

2
EXECUTIVE
SUMMARY

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This section comprises a summary of the entire document. The summary is presented according to the following format:

- General Plan Overview
- General Plan Issues
- Major Findings and Conclusions
- Goals and Objectives
- Implementation Measures

GENERAL PLAN OVERVIEW

All nine mandated elements of a general plan are included in this document. There are five individual elements: land use, housing, circulation, scenic highways and noise. There are two combined elements: seismic safety/safety and open space/conservation. For purposes of establishing a common organizational structure, each individual and combined element is presented in the following way:

- Introduction/Background: State law and general planning requirements.
- Relation to Other General Plan Elements: Explanation of the functional relationship of the particular element to all other elements of the General Plan.
- Data Inventory: Assembly of background data, inventories and assessment, as prescribed for each element by State law.
- Statement of Goals/Objectives: For each element, a statement of these planning guidelines is established.
- Description of Implementation Measures: Planning policies and regulatory actions for each element are presented.
- Description of Internal Consistency: The consistency between each particular element and all other elements is described.

GENERAL PLAN ISSUES

State law identifies basic, fundamental issues which must be addressed by a general plan. These issues are briefly discussed on the following page.

- The land use element designates the general distribution, location, and extent (including standards for population density and building intensity) of the uses of land for housing, business, industry, open space, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses.
- The housing element consists of standards and plans for the improvement of housing and the provision of adequate sites for housing to meet the needs of all economic segments of the community.
- The circulation element identifies the general location and extent of existing and proposed major roads, highways, railroad and transit routes, terminals, and other local public utilities and public facilities.
- The scenic highway element prescribes the development, establishment, and protection of scenic highway corridors.
- The seismic safety element identifies and appraises seismic and geologic hazards.
- The safety element established standards and plans for the protection of the community from fires and geologic hazards.
- The open space element details plans and measures for the preservation of open space for natural resources, for the managed production of resources, for outdoor recreation, and for public health and safety.
- The conservation element provides for the conservation, development, and use of natural resources, including water, forests, soils, rivers, lakes, harbors, fisheries, wildlife, minerals, and other natural resources.
- The noise element examines noise sources yielding information to be used in setting land use policies for compatible uses and for developing and enforcing a local noise ordinance.

According to the State's advisory guidelines, some elements, like open space, encompass a number of issues, while others, like scenic highway, focus on a single topic. The requirements for the nine elements also overlap: several issues, such as geologic hazards, are mentioned more than once. Because local conditions vary, the relevance and importance of each issue specified in the law differ from community to community. A general plan needs to address each specified issue only to the extent it pertains to the jurisdiction. Where a local government determines that an issue specified in the law does not

apply to local conditions, the general plan should document the basis for the judgment.

MAJOR FINDINGS AND CONCLUSIONS

This document contains a wealth of background data and information. A brief synopsis of principal findings and conclusions with respect to each element is presented in the material below.

Land Use Element

The Land Use Element contains updated estimates of current land uses in the community. The element also describes the proposed land use pattern for the community. Residential land uses are expected to continue as a predominant land use in Upland.

Housing Element

Existing and future housing needs are identified in the General Plan Element. Current and future actions to address needs are described in the plan document. The Housing Element was prepared pursuant to A.B. 2853, commonly referred to as the Roos Bill.

Circulation Element

The proposed Foothill Freeway is an important link in the regional circulation plan, and the City of Upland is firmly committed to its development. An analysis of the existing street network indicates that, for the most part, the City is adequately served. An analysis of the various parking techniques reveals that, while on-street parking is normally less expensive and sometimes more convenient, off-street parking is generally more desirable due to lessening of adverse visual impacts, traffic congestion, and safety hazards. Street aesthetics, non-motorized circulation, and public transportation are other issues covered by the Circulation Element.

Scenic Highways Element

There are presently no officially designated State or County Scenic Highways in the City of Upland. However, there are routes of scenic and historical interest that warrant consideration for such designation. These latter routes include the following:

- Euclid Avenue
- Mountain Avenue
- Foothill Boulevard
- Benson Avenue

Seismic Safety/Safety Element

The City of Upland is located in a region that has historically been affected by considerable seismic activity. The following fault systems should be considered as potentially hazardous:

- San Andreas Fault -- Regional
- San Jacinto Fault -- Regional
- Cucamonga-Sierra Madre Fault -- Local
- Red Hill Fault -- Local
- San Jose Fault -- Local

The primary seismic threat facing Upland is that associated with ground shaking.

Potential community hazards include wildland fires, urban fires, hazardous materials, flood hazards and airport safety operations. All of these potential community hazards are mitigated by the adequacy of fire protection services, emergency preparedness, and other appropriate measures.

Open Space/Conservation Element

With respect to outdoor recreation, existing and planned park acreage fall short of total needs. The deficiencies prevail with regard to the City as a whole and in its various quadrants. Trails development in the City is an integral part of a larger regional network.

There is not a sufficient resource base to initiate conservation programs for forest resources, fish, or wildlife. Some areas of the City have soil well suited to citrus production; however, other factors affecting yield and quality reduce the potential for continued agricultural use. Water resources and mineral resources present the greatest opportunities for the utilization of natural resources in the City of Upland.

Noise Element

Most of the areas of Upland, except on heavily traveled streets and highways, experience noise levels that are below 65dB CNEL. Generally, ambient noise levels vary from 38 dBA in the daytime, 34 dBA in the evening, to 32 dBA in the nighttime. As the distance becomes greater from the freeway, the more densely populated areas, and the railroads, the noise impacts decrease; however, where the main City roadways exist the noise is increased without regard to surrounding land use or activity.

GOALS AND OBJECTIVES

Each element contains a series of goals and objectives. They are listed below for each element.

Land Use Element

Goals

- To provide for an orderly balance of public and private land uses within convenient and compatible locations throughout the City to protect and further the public interest, and to ensure that all such uses, by their nature, amount, design and arrangement, each serve to protect and enhance the character and image of the community as a predominantly low-density suburban residential community compatible with its natural environmental setting.

Objectives

- To assure that all support systems such as fire and police protection, educational, cultural and recreation, circulation and transportation, utilities, and other municipal services can be maintained at optimum levels of functional and economic efficiency.

*revised
in 1996*

Circulation Element

Goals

- To provide for a transportation system which supports planned land uses and improves the quality of life.
- To promote the efficient transport of goods and the safe and effective movement of all segments of the population.
- To make efficient use of existing transportation facilities.
- To protect environmental quality and promote the wise and equitable use of economic and natural resources.

*revised
in 1996*

Objectives

- To encourage State, regional, and local governments and agencies to achieve a coordinated and balanced regional transportation system, consistent with the City's social, economic and environmental needs and goals.
- To develop transportation planning, services, and facilities that are coordinated with and support the land use plan.
- To development a balanced system of circulation which incorporates motor vehicles, pedestrians, bicycles, and other private and public transportation modes with greater safety and increased energy efficiency.
- To encourage the continuance of a public transportation system that will: (1) provide a viable alternative to the automobile, (2) satisfy the transportation needs of commuters, the economically disadvantaged, the aged, the young, and the handicapped, and (3) promote service at a reasonable and equitable cost to both the users and the general community.

Scenic Highways Element

Goals

- To protect and enhance the scenic attributes of Euclid Avenue, Mountain Avenue, Foothill Boulevard and Benson Avenue.
- To achieve a system of potential scenic routes that will provide for increased enjoyment and opportunity for scenic pleasure driving and travel.

Objectives

- To include trails, bicycle routes, equestrian facilities, and rest stops where appropriate.
- To develop corridor improvement programs to enhance scenic qualities.
- To encourage the design of road and street improvements that will enhance vehicular and pedestrian safety.
- To explore the possibilities of developing a local scenic highway program for Euclid Avenue as a joint program among the cities of Upland, Ontario and Chino.

Open Space/Conservation Element

Goals

- To provide a sufficient range of recreation opportunities to meet the needs of all individuals (all ages), families, and groups who reside in the City of Upland.
- To protect and maintain natural resources in the City with emphasis on those scarce resources that require special control and management.

Objectives

- To reduce park deficiencies in terms of acreage and locational requirements.
- To program the acquisition and improvement of park sites enough in advance of need to ensure their availability.
- To translate recreation needs into space requirements in order to determine optimum standards for park development.
- To coordinate the development of parks and recreation with other elements in the community to insure the most logical location and, where possible, combine with other compatible facilities such as schools, flood control, or water conservation areas, etc.
- To halt further pollution and depletion of water resources and to provide for an adequate future supply of high quality.
- To develop and extract mineral resources with minimum disturbance to the environment and provide for the eventual reclamation of these areas to uses consistent with the open space needs of the population.
- To reserve open areas for groundwater recharge.

Noise Element

Goals

- To provide a quiet environment for current and future residents of Upland.
- To implement a program for the reduction of noise in the City.
- To reduce the noise impacts to the people that live and work in Upland.

Objectives

- To maintain or reduce existing noise levels in sensitive areas found in the City.
- To reduce the areas involved within the CNEL = 70 noise contours.
- To increase the amount of noise attenuation and protective devices used in the City.
- To establish standards for residential and non-residential noise levels.

IMPLEMENTATION MEASURES

Each element contains a series of General Plan implementation measures. The implementation measures are presented in two categories: (1) policies, and (2) regulatory tools. The policies are statements intended to guide future actions of the City in connection with each General Plan Element. The regulatory tools are more specific measures such as zoning, improvement plans, park acquisition and so on. They are fully described in each element.