Association to provide optimum fire protection and emergency medical services to the community. |
| Policy PFS-2.3 | Fire Stations. Plan fire station locations to maintain or enhance current response levels. |
| Policy PFS-2.4 | Response Units and Facilities. Provide additional response units, staffing and related capital improvements, as needed, to ensure quality service to the community as development and growth occur in the City. |
| Policy PFS-2.5 | Mutual Aid. Continue to participate in mutual aid agreements with Rancho Cucamonga, Ontario, Montclair, Claremont, and surrounding jurisdictions to provide automatic aid during fires or other disasters. |
| Policy PFS-2.6 | Strategic Plan. Support and implement the Fire Department Strategic Plan. |
| Policy PFS-2.7 | Firefighter Training. Train and prepare firefighters to be qualified to fill higher level positions as the need arises. |
| Policy PFS-2.8 | Technology. Invest in and incorporate future technological advances that enhance the City's ability to deliver fire services more efficiently and cost-effectively. |
| Policy PFS-2.9 | Development Review Process. Identify and mitigate fire hazards through the development review process. |
| Policy PFS-2.10 | Fire Prevention. Require new development to incorporate adequate emergency water flow, fire resistant design and materials, early warning systems and evacuation routes. |
| Policy PFS-2.11 | Emergency Vehicle Access. Require new development to be accessible to emergency vehicles and to not impede the ability of service providers to provide adequate emergency response. |

- Policy PFS-2.12 **Public and Private Roadways.** Ensure that new public and private roadways are adequate in terms of width, radius and grade to accommodate fire-fighting apparatus, while maintaining Upland’s neighborhoods and small-town character.

LAW ENFORCEMENT AND CRIME PREVENTION

Upland uses a multilayered approach to law enforcement and crime prevention. This means a range of measures such as the use of best practices in law enforcement, to indirect approaches such as ensuring that the siting and landscaping of buildings is a deterrent to crime. Upland also actively partners with neighboring cities and communities for the purposes of preventing crime.

Goal PFS-3	A community kept safe through law enforcement and crime prevention.
-------------------	--

Policies

- Policy PFS-3.1 **Facilities and Personnel.** Continue to maintain sufficient police staffing, performance levels, and facilities to serve Upland’s existing and future population.
- Policy PFS-3.2 **Response Time Standards.** Strive to achieve and maintain appropriate response times for all call priority levels to provide adequate police services for the safety of all City residents and visitors.
- Policy PFS-3.3 **Response Units and Facilities.** Provide additional response units, staffing and related capital improvements, as needed, to ensure quality service to the community as development and growth occur in the City.
- Policy PFS-3.4 **Reserve Police Officer Program.** Continue to provide and utilize an effective and professional Reserve Police Officer program that supports the goals of the Department and community and assists during hazardous events.
- Policy PFS-3.5 **Mutual Aid.** Continue to participate in mutual aid agreements with Rancho Cucamonga, Ontario, Montclair, Claremont and surrounding jurisdictions in an effort to improve local and regional service standards.
- Policy PFS-3.6 **Use of Resources.** Ensure the most effective use of deployed resources on an on-going basis.
- Policy PFS-3.7 **Technology and Training.** Invest in, and incorporate, future technological advances that enhance the City’s ability to deliver police services more efficiently and cost-effectively, and ensure all necessary personnel are sufficiently trained on an ongoing basis to keep current and be able to administer new technology.
- Policy PFS-3.8 **Crime Prevention.** Apply Crime Prevention Through Environmental Design (CPTED) principles as an effective means of preventing crime, reducing the fear of crime, and improving quality of life. Design new and modify existing residential and non-residential developments, open spaces, landscaping, parking lots, parks, play areas, and other public spaces to ensure visibility, access control, and sense of ownership.
- Policy PFS-3.9 **Neighborhood Watch.** Promote the Neighborhood Watch Program to enhance neighborhood and citywide safety.

- Policy PFS-3.10 **Community Policing.** Support community policing through such options as walking and biking police patrols that engage community residents.
- Policy PFS-3.11 **Gang Activity and Graffiti Prevention.** Protect the community from gang activity and graffiti through the efforts of City and County operations and programs and through proactive local and regional enforcement of violations.
- Policy PFS-3.12 **Nuisance Regulations.** Regulate uses that sell or serve alcohol and provide live entertainment to operate in a way that upholds community health, safety, and welfare, and minimizes demand on public services.

EDUCATIONAL SERVICES AND FACILITIES

Access to high quality education is important to attract and maintain residents and business in the City. Although the City does not control education directly, it partners closely with the school district to ensure the coordination of facilities meet the needs for safety, capacity and access to schools. Upland also teams with the schools and outside agencies to provide quality preschool, after-school and community recreation and education opportunities.

Goal PFS-4	A community with educational services and facilities that meet the demands of existing and new development.
-------------------	--

Policies

- Policy PFS-4.1 **Capacity.** Support efforts of the school districts to ensure sufficient educational facilities for Upland’s existing and anticipated kindergarten through twelfth grade population.
- Policy PFS-4.2 **Development Review.** Coordinate with the applicable school district during review of significant development proposals to determine and plan for capacity issues over time.
- Policy PFS-4.3 **School Facilities Master Plan.** Coordinate with each school district in conjunction with new development to help implement their School Facilities Master Plan.
- Policy PFS-4.4 **After-School Programs.** Provide after-school programs to support the extracurricular interests of students.
- Policy PFS-4.5 **Community Education and Service.** Work with the school districts and youth organizations in promoting educational opportunities through service projects for children in the community.
- Policy PFS-4.6 **Life-long Learning.** Work with the school districts and other educational institutions in the City to provide educational courses and programs for adults and seniors.
- Policy PFS-4.7 **Joint Use.** Expand joint use programs with the school districts to allow the use of school sites for recreational purposes and expand parkland in the City.
- Policy PFS-4.8 **Co-Location of Facilities.** Work with school districts and private schools to co-locate school facilities, where possible, with community parks and recreation facilities to encourage the joint use of facilities.

- Policy PFS-4.9 **Safe Routes to School.** Work with school districts and private schools to site new schools away from major streets to minimize vehicular noise and traffic hazards and to encourage walking and biking to school through safe, well-marked routes and bicycle lanes, and bicycle facilities on school grounds.
- Policy PFS-4.10 **Site Design for Traffic Mitigation.** Require private school sites to provide adequate on-site pick-up and drop-off areas and more than one access point to prevent school-related traffic congestion on the fronting and surrounding roadways, and encourage the school districts to meet similar design standards for traffic mitigation.
- Policy PFS-4.11 **Land Acquisition.** Work with developers to reserve land, in cooperation with the school districts, for purchase by the districts for the construction of new schools. Alternatively, work with the school districts to collect school impact fees in accordance with State law.

RECREATIONAL PROGRAMS AND SERVICES

Beyond having safe, clean park facilities, Upland provides opportunities for residents to enjoy varied recreational opportunities with programs geared to a wide range of abilities, interests and financial circumstances. The provision of both structured and unstructured recreational opportunities is important for the health, wellbeing and quality of life for Upland’s residents.

Goal PFS-5	Recreational programs and services that meet the needs of residents of all ages and interests.
Policy PFS-5.1	Program Evaluation. Evaluate recreational programming on an ongoing basis to ensure that the City’s programs and facilities meet the needs of residents of all age groups, abilities, and income levels.
Policy PFS-5.2	Affordable Recreation. Provide affordable recreational opportunities for all residents with special emphasis on seniors and teens.
Policy PFS-5.3	Public-Private Coordination. Coordinate recreational activities and programs with other public and private recreation providers.
Policy PFS-5.4	Public Events and Activities. Support and expand public activities and resources that promote a sense of community and enhance the City’s “small-town feel” such as cultural events, street fairs, parades, the farmers market, outdoor concerts, after-school programs, and community centers.
Policy PFS-5.5	Arts Programs. Promote visual and performing arts programs.
Policy PFS-5.6	General Use Facilities. Encourage the development of general use “drop-in” facilities that offer a gathering place as well as activities that don’t require joining a structured class or on-going program, such as a gym or recreational facility.

LIBRARY SERVICES

Access to quality library facilities and programs is important to the residents of Upland. The City strives to provide a library that is responsive to the educational and social needs of residents of all ages and abilities.

Goal PFS-6	Library services that meet the educational, cultural and social needs of Upland.
-------------------	---

Policies

- | | |
|----------------|--|
| Policy PFS-6.1 | Library Programs. Continue to provide, improve and expand successful adult, teen and children programs to improve utilization of the library. |
| Policy PFS-6.2 | Joint Use. Encourage joint use of library facilities with public and private agencies at locations such as schools and community centers. |
| Policy PFS-6.3 | Facility Usage. Encourage the use of library facilities as additional venues for arts-related events and programs (e.g., book readings, concerts, art exhibitions, and others). |
| Policy PFS-6.4 | Computer Technology and Access. Encourage use of computers and the Internet to access library resources and other information. |
| Policy PFS-6.5 | Educational Awareness. Promote public awareness of library programs and services. |
| Policy PFS-6.6 | Learning Environment. Ensure that the public library provides a safe and comfortable learning environment for the community. |
| Policy PFS-6.7 | Funding. Explore methods of financing the expansion needs and upgrades to the existing Public Library. |

ANIMAL SERVICES

The City of Upland is proactive in promoting animal-related public safety and welfare in the community. The City operates an Animal Services facility and gives sheltered animals every opportunity to be reclaimed by their owner, adopted, or rescued. The City strives to increase the number of animals returned to their owners and improve the adoption rates of animals that come through the facility. The City continues to work with volunteers, the community, and the University Health Sciences College of Veterinary Medicine to educate and expand animal support services in Upland, and pursues grant funding and fundraising activities to minimize reliance on the City's General Fund.

Goal PFS-7	A community that ensures public safety and welfare through effective animal control measures and supports sheltering for homeless pets until they are recovered by their owners or find new homes through adoption.
-------------------	--

Policies:

- | | |
|----------------|--|
| Policy PFS-7.1 | Public Education. Educate the public about responsible pet ownership. |
|----------------|--|

Policy PFS-7.2	Euthanasia. Increase the number of animals that are returned to their owners or adopted to new owners such that the need for euthanasia of adoptable animals is minimized.
Policy PFS-7.3	Intake Numbers. Reduce intake numbers through programs such as the Targeted Spay and Neuter Program.
Policy PFS-7.4	Funding. Pursue grant funding and fundraising activities to minimize reliance on the General Fund for operational costs.
Policy PFS-7.5	Volunteer Assistance. Recruit and retain volunteer assistance in a variety of activities to supplement and expand shelter programming and enhance the care and socialization of the animals at the Upland Animal Services Facility
Policy PFS-7.6	Foster Care Program. Manage the volunteer foster care program such that it offsets the number of young animals that must be cared for in the Upland Animal Services Facility.
Policy PFS-7.7	Shelter Population. Collaborate with other animal control facilities and rescue organizations that are able to accept animals into their programs to transfer and place homeless pets to reduce the shelter population as much as possible.
Policy PFS-7.8	Surgical Classes. Support Western University Health Sciences College of Veterinary Medicine to continue providing surgical classes on spaying and neutering within the shelter's medical facility to reduce the cost of adoptions to the public.
Policy PFS-7.9	Shelter Medicine Curriculum. Support efforts by Western University Health Sciences College of Veterinary Medicine to implement a shelter medicine curriculum in addition to their surgical classes currently held at the shelter to provide more comprehensive care for shelter animals at a reduced cost to the City.

WATER

Water is a scarce natural resource in Southern California and as such must be carefully managed. Upland's residents and businesses require reliable and cost-effective sources of water for a variety of domestic, commercial and industrial uses. The uses for water vary, creating opportunities for water to come from different sources to match the quality required. Upland will continue to explore and implement opportunities to conserve and recycle water in both the public and private sector. Additionally, stormwater will continue to be managed in such a way as to not increase demands on Upland's infrastructure, and instead, serve to replenish ground water supplies. The Inland Empire Utilities Agency and other agencies partner with the City of Upland to manage water supply, distribution and disposal.

Goal PFS-8	A community with a reliable and adequate supply of water for all members of the community.
-------------------	---

Policies

Policy PFS-8.1	Water System Master Plan. Continue to periodically update and implement the 2010 Water System Master Plan.
----------------	---

Policy PFS-8.2	Water Supply. Continue to acquire additional local supplies of water, including local groundwater, and reduce reliance on imported water from the State Water Project to meet future demands while maintaining a baseline so in times of drought, supplemental supplies will be available.
Policy PFS-8.3	Water Demand. Establish water demand reduction standards for new development and redevelopment to reduce per capita and total demand for water.
Policy PFS-8.4	New Development. Require new developments to dedicate land for water infrastructure such as tanks, pump stations, and wells as needed to support project development.
Policy PFS-8.5	Water Availability. Consider the availability of sufficient, reliable water when reviewing new development.
Policy PFS-8.6	Water Infrastructure. Maintain water storage, conveyance, and treatment infrastructure in good working condition in order to supply domestic water to all users with adequate quantities, flows, and pressures.
Policy PFS-8.7	Facility Capacity. Require all new water facilities to be designed to accommodate expected capacity for buildout of areas served by these facilities.
Policy PFS-8.8	Emergency Supply. Manage the water supply portfolio and system facilities to provide for adequate redundancy to address emergency conditions.
Policy PFS-8.9	Design of Water Systems. Require future water systems and facilities to be designed to minimize the likelihood of damage from vandalism or terrorist activity.

Goal PFS-9	A community that supports the use of water conservation measures and the provision of recycled water to minimize the demand on potable water resources.
-------------------	--

Policies

Policy PFS-9.1	Best Management Practices. Require new development projects to adopt best management practices for water use efficiency and demonstrate specific water conservation measures.
Policy PFS-9.2	Conservation Programs and Standards. Implement cost-effective water conservation programs, such as the existing rebates and grants for water efficiency and conservation, and enforce the Upland Municipal Code water conservation standards, to improve water-use efficiency, reduce water demand, and preserve the City's supplies.
Policy PFS-9.3	Regional Conservation. Coordinate with neighboring water purveyors to address local and regional water issues and implement regional water conservation programs as part of its water resource management strategy.
Policy PFS-9.4	Purple Pipe System. Review new development projects to determine which are appropriate for recycled water piping systems ("purple pipe") and require these projects to incorporate dual potable and recycled water facilities into their design.

- Policy PFS-9.5 **Irrigation.** As appropriate, require all businesses and industries to use recycled water for irrigation.
- Policy PFS-9.6 **Recycled Water Facilities.** Encourage new industrial/commercial and residential developers to construct recycled water backbone facilities for their development. Additionally, continue to work with the IEUA to provide facilities for recycled water distribution.
- Policy PFS-9.7 **Captured Rainwater.** Encourage the use of captured rainwater for use in landscapes and irrigation.

Wastewater/Sewer

Goal PFS-10	Wastewater collected, conveyed, treated and disposed of in ways that are safe, sanitary and meet Federal and State regulations.
--------------------	--

Policies

- Policy PFS-10.1 **Maintenance of Wastewater System.** Maintain wastewater collection and conveyance infrastructure in good working condition in order to supply municipal sewer service to the City's residents and businesses.
- Policy PFS-10.2 **Connection to Wastewater System.** Require all new development located within the City limits to connect to the public wastewater collection system.
- Policy PFS-10.3 **Wastewater System Coordination.** Promote coordination between land use planning and wastewater collection, conveyance, treatment, and disposal.
- Policy PFS-10.4 **Wastewater System Capacity.** Ensure that all wastewater collection and conveyance facilities are constructed to serve the ultimate buildout of all developments. This shall be done in coordination with the applicable regional agencies, which are responsible for providing treatment services.
- Policy PFS-10.5 **New Facilities.** Construct new wastewater conveyance facilities as needed.
- Policy PFS-10.6 **New Development.** Grant conditional approval of new development on the availability of sufficient capacity in the wastewater collection and treatment system to serve the project. Hold individual development projects responsible for their fair share of upgrades.
- Policy PFS-10.7 **Biosolid Disposal.** Work with the applicable regional agency to ensure biosolid disposal is managed so as to minimize impacts to the environment and public health.

Stormwater Management

Goal PFS-11	Water quality in the City's creeks, basins, and stormwater system is protected from contamination.
--------------------	---

Policies

- Policy PFS-11.1 **Protection of Surface Water Resources.** Implement the Santa Ana Regional Water Quality Control Board's (SARWQCB) Best Management Practices to protect surface water resources from contamination from runoff containing pollutants and sediment.
- Policy PFS-11.2 **New Development.** Require new development to protect the quality of water bodies and natural drainage systems through site design, source controls, stormwater treatment, runoff reduction measures, best management practices (BMPs), Low Impact Development (LID), and hydromodification strategies consistent with the City's NPDES Permit.
- Policy PFS-11.3 **No Net Increase.** Require all new development to contribute no net increase in stormwater runoff peak flows over existing conditions associated with a 100-year storm event.
- Policy PFS-11.4 **Post-Development Runoff.** Require controlling the volume, frequency, duration, and peak flow rates and velocities of runoff from development projects to prevent or reduce downstream erosion and protect stream habitat.
- Policy PFS-11.5 **Regional Planning.** Work with local, State, and federal agencies and private watershed organizations to improve water quality.
- Policy PFS-11.6 **Watershed Education.** Support watershed awareness and water quality educational programs for City staff and the community.

Goal PFS-12	Storm-water collected, conveyed, stored and disposed of to protect property from flooding and to recharge groundwater.
--------------------	---

Policies

- Policy PFS-12.1 **Stormwater Conveyance.** Design storm drain systems to convey stormwater and recycled water to recharge the groundwater basin.
- Policy PFS-12.2 **Groundwater Recharge.** Work with appropriate agencies to locate available facilities and to provide the retaining facilities necessary to recharge the groundwater basin using the City's stormwater.
- Policy PFS-12.3 **Maintenance.** Maintain stormwater runoff infrastructure in good condition through regular inspections, maintenance, and repair.
- Policy PFS-12.4 **Capacity.** Periodically review stormwater runoff infrastructure to ensure that it minimizes local flooding by attaining capacity that conforms to the Stormwater Master Plan.
- Policy PFS-12.5 **Improvements.** Require that local stormwater runoff drainage improvements be built to carry design-year runoff flows resulting from buildout of the land uses shown in the Land Use Element.

Goal PFS-13	Storm drainage facilities that are adequate for new development projects.
--------------------	--

Policies

- Policy PFS-13.1 **Best Management Practices.** During the construction and operation of projects, promote the use of Best Management Practices (BMPs) to reduce stormwater runoff, improve water quality and reduce the requirements for stormwater runoff drainage infrastructure.
- Policy PFS-13.2 **Watershed Drainage Plans.** Require developers to prepare watershed drainage plans for proposed developments that define needed drainage improvements per City standards, estimate construction costs for these improvements, and comply with the City's National Pollutant Discharge Elimination System (NPDES).
- Policy PFS-13.3 **Water Quality.** Enforce adopted regulations addressing stormwater runoff from urban uses to protect the quality of surface and ground water and other resources from detrimental conditions.

SOLID WASTE

In keeping with its commitment to environmental sustainability, the City of Upland partners with the public, outside agencies and the private sector to minimize the generation of waste and dispose of it in ways that are sanitary and healthful for residents. Municipal operations serve as a model for environmentally responsible waste management.

Goal PFS-14	Solid waste generation is minimized and collected, stored, transported and recycled in safe, sanitary, and environmentally acceptable ways.
--------------------	--

Policies

- Policy PFS-14.1 **State Diversion Goal.** Strive to exceed the State's goal of diverting solid waste from landfills.
- Policy PFS-14.2 **Solid Waste Pick-up.** Require trash, recycling, and greenwaste pick-up as a means to ensure a safe, sanitary environment.
- Policy PFS-14.3 **Household Hazardous Waste.** Provide for the collection and recycling of household hazardous waste as well as e-waste, used oil and filter container recycling, and sharps disposal (needles/syringes) at the City Yard.
- Policy PFS-14.4 **Business Recycling and Composting.** Support current and future regulations regarding commercial recycling.
- Policy PFS-14.5 **City Operations.** Serve as a role model to businesses and institutions regarding purchasing decisions that minimize the generation of solid waste in addition to encouraging all City staff to recycle at City facilities.
- Policy PFS-14.6 **Disposable, Toxic or Non-Renewable Products.** Reduce the use of disposable, toxic or non-renewable products in City operations.
- Policy PFS-14.7 **Recycle Asphalt Pavement.** Promote the use of recycled asphalt pavement (RAP) for streets and parking lots, where feasible.

Policy PFS-14.8 **Recycled Materials in New Construction.** Encourage the use of recycled materials in new construction.

TECHNOLOGY AND UTILITIES

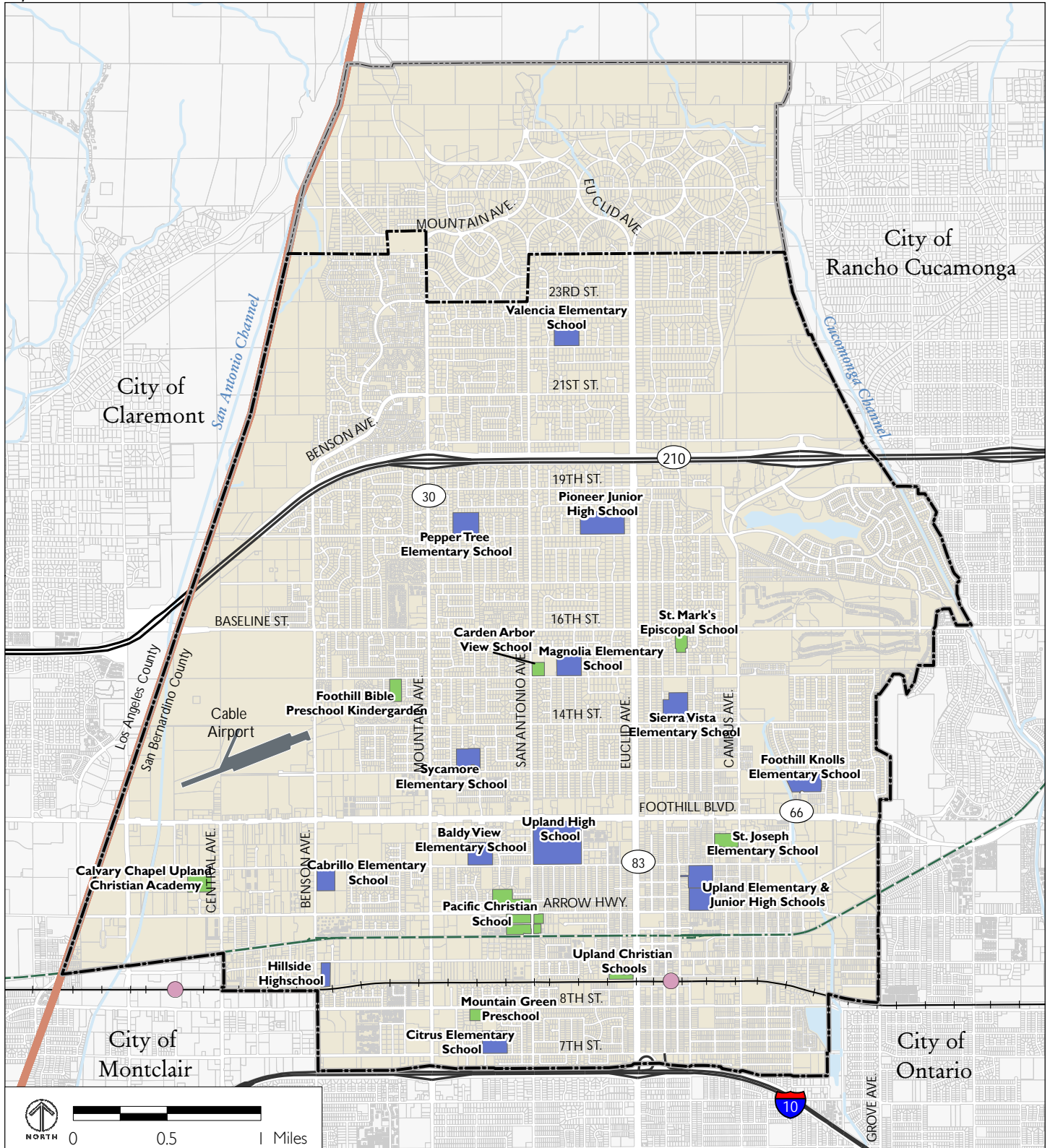
In order for Upland to remain competitive and desirable as a place to live and do business, it must provide access to the most up-to-date infrastructure for telecommunications, the internet and other utilities. Upland partners with utilities to ensure that the infrastructure is provided in a way that is in keeping with Upland's commitment to environmental sustainability.

Goal PFS-15	A community supported by the most current and sustainable provision of technology and utilities to service residents, businesses and institutions.
--------------------	---

Policies

- Policy PFS-15.1 **Access and Availability.** Work with utility and service providers to ensure access to and availability of utilities and telecommunication facilities for households, businesses, institutions, and public agencies throughout the City.
- Policy PFS-15.2 **Project Coordination.** Work with utility and service providers early the development process to ensure utility and service needs can be successfully integrated into projects.
- Policy PFS-15.3 **Adequate Internet Facilities and Service.** Work with service providers to retrofit areas of the City that are not served by current telecommunication and fiber-optic communication technologies.
- Policy PFS-15.4 **Co-Location.** Encourage compatible colocation of telecommunication and internet facilities and work with utility companies and internet service providers to provide opportunities for siting facilities on City-owned property and in suitable public right-of-ways.
- Policy PFS-15.5 **Incorporation into Public Buildings.** Incorporate new technology into public buildings (e.g., Library, City Hall) and operations on an on-going basis to increase productivity and enhance customer service and access to City services.

Map Date: 07/31/12



- | | |
|------------------------|---------------------|
| County Boundary | School Sites |
| Sphere of Influence | Private |
| City Limits | Public |
| Upland Parcel | |
| Southern Pacific Trail | |
| Rail Line | |
| Metrolink Station | |



FIGURE PFS-2
SCHOOLS

Map Date: 07/31/12

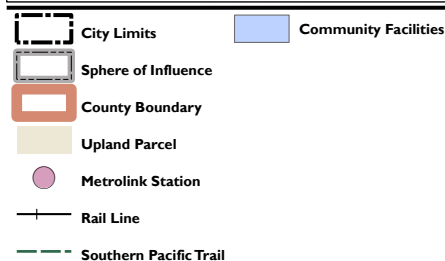
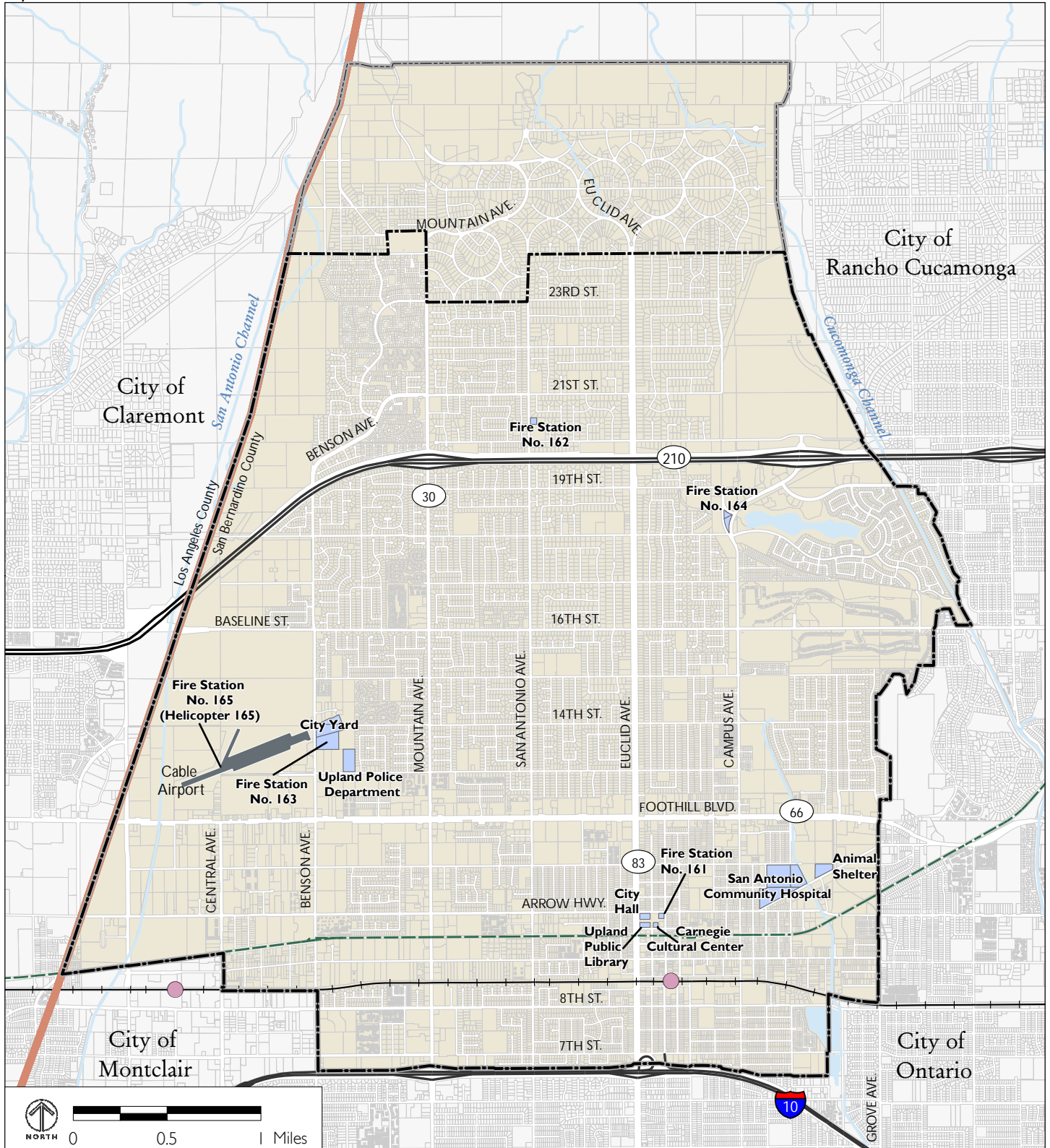


FIGURE PFS-1
PUBLIC FACILITIES AND SERVICES

HEALTHY COMMUNITY ELEMENT

ELEMENT DESCRIPTION FOR HOMEPAGE

Our health is one of the most important qualities we have. Secure employment, good neighborhoods, or quality housing—though important to residents and the community—mean little if we are in poor health. In recent years, the medical professional and urban planning field have found that our environment—where we live and work, how we travel, what we eat, and where and when we play, socialize, and are physically active—has a major impact on health and well-being. Because health is affected by how we plan our community, improving public health through policy and action is a desirable goal for Upland.

The Healthy Community Element is intended to promote a living and working environment that improves the health and well-being of residents, families, and community. This element's goals and policies are directed at the natural environment, community design, health care facilities and access, and lifestyle choices. They span and complement the goals and policies of other general plan elements that are implicitly related to public health. This element also intends to break new ground and establish an agenda centered on the health and wellness of Upland residents, workforce, and visitors.

OVERARCHING GOAL

A community that promotes a positive physical, social, and economic environment that supports the health and well-being of its members, quality of life, and long-term sustainability.

GOALS, POLICIES, AND ACTIONS SECTIONS

- Land Use, Transportation, and Design
- Active Living Environment
- Environmental Quality
- Food and Beverage Environment
- Alcohol, Tobacco, and Drug Use
- Health Facilities and Services
- Safe Community

BACKGROUND DOCUMENTS AND RESOURCES

- Technical Memorandum
- Parks and Recreation Master Plan
- Bicycle and Pedestrian Master Plan
- Upland Unified School District
- CDC Healthy Communities Program
- National Prevention Strategy
- Healthy People 2020 Objectives

LAND USE, TRANSPORTATION, AND DESIGN

Goal HC-1	A City that incorporates and prioritizes health and wellness principles in City planning decisions affecting land use, housing, transportation, parks, neighborhoods, services, and the environment.
------------------	---

Upland’s built environment—its transportation, land use, parks, housing, and urban design—affects our quality of life and the opportunities to choose a healthy lifestyle. Complete streets and safe transportation routes encourage walking, bicycling, and transit use. Complete neighborhoods with parks, recreation, food stores, and services improve our choices to be active and healthier. An appropriate balance of land uses and services creates a more complete community. And a diverse range of housing types and prices for residents of all ages and abilities help satisfy the life-stage housing needs of residents. Upland will implement the following land use, transportation, and design policies that further health.

Policies

- Policy HC-1.1 **Health in All Policies.** Consider how all City land use, development projects, regulations, permitting processes, and other decisions impact community health, and prioritize decisions that positively contribute to the health of residents, workforce, and the community.
- Policy HC-1.2 **Complete Neighborhoods.** Encourage new development to create complete neighborhoods and districts where residents can live within an easy and safe walking distance to daily services, recreational opportunities, and other community amenities that are part of a healthy lifestyle (cf: CC-4).
- Policy HC-1.3 **Complete Streets.** Enhance and improve the safety, convenience, and accessibility of roadways with trees, sidewalks, bicycle lanes, and other amenities to encourage pedestrian, bike, and transit activity for residents of all ages and abilities.(cf: CIR-3)
- Policy HC-1.4 **Life-Stage Housing.** Provide a diversity of housing types by location, tenure, type of unit, and price level throughout the City; support housing accommodations or living arrangements that can accommodate people and households of all ages and abilities.

ACTIVE LIVING ENVIRONMENT

Goal HC-2	An active living environment that offers ample parks, community facilities, recreation activities, and multiuse pedestrian and bicycle trails, and development types that encourage a healthy and active lifestyle.
------------------	--

Being physically active on a regular basis is a key way to improve and maintain our health. In combination with healthy eating, physical activity helps to maintain a healthy weight, improve mental health, and reduce the risks and costs of chronic disease. Making available safe, accessible, and affordable parks, recreational facilities, age-appropriate recreational programs as well as other community amenities, such as shopping centers and places of employment, can help encourage people to build exercise into their daily routines and choose healthier lives. Bicycle routes, sidewalks with trees, and trails also encourage residents to bicycle and walk to and from community

destinations rather than drive. Upland will encourage an environment that fosters active living through the following policies.

Policies

- Policy HC-2.1 **Parks and Open Space.** Improve the availability and accessibility of parks resources through joint use agreements, alternative forms of parks, and other opportunities for recreation. (cf: OSC-2)
- Policy HC-2.2 **Recreational Facilities.** Support the availability and accessibility of age-appropriate recreational facilities, both private or publicly owned, to meet the diverse recreational needs of Upland residents. (cf: OSC-2)
- Policy HC-2.3 **Recreation Programs.** Provide and/or sponsor recreational programs, and services that are accessible and affordable to residents of all ages and abilities and encourage active and healthy living. (cf: OSC-2)
- Policy HC-2.4 **Bicycle and Pedestrian Routes.** Expand and maintain safe bicycle and pedestrian trails, facilities, crosswalks, and connections to various community amenities to encourage residents to be physically active and exercise. (cf: CIR-2)
- Policy HC-2.5 **Health Education.** Provide and/or support the provision of educational campaigns that teach residents about the health benefits of exercise and physical activity and that motivate lifestyle changes.

ENVIRONMENTAL QUALITY

Goal HC-3	Clean and healthful natural environment that promotes the health and well-being of Upland residents and workforce and distinguishes Upland as a healthful place to live and work.
------------------	--

Residents choose to live in Upland because of our natural environment, trees and landscape features, and the health benefits they offer. The water we drink, the air we breathe, and the noise we hear influence our health, wellness, and quality of life. In southern California, we are surrounded by environmental pollutants that affect our health and well-being. While we cannot eliminate all environmental pollutants—and some are beyond our control, such as regional air quality—Upland recognizes and values the importance of a clean environment that promotes the health and well-being of residents. The City is committed to providing a clean and healthful natural environment through the following policies.

Policies

- Policy HC-3.1 **Air Quality.** Improve indoor and outdoor air quality through land use siting, appropriate mitigation, education, enforcement, and coordinated planning with business, government, and residents. (cf: OSC-3)
- Policy HC-3.2 **Water Quality.** Improve and maintain the quality of water resources by controlling runoff, managing the watershed, and implementing other best management practices. (cf: PFS-7)
- Policy HC-3.3 **Noise Levels.** Protect the health of residents from excessive interior and exterior noise through the enforcement of noise standards, land use siting criteria, and appropriate mitigation. (cf: SAF-1)

- Policy HC-3.4 **Hazardous Waste.** Work with government agencies, private industry, and stakeholders to manage the generation, transport, and use of toxic and/or hazardous wastes, and reduce their accidental release. (cf: SAF-5)

FOOD AND BEVERAGE ENVIRONMENT

Goal HC-4	A balanced retail food and beverage environment that offers a wide variety of foods and beverages that are affordable and culturally appropriate and that encourage healthy lifestyle choices.
------------------	---

Nutritious food and beverages contribute to our health and well-being. However, which foods and beverages are consumed is largely determined by availability and cost. As is the case for cities in the Inland Empire, Upland has an abundance of unhealthy food and beverage stores compared to healthier alternatives. In combination with lack of physical activity, this may contribute to poorer food choices and poorer health. A balance of healthy and unhealthy retail food and beverage stores, coupled with a better understanding of the benefits of good nutrition, can encourage residents to choose healthier food alternatives. Upland will implement the following policies to encourage healthier lifestyle choices.

Policies

- Policy HC-4.1 **Healthy Food Sources.** Attract and support a wider range and number of healthy food sources, including full-service grocery stores, ethnic food markets, healthy restaurants, and farmers' markets.
- Policy HC-4.2 **Sit-down Restaurants.** Attract sit-down restaurants that offer a broader choice of foods, including healthier options, as an alternative to convenience food establishments.
- Policy HC-4.3 **Community Education.** Support programs that educate residents about healthy eating habits and lifestyles, including topics such as nutrition, healthy cooking, life-stage nutrition needs, and similar topics.

ALCOHOL, TOBACCO, AND DRUGS

Goal HC-5	A community free of alcohol dependency, tobacco use, and drug abuse by creating an environment that supports healthy choices, provides access to prevention and treatment services, and enforces laws that protect residents and the community.
------------------	--

Many Upland residents know there is no better place to live or raise a family. This quality is not accidental, but evolved through proactive policies and actions that create community and institutional structures to support families and children. Cities must continually address the availability of alcohol, tobacco, and drugs to limit not only the harm to individuals but also the far-reaching consequences to families, school and job performance, and our community. The causes of alcohol, tobacco, and drug use are many and require an approach aimed at environmental prevention, intervention, treatment, and enforcement. Upland will implement the following policies to address these issues:

Policies

- Policy HC-5.1 **School Programs.** Support programs of the Upland Unified School District to educate students and change social norms in an effort to involve youth, parents, and educators in developing programs that prevent and treat alcohol, tobacco, and drug use among youth.
- Policy HC-5.2 **Public Education.** Work with local organizations to educate residents, businesses, and others about the harmful effects of tobacco, alcohol, and drug use and the need for effective control strategies; support organizations that educate the community.
- Policy HC-5.3 **Land Use/Permitting.** Consider the concentration of alcohol and/or tobacco retail outlets in land use decisions; consider regulating the permitting of additional alcohol and/or tobacco retail outlets where an undue concentration exists.
- Policy HC-5.4 **Social Services.** Continue to support the permitting of sites and services for substance abuse treatment, rehabilitation services, mental health services, or other social service programs that reach individuals and families commensurate with the need in Upland.

HEALTH FACILITIES AND SERVICES

Goal HC-6	A community where all members have convenient access to a full range of quality primary, preventative, and specialty health care, including mental health, vision, and dental care.
------------------	--

Access to health and wellness services is an important part of a healthy community. Upland residents benefit from affordable and quality dental, medical, and specialty care services that provide prevention and treatment services in the community. This includes private, public, and nonprofit organizations providing health and auxiliary services affordable to residents of all income levels, ages, families, and abilities. Many of these social, health, and community organizations also educate Upland residents about how to make healthier lifestyle choices. Because of the importance of health in the community, Upland is committed to encouraging and supporting health facilities and services through both policies and programs:

Policies

- Policy HC-6.1 **Hospital Facilities.** Support and facilitate the periodic plans for expansion, rehabilitation, and renovation of San Antonio Community Hospital to meet the diverse needs of Upland and the greater region.
- Policy HC-6.2 **Health Services.** Support the relocation and availability of organizations providing a broad range of health prevention and treatment services commensurate with the diverse needs of Upland residents.
- Policy HC-6.3 **School Health Programs.** Support community groups, the San Bernardino County Public Health Department, and Upland Unified School District to support school health education and services.
- Policy HC-6.4 **Special Needs.** Support organizations serving the health needs of seniors and disabled people; ensure that land use, zoning, and permitting standards encourage the siting of special needs facilities in Upland.

- Policy HC-6.5 **Community Needs Collaboration.** Foster collaboration among community based organizations, education and faith based sectors, businesses, and clinicians to identify community needs and ensure that prevention-focused healthcare and services are available, integrated, and mutually reinforcing.

SAFE ENVIRONMENTS

Goal HC-7	A community that is safe and welcoming to residents of all ages and contributes to a healthy and active lifestyle.
------------------	---

A healthy community is fundamentally one that is safe for all residents living in Upland. It provides safe, attractive, and clean neighborhoods and public spaces. Roadways and pedestrian connections are safe for residents to walk, bicycle, and travel on. Residents feel safe from crime and can take walks during the evening or walk around town. Schools provide a safe environment for children to learn and be active. Residents are safe from environmental hazards that lead to poor health and diminish quality of life. Although Upland is known as a safe community, efforts need to be continued. The City will continue to implement policies and programs to make Upland a safe place for residents.

Policies

- Policy HC-7.1 **Safe Streets.** Incorporate improvements to street designs, pedestrian routes, and enforcement that make it safer to walk and bicycle to activity centers, including shopping, schools, parks, and other destinations.
- Policy HC-7.2 **Safe Schools.** Support efforts at the Upland Unified School District to maximize the safety of students during school hours and after school through education and enforcement of regulations.
- Policy HC-7.3 **Safe Neighborhoods.** Support safe and healthy neighborhoods through neighborhood watch efforts, community policing techniques, and targeted efforts in certain neighborhoods or apartments.
- Policy HC-7.4 **Safe Community Planning.** Apply Crime Prevention Through Environmental Design principles when reviewing new development and addressing crime prevention opportunities within the community.
- Policy HC-7.5 **Safe Environment.** Continue to support policies and programs that ensure an environment that is safe from air, water, noise, hazardous waste, and other manmade environmental hazards (cf: HC-2).

SAFETY ELEMENT

ELEMENT DESCRIPTION FOR HOMEPAGE

The City of Upland is proud of its safe environment and is committed to the protection of life and property from the risks of natural and man-made hazards. Upland is susceptible to natural hazards such as earthquakes, flooding, and wildfires; and by man-made threats caused by exposure to harmful noise sources, hazardous materials, sickness and crime. Protection from natural and man-made hazards is essential in establishing a sense of well-being for residents and attracting new residents and quality businesses to the City that help to sustain a thriving economy. Upland will continue to collaborate with outside agencies and educate the community to ensure ongoing emergency preparedness, prevention and response in the event of a hazardous incident.

OVERARCHING GOAL

A community protected from natural and man-made hazards including noise, floods, earthquakes, fire, and hazardous materials, through prevention, preparedness, and emergency response.

GOAL AND POLICY SECTIONS

- Noise
- Flood Hazards
- Earthquakes and Geologic Hazards
- Wildland and Urban Fires
- Hazardous Materials
- Airports
- Preparation and Emergency Response

GENERAL PLAN FIGURES

- Figure SAF-1 (Faults and Fault Zones)
- Figure SAF-2 (100-Year and 200-Year Flood Zones)
- Figure SAF-3 (High Fire Hazard Zones)

BACKGROUND DOCUMENTS

- Upland General Plan Existing Conditions Report: Natural Environment

NOISE

Upland protects residents, the labor force and visitors from the harmful effects of noise by establishing exterior and interior noise standards. Higher exterior noise standards are permitted for mixed-use and residential infill projects, as long as the interior noise standard is maintained. Policies in this section help mitigate for noise by requiring the implementation of noise reduction techniques in site design and construction to ensure the compatibility of uses. Mobile sources of noise, such as vehicles and aircraft, are also regulated by the enforcement of Upland's noise standards.

Goal SAF-1	Upland is protected from interior and exterior noise levels that cause harm to safety, health and well-being.
-------------------	--

Policies

Policy SAF-1.1 **Exterior Noise Standards.** Require noise mitigation for all development where the projected exterior noise levels exceed those shown in Table SAF-1, to the extent feasible.

Table SAF-1 Exterior Noise Compatibility Standards

Land Use Type	Highest Level of Noise Exposure that is Regarded as “Normally Acceptable” (Ldn of CNEL)
Residential – Low Density Single-Family, Duplex, Mobile Homes	60 dBA
Residential – Multi-Family	65 dBA
Mixed-Use	70 dBA
Transient Lodging – Hotels, Motels	65 dBA
Schools, Libraries, Churches, Hospitals, Nursing Homes	70 dBA
Auditoriums, Concert Halls, Amphitheaters	Mitigation based on site-specific study
Sports Arena, Outdoors Spectator Sports	Mitigation based on site-specific study
Playgrounds, Neighborhood Parks	70 dBA
Golf Courses, Riding Stables, Water Recreation, Cemeteries	75 dBA
Office Buildings – Commercial, Office/Professional	70 dBA
Industrial, Manufacturing, Utilities, Agriculture	75 dBA

Source: Governor's Office of Planning and Research, State of California General Plan Guidelines 2003, 2003, pages 244-254.

Policy SAF-1.2 **Exterior Incremental Noise Standards.** Require noise mitigation for all development that increases existing noise levels by more than the allowable increment shown in Table SAF-4, to the extent feasible.

TABLE SAF-4 **EXTERIOR INCREMENTAL NOISE IMPACT STANDARDS FOR NOISE-SENSITIVE USES (DBA)**

Residences and Buildings Where People Normally Sleep		Institutional Land Uses with Primarily Daytime and Evening Uses	
Existing L_{dn}	Allowable Noise Increment	Existing Peak Hour L_{dn}	Allowable Noise Increment
45	8	45	12
50	5	50	9
55	3	55	6
60	2	60	5
65	1	65	3
70	1	70	3
75	0	75	1
80	0	80	0

Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment, 2006.

- Policy SAF-1.3 **Interior Noise Standards.** Require new development to include noise mitigation to assure acceptable interior noise levels appropriate to the land use type: 45 dBA L_{dn} for residential, transient lodgings, hospitals, nursing homes, and other uses where people normally sleep; and 45 dBA L_{dn} (peak hour) for office buildings and similar uses.
- Policy SAF-1.4 **Location of Noise-Sensitive Land Uses.** Prevent noise-sensitive land uses (schools, medical centers and hospitals, senior centers, and residences) from locating in areas with noise levels that exceed those considered normally acceptable for each land use unless measures can be implemented to reduce noise to acceptable levels.
- Policy SAF-1.5 **Noise Impact Study.** Require a noise impact study to evaluate impacts of projects that may exceed 65 L_{dn} as part of the design review process.
- Policy SAF-1.6 **Acoustical Study.** Require an acoustical study for all new residential developments that lie within the 65 L_{dn} noise contour on the Future Noise Contour Map, to ensure indoor levels will not exceed City standards. In addition, the City shall continue to enforce the California Building Code for indoor noise levels.
- Policy SAF-1.7 **Noise Reduction in Site Design.** Require measures that attenuate exterior and/or interior noise levels to acceptable levels to be incorporated into all development projects where current and/or future outdoor noise levels may be unacceptable. Require noise reduction features, the focus of which shall be on site design techniques, so long as they do not conflict with the goals of the Community Character Element. Techniques include:

- a. Designing landscaped building setbacks to serve as a buffer between the noise source and receptor.
- b. Placing noise-tolerant land uses such as parking lots, maintenance facilities, and utility areas between the noise source and receptor.
- c. Orienting buildings to shield noise-sensitive outdoor spaces from a noise source.
- d. Locating bedrooms or balconies on the sides of buildings facing away from noise sources.
- e. Utilizing noise barriers, such as landscaped berms, to reduce adverse noise levels in noise-sensitive outdoor activity areas, avoiding sound walls wherever possible.

Policy SAF-1.8	Vibration Screening Distances. Require new residential and commercial projects located adjacent to major freeways, rail lines or other vibration sources to follow the Federal Transit Administration screening distance criteria.
Policy SAF-1.9	Alternative to Sound Walls. Encourage the use of design strategies and other noise reduction methods along transportation corridors in lieu of sound walls to mitigate noise impacts and enhance aesthetics.
Policy SAF-1.10	Motor Vehicle Code. Enforce California Motor Vehicle Code that prohibits amplified sound that can be heard 50 feet or more from a vehicle, and that addresses excessive exhaust noise.
Policy SAF-1.11	Construction Noise. Require construction projects to adhere to the City's construction hours and incorporate measures to minimize impacts.
Policy SAF-1.12	Operational Noise. Require mixed-use, commercial, and industrial projects to mitigate operational noise impacts to adjoining sensitive uses to meet operational noise thresholds.
Policy SAF-1.13	Airport Compatibility. Prohibit new residential development within the 60 dBA CNEL airport noise contour, and only approve noise-compatible land uses consistent with the ALUCP.
Policy SAF-1.14	Noise Level Reduction Near Airport. Require new structures within any Airport Land Use Compatibility Zone except D or E to incorporate exterior-to-interior noise level reduction design features sufficient to meet the interior noise level criteria specified in the ALUCP.
Policy SAF-1.15	Coordination with Cable Airport. Work with Cable Airport to monitor aircraft noise, implement noise-reducing operation measures (i.e., Fly Quiet, Fly Neighborly programs), and promote pilot awareness of noise sensitive land uses.

FLOOD HAZARDS

By understanding and anticipating potential risks, Upland can protect life and property from flooding hazards. Policies in this section protect Upland residents through interagency coordination in flood management, ensuring full compliance with national standards, and requiring maintenance of the City's existing floodplain storage areas. The City will evaluate new development for potential flood hazards prior to

approval to minimize flooding risk and impervious surfaces. Upland will also educate the public and ensure evacuation procedures are in place in the event of the San Antonio Dam failure.

Goal SAF-2	A community protected from injury or loss of life and damage to property due to flood hazards.
-------------------	---

Policies

- | | |
|-----------------|--|
| Policy SAF-2.1 | Interagency Flood Management. Continue to work with appropriate local, State and federal agencies to maintain the most current flood hazard and flood-plain information and use it as a basis for project review and to guide development. |
| Policy SAF-2.2 | National Flood Insurance Program. Continue to participate in the National Flood Insurance Program (NFIP) and ensure that City regulations are in full compliance with the standards adopted by the Federal Emergency Management Agency (FEMA). |
| Policy SAF-2.3 | Floodplain Storage Maintenance. Maintain and improve storm drainage infrastructure, including the City's urban creeks, to maintain existing floodplain storage. |
| Policy SAF-2.4 | Floodplain Requirements. Regulate development within floodplains in accordance with State and federal requirements and maintain the City's eligibility under NFIP. |
| Policy SAF-2.5 | Flood Control Channels. Maintain a healthy riparian corridor in City-maintained flood control channels to reduce the risk of flooding due to erosion, siltation, blockage and heavy undergrowth. |
| Policy SAF-2.6 | Existing Development. Minimize flood risks associated with existing development. |
| Policy SAF-2.7 | New Development. Require evaluation of potential flood hazards prior to approval of development projects. |
| Policy SAF-2.8 | Construction Methods. Identify construction or other methods to minimize damage if new development is located in flood hazard zones. |
| Policy SAF-2.9 | Impervious Surfaces. Minimize impervious surfaces to reduce stormwater runoff and increase flood protection. |
| Policy SAF-2.10 | <p>Development in the 100-Year Flood Zone. Prohibit new development within the 100-year flood zone unless it can be shown that the development will not:</p> <ol style="list-style-type: none"> a. Create danger to life and property due to increased flood heights or velocities caused by excavation, fill, roads and intended use. b. Create difficult emergency vehicle access in times of flood. c. Create a safety hazard due to the unexpected heights velocity, duration, rate of rise and sediment transport of the flood waters at the site. d. Create excessive costs in providing governmental services during and after flood conditions, including maintenance and repair of public facilities. e. Interfere with the existing waterflow capacity of the floodway. f. Substantially increase erosion and/or sedimentation. |

- g. Contribute to the deterioration of a watercourse or the quality of water in any body of water.
 - h. Require storage of material, or any substantial grading or placement of fill.
 - i. Change the water storage/volume capacity of the flood basin.
- Policy SAF-2.11 **Flood Barriers.** Prevent the construction of flood barriers within the 100-year flood zone which will divert flood water or increase flooding in other areas.
- Policy SAF-2.12 **Siting and Design of Essential Public Facilities.** Require that essential public facilities be located and designed to mitigate potential flood risk to ensure long term operation.
- Policy SAF-2.13 **Dam Failure.** Plan for the evacuation of people from areas subject to inundation from San Antonio dam failure.
- Policy SAF-2.14 **Public Education.** Promote public education on flooding hazards.

EARTHQUAKES AND GEOLOGIC HAZARDS

Upland is in an area susceptible to seismic and geologic hazards. The City protects the public from these hazards through the enforcement of safety standards, state-of-the-art site design and construction methods, and regulating the retrofitting of existing critical facilities.

Goal SAF-3	A community protected from earthquakes and other geologic hazards.
-------------------	---

Policies

- Policy SAF-3.1 **Building Codes.** Enforce the building codes adopted by the State of California in all new construction and renovations.
- Policy SAF-3.2 **Geologic Mapping.** Rely on the most current and comprehensive geological hazard mapping available to assist in the evaluation of potential seismic hazards to proposed new development.
- Policy SAF-3.3 **Geotechnical Investigations.** Require site-specific soils and/or geologic reports for development in areas where potentially serious geologic risks exist. These reports shall address the degree of hazard, design parameters for the project based on the hazard, and the appropriate mitigation measures.
- Policy SAF-3.4 **Mitigation Monitoring.** Monitor and enforce mitigation measures to reduce risks for projects where seismic and geological hazards can be mitigated.
- Policy SAF-3.5 **Prohibiting Development.** Prohibit development in known areas where seismic and geological hazards cannot be mitigated.
- Policy SAF-3.6 **Retrofit Critical Facilities.** Promote the upgrade, retrofitting, and/or relocation of all existing critical facilities (e.g., hospitals, schools, police stations, fire stations, water facilities, emergency operation centers, emergency access routes, public works yard,

public refuge areas) and other important public facilities that do not meet current building code standards and are within areas susceptible to seismic or geologic hazards.

Policy SAF-3.7 **Utility Lines.** Work with utility providers to ensure that utility lines are designed to withstand seismic forces, are accessible for repair, and are provided with safety features such as automatic shutoff valves, switches and expansion joints.

Policy SAF-3.8 **Future Decision-Making.** Continue to incorporate geotechnical hazard data into future land use decision-making, site design and construction standards.

WILDLAND AND URBAN FIRES

The City of Upland provides for coordinated fire protection for all areas of the City to ensure that the level of response to fires is met through staffing, equipment and access to adequate water resources. Policies in this section ensure that Upland proactively educates and informs its residents and businesses about the potential risks of fire and fire prevention techniques, and the City will continue to work with developers to ensure that threats by fire are minimized in new projects.

Goal SAF-4	A community protected from loss of life, injury, damage to property and loss of natural resources caused by wildland and urban fires.
-------------------	--

Policies

Policy SAF-4.1 **Public Education.** Promote educational programs for the public related to fire safety and prevention.

Policy SAF-4.2 **Prevention Programs.** Participate in fire and life safety prevention programs with neighboring jurisdictions and other governmental agencies as needed.

Policy SAF-4.3 **Development.** Continue to require all development, new and existing, to provide necessary service, fire hydrants and road improvements consistent with the California Fire Code.

Policy SAF-4.4 **Development Review.** Include the Fire Department in the review of development proposals to ensure projects adequately address safe design and on-site fire protection and comply with applicable fire and building codes.

Policy SAF-4.5 **Fire Sprinkler Systems.** Promote the installation of fire sprinkler systems for both commercial and residential use and in structures where sprinkler systems are not currently required by the Municipal Code or California Fire Code.

Policy SAF-4.6 **High Fire Hazard Safety Zones.** Require all development in areas of potential wildland fire hazards, as shown in the High Fire Hazard Map, to include clearance around structures, fire-resistant ground cover and fire-resistant roofing materials.

Policy SAF-4.7 **City-Owned Property Maintenance.** Continue to remove excessive/overgrown vegetation and rubbish from City-owned property to prevent and minimize fire risks to surrounding properties.

Policy SAF-4.8	Private Property Maintenance. Require property owners to maintain property in a manner that minimizes fire hazards through the removal of vegetation and hazardous structures, materials and debris.
Policy SAF-4.9	Landscaping. Encourage the use of drought-resistant and fire-resistant plants in areas subject to wildland fires.
Policy SAF-4.10	Fire Services. Ensure an acceptable level of fire safety and emergency medical services throughout the City.
Policy SAF-4.11	Water Supplies for Fire Suppression. Ensure that adequate water supplies are available for fire-suppression throughout the City.

HAZARDOUS MATERIALS

Industrial uses within the City and proximity to major transportation routes by rail and truck make Upland susceptible to contamination from accidents involving hazardous materials. Upland protects its residents and businesses through the location and regulation of land uses and through the enforcement of County, State and federal requirements. Policies in this section continue practices for the documentation, monitoring, clean up, and re-use of hazardous materials and sites for the protection of Upland’s air and groundwater and for the reduction of greenhouse gases.

Goal SAF-5	A community protected from harmful effects of hazardous materials and waste.
-------------------	---

Policies

Policy SAF-5.1	Sensitive Uses. Require adequate separation between areas where hazardous materials are present and sensitive uses such as schools, senior centers, hospitals and medical centers, residences and public facilities.
Policy SAF-5.2	Investigate Sites for Contamination. Ensure buildings and sites are investigated for the presence of hazardous materials and/or waste contamination before development and periodically during operation for which City discretionary approval is required. The City shall ensure appropriate measures are taken to protect the health and safety of all possible users and adjacent properties.
Policy SAF-5.3	Transport of Hazardous Materials. Ensure the safe transport of hazardous materials through Upland through implementation of the following measures: <ul style="list-style-type: none"> a. Restrict transport of hazardous materials within Upland to designated routes. b. Prohibit the parking of vehicles transporting hazardous materials on City streets. c. Require that new pipelines and other channels carrying hazardous materials avoid residential areas and other immobile populations to the greatest extent possible.
Policy SAF-5.4	Reduction of Hazardous Waste. Work with households, businesses and others who generate hazardous waste to reduce overall hazardous waste in Upland.
Policy SAF-5.5	Green Building. Encourage the use of green building practices to reduce the use of potentially hazardous materials in construction.

- Policy SAF-5.6 **Clean Industries.** Strive to maintain and attract clean industries to the City and discourage the expansion of businesses, with the exception of health care and related medical facilities, that require on-site treatment of hazardous industrial waste.
- Policy SAF-5.7 **Dry Cleaners.** Prohibit the use of Perchloroethylene (PERC) in new dry cleaning facilities and require that dry cleaners in mixed-use developments use clean technology.
- Policy SAF-5.8 **Household Hazardous Waste Collection Programs.** Continue to work with the San Bernardino County Fire Department Hazardous Materials Division to provide household hazardous waste collection programs for convenient access and the proper disposal of products containing hazardous materials or hazardous wastes.
- Policy SAF-5.9 **Storage of Hazardous Waste.** Work with the Upland Fire Department to monitor and regulate the storage of hazardous materials in conformance with the Uniform Fire Code.
- Policy SAF-5.10 **County Regulations.** Continue to work with the San Bernardino County Fire Department Hazardous Materials Division to ensure that businesses in Upland follow the hazardous materials regulations and guidelines outlined in the County of San Bernardino Hazardous Waste Management Plan.
- Policy SAF-5.11 **State and Federal Laws.** Continue to enforce State and federal laws and regulations pertaining to the reporting, clean-up, transport, and management of hazardous materials, including the guidelines and procedures mandated by the State legislature for evaluating hazardous waste facility applications.
- Policy SAF-5.12 **Emergency Response Plans.** Require applicants proposing to generate hazardous waste to submit emergency response plans to the Upland Fire Department and San Bernardino County Fire Department Hazardous Materials Division.
- Policy SAF-5.13 **Education.** Educate residents and businesses on how to reduce or eliminate the use of hazardous materials and products, and encourage the use of safer, nontoxic, environmentally friendly equivalents.

AIRPORTS

Upland benefits from the presence of Cable Airport, and from the proximity of Ontario International Airport, but the advantages also come with risks to public safety and nuisances such as noise. Airports present special constraints for nearby land uses and for emergency response capacity. Policies in this section support the local airports, while protecting surrounding land uses in accordance with policies set forth in the respective Airport Land Use Plans.

Goal SAF-6	Risks associated with aircraft operations at Cable Airport and Ontario International Airport are minimized.
-------------------	--

Policies

- Policy SAF-6.1 **Land Use Compatibility.** Evaluate the compatibility of proposed land uses within the influence area of Cable Airport and the Ontario International Airport in accordance with the policies set forth in the respective Airport Land Use Plans.

- Policy SAF-6.2 **Development Restrictions.** Require all development in Upland to be consistent with the required setbacks and height restrictions for Cable Airport and the Ontario International Airport as determined by the Federal Aviation Administration and the respective Airport Land Use Plans.

PREPARATION AND EMERGENCY RESPONSE

Upland mitigates threats posed by a variety of natural and man-made hazards for the safety of Upland residents and businesses, including earthquakes, floods, fires, windstorms, and terrorist events. The City achieves this by promoting awareness in the community and by collaborating with outside agencies, cities, State and federal authorities that provide procedures for preparedness, response and recovery from disaster.

Goal SAF-7	Government, businesses and households protected from and prepared for natural or man-made disasters.
-------------------	---

Policies

- Policy SAF-7.1 **Emergency Operations Plan.** Maintain, update and implement, as needed, the Emergency Operations Plan to address disasters such as earthquakes, flooding, dam failure, hazardous materials spill, epidemics, fires, extreme weather, major transportation accidents, and terrorism.
- Policy SAF-7.2 **Department-Specific Emergency Operations Plans.** Ensure the maintenance of department-specific Emergency Operations Plans.
- Policy SAF-7.3 **Staff Trainings.** Conduct periodic trainings with staff on emergency operations, based on the Emergency Operations Plan.
- Policy SAF-7.4 **Mutual Aid Agreements.** Continue to participate in mutual aid agreements with Rancho Cucamonga, Ontario, Montclair, Claremont and surrounding jurisdictions to ensure adequate resources, facilities, and other support for emergency response.
- Policy SAF-7.5 **Collaboration with Agencies and Businesses.** Work with other agencies and businesses within the City to assist and support their disaster preparedness efforts.
- Policy SAF-7.6 **Post-Disaster Response.** Plan for the continued function of critical facilities following a major seismic or geologic disaster to help prevent major problems during post-disaster response such as evacuations, rescues, large numbers of injuries, and major clean-up operations.
- Policy SAF-7.7 **Infrastructure.** Regularly review the adequacy of local infrastructure to withstand a hazardous event.
- Policy SAF-7.8 **Public Education.** Continue to provide information to residents and businesses on emergency preparedness, such as preparing emergency kits, developing a communications plan, implementing evacuation procedures and updating emergency plans.

Map Date: 07/31/12

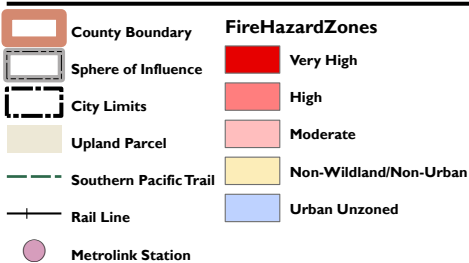
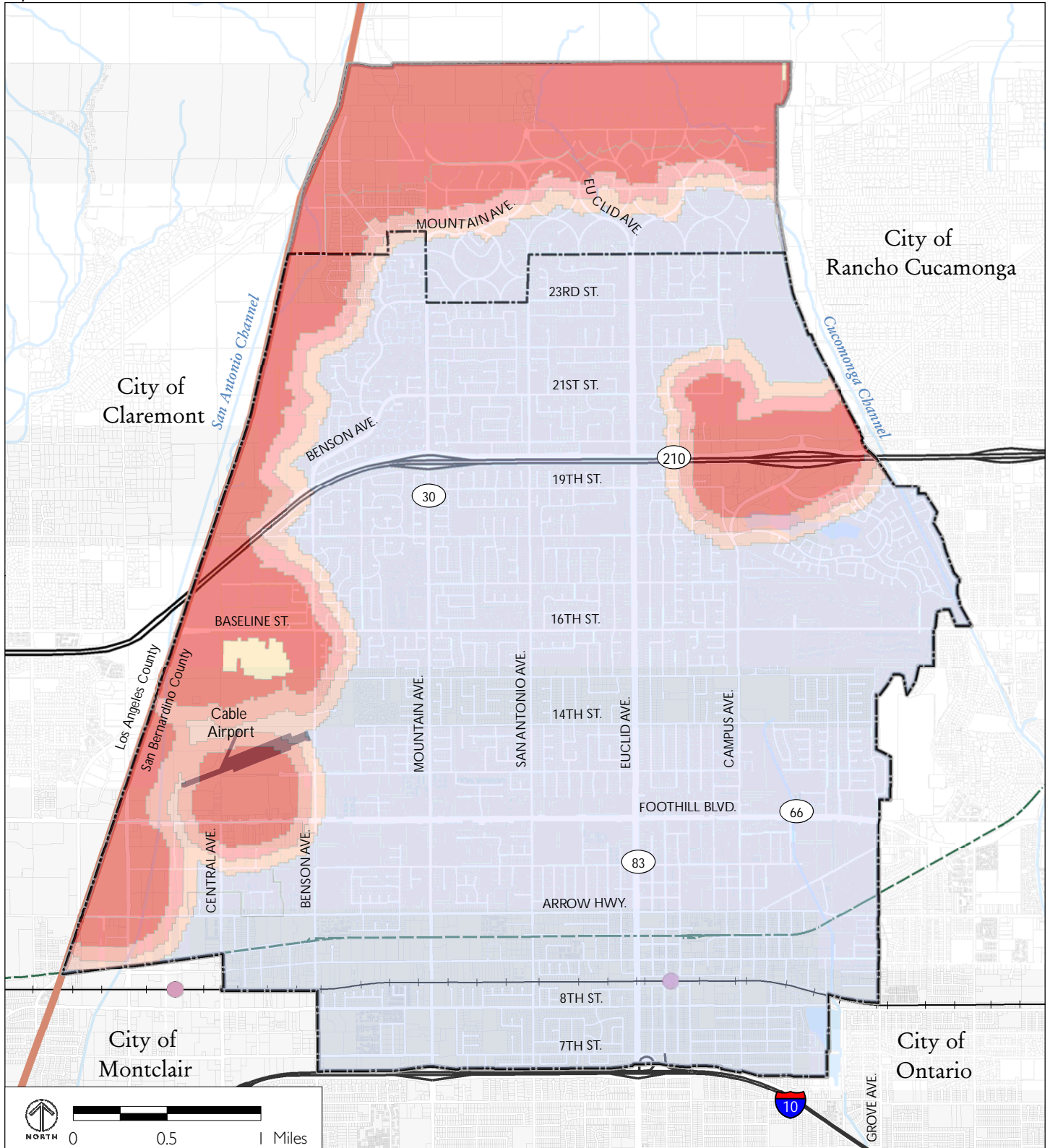


FIGURE SAF-3
HIGH FIRE HAZARD ZONES

Map Date: 07/31/12; Source FEMA 2008

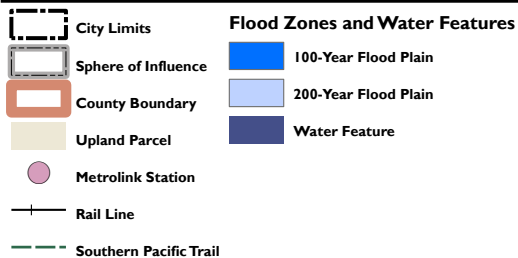
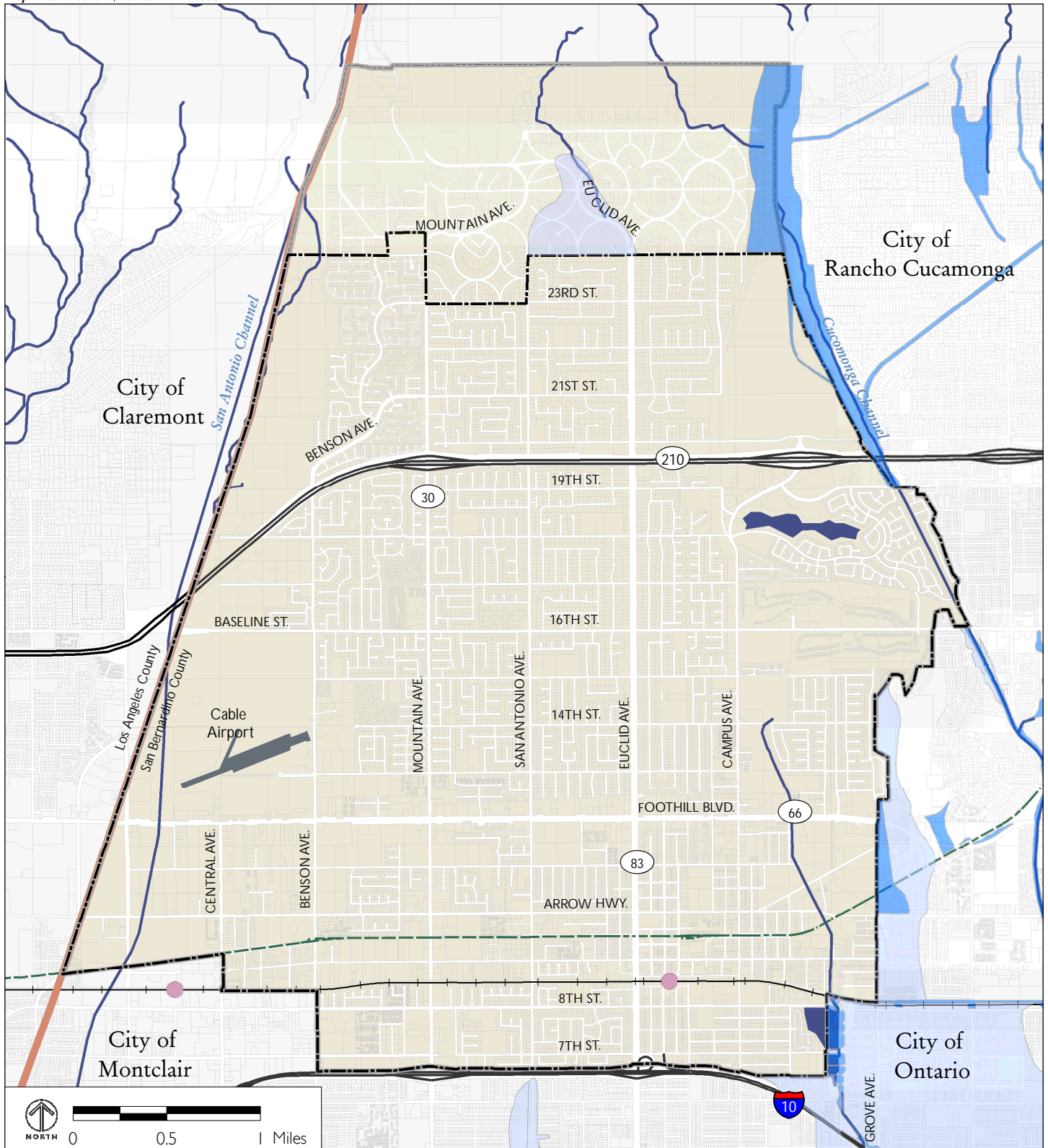


FIGURE SAF-2
100-YEAR and 200-YEAR FLOOD ZONES

Map Date: 06/21/12; Source: California Geologic Survey, USGS

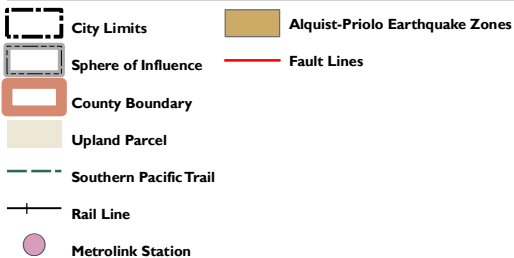
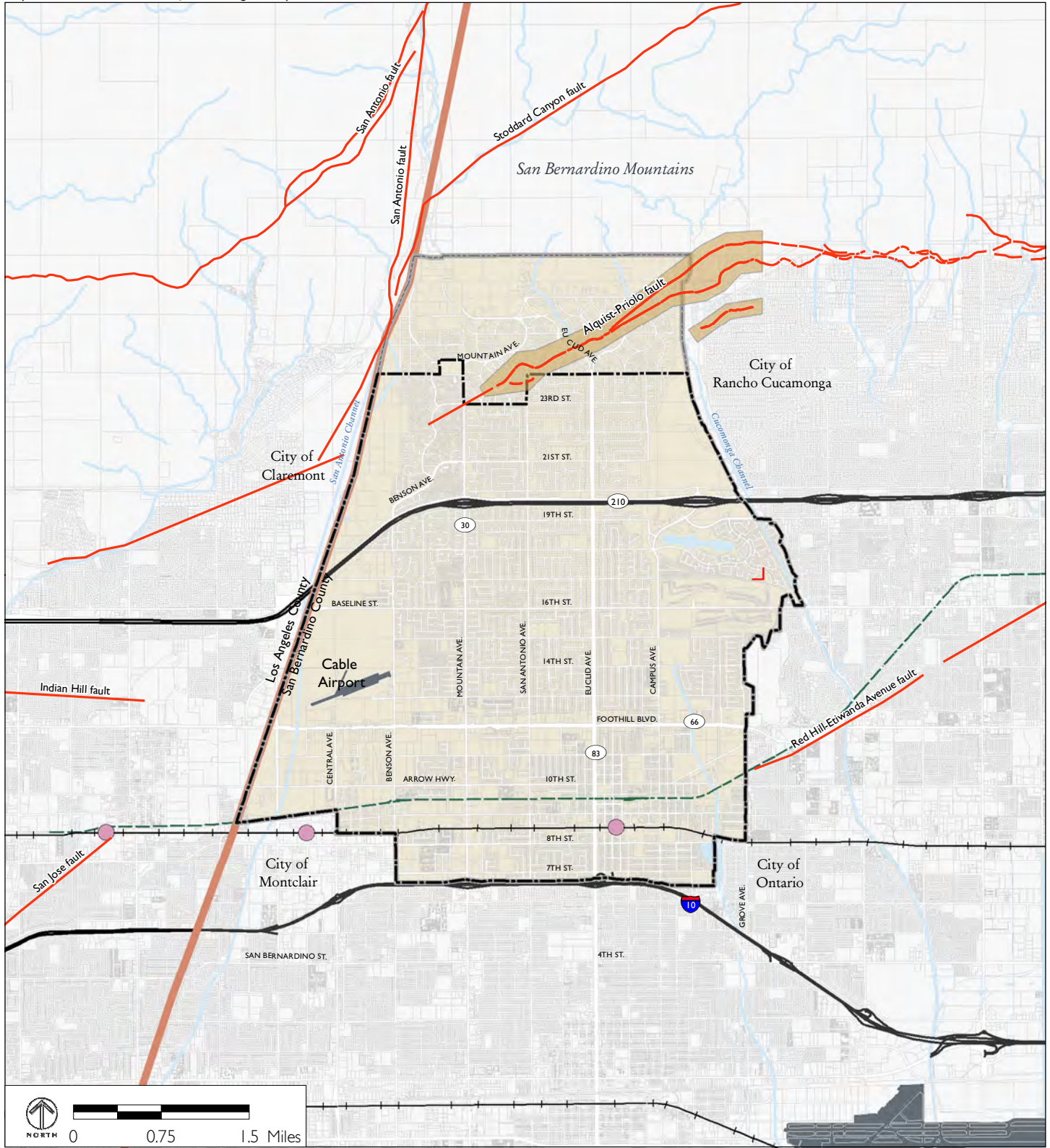


FIGURE SAF-1
FAULTS AND FAULT ZONES

