

## **A GUIDE TO THIS AMENDMENT**

### **A. Organization, Format & Structure**

#### *Text*

The General Plan Program document text is organized into the following sections:

#### *Executive Summary*

This chapter provides a general overview of the Upland General Plan Program, a discussion of the issue format for establishing Plan direction, overview of characteristics of implementation measures, identification of key issues relevant to the City of Upland, and a description of topics covered by the documents.

#### *Introduction*

This chapter contains a discussion of the purpose of the General Plan program, the process under which the General Plan was developed, the approach to the General Plan Program, summary of the Land Use and Circulation Elements, the citizen participation process, and a discussion of the relationship of the Upland General Plan Amendment to the existing Southeast Quadrant General Plan.

#### *Guide to the Amendment*

This chapter provides an overview of the organization and format of the document; discusses internal consistency between the Land Use and Circulation Elements and the other elements of the General Plan; identifies procedures for General Plan review, update, and amendments; and outlines project review procedures and the City's development review process.

#### *Land Use Element*

This chapter provides a description of the existing physical conditions in the City; a summary of the key issues as they relate to Upland, a discussion of the interrelationships of the General Plan Elements, Land Use and zoning inconsistencies, a guide to the interpretation of the Land Use and Circulation maps, a summary of the Preferred Land Use Alternative and detailed descriptions of the Land Use designations, identification of goals and strategies to reinforce Upland as a viable residential community, the inclusion of goals and strategies to establish an industrial and commercial base in Upland, and a listing of programs and activities to be carried out by the City to implement the goals and strategies of the Land Use Element.

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## *Circulation Element*

This chapter provides an in-depth discussion of the current traffic conditions and describes the transportation network in the City of Upland; circulation issues specific to the street and lighting system are analyzed; the relationship of the Circulation Element to the other elements of the General Plan are summarized; the recommended Circulation Plan is described in detail, including proposed roadway designations; goals and strategies for the provision of an adequate circulation system are identified, and the measures and programs to be carried out by the City to implement the Circulation Element are listed.

## **Maps**

The series of maps contained in the amendment are as follows:

### *Land Use*

The Land Use Maps depict parcel-specific Land Use Districts, which, in conjunction with the text, contain the types and intensities of uses, lot sizes, densities, development standards, and the conditions under which the uses are allowed.

### *Circulation*

The Master Plan of Streets and Highways shows the alignments and ultimate cross-sections of major and secondary arterials and collector streets.

The basic function of the routes on the Circulation Element maps is to indicate major transportation corridors, both existing and proposed, as they relate to each other and to planned land use districts and health and safety features. They also serve as a guide for offers of dedication and improvements to rights-of-way, either in advance of need or as development occurs.

## **Interpretation of the General Plan**

### *Map Boundaries and Symbols*

In any case where uncertainty exists regarding the location of boundaries of any land use category, proposed public facility symbol, circulation alignment, or other symbol or line found on the official maps, the following procedures will be used to resolve such uncertainty:

- Boundaries shown as following, or approximately following, lot lines, shall be construed to be following such lot lines.

- Where a land use category applied to a parcel is not mapped to include an adjacent street or alley, the category shall be considered to extend to the centerline of the right-of-way
- Boundaries shown as following, or approximately following, the limits of any municipal corporation shall be construed as following such limits.
- Boundaries shown as following or approximately following section lines, half-section lines, or quarter-section lines shall be construed as following such lines.
- Boundaries shown as following, or approximately following, railroad lines shall be construed as lying midway between the main tracks of such railroad lines.
- Boundaries shown as following, or approximately following, the centerlines of streams, rivers, or other continuously flowing water courses shall be construed as following the channel centerline of such water courses taken at mean low water, and, in the event of a natural change in the location of such streams, rivers, or other water courses, the zone boundary shall be construed as moving with the channel centerline.
- Boundaries shown as separated from, and parallel or approximately parallel with, any of the features listed above shall be construed to be parallel with such features and at such distances therefrom as are shown on the map.
- Symbols that indicate appropriate locations for proposed public facilities are not property specific. They indicate only the general area within which a specific facility should be established.

### **B. Internal Consistency**

All elements of the General Plan are of equal importance. No element is to be subordinate to another. Goals, strategies, implementation measures, principles, standards, and plan proposals for each of the elements are to be consistent with each other. The General Plan text and maps must also be consistent. These requirements are affirmed by Government Code Section 65300.5.

As defined by the State General Plan Guidelines, the General Plan elements often overlap in subject matter and policy. Internal consistency of the Upland General Plan Amendment and the existing General Plan Elements is discussed below.

#### ***Land Use Element***

This Element establishes guidance for the development of other General Plan Elements. In turn, the Land Use Element is developed with technical and environmental considerations derived from other elements of the plan. The Land

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Use Element as amended, provides for the types, density/intensity, and distribution of development.

## ***Housing Element***

The Housing Element provides for the manner in which existing housing will be conserved and new housing will be produced in the context of the areas permitted for development by the Land Use Element. Given the emphasis of the Upland General Plan Amendment to focus on location, distribution, and density of single and multi-family residential areas, it is imperative that the Housing Element be consistent. Therefore, it is recommended that the Housing Element be updated to reflect land use decisions and related implementation programs as identified in the amended Land Use Element.

## ***Circulation Element***

The Circulation Element identifies types of roadways, and specifies the means by which public roadway infrastructure will be provided to support the uses accommodated by the Land Use Element. The Circulation Element maintains a functional relationship with the Land Use Element and Noise Element. The Circulation Element amendment responds to existing circulation problems and issues within the City. Implementation measures are recommended to reduce the adverse effects of vehicular traffic currently experienced as well as measures which will support buildout of the amended land use designations and densities. In turn, the Land Use Element prescribes appropriate land uses which are compatible with the volumes and types of traffic projected for each corridor of the transportation network.

## ***Noise Element***

Noise Element information serves as a guideline for the Land Use Element through the establishment of a land use/noise compatibility matrix. The matrix serves as input to the determination by location of particular land uses to ensure compatibility with the roadway network and associated noise impacts. The more specific technical analysis performed for the Noise Element serves as input to the Land Use Element and the Circulation Element. The Noise Element regulates the circulation network by identifying where noise levels resulting from traffic volumes exceed acceptance levels for the land uses designated. In order to balance the environmental considerations relating to ambient noise levels with the amended Land Use and Circulation plans and implementation programs for the City of Upland, an update of the Noise Element is recommended to maintain internal consistency.

## ***Open Space/Conservation Element***

The Open Space/Conservation Element defines the range of services needed to support the City's residents, businesses, and visitors and defines policy for the

protection of significant resources in the context of land use development. The existing and future parks inventory and strategies presented in this combined element should be consistent with the acreage and locations established as part of the amended Land Use Element maps for the City. In addition, the Open Space designation for flood control and reservoir should be reflected consistently in both the Open Space/Conservation Element and the Land Use Element. An update of this combined Element is recommended to reflect any changes in open space, recreation, or flood control measures resulting from the amendment to the General Plan.

### ***Seismic Safety/Safety Element***

The Seismic Safety/Safety Element, as combined in the Upland General Plan, provides for the protection of humans and land uses from the adverse effects of natural and man-made causes. The issue of designating open space land for public safety measures such as flood plains is incorporated into the Land Use Element through the land use designation, which is interrelated with the Open Space/Conservation Element. The Land Use Element recommends that the City consider implementation measures addressing creation of a seismic retrofit ordinance designed to aid residential and commercial property owners upgrade their properties. This program as well as related public safety land use designations should be updated in the policies and programs of the Seismic Safety/Safety Element to ensure consistency with the Upland General Plan Amendment.

### ***Scenic Highways Element***

The Scenic Highways Element of the Upland General Plan interrelates with the Land Use Element and the Circulation Element. Resolution 2927 previously amended the Land Use Element to prescribe appropriate land uses for the Euclid Avenue Corridor. The amended Land Use and Circulation Elements propose land uses and a roadway designation which must be consistent with the Scenic Highways Element. In turn, the Scenic Highways Element should be updated to reflect the land use designations and roadway classification as proposed in the General Plan Amendment.

## **C. Plan Review, Update and Amendment**

The General Plan is intended to be a dynamic and responsive document. As conditions change, so must the Plan. An annual review and update is suggested. Government Code Section 65400(b) requires an "annual report on the status of the plan and progress on its implementation." This would bring relevant components and data, up-to-date. It would also ensure that all policies remain internally consistent, that they are supported by data and that they are coordinated with the various implementation mechanisms, including the Capital Improvement Program (CIP).

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The review would also examine or monitor progress made during the previous year, determining whether it is in conformance with stated goals and whether the Environmental Impact Report is still valid.

Requests for amendments to the General Plan text or maps are reviewed by both the Planning Commission and the City Council at public hearings in order to ensure a compatible and consistent General Plan document. Any proposed change in the Land Use maps must be consistent with the criteria and conditions of the text.

### ***Processing of Amendments***

General Plan amendment requests will be processed in accordance with State Planning Law, CEQA and the Upland Municipal Code. All applications shall be reviewed by the Planning Commission prior to action by the City Council.

## **D. Project Review and Land Use Decisions**

The goals, strategies, and standards contained in the Land Use Element call for a high level of architectural and site design performance in the City of Upland. To this end, it is required that the project applicant meet with City staff prior to filing an application. The City staff is responsible for explaining to the applicant the design goals, strategies, and standards of the General Plan and how they are interpreted by the City. Specific visual examples of projects which meet these requirements should be presented to the project applicant. This will allow the City to be pro-active in the development review process.

Following the initial development application briefing meeting, the project applicant prepares a "screencheck" application for a preliminary review by the Planning Staff. The screencheck application is reviewed by the City staff for conformance with the City's General Plan and other policy documents. The City's development review process is outlined on the following flow chart (Figure 2).

Figure 2  
Development Review Process



