FREQUENTLY ASKED QUESTIONS

Updated June 18, 2015

UPLAND GENERAL PLAN UPDATE, ZONING CODE UPDATE, CABLE AIRPORT LAND USE COMPATIBILITY PLAN, CLIMATE ACTION PLAN, AND 2015 ENVIRONMENTAL IMPACT REPORT

1. **Why is the City preparing the General Plan Update, Zoning Code Update, Cable Airport Land Use Compatibility Plan, Climate Action Plan, and 2015 Program Environmental Impact Report?**

   The State requires cities to have a current General Plan that guides the next 20 years of development in the City. It is important to note that the City is 95% developed and the various documents mentioned below, pertain to development of the last 5% of the City. The Draft Zoning Code provides for implementation of the General Plan, orderly development, a streamlined development process, and design guidelines to provide clear direction to property owners and staff for project implementation. As part of this process, the City is updating the General Plan, revising the Zoning Code, updating the Cable Airport Land Use Compatibility Plan and adding a Climate Action Plan. Each document works together to help implement the goals and policies set forth in the General Plan. All proposed documents are reviewed and any potential impacts to the environment are analyzed as part of the draft 2015 Program Environmental Impact Report. Please refer to the City of Upland website www.ci.upland.ca.us and find information for the proposed General Plan Update and other plans under the "What's New" section.

2. **Is the City creating or allowing new high density housing under the Draft General Plan and Zoning Code Updates?**

   No. The new mixed-use zones allow residential density up to 20 units per acre in the Commercial/Residential Mixed-Use Zone (C/R MU), Business/Residential Mixed-Use (B/R MU) Zone and Commercial/Office Mixed-Use (C/O MU) Zone, and up to 25 units per acre in the Commercial/Industrial Mixed-Use (C/I MU) Zone, corresponding to **existing** density limits. The new mixed-use zones also correspond to and clarify uses that are already permitted and intended in these areas. For example, a property owner on Foothill Boulevard is already allowed to build commercial or residential up to 20 units per acre in the existing Commercial Highway (CH) Zone. By changing the zone to C/R MU, it reinforces the intent that

residential and commercial are both appropriate uses on Foothill Boulevard and already exist today. Such is also the case in the other mixed-use zones: business and residential uses are found in the B/R MU Zone, office and commercial are found in the C/O zone, and commercial and industrial are found in the C/I MU zone. In most cases, the Zoning Code Update simply renames the zones to reflect their actual uses and adds design guidelines to ensure that new development is built to a high standard of design. The Draft Zoning Code does not increase density limits beyond the densities currently allowed under the General Plan and Zoning Code. For reference, please see Draft General Plan Land Use Element Table LU-1 and Draft Zoning Code, Part 2 Zoning Districts, Land Uses, and Development Standards.

In comparing the existing and proposed densities by zone, the majority of the zones are consistent. However, the density for the RM-10 zone will be reduced from a density of 12 dwelling units per acre to 10 dwelling units per acre. There will be approximately 17 parcels proposed for the new mixed-use zones within the Zoning Code Update as listed in Table 2 below. Please reference Table 1 for a detail on existing and proposed densities.

Table 1: Existing and Proposed Densities

Zone	Existing Density	Proposed Density
RS-20	1 unit per 20,000 sq. ft.	1 unit per 20,000 sq. ft.
RS-15	1 unit per 15,000 sq. ft.	1 unit per 15,000 sq. ft.
RS-10	1 unit per 10,000 sq. ft.	1 unit per 10,000 sq. ft.
RS-7.5	1 unit per 7,500 sq. ft.	1 unit per 7,500 sq. ft.
RS-4	1 unit per 4,000 sq. ft.	1 unit per 4,000 sq. ft.
RS-MH	14 units per net acre	14 units per net acre
RM-10	12 units per net acre	10 units per net acre
RM-20	20 units per net acre	20 units per net acre
RM-30	30 units per net acre	30 units per net acre
C/R MU	N/A*	20 units per acre

Zone	Existing Density	Proposed Density
B/R MU	N/A	20 units per acre
C/O MU	N/A	20 units per acre
C/I MU	N/A	25 nits per acre
*While this is a new zoning classification, the underlying zone in most cases already permits residential up to 20 units per acre (e.g., see CH Zone in existing Zoning Code).		

3. Is the zoning for my property changing?

Please see Proposed Zone Changes exhibit, available at the Planning Division. The majority of areas that have zoning changes are located from Foothill Boulevard, south to the southerly boundaries of the City. Please contact the Development Services Department (909) 931-4305. Staff is available to discuss your specific questions.

4. Is the City closing Foothill Boulevard? Will the frontage roads along portions of Foothill Boulevard remain? Is a trolley planned for Foothill Boulevard?

No to all three questions. The City will continue to maintain 4 lanes of traffic on Foothill Boulevard as it currently exists. Section 5.4 - Transportation and Traffic, of the draft 2015 Program Environmental Impact Report identifies Foothill Boulevard as a Major Arterial consisting of a four-lane divided roadway with a width that varies from 170 to 214 feet with four traffic lanes and intermittent frontage roads, some of which have been eliminated. In Section 5.4 - Transportation and Traffic, of the draft 2015 Program Environmental Impact Report, Action FA – 2.2 includes the action of elimination of the remaining, intermittent frontage road in the Foothill Boulevard right-of-way to be consistent with recent commercial developments such as the north-west corner and south-west corners of Foothill and Euclid Ave. In addition, there is no plan to add additional public transit in the form of a trolley system on Foothill Boulevard. No policies or actions mention adding a trolley system.

5. Is there water for new residents?

Yes. The draft 2015 Program Environmental Impact Report, Section 5.15 - Water Supply, analyzes the potential impacts to water supplies and distribution systems that could result from a maximum population projection of 81,462 persons. The

purpose of this analysis is to document and describe the existing water supply, water consumption, and distribution infrastructure in Upland, and evaluate impacts associated with Project implementation, which assumes a horizon year of 2035. The Draft Environmental Impact Report anticipates a maximum, 2035 population of 81,462 persons or an additional 8,135 persons if ***all*** available vacant sites are developed at the highest possible densities. The City of Upland's 2010 Urban Water Management Plan (UWMP) approved in June 2011, anticipates a water supply for a maximum population of 82,050, which is a higher population number than anticipated by the General Plan. This UWMP was one of five such plans developed during the course of the existing General Plan. Our General Plan will conform to current and future UWMP requirements.

In addition, as of January 1, 2015, all new construction is required to implement water saving fixtures and equipment, among other things. These requirements are codified in the 2013 Building Code updates adopted by the City Council. These requirements include installation of low-flow toilets/shower heads and faucets in the interior of all new construction, as well as a requirement for water conserving irrigation systems, use of reclaimed water as available, and a reduction of turf and other high-water demanding plants. Use of low water usage fixtures and equipment inside all new development plus the requirement for low water usage irrigation systems and drought tolerant plants ensure that all new development use the least amount of water as compared to older, similar developments. A recent study by the California Homebuilding Foundation revealed that homes built in 2013 use 50% less indoor water than houses built in 1975, 37% less than 1990's homes and 21% less water than homes built in 2009, as shown in the Table 2 below.[1] New homes also improve the per capita water usage and help meet mandated per capita water conservation requirements.

Table 2: 3-Bedroom Home: Trend in Annual Indoor Water Usage

(Gallons per Home)

Fixtures/Year Homes Built In	**1975**	**1990**	**2009**	**2011**	**2013**
Showers	40,880	29,200	29,200	23,360	23,360
Toilet	21,900	15,768	7,008	5,606	5,606
Kitchen and Faucets	17,338	17,338	15,257	12,483	12,155
Clothes Washer	12,000	12,000	7,650	5,400	5,400
Total Indoor Water Usage	92,118	74,306	59,115	46,849	46,521
Improved Efficiency over 1975	**--**	***19%***	***36%***	***49%***	***50%***

[1] "Codes and Standards Research Report: California Residential Indoor Water Use" – CA Housing Foundation

Chapter 17.12 – Landscaping of the draft Zoning Code is proposing requiring lower water using trees and shrubs and minimizing use of turf for any new developments as well as for residents who are modifying their existing landscaping. This will also assist in reducing water usage for new developments and for rehabilitation to existing landscaping. A recent study by Architerra Design Group concluded that new homes in 2015 designed using drought tolerant landscapes without front yard turf can result in a 50% or more reduction in water usage than the typical front yard landscaping of a home built before 2010.[2]

Therefore, it is anticipated that adequate water supplies will be available to serve the growth anticipated by the project. Additionally, and as required by State law under the California Environmental Quality Act (CEQA), **all future major projects (residential, commercial, industrial and/or mixed-use) will be reviewed on a case by case basis**, to ensure adequate water supplies are available and water conservation methods are incorporated to the project. It is important to note that the General Plan must conform to the Urban Water Management Plan (UWMP), and other local, State and federal water regulations and requirements that will change between now and 2035. **If, in 3, 5, or 10 years in the future, it is determined that there is not enough water to justify new development, then a new development could not be approved**. Please refer to Section 5.15 – Water Supply, in the draft 2015 Program Environmental Impact Report, for a comprehensive discussion on City water supplies and the various Federal, State and local laws and policies that regulate water quality, usage, and the future supply of water for the City of Upland.

6. Why do Upland residents need to reduce water consumption by 36% if there is an adequate water supply?

On April 1, 2015, Governor Brown issued Executive Order B-29-15 proclaiming a State of Emergency throughout California due to severe drought conditions. The Governor ordered immediate actions be taken to achieve a statewide goal of reducing water consumption by 25% for potable (drinkable) water usage, through February 28, 2016. The Governor's staff did not analyze the current consumption rates for water nor did they compare water consumption to water supplies for every city and county in the State. Instead, the Governor issued a mandatory reduction for potable urban water usage of 25%. By comparing water usage in 2013 to usage in 2015, the percentage of reduction that every city needs to reduce will vary across the state with some jurisdictions requiring less than 25% and others, like Upland requiring more than 25%. Upland is required to reduce its water usage by 36% based on comparing usage in 2013 to usage in 2015. This reduction is based on the Governor's Executive Order requirements to achieve a state wide reduction

[2] Architerra Design Group – http://www.architerradesigngroup.com/

of 25% and is not related to Upland's water supply. Upland's projected water supply is anticipated to be adequate to supply the needs of a population of 82,050 and takes into account multi-year droughts which occur in this region from time to time. California has experienced three drought cycles since the 1930's. California will continue to experience both wet and dry cycles and it is prudent to conserve water in every way possible.

Please refer to Section 5.15 – Water Supply, in the draft 2015 Program Environmental Impact Report, for a comprehensive discussion on City water supplies and the various Federal, State and local laws and policies that regulate water quality, usage, and the future supply of water for the city of Upland.

7. Where will Emergency Homeless Shelters be allowed?

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

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

State Law requires the City's Zoning Code to provide incentives aimed at encouraging the development of housing for very low, low income, and senior households, and for the development of for-sale housing for moderate-income. Density bonus is defined as a density increase of a specified amount in exchange for the provision of a community benefit, such as affordable housing. To be responsive to State mandated density bonus provisions, Chapter 17.17 (Density Bonus Program) of the draft Zoning Code was drafted and is based upon density bonus provisions that exist currently in the General Plan and Zoning Code for Upland, and in response to State laws requiring such incentives. Developers can build up to 20 - 25 dwelling units per acre (no change from the existing General Plan and Zoning Code) along some areas of Foothill Boulevard, Central Avenue and Mountain Avenue. Chapter 17.17 provides methods for increasing density between 20-35% (up to 35% for senior housing only) for providing low-income units. This could add between 4 to 7 additional dwelling units per acre, depending on the income level of the future tenants and the number of low-income units provided. This would allow a maximum number of dwelling units between 24 units – 27 units (for senior housing only) per acre of land, if all other development requirements are consistent with the zoning standards.

9. What are the current City policies on affordable housing? How many affordable housing units do we have in Upland and how many additional units are required to be built based on the General Plan?

The US Department of Housing and Urban Development (HUD), California Redevelopment Law, and State Senate Bill 341 require cities to provide and encourage the production of affordable housing. HUD's standard definition of affordability is that households should pay no more than 30 percent of their monthly income towards their monthly housing expense, including utilities. Households paying more are considered cost burdened and may have difficulty paying for non-housing needs such as food, clothing, transportation, childcare, and medical care. The 30 percent standard can be applied to any income group, however, it is mostly used to assess housing available to households earning from zero to 80 percent of the area median income (AMI). These households fall into the following income categories: extremely low (annual income of $18,200 per year for a family of 4), very low (annual income of $30,350 per year for a family of 4) and low income (annual income of $48,550 per year for a family of 4). These categories include retired seniors, full-time college students and people employed in the fast-food industry, housekeepers, store clerks, landscapers, bartenders, delivery drivers, factory workers, dental assistants, first-year teachers and retail sales persons to name a few.

Current rental rates for a market rate, one-bedroom apartment in Upland ranges from $1,095 - $1,380 per month; and a two-bedroom apartment in Upland ranges from $1,175 - $1,445 per month. As of April, 2015, the average sales price for a single-family residential unit in Upland is $477,254. Many College graduates cannot afford to live in an apartment, let alone afford a standard, single-family home in Upland, and are forced to live with their parents in order to make ends meet. Many senior citizens cannot afford to live in Upland due to the high cost to rent or to own units in Upland.

To provide a choice for Upland residents and to meet our Regional Housing Need Allocation (RHNA) numbers required by Southern California Associated Governments (SCAG), Upland is required to provide or construct 1,589 housing units by 2021. To date, Upland has already achieved surpluses in the lower- and moderate-income housing category of 334 and 477, respectively. **No additional low-income units are required to be built.** The only category that Upland is deficient in providing housing is in the above-moderate income housing category. Our RHNA numbers require Upland to approve the construction of 380 additional market rate units by the year 2021. Currently, there are 868 affordable rental

units in the City of Upland. Some, including The Village, Sunset Ridge, Magnolia Colony, are owned and managed by the City. The Coy D Estes Senior Apartments are owned by a local non-profit affordable housing developer. Los Olivos is owned by a separate entity from the City called the Upland Housing Authority. Other developments are privately owned apartment complexes with 20 to 100 percent of each development dedicated as affordable housing units. No new affordable housing units have been constructed in the City since the Coy D. Estes Senior Housing Complex, which was built in 1996. The reason for this fact is because of the high construction costs associated with developing affordable housing relative to the amount of net income generated from the lower rents.

It is important to note that the State requires all municipalities to adopt Housing Elements every five years that include existing and projected housing needs for all income levels. The City of Upland adopted the current Housing Element in 2014.

10. Is the proposed General Plan promoting "anti-car" policies? Will I be forced to use a bicycle instead of my car?

No. The draft 2015 Program Environmental Impact Report and the draft Climate Action Plan promote goals to reduce air pollutant emissions into the air. The poor air quality in Southern California during the 1960's and 1970's motivated the Legislators to adopt strict air emission controls in California, to improve the air quality. These laws require, among other things, that auto manufacturers develop and install better emission controls on cars, and that landfills and industrial manufacturing plants, which are also top producers of air pollutants, reduce air emissions. In order to ensure clean air, auto manufacturers continue to produce better emission controls, and alternative fuels and zero-emission vehicles that the public can drive. The California Environmental Quality Act (CEQA) requires that the proposed policy documents including the Comprehensive General Plan, Zoning Code, Climate Action Plan, and Cable Airport Land Use Compatibility Plan, must be analyzed as to the potential future impacts on the environment that may occur if these documents are implemented. Two categories of analysis that apply to air quality included in the draft 2015 Program Environmental Impact Report are Air Quality (Section 5.5 of the draft 2015 Program Environmental Impact Report) and Greenhouse Gas Emissions (Section 5.6 of the draft 2015 Program Environmental Impact Report). Not a single Policy included in these two sections of the draft 2015 Program Environmental Impact Report states that the public can't drive their cars or that the public will be required to reduce usage of their cars.

In addition, the draft Climate Action Plan (CAP) has been created in response to State Assembly Bill 32, which requires reduction of greenhouse gas emissions to

1990 levels by the year 2020. The CAP promotes 5 strategies that are consistent with the draft 2015 Program Environmental Impact Report policies pertaining to air quality and greenhouse gas emissions, and promotes ways to attain the State mandates of 1990 levels for greenhouse gas by the year 2020. Not a single policy included in the CAP states that the public can't drive their cars, or that the public will be required to reduce usage of their cars and forced to use a bicycle. We want our streets to be safe for both cars and bicyclists.

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

Table 3 below summarizes the City's outreach efforts for the General Plan Update program, including associated plans:

Table 3: Outreach Activity

DATE	MILESTONE	OUTREACH ACTIVITY
Oct-Dec 2008	Project Initiation – GPU and DTSP	2 Educational Workshops, 3 Community Events 21 Stakeholder Interviews
Feb/Jun 2009 Feb/May/July '09	Plan Components – GPU and DTSP	2 Workshops – General Plan 1 Workshop, 2 Study Sessions - DTSP
Nov 2011	College Heights Land Use Study	1 Workshop – 9th Street Neighborhood
Jul/Aug/Sept 2012	GPU Goals and Policies	2 Study Sessions, 1 Open House
Apr/Jun 2013	Draft ZCU and ALUCP	2 Planning Commission Workshops
Oct/Nov 2013	College Heights Economic Study	2 Joint PC/CC Workshops
2013-2014	Housing Element	21 Stakeholder Interviews
Feb/Mar/Apr 2015	Public Review Draft Plans	3 Planning Commission Study Sessions

12. Who are the "Stakeholders" that were interviewed when the General Plan process began?

At the beginning of the General Plan update process in 2008, a series of interviews (21 in total) were conducted with key community organizations, public agencies, School District, Hospital representatives, major businesses and Chamber of Commerce representatives, developers, non-profit groups and others. The comments from the Stakeholders, as well as all other input from the public during the outreach program, have been used in forming the draft documents presently being reviewed. More importantly, the public comments received during the public comment period will also be incorporated and addressed in the final documents presented to the Planning Commission and City Council for their consideration.