

COLLEGE PARK

SPECIFIC PLAN

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1.1 INTRODUCTION

The College Park Specific Plan is a 38.6-acre mixed-use development consisting of two land use components; commercial and residential. The commercial component is approximately 12.82 acres and consists of a 40,500 square foot retail center (shops and restaurants); a 4,000 square foot service station and mini-mart; a 102 room, 63,000 square foot, 3-story hotel; and a 50,000 square foot, 2-story office building. The square footages described above are considered the maximum allowed.

The residential component is approximately 25.8 acres and consists of a mixture of single-family units, multi-family units and a park. See Section 2.2 for a summary of land uses within the project.

The purpose of the College Park Specific Plan is to provide comprehensive land use regulations for the development of the entire 38.6 acre site and to ensure compatibility between the various land use components within a high quality environment. The specific plan has been prepared consistent with Government Code Section 65451 and is adopted by ordinance. Future development will be consistent with the specific plan regulations for land use, design standards, infrastructure, utilities, and public services.

1.2 SPECIFIC PLAN OBJECTIVES

The College Park Specific Plan is intended to fulfill the following objectives:

- To provide a mixed-use development with a cohesive design among its individual components that incorporates high-level amenities typically found in planned developments such as a community park and extensive landscaping.
- To provide a mixed-use development with a commercial component large enough in size to function as a “node” or activity center within an overall “urban place” design concept, and to be functionally viable based on location and relationship to surrounding uses.
- To provide additional housing opportunities within the City of Upland for the general population, and the faculty, staff, and students of the Claremont Colleges.
- To incorporate pedestrian and bicycle connections into the project design that will facilitate alternate methods of transportation between the College Park project and the Claremont Colleges campus.

- To further encourage alternative methods of transportation by providing for pedestrian and bicycle connections between all of the different uses within and adjacent to the College Park project.

1.3 PROJECT LOCATION

The project is located in the southwestern portion of the City of Upland. The site is bordered by Arrow Route on the north and an unincorporated portion of San Bernardino County, Huntington Drive right-of-way on the south and the City of Montclair, Monte Vista Avenue on the east, and is adjacent to an existing single-family neighborhood and office building on the west which abuts Claremont Blvd. and the City of Claremont (See Exhibit 1).

1.4 GENERAL PLAN CONSISTENCY

As required by Government Code Section 65451 (4) (b), the College Park Specific Plan must be consistent with the City of Upland General Plan. The City of Upland General Plan designates the site as Commercial/Industrial-Special Use Permit (C/I-S). The C/I-S designation allows development of the various land use components within one comprehensive project.

In addition, the Land Use Element of the General Plan encourages the use of a specific plan to “provide a mechanism for the consideration of variation from the baseline permitted uses, densities/intensities, and development standards for significant regional or community uses”. Given its size, scope and strategic location with the City, the College Park Specific Plan meets this criteria.

The College Park Specific Plan also serves to implement the following General Plan Goals:

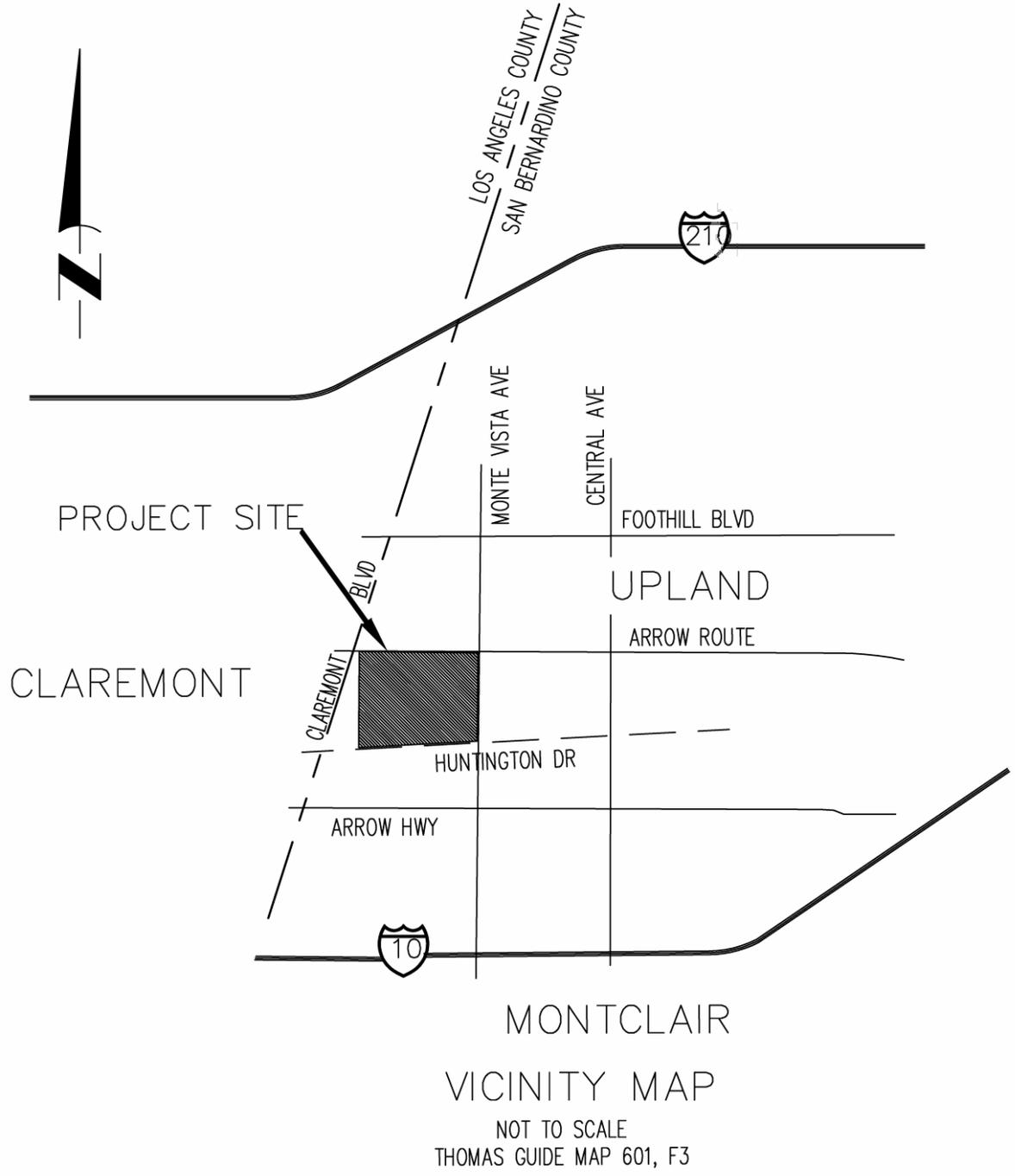
- **Goal 1C: “Create cohesive neighborhoods with compatible land use patterns”**

STRATEGIES

- “Designate appropriate areas to meet the demand for diverse types of housing, with properly related amenities and facilities.”

The College Park Specific Plan implements this goal by providing multi-family and single-family detached housing in an integrated project within walking distance to commercial uses and providing common recreational and open space uses.

- **Goal 4A: “Provide for the continuation and development of sufficient land uses to serve the commercial, educational, recreational, industrial and social needs of existing residents and projected population.**



STRATEGIES

- **“Redesign industrial/commercial sites, or allow for adaptive reuse of industrial areas through the redesignation of land use to regional commercial or industrial/commercial mixed use designation”**

The College Park Specific Plan implements this goal by allowing development of a former sand and gravel site into a mixed use development, consistent with the General Plan.

- **Goal 4C: “Ensure that nonresidential types of land use developed in the City complement and do not adversely affect the quality of life and health of Upland’s residents and businesses.”**

STRATEGIES

- **“Apply special standards for infrastructure provision and location, site planning and land use compatibility where tracts of land are subdivided specifically for industrial/commercial uses.”**
- **“Maintain suitable and adequate standards for landscaping, sign control, site and building design, parking, reciprocal access, and provision of appropriate utilities and public infrastructure.”**

The College Park Specific Plan implements this goal by providing comprehensive development standards which ensure quality development and compatibility between the residential and commercial uses. The project also provides appropriate utilities and infrastructure to support the project.

- **Goal 7: “Promote an economic development strategy that includes approaches for broadening the City’s economic base, creating residential employment opportunities and enhancing the City’s tax base.”**

The College Park Specific Plan implements this goal by providing retail uses which enhance the City’s tax base while providing employment opportunities that are within walking distance to existing and future residents.

1.5 COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

A project Environmental Impact Report (EIR) has been prepared for the College Park Specific Plan in accordance with CEQA to evaluate the potential environmental impacts associated with development of the project. The EIR has been prepared on conformance with California Public Resources Code Section 21000 et seq; California CEQA Guidelines (California Code of Regulations Title 14, Section 15000 et seq); and the rules, regulations and procedures for CEQA as adopted by the City of Upland.

All mitigation measures required in the EIR as certified by the City Council are hereby incorporated by reference and are applicable to the College Park Specific Plan.

Chapter 2.0

LAND USE

2.1 LAND USE PLAN

The College Park Specific Plan has two land use categories; Commercial and Residential. A brief description for each designation follows:

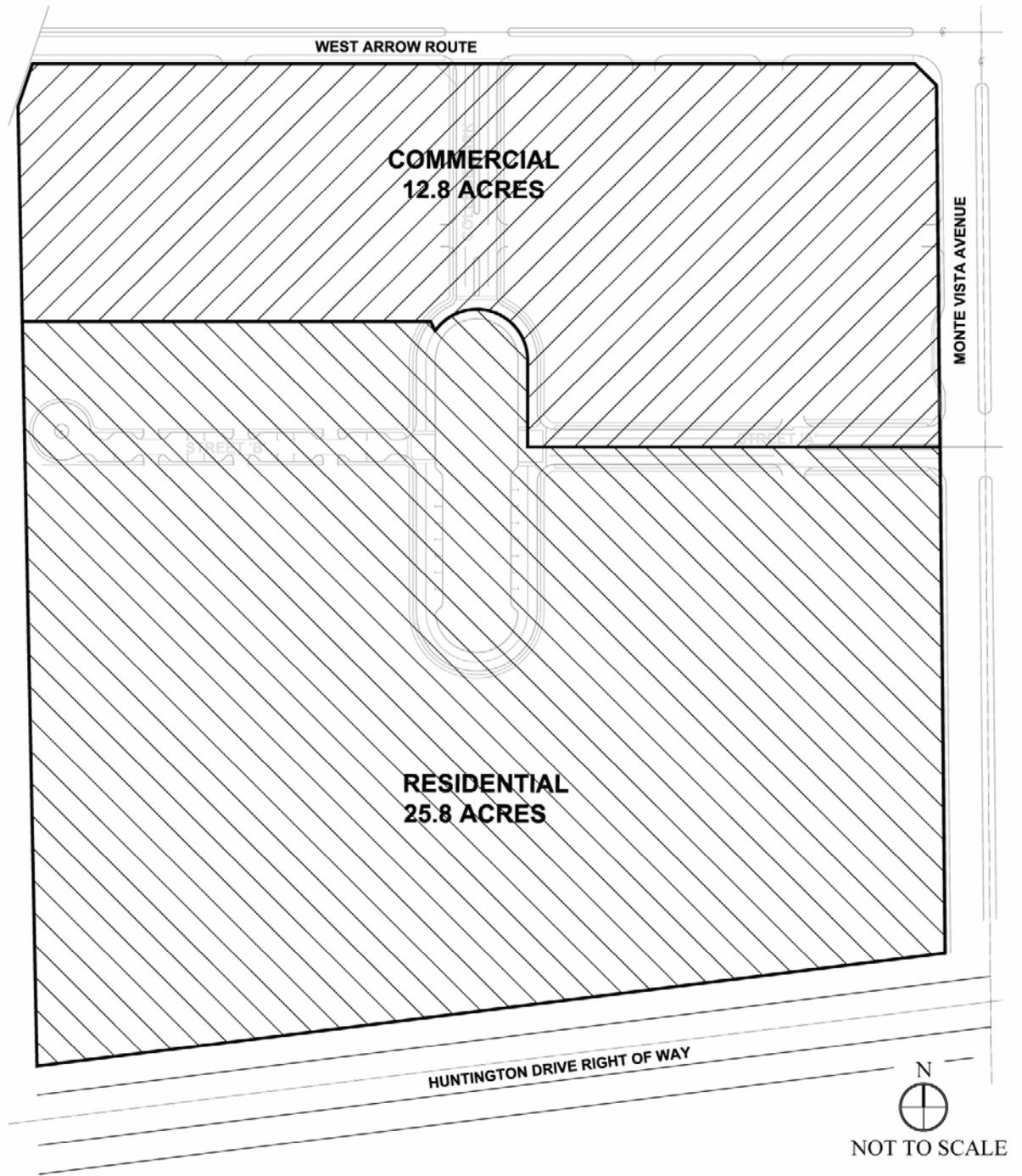
- **Commercial:** Allows for the development of a variety of commercial uses, such as general retail, restaurants, gas station and mini-mart, offices, business and service uses and a hotel. See Sections 3.2 and 3.3 for permitted and conditionally permitted uses.
- **Residential:** Allows for multi-family and single-family housing. Maximum overall combined density allowed is 20 dwelling units per acre (Exhibit 2). Common open space/recreational facilities are included in this category and may be included in the overall acreage for purposes of calculating density. See Exhibit 2 for the official land use plan.

2.2 LAND USE SUMMARY

Table 2.2 shows a summary of land uses within the College Park Specific Plan. Residential development intensity is expressed in terms of density (the number of dwelling units per net acre, after public dedications) and the maximum number of units allowed. Commercial development intensity is expressed in terms of the maximum gross building area permitted.

Table 2.2 Land Use Summary

Land Use Designation	Acres	Maximum Residential Density Allowed	Maximum Commercial Square Feet Allowed	Maximum Residential Units Allowed
Commercial:				
Gas Station-Mini Mart	1.6	---	4,000	---
Retail/Restaurants	5.6	---	40,500	---
Hotel	2.9	---	63,000	---
Office	2.7	---	50,000	---
Sub-Total	12.8			
Residential:	25.8	20.0 du/acre	---	
Single-Family	---	---	---	50
Multi-Family	---	---	---	448
TOTALS	38.6	---	157,500	498



3.1 GENERAL PROVISIONS

- A. Whenever the regulations contained herein conflict with the regulations of Article IX, Planning and Zoning of the Upland Municipal Code, the regulations contained herein shall apply.
- B. Any situations not specifically addressed by the College Park Specific Plan, including any subsequent amendments to the Plan, shall be subject to Article IX, Planning and Zoning, as long as such regulations are not in conflict with the intent and the objectives of the College Park Specific Plan as defined in Section 1.3.

3.2 PERMITTED USES

The permitted uses for the College Park Specific Plan are identified in Table 3.2 below.

TABLE 3.2 PERMITTED USES

Land Use Category:	Permitted Uses
Commercial	Retail uses, consumer service uses (such as dry cleaners, photo copying, shoe repair, travel agencies, postal annexes, beauty and barber shops, medical offices, etc.), gas station (gas sales only), mini-mart, restaurants, business and professional offices. Other uses determined by the Community Development Director to be similar in nature to those described above.
Residential	Single-family dwellings on individual lots, attached multi-family units. Includes ancillary uses such as patios, swimming pools, spas and gazebos, garages, trash enclosures, leasing and recreational building and parks.

3.3 CONDITIONALLY PERMITTED USES

The following uses are allowed in the Commercial component, subject to approval of a conditional use permit by the Planning Commission.

- a.) Billiard and Pool Halls
- b.) Car Washes (except ancillary to a gas station/mini-mart)
- c.) Establishments that serve alcoholic beverages as the primary use
- d.) Drive-through Facilities
- e.) Hotels

3.4 PROHIBITED USES

The following uses are prohibited.

- a) Auto and vehicle repairs and service (including installation of accessories such as stereos, alarms etc.)
- b) Any manufacturing, assembly or industrial type uses.
- c) Adult-oriented businesses.

3.5 DEVELOPMENT STANDARDS

The development standards for each land use category are described in the following tables.

3.5.2 MULTI-FAMILY RESIDENTIAL (ATTACHED) DEVELOPMENT STANDARDS

The development standards in Table 3.5.2 are to be used in conjunction with the multi-family design guidelines/requirements contained in Section 4.2.2 and Exhibits 5A, 5B, and 5C.

TABLE 3.5.2 MULTI-FAMILY RESIDENTIAL (ATTACHED) DEVELOPMENT STANDARDS

Requirement	Standard	Notes
Minimum Lot Area	None	
Minimum Lot Width	None	
Minimum Lot Depth	None	
Maximum Building Coverage for a Project Site	50%	Includes only buildings and garages
Minimum Living Area per Unit	680 square feet	Does not include garages
Building Setbacks:		
Monte Vista Avenue	15 feet	Measured from property line.
Adjacent to existing residential area to the west	50 feet minimum	Measured from property line to Residential Bldg.
	0 feet minimum	Measured from property line to Garages
Adjacent to Huntington Dr. Ultimate R.O.W. (if constructed)	15 feet	Measured from property line
Between Multi-Family and Single-Family Development	20 feet minimum	Measured from property line to Residential Bldg.
	0 feet minimum	Measured from property line to Garages.
Adjacent to College Park and Street "A".	10 feet	Measured from property line.
Landscaped Setbacks		
Monte Vista	10 feet minimum	Measured from property line
Street "A"	10 feet minimum	Measured from inside face of walk.
Adjacent to existing residential area to the west	3 feet minimum	Measured from property line to face of curb.
Huntington Drive/Right of Way	10 feet minimum	Measured from property line.
Maximum Building Height:	50 feet (3 stories)	
Minimum Building Separation:		
Up to 3 story to up to 3 story (no windows)	15 feet	
Up to 3 story to up to 3 story (window to no window)	20 feet average with a minimum of 15 feet	
2 story to 3 story (window to window)	25 feet average with a minimum of 15 feet	
3 story to up to 3 story (window to window)	30 feet average with a minimum of 15 feet	
Building Separation Encroachments:		
Open Balconies, Exterior Stairs or Similar	30 inches between structures	

Requirement	Standard	Notes
Open Porches, Platforms, Landings	30 inches between buildings	
Fences, Hedges, and Walls	Allowed between buildings as long as not greater than 8 feet in height	
Building Mass	Maximum building length is 200 feet	
Common Open Space	250 square feet per unit with a minimum dimension of 20 feet x 20 feet	Central park area may be included in on-site open space requirements
Private Space	80 square feet per unit for ground floor and 50 square feet per unit for 2-3 story within an enclosed balcony or patio	
Landscaping	25% of the multi-family site	Central park area may be included in landscaping requirements
Off-Street Parking:	See Section 3.6.8	

3.5.3 COMMERCIAL DEVELOPMENT STANDARDS

The development standards in Table 3.5.3 are to be used in conjunction with the commercial design guidelines/requirements contained in Section 4.2.3 and Exhibits 6A-6E.

TABLE 3.5.3 COMMERCIAL DEVELOPMENT STANDARDS

Requirement	Standard	Notes
Minimum Lot Area	None	
Minimum Lot Width	None	
Minimum Lot Depth	None	
Total Maximum Square Footage Allowed (all uses)	157,500	
Building Setbacks:		
Arrow Route	20 feet minimum	Measured from ultimate R.O.W.
Monte Vista Avenue	20 feet minimum	Measured from ultimate R.O.W.
Interior lot line adjacent to Commercial	20 feet minimum	Measured from property line.
Interior lot line adjacent to Private Street common to Commercial	30 feet minimum	Measured from face of curb.
Interior lot line adjacent to Residential	40 feet minimum	Measured from property line.
Interior lot line adjacent to Private Street common to Residential	35 feet minimum	Measured from face of curb.
Landscaped Setback		
West Arrow Route	10 feet minimum	Measured from property line.
Monte Vista	10 feet minimum	Measured from property line.
College Park	10 feet minimum	Measured from inside face of sidewalk.
Street "A"	15 feet minimum	Measured from inside face of sidewalk.
Adjacent to Commercial	10 feet minimum*	Measured from property line.
Adjacent to Residential	10 feet minimum	Measured from property line.
Building Height:		
Main Structures	43 feet maximum	Measured from grade at front of building
Tower Elements	50 feet maximum	Measured from grade at front of building
Landscaping	15 % of commercial site	Inclusive of landscape setbacks
Parking	See Section 3.6	

* does not apply to parcels with reciprocal ingress/egress and parking.

* Landscape setbacks do not include vehicle overhangs.

3.6 PARKING REQUIREMENTS

3.6.1 GENERAL PROVISIONS

This section shall be considered the “Master Parking Requirements” for the College Park Specific Plan. This section shall take precedence over the design and parking space requirements of the various zoning chapters of Article IX of the Upland Municipal Code.

3.6.2 LOCATION OF PARKING SPACES

All required parking spaces shall be located on-site and not within the landscape setback areas along Arrow Route and Monte Vista Avenue.

3.6.3 VEHICLE ACCESS

Access to the project site parking areas shall be from a dedicated and improved street. Interior access may be allowed via private streets, parking lots and driveways with a reciprocal access agreement.

3.6.4 DESIGN AND IMPROVEMENTS

All parking areas shall be surfaced with or paved with asphalt concrete, concrete, or other surface approved by the City Public Works Department, and shall thereafter be maintained in good condition. Parking stalls and access lanes shall be clearly defined by striping and directional arrows.

3.6.5 LOADING SPACES

Loading spaces shall be provided in the number specified in Table 3.6.8. Loading spaces shall not be located within areas designated or used for primary access.

3.6.6 VEHICLE TRIP REDUCTION

- a) Bicycle parking shall be required at the rate of one (1) per fifty (50) vehicle parking spaces located in bicycle parking racks.
- b) On-site pedestrian walkways and bicycle paths shall be provided to connect the buildings to public streets.
- c) Passenger drop off and pick up areas close to building areas shall be encouraged.
- d) An area for transit improvements such as bus turnouts and bus shelters shall be provided along Arrow Route or Monte Vista Avenue.

3.6.7 SHARED PARKING

A reduction in the number of parking spaces may be allowed with approval of the Community Development Director, for the Commercial area for uses that have different peak usage periods (e.g. office building and hotel).

3.6.8 PARKING RATIOS

TABLE 3.6.8 NUMBER OF PARKING SPACES REQUIRED

Use	Number of Spaces	Notes
Restaurants	1 space per 100 square feet of gross floor area	Reservoir (queuing within drive-thru lanes) parking spaces 20 feet in length may be used in providing the required number of parking spaces, subject to approval of the Community Development Director.
Retail	1 space per 200 square feet of gross floor area	Reservoir (queuing within drive-thru lanes) parking spaces 20 feet in length may be used in providing the required number of parking spaces, subject to approval of the Community Development Director.
Hotel	1 space per guest room plus 5 spaces for employees	
Office	1 space per 250 feet of gross floor area	
Loading Spaces (for commercial uses only)	1 space for buildings 4,000 s.f to 25,000 s.f; 2 spaces for 25,001 to 50,000 s.f; 3 spaces for 50,001 to 75,000 s.f.; 4 spaces for 75,001 to 105,000 s.f.; and 5 spaces for 105,001 plus.	
Multi-Family	1BR: 1.5 spaces/unit 2BR: 1.8 spaces/unit 3BR: 2.0 spaces/unit Guest: 0.25 spaces/unit	
Single-Family	2.0 spaces per unit Guest: 0.2 spaces per unit	May use private street for parking
Stall Sizes-Commercial	9 feet. x 18 feet	Stall sizes includes 2-foot overhang. No compact stalls allowed.
Stall Sizes-Residential	9 Feet x 18 feet (Standard) 8 feet x 16 feet (compact)	Stall sizes includes- 2 foot overhang. 20% of open parking may be compact.

4.1 PURPOSE AND INTENT

The purpose of this Section is to ensure that all development within the College Park Specific Plan will conform to high standards of design quality. The following guidelines/requirements seek to establish a design framework for the various land uses. They are intended to guide and inform to the same extent that they may require or restrict.

The architectural concept for the College Park Specific Plan is defined as “Spanish” (such as, but not limited to Spanish Colonial, Monterey, Santa Barbara, and Mission). Exhibits 4A-20 and Sections 4.2.1, 4.2.2 and 4.2.3 below provide guidelines and requirements for single-family, multi-family and commercial development.

4.2 SINGLE-FAMILY DESIGN GUIDELINES/REQUIREMENTS

The single family detached residences within College Park are envisioned as groupings of homes oriented along a paseo courtyard, providing front door access to the residences. Garages are accessed from a separate private driveway behind the residences, allowing the architecture of the living portion of the homes to be the prominent element of the street scene and paseo courtyards. Exhibits 3 and 4 provide a graphic example incorporating the guidelines/requirements into a project.

4.2.1 PRODUCT PLOTTING CRITERIA

The plotting of single family residences should be done in a manner that achieves diversity and visual interest to the neighborhood streetscene. Such diversity can be achieved through varying setbacks, articulated building massing, and enhanced elevations at highly visible locations.

No identical plan and elevation are permitted side by side.

Elevations that face the neighborhood street and the pedestrian paseo should provide a similar level of detail on both elevations.

The living portion of the residence should be the prominent feature along the neighborhood street or paseo courtyard

4.2.2 ARCHITECTURAL CHARACTER AND APPROPRIATE STYLES

The architecture of the single family residences within College Park shall be designed to reinforce the pedestrian character of the neighborhood. This should be accomplished by focusing on human scale details such as porches, enhanced entries, a mix of materials and

textures, and authentic detailing on features such as columns, balconies, windows, doors, shutters, flower boxes, and lighting. Together, such design features enliven the street scene and paseo courtyards, promoting a friendly interaction among neighbors.

4.2.3 ARCHITECTURE COMPONENTS

Regardless of its architectural style, a house is generally comprised of three basic architectural components including building form, roofs, and detail elements. Together, when these components are designed appropriately, the resulting dwelling achieves a pedestrian friendly relationship to the street and paseo courtyards.

4.2.4 BUILDING FACADES

Building Form

A variety in building forms shall be used to provide diversity and visual interest to the neighborhood street scene.

Establishes neighborhood pedestrian scale and adds variety to the street scene.

Boxy two-story building forms that overwhelm the street scene or paseo courtyards are not permitted. Staggered wall planes are required to create interest along the street scene and courtyards, to provide a desirable human scale, and to avoid visual monotony.

Building Elevations

The single family detached residences within College Park are envisioned as groupings of homes oriented along a paseo courtyard, providing front door access to the residences. Garages are accessed from a separate private driveway behind the residences, allowing the architecture of the living portion of the homes to be the prominent element of the street scene and paseo courtyards. Because of the unique nature of this product, there are generally no clearly defined front, side and rear elevations. Thus, any building elevation that faces onto a street, private driveway, or paseo courtyard are of equal importance and should be well articulated. The following criteria applies to such elevations:

- Elevations must be well detailed and articulated, incorporating building forms, masses, roof design, details and accent features that are consistent with the architectural style of the residence.
- Flat two story wall planes are discouraged unless otherwise consistent with the architectural style of the residence. Examples of articulation of two-story wall planes include but are not limited to:
 - 2' minimum 2nd story setback from 1st story
 - 12" minimum 2nd story cantilever over 1st story

- Significant balcony element that projects a minimum of 2' forward of the wall plane
- Porch with a minimum depth of 4' feet and a roof element that breaks the 2-story wall plane

4.2.5 ROOFS

Roof Form and Slope

Roof treatments shall be consistent with the architectural style of the dwelling.

Variety of roof design and treatment is encouraged to provide visual interest to the neighborhood roofscape throughout College Park, including the use of gable, cross-gable, hip, or a combination of these roof forms.

Likewise, variety in rooflines is required to avoid a common roofline along neighborhood streets, private driveways, and paseo courtyards.

Roof pitches shall range from 4:12 to 8:12.

Broken roof pitches extending over porches, patios or other similar features are encouraged where appropriate to the architectural style

Minimum overhangs shall be 6". Tight rakes are permitted only where appropriate to the architectural style.

Roof Materials

A variety of roof materials is encouraged College Park in order to avoid a monotonous roofscape appearance. Roof materials may include barrel shaped clay or concrete S-tiles, flat clay or concrete tiles and shakes, and slate.

Standing seam metal roofs are permitted as an architectural accent element.

Roof materials shall have a matte finish to minimize glare.

Fascia elements shall be consistent with the architectural style of the residence. The use of heavy exposed wood members is encouraged for brackets, braces and other decorative elements, where appropriate.

Fascias may be either stucco, wood, or tile. If wood is used, it shall be stained or painted.

Skylights are permitted, but shall be designed as an integral part of the roof. White "bubble" skylights are not permitted. Skylight framing material shall be bronze anodized or colored to match the adjacent roof.

4.2.6 GARAGES

Second floors above garages shall be set back a minimum of 2' from the garage face unless other elements of articulation are provided that create a play of shade and shadow on two-story wall planes. Examples of such articulation include, but are not limited to:

- Balconies or railings above the garage door.
- Trellis element above the garage door.
- Enhanced sills or decorative iron pot shelves.
- Pop-outs or over-framing to create a cantilevered effect on the two-story wall plane.

4.2.7 ARCHITECTURAL FEATURES AND ACCENTS

Entries

The entry of a residential dwelling shall be articulated as a focal point of the building's elevation through the appropriate use of roof elements, porches, columns, porticos, recesses, projections, or other architectural features.

Porches

The use of porches is encouraged to provide visual interest and activity along the street scene or paseo courtyard, promoting friendly interaction among neighborhood residents.

Porches, when provided, should be designed appropriate to the architectural style of the residence.

Porches must be fully covered in one of the following ways:

- Roof, with tile matching the house
- Trellis structure
- Second floor balcony or overhang

Courtyards

Courtyards provide a transition from the public space of the street to the entrance of the dwelling. Courtyard walls, when provided, shall be finished to match the house and may be embellished with stone, ceramic tiles, steps, recesses, cut-outs, or wrought iron accents appropriate to the architectural style of the residence.

Balconies and Sundecks

Balconies and sundecks, when provided, shall be designed as an integral component of the building's architecture and should be designed appropriate to the architectural style of the residence.

Second story balconies are encouraged on to provide further visual interest to the street scene or paseo courtyard. Such balconies shall be designed as an integral component of the elevation, consistent with the architectural style of the residence.

Columns and Archways

The use of columns and archways adds articulation to the character of the residence and is encouraged where appropriate to the architectural style. Columns and archways shall be scaled appropriately to provide a sense of strength and support that is compatible with the architectural style of the dwelling.

Window Openings

All windows that are visible from the street, private driveway, or paseo courtyard shall be trimmed in a manner that is consistent with the architectural style of the residence.

Trim elements may be wood, stucco or pre-cast.

The style of windows and mullion patterns shall be compatible with the architectural style of the residence.

The shape and size of shutters, when used, shall be proportionate.

Awnings

Awnings, when provided, shall be designed as an integral part of the architecture.

Unacceptable awning treatments include metal louvers (except for Bermuda/Plantation style shutters), untreated fabric, and project names, texts, or logos.

Detail Elements

Detail elements such as shutters, exposed rafter ends or cross beams, decorative grille work, decorative stucco or clay pipe vents, decorative ceramic tile and / or other similar features shall be used to provide visual interest to the residential architecture consistent with the architectural style.

Exterior Lighting

Exterior lighting fixtures shall be compatible with the architectural style of the residence.

Chimneys

The design of chimneys should be compatible with the architectural style of the building. Chimneys, particularly chimney caps, should be simple in design, so as not to distract from the building.

Overly elaborate fireplace caps are prohibited.

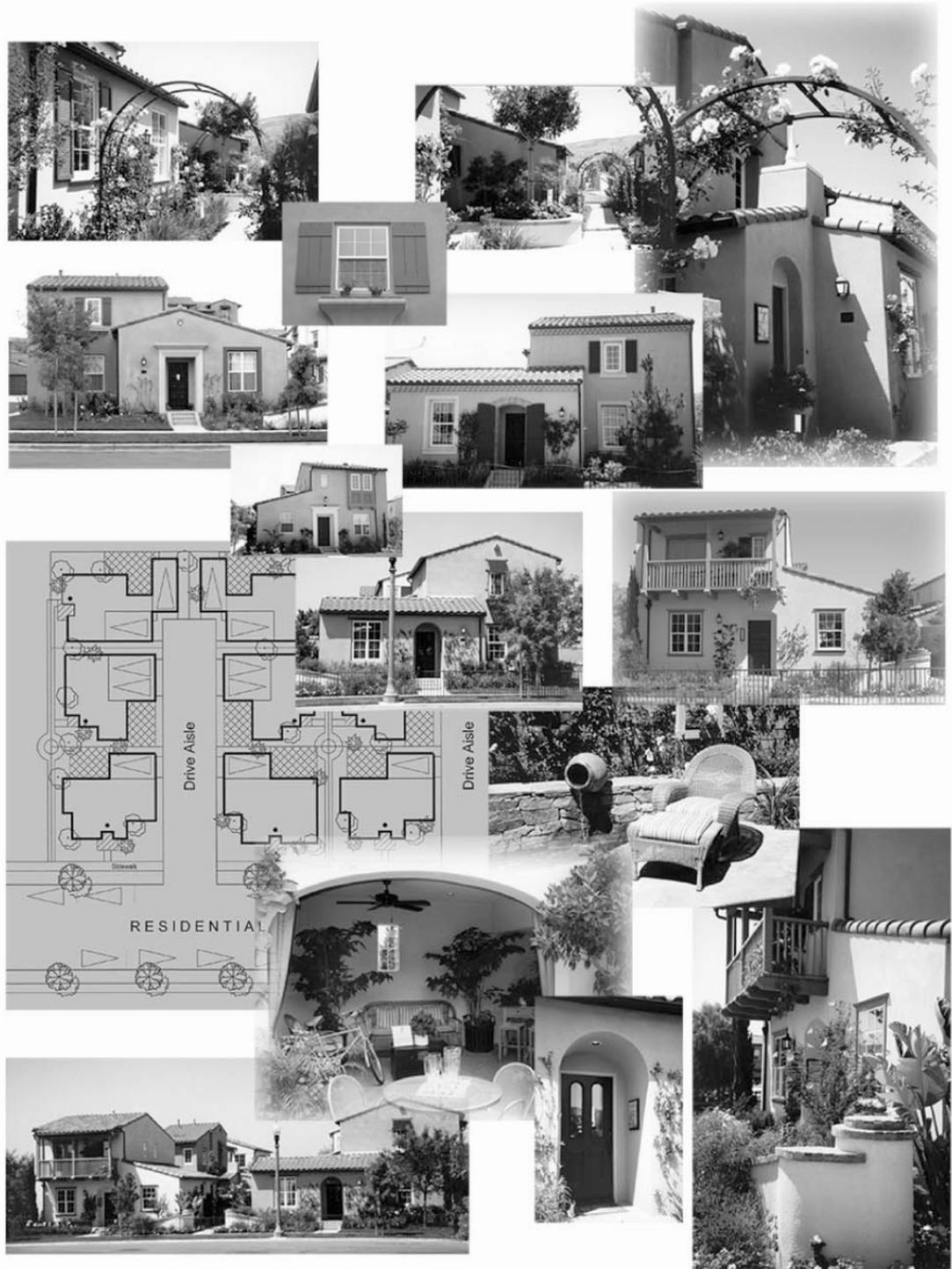
Mechanical Equipment

Mechanical devices such as exhaust fans, vent units and pipes shall be painted to match the roof color. No other mechanical units shall be permitted (no HVAC on roof).

All flashing, sheet metal, and vents must be painted or screened from view in a manner that is compatible with the building architecture.

Gutters and Downspouts

Exposed gutters and downspouts, when used, shall be colored to match or complement the surface to which they are attached.



4.3 MULTI-FAMILY DESIGN GUIDELINES/REQUIREMENTS

The multi-family residences within College Park are envisioned as groupings of buildings 2 and 3 stories in height with detached enclosed garages. Primary access is proposed at College Park via a gated entry. Secondary access for residents only is provided off Street "A". Buildings are located in close access to various recreational amenities, such as a tot lot, main recreation building with a swimming pool, and a separate spa area. The following design guidelines are intended to create a cohesive community through architecture, landscaping, and site planning. Exhibits 5A-5C provides a graphic example incorporating the guidelines/requirements into a project.

4.3.1 BUILDING ELEVATIONS

All elevations should be well detailed and articulated, incorporating building forms, masses, roof design and authentic details and accent features that are consistent with the architectural style of the building.

Sufficient massing and articulation of building walls should be incorporated into the building design to provide visual interest to building facades and to reduce the visual length of long walls. Such articulation may be achieved in a variety of ways, including but not limited to:

- Horizontal offsets of building wall planes
- Covered balconies or sundecks projecting forward of the main building wall plane
- Accentuated building elements such as entries, stair towers, or other similar features that provide horizontal or vertical offsets and break the eave line of the building.
- Incorporating a combination of 2-story and 3-story elements into the building design
- Stepping back a portion of upper floors, particularly at building corners, where feasible.

Additionally, multi-story buildings should incorporate other height reducing elements such as large open balconies, shed roof forms, material changes, etc.

4.3.2 MATERIALS

All surface treatments or materials should be designed to appear as an integral part of the design, and not merely applied. All materials should wrap architectural elements in their entirety.

Material changes should occur at inside corners.

3.3.3 ROOFS

Variety in roof forms, ridge heights, and direction of gables is required to avoid a monotonous roofscape as viewed from neighborhood streets, open space, or any other public space.

Roof pitch should range from 4:12 to 6:12. Secondary roof elements that accentuate special features of the building's architecture may be less than 4:12 or in excess of 6:12 consistent with the architectural style.

Flat roofs are permitted if consistent with the building's architectural style. When used, flat roofs must have a parapet wall.

Roof overhangs shall be consistent with the architectural style of the building.

Multiple plate heights are required on each multi-family building.

Roof materials shall consist of flat, barrel, or S-tiles. Metal roofs are permitted on a limited basis on feature elements such as porches, loggias, feature windows, etc. Low profile "S" tiles are not allowed.

Fascia elements should be consistent with the architectural style of the building. The use of heavy exposed wood members is encouraged for brackets, braces and other decorative elements.

Skylights and or solar panels are permitted, but should be designed as an integral part of the roof. Skylight and or solar panel framing material should be colored to match the adjoining roof. White "bubble" skylights are not permitted.

4.3.4 WINDOWS

Window details, including header, sill and trim elements should be consistent with the architectural style of the building.

Window shapes and mullion patterns should be consistent with the architectural style of the building.

The shape and size of shutters, when used, should be compatible with the window opening.

4.3.5 BALCONIES AND SUNDECKS

Balconies and sundecks, when provided, should be designed as an integral component of the building's architecture and consistent with its architectural style.

Open rails may extend to the floor of the balcony or sundeck, but each corner must have a support that extends to the full guardrail height and shall be a minimum of 18" square (or L-shape).

4.3.6 CHIMNEYS

Chimneys, when provided, should be compatible with the architecture of the building.

4.3.7 GUTTERS AND DOWNSPOUTS

Exposed gutters and downspouts, when used, should be colored to either match or complement the surface to which they are attached.

4.3.8 EXTERIOR STAIRS

Exterior stairs should be designed as an integral part of the building.

Stairs shall remain within the building envelope as defined by an outermost wall.

Stair guardrail design must be consistent with the architecture of the building.

4.3.9 AWNINGS

Awnings, when provided, should be designed as an integral part of the architecture.

Unacceptable awning treatments include metal louvers (except for Bermuda style shutters), untreated fabric, and project names, texts, or logos.

4.3.10 EXTERIOR LIGHTING

Exterior lighting fixtures should be compatible with the architectural style of the building

4.3.11 ACCESSORY ELEMENTS

Recreation Buildings

Clubhouses, recreation buildings, and other support buildings should match the architectural style and detailing of the main buildings.

Storage Buildings

Storage buildings must have the same level of architectural detailing as the residential buildings within the project.

Detached Garages

Detached garages, when provided, must use a similar roof treatment as the residential buildings they serve.

Trash Enclosures

Trash enclosures should be constructed of concrete masonry units with a finish similar to other buildings in the development and have opaque metal gates and shall have walk in access.

Mail Boxes

Grouped or ganged mailboxes should be located in enclosures that provide shade and weather protection. The mailbox enclosure should integrate lighting and a trash receptacle into its design and continue the architectural character of the project. Enclosures should be located convenient to short term parking and meet federal accessibility standards.

4.3.12 NON-ARCHITECTURAL ELEMENTS**Mechanical Equipment**

No mechanical equipment (air-conditioning, heating units, etc.) shall be mounted on, or attached to any pitched roof. Mechanical equipment, when mounted on flat roofs, must be completely screened by parapet walls at least as tall as the equipment being screened.

Mechanical devices such as exhaust fans, vents, and pipes shall be painted to match adjacent roof surfaces.

Ground mounted air conditioning units must be screened by walls and or landscaping at least 6" higher than the unit(s) and located away from pedestrian paths and project amenities.

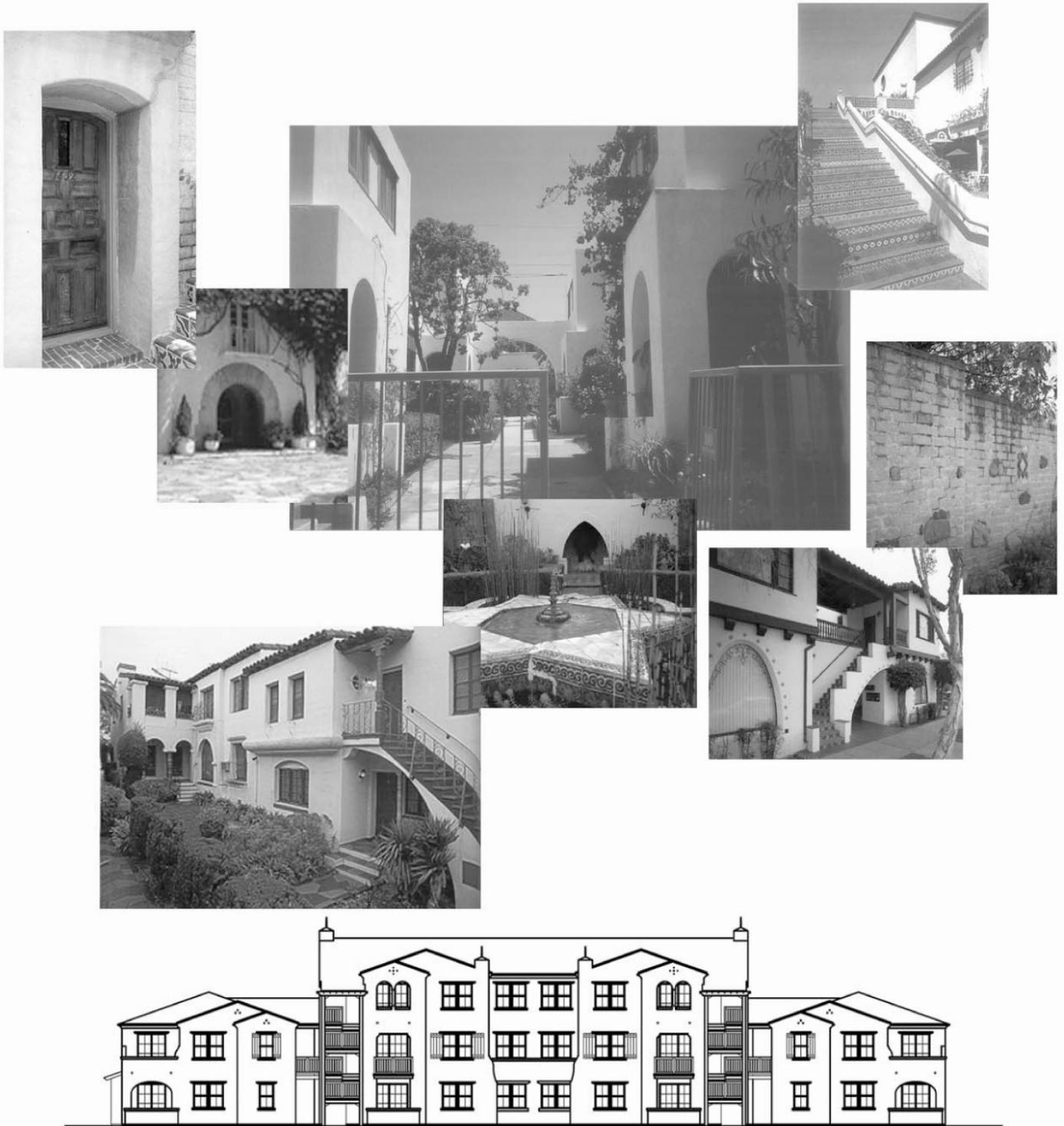
Meters

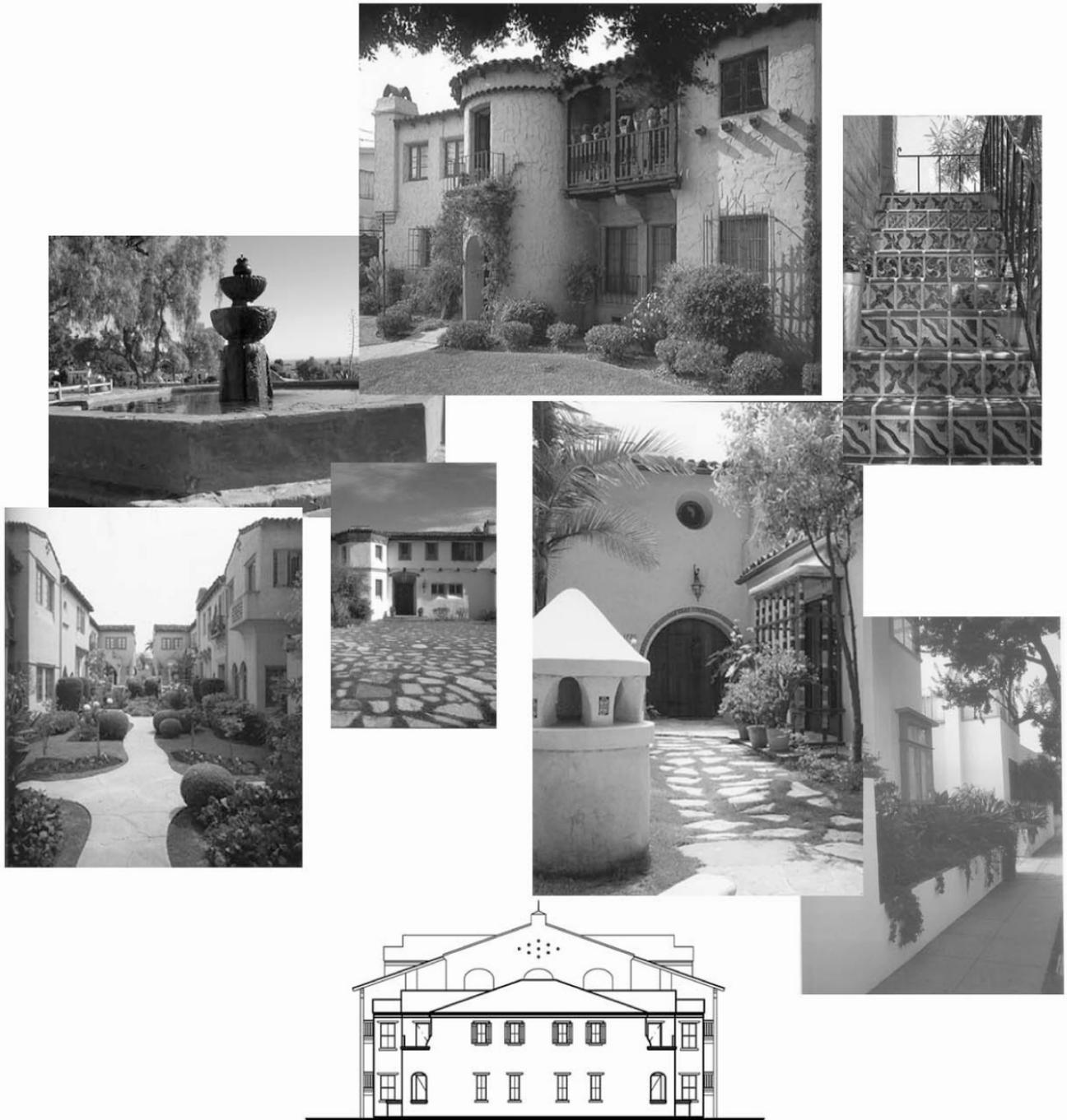
Natural gas meters shall be grouped and screened by walls and or landscaping. Builders should contact the utility provider for minimum clearances.

Electrical meters shall be ganged in meter enclosures or screened by walls and or landscaping. Builders should contact the utility provider for minimum clearances.

Screen walls and electrical enclosures should be designed integral to the project's architecture.

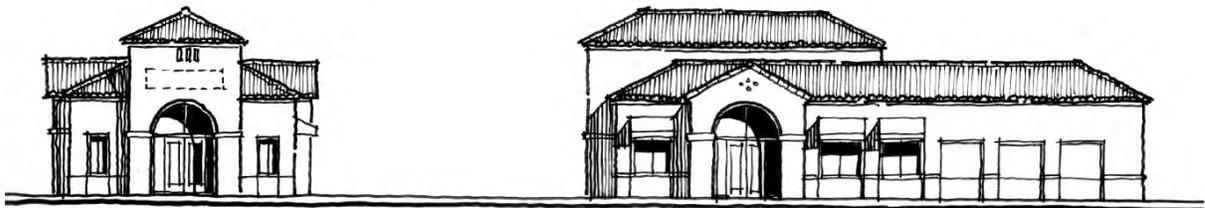




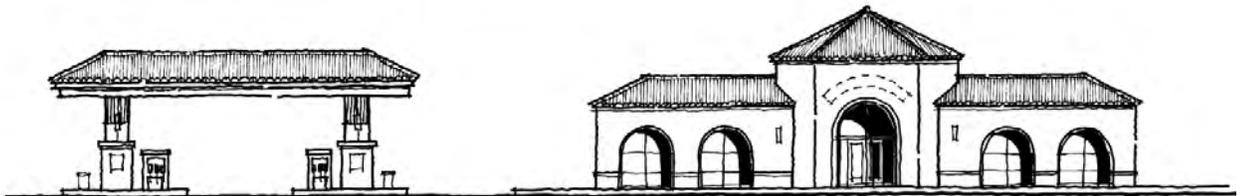
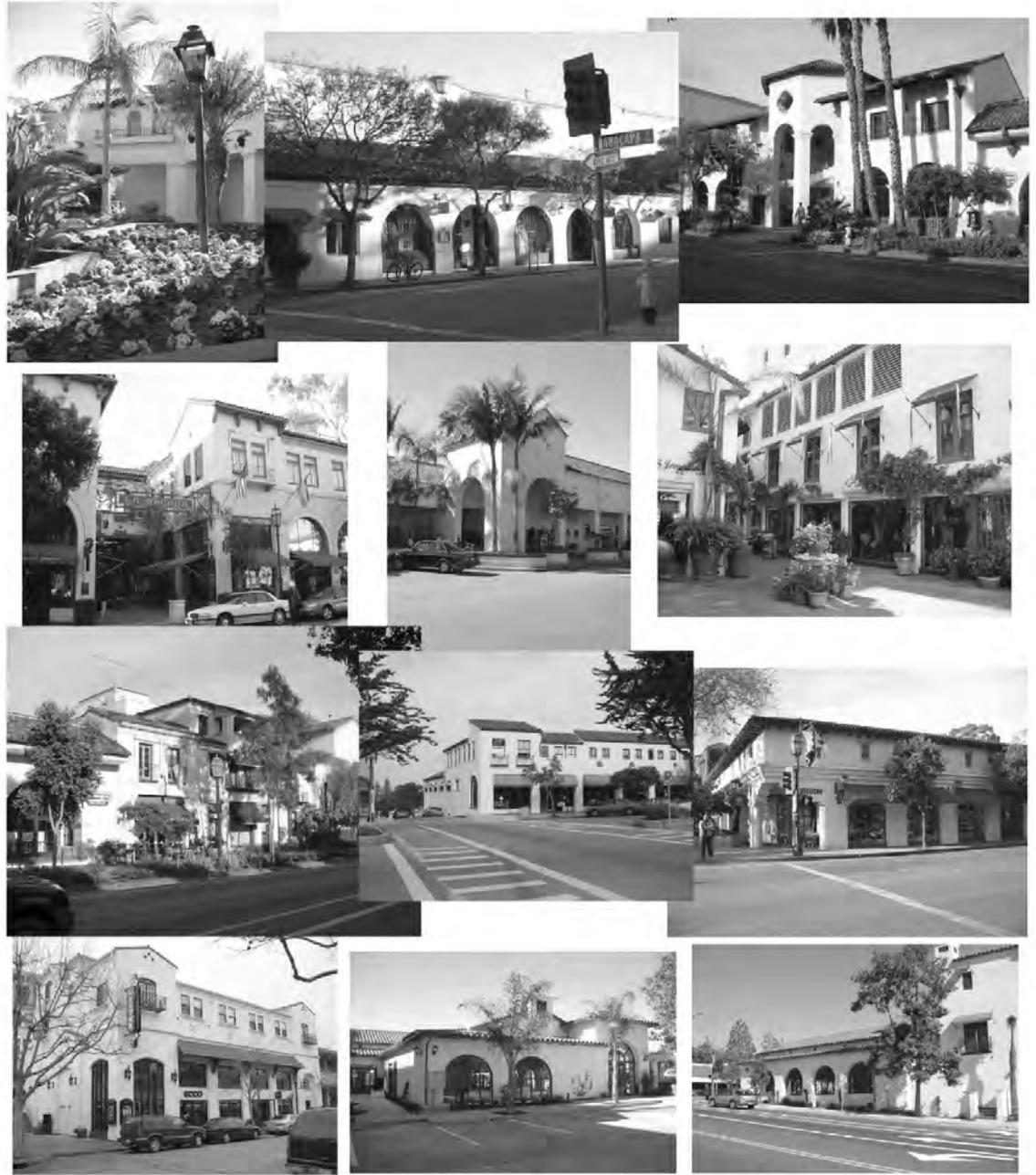


4.4 COMMERCIAL DESIGN GUIDELINES/REQUIREMENTS

The purpose of the commercial design guidelines/requirements is to promote the quality of development for the commercial areas within the College park Specific Plan (see Table 4.4.1). The guidelines/requirements define criteria for implementing coordinated design, organizational unity and overall visual unity, while maintaining opportunities for individual needs of each type of commercial development (i.e. retail shops, drive-through restaurants, hotel, office, and gas station). Exhibits 6A-6E provides a graphic example incorporating the guidelines/requirements into a project.









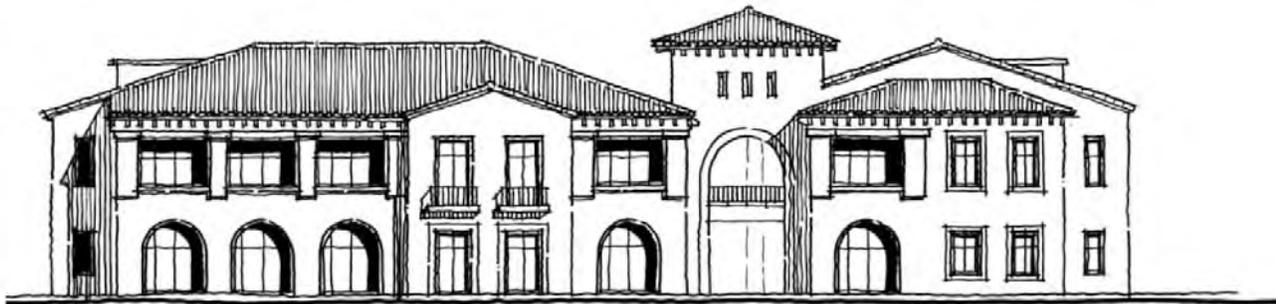


TABLE 4.4.1 COMMERCIAL DESIGN GUIDELINES/REQUIREMENTS

ITEM	GUIDELINES
ARCHITECTURE	<ul style="list-style-type: none"> • Building facades facing public and private streets shall be articulated to provide architectural interest and variety • Buildings should have wall articulation, such as inserts and/or pop-outs on at least one building elevation • Buildings are encouraged to visually illustrate the three traditional parts of a building; base, mid-section, and top, through the use of contrasting materials and colors. • Horizontal and vertical elements of exterior walls should vary in height and projection to provide substantial architectural interest and style. • Details that provide shade and cast shadows should be used to provide visual relief to the building • Patterns created by storefront, window, and door placement should add variety and interest. • Intimate scale should be provided at ground floor levels, especially in multi-storied buildings, to humanize the building scale to the pedestrian user. • The height, scale, and style of each building should be compatible with other adjacent commercial structures. • Building entries should be pronounced and easily recognizable. • Building storefronts shall face pedestrian walks, public parking, or adjacent buildings.
ROOFS	<ul style="list-style-type: none"> • Roof forms should be an integral part of the building design. False mansard roofs are not acceptable. • Roof pitches and overhangs should generally be consistent within a single building; however, differing roof forms and materials are encouraged. • Architectural elements such as projecting cornices should be used to add interest to flat roofs by defining the edge of the roof. • Roof features and parapets should complement the character of the adjacent buildings or other buildings within the commercial center.
DETAILS	<ul style="list-style-type: none"> • Pilasters and columns should feature decorative caps to provide detail and create a finished look. • Storefronts should feature trim details around window and door openings. • Windows and openings should be consistent with the architectural style of the building and maintain similar proportions and rhythm with those on adjacent buildings.

	<ul style="list-style-type: none"> The design of outdoor patios (i.e. enclosures, landscaping, furnishings) should be compatible with the architectural elements of the building.
MATERIALS AND COLORS	<ul style="list-style-type: none"> At least four distinct colors and/or materials should be used on a building to create variety and detail. The texture of the building materials should enhance the function or appearance of the design by adding detail and richness. Avoid large expanses of smooth surfaces such as concrete or glass. A mixture of smooth and textured blocks for exterior building walls is encouraged. High quality materials and paint should be used to prevent degradation and for ease of maintenance. Finish materials that are susceptible to staining, fading, or other discoloration are discouraged. Bright colors should not be used as a base color, but may be used as an accent color. Accent colors should be compatible with the main color theme of rich tones. Accent colors may be used to highlight architectural features, such as detailing, trim, columns, storefronts, window sashes, doors, and door frames. Material and color changes should occur at a change in a building plane, and reinforce the building's massing concept.
WALLS AND FENCES	<ul style="list-style-type: none"> Walls and fences shall be designed to complement the design, color and materials of adjacent buildings. Walls should be constructed of decorative concrete block. Decorative wrought iron fencing may be used provided it uses decorative block pilasters. Walls should be constructed of vandal resistant materials to deter graffiti. Chain link or mesh fencing is prohibited. Where long linear walls or fences are needed, they shall be accented through the use of pilasters.
SERVICE FACILITIES	<ul style="list-style-type: none"> New gas and telephone lines and electrical lines of 12kV or less shall be placed underground. Ground mounted utility appurtenances shall be located away from public view to the extent feasible are adequately screened. Electric meters, electrical panels, junction boxes, and similar equipment should be located in a utility room.
MECHANICAL EQUIPMENT	<ul style="list-style-type: none"> Roof mounted mechanical equipment shall be substantially concealed from view by integral building elements. Wall mounted air conditioning units on the hotel shall be screened with a grille.
TRASH ENCLOSURES	<ul style="list-style-type: none"> Trash enclosures shall be constructed with decorative masonry walls that are architecturally compatible with the main building(s).

	<ul style="list-style-type: none"> The use of chain link fencing, barbed wire, or razor wire is prohibited in conjunction with trash enclosures.
OUTDOOR LIGHTING	<ul style="list-style-type: none"> The projects lighting scheme should use a hierarchy to provide a type of way finding system. The minimum maintained average footcandle level shall be 1.00 fc, with a minimum of 0.40 fc. The height of the light source or pole shall be appropriate to the site activity and surrounding environment. Lighting fixtures in parking lots shall be located to avoid displacing trees. Exterior lighting shall be architecturally integrated with the building style, materials and colors. Use of low, cut off type bollard lighting is encouraged. Light standards shall not exceed 25 feet in overall height (22 foot high pole with a 3 foot high base) from the finished grade of the parking area.
PEDESTRIAN ACCESS	<ul style="list-style-type: none"> A continuous pedestrian pathway system shall be provided within each commercial area. Courtyards, patios, plazas, enhanced paving, water features, site furniture, and similar pedestrian amenities should be incorporated whenever possible.
GAS STATION/CAR WASH	<ul style="list-style-type: none"> Buildings shall provide the same architectural quality and elements as other commercial buildings. Tank vents shall be screened and/or incorporated into the building architecture.
DRIVE THROUGH FACILITIES	<ul style="list-style-type: none"> Buildings shall provide the same architectural quality and elements as other commercial buildings. Drive-through windows shall not face Arrow Route or Monte Vista Avenue without adequate screening and/or landscaping. Landscaping shall be designed and located to soften the visual impact of vehicle stacking areas for drive-through lanes. Outdoor seating areas, play equipment, and perimeter fencing shall have an attractive design that is compatible with the architecture of the main building.

4.5 LANDSCAPE CONCEPT

The Landscape Concept Plan is intended to create a sense of place for the project. In order to accomplish this goal, a unifying landscape concept will be created through a plant /tree palette, streetscape, and major entry treatments for the major entries off Arrow Route and Monte Vista Avenue as well as minor entry treatments to the individual land use components. Exhibits 7-17D provides details of the landscape concept.

4.6 PARK CONCEPT

At the center of the project is a 1.05 acre park. The park is intended to provide passive recreational opportunities for residents, patrons and employees of the commercial uses of the project. Exhibit 18 shows a concept for the use of the park.

4.7 WALLS AND FENCES

In order to provide appropriate separation and buffering between the various land uses within and adjacent to the project, a wall and fence concept plan is proposed. Exhibit 19 provides details for walls and fences. The height of walls and fences shall not exceed six (6) feet as measured from the highest adjacent grade, except that eight (8) foot high walls are allowed in certain circumstances as stipulated elsewhere in the specific plan. (See Table 3.5.2).

4.8 SIGNS

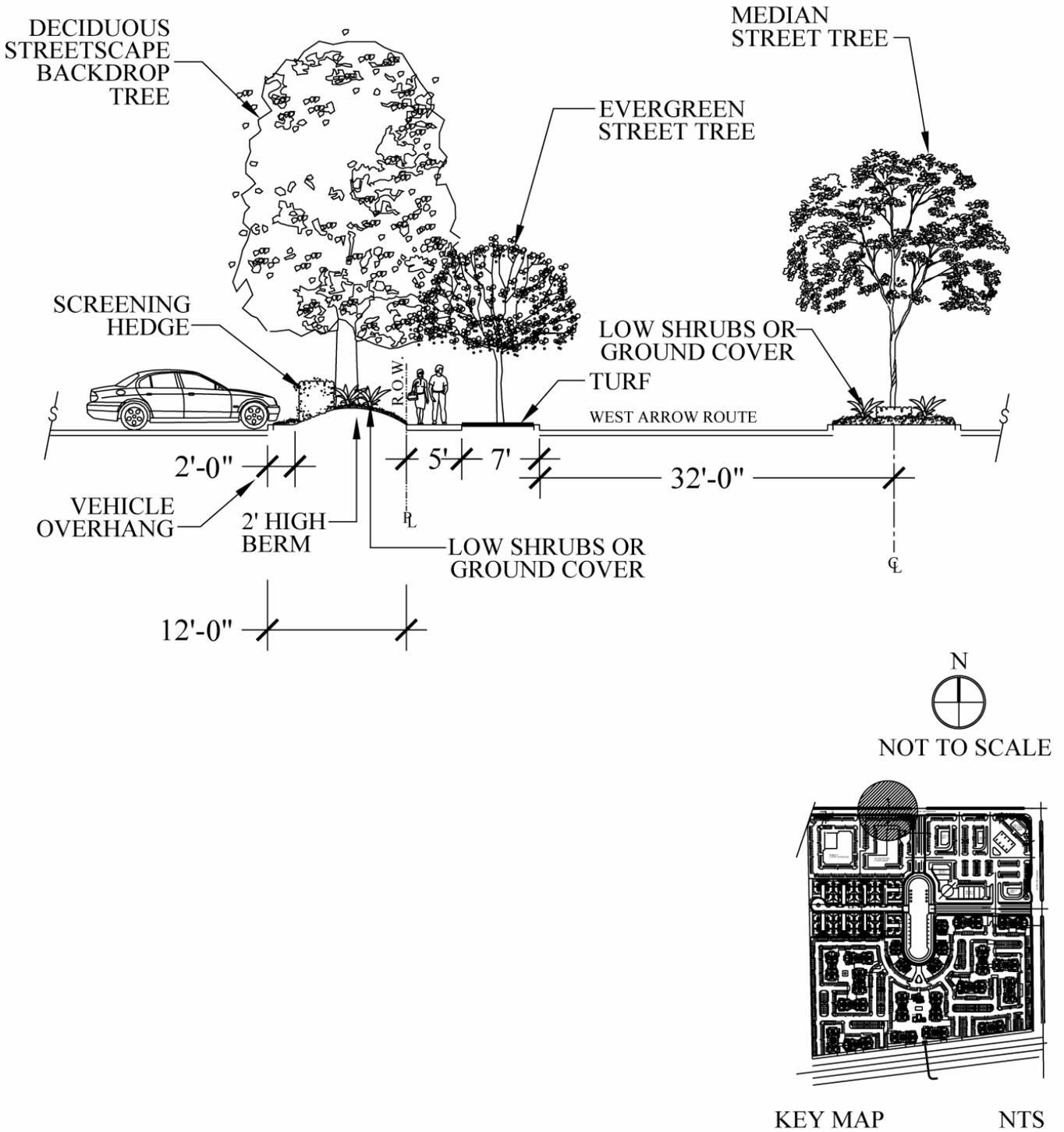
The sign program for the project is intended to provide tasteful, consistent signage while effectively promoting the various business activities within the project.

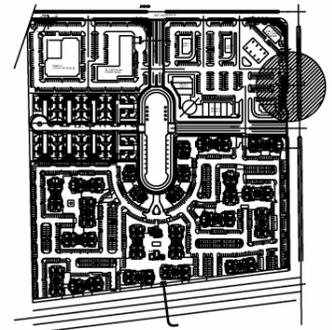
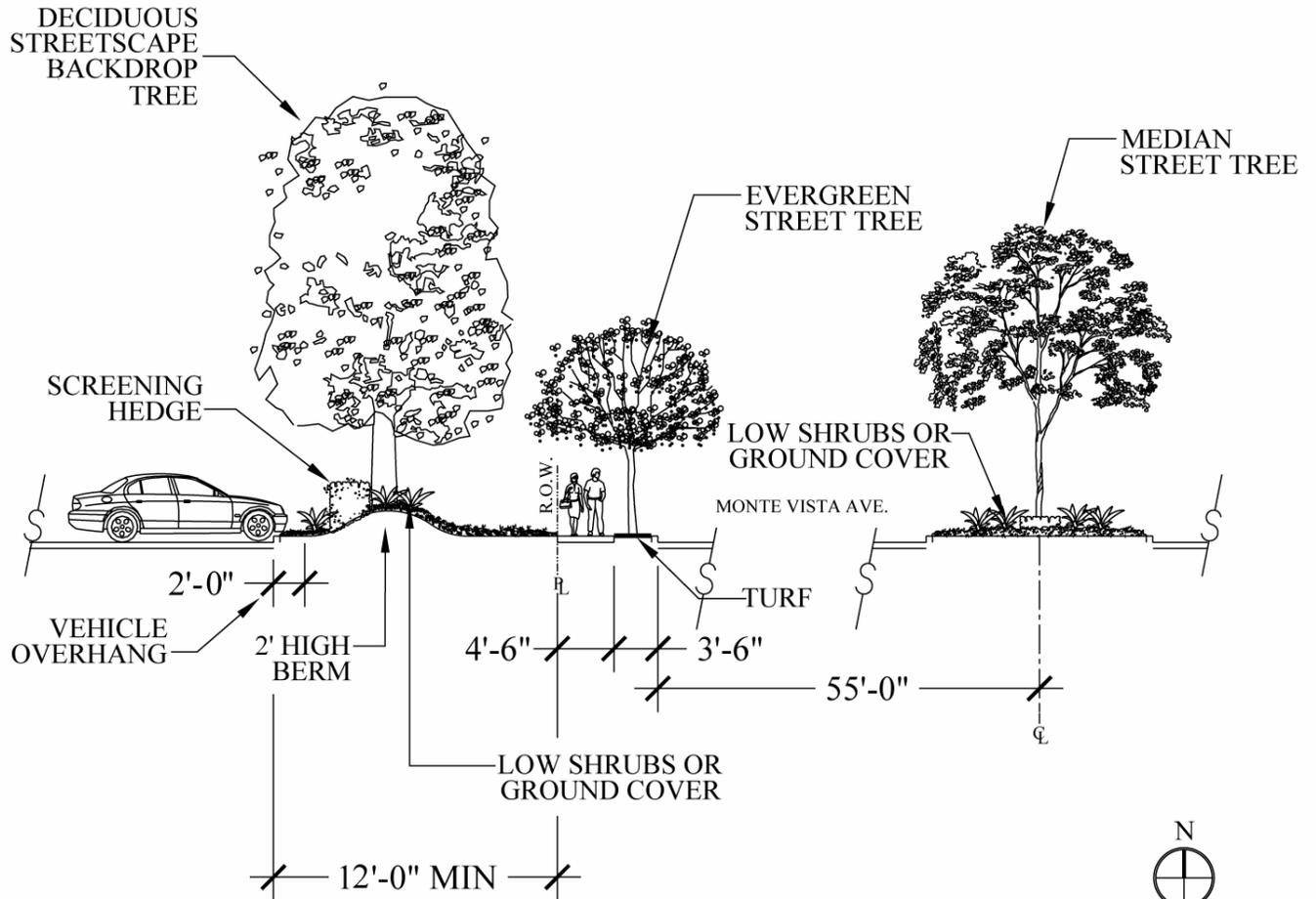
Exhibit 20 identifies the location and type of the project identification signs. Exhibit 20 supersedes the requirements set forth in Article IX, Chapter 9405 of the Upland Municipal Code as it pertains to the number and type of signs allowed.

Prior to the issuance of building permits, a comprehensive sign program will be submitted for approval by the Administrative Review Committee for the overall master development and the individual building identification signs.

4.9 STREET FURNITURE AND LIGHTING CONCEPT

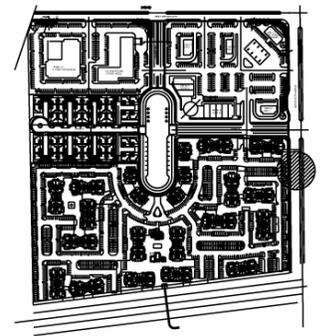
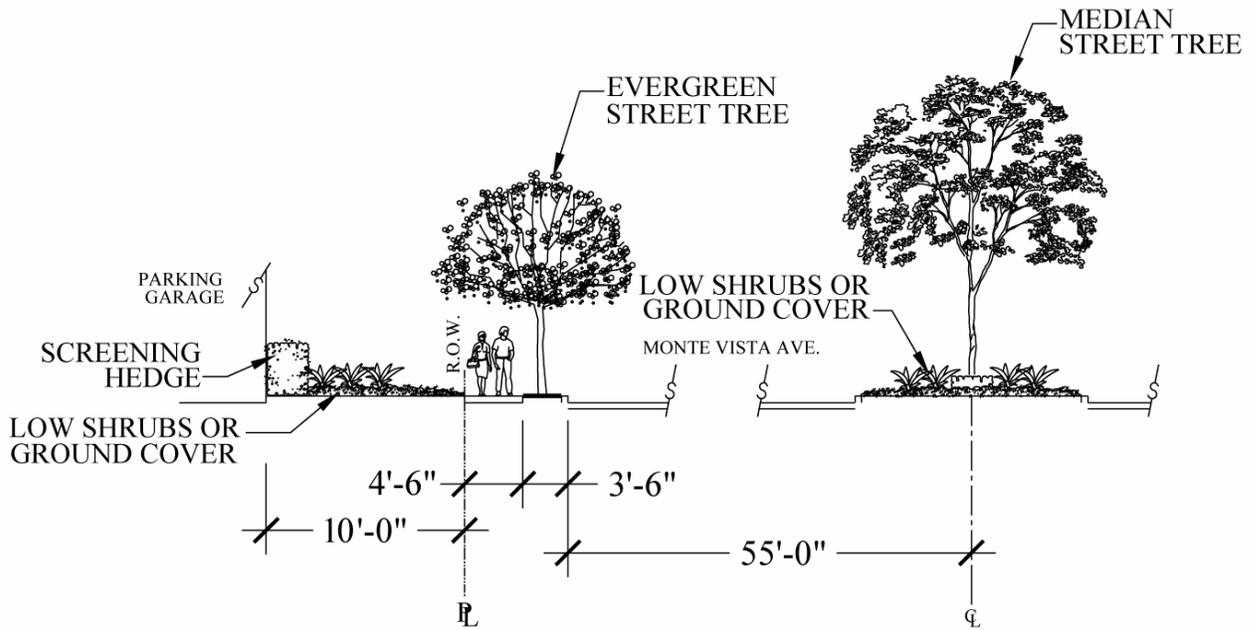
The Street Furniture and Lighting Concept for the project provide lighting for both security and aesthetic purposes in a tasteful manner. The street furniture promotes pedestrian use of the project by providing areas for people to enjoy the outdoor areas of the project. Exhibit 21 provides details.

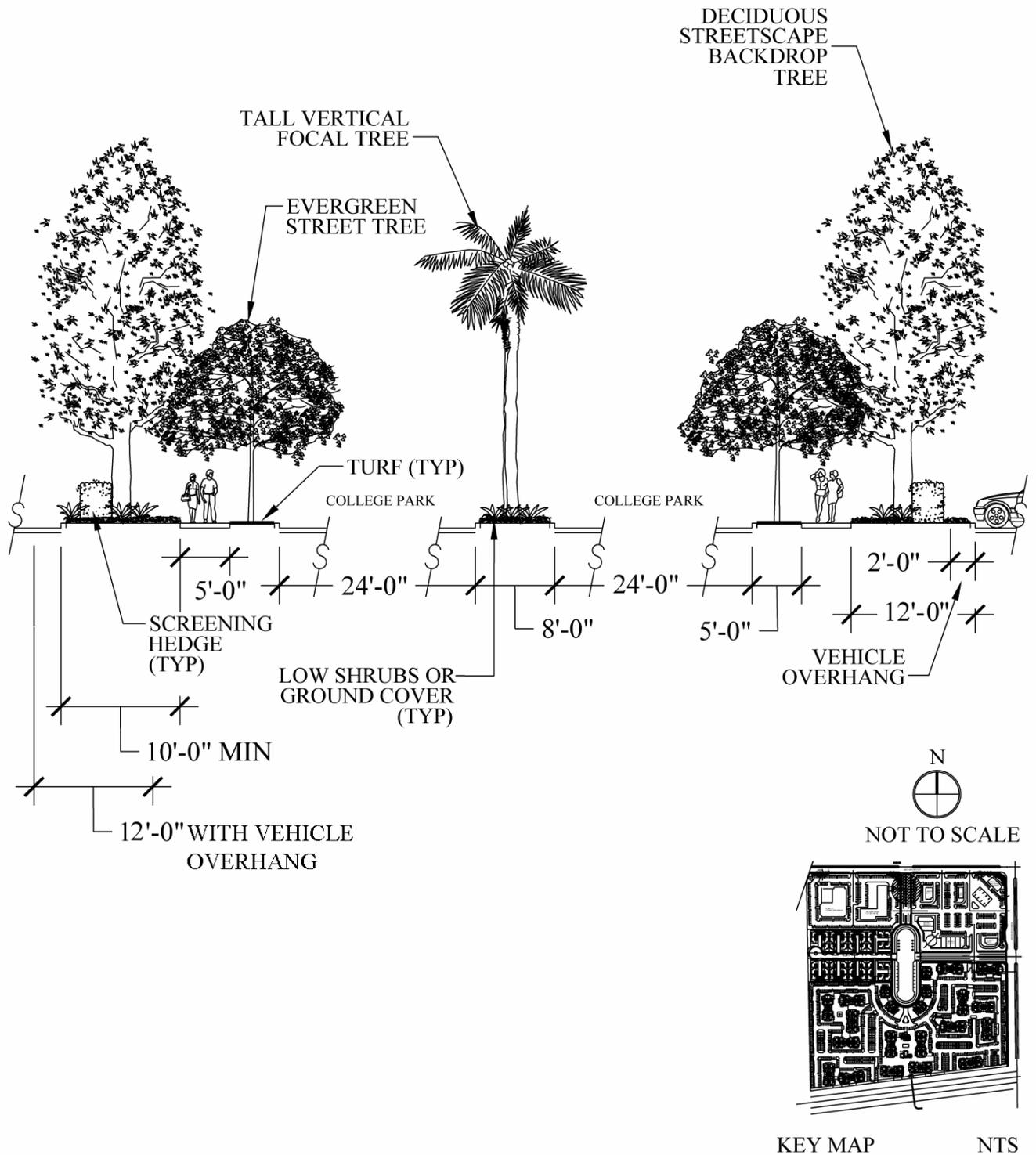


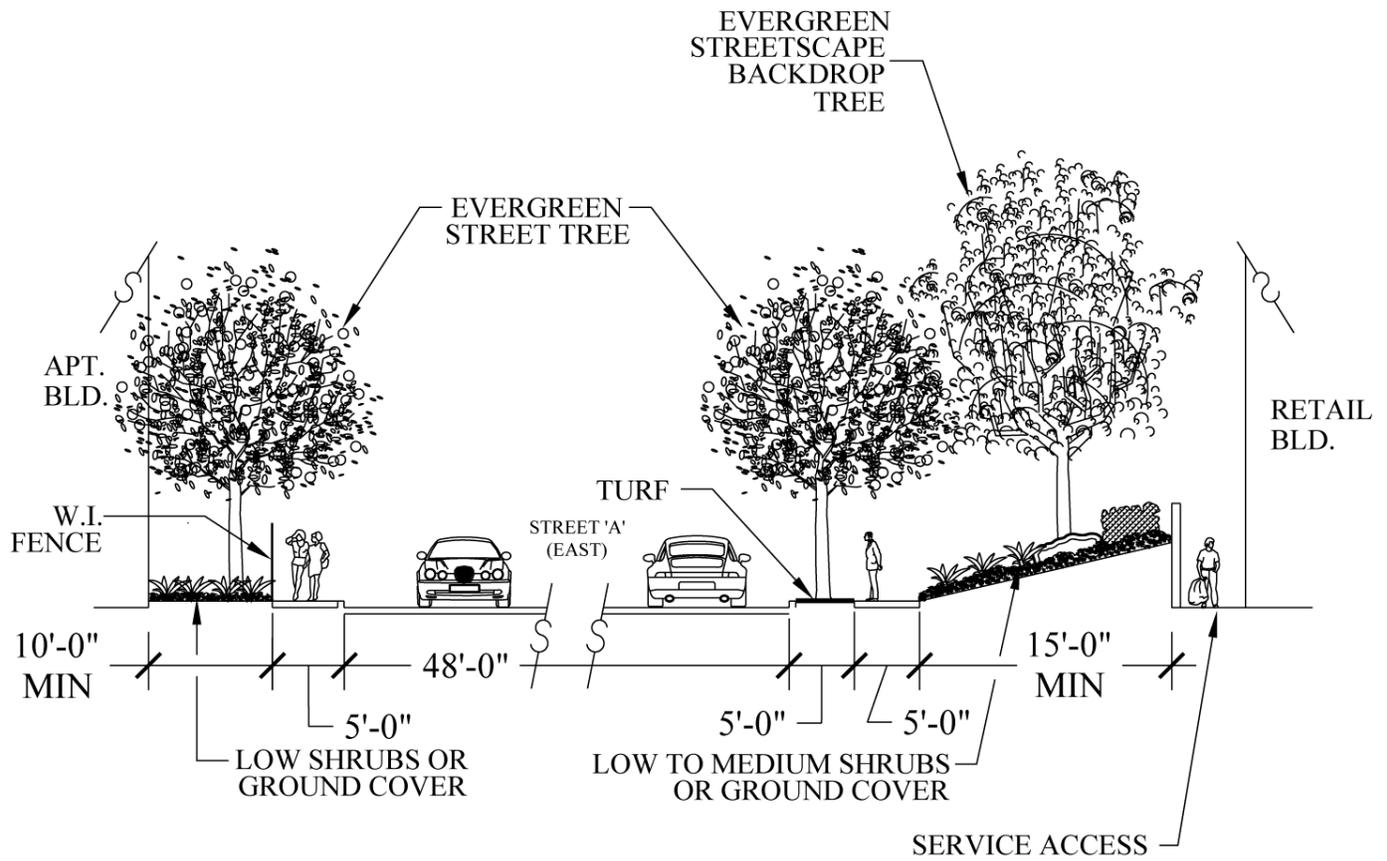


KEY MAP

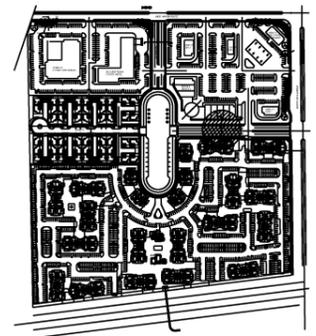
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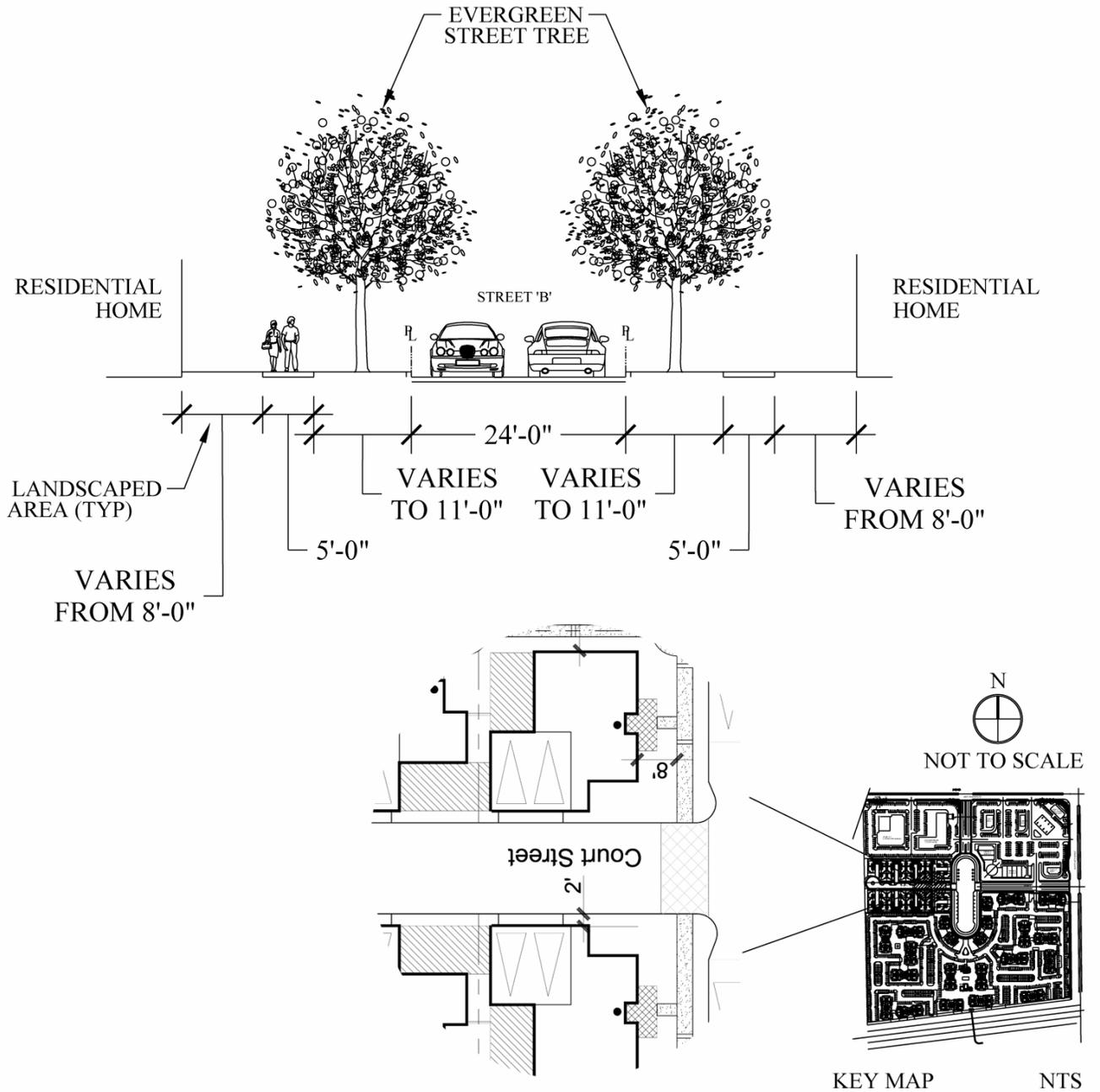




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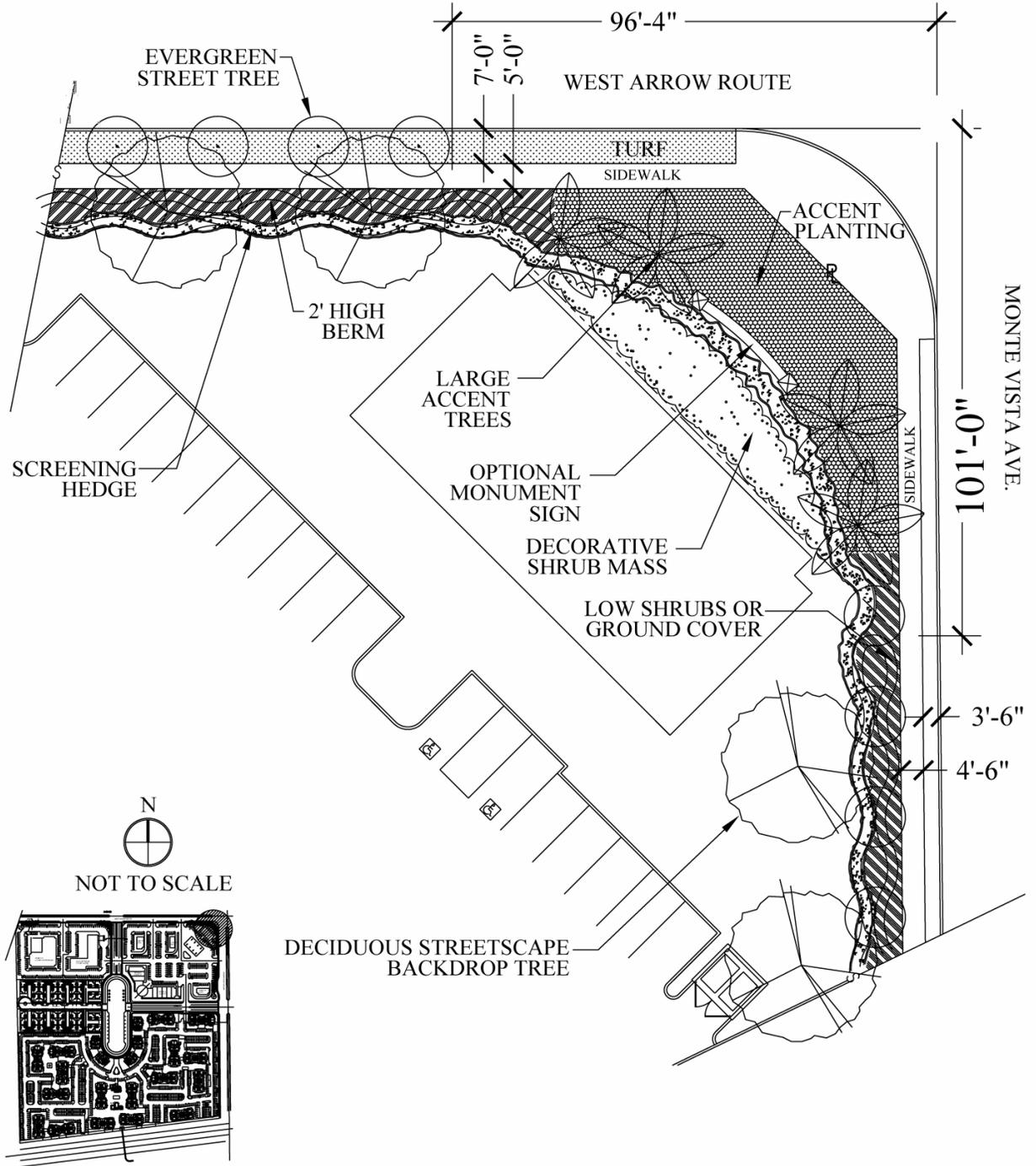
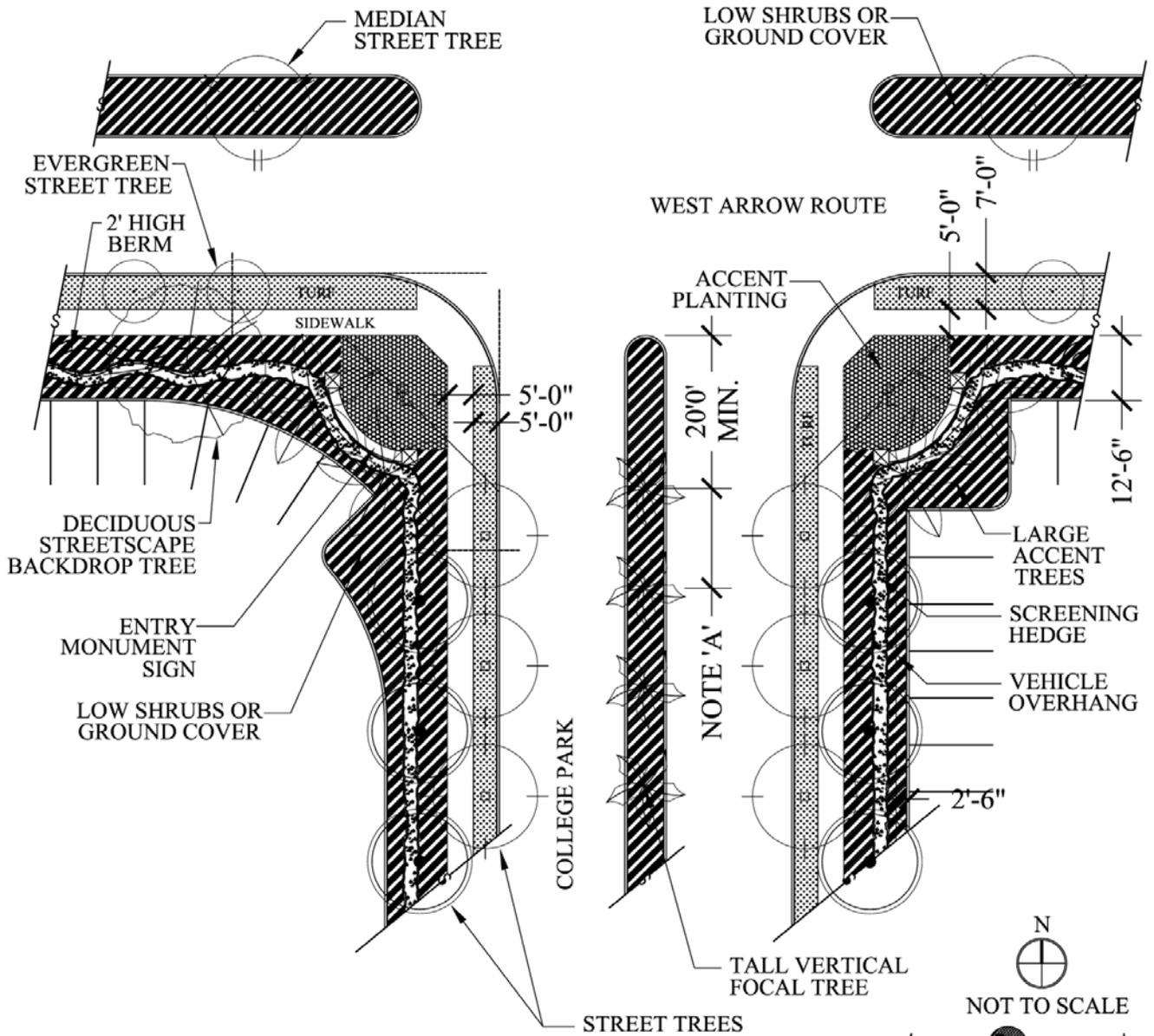
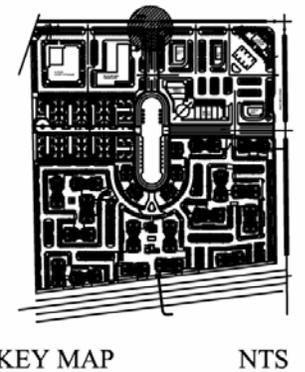
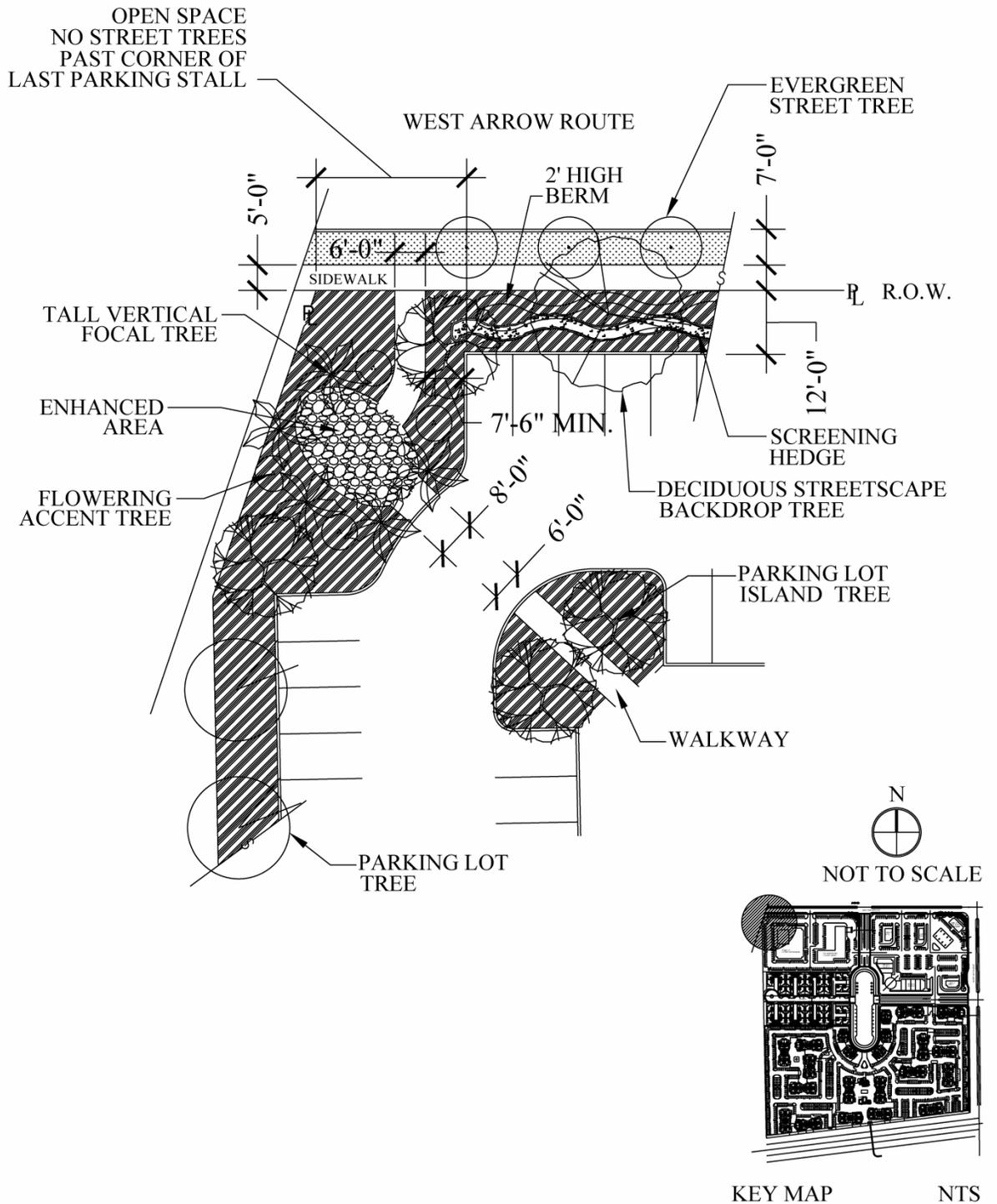


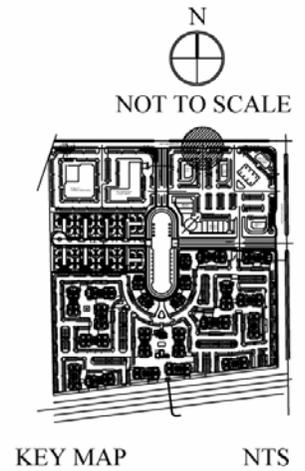
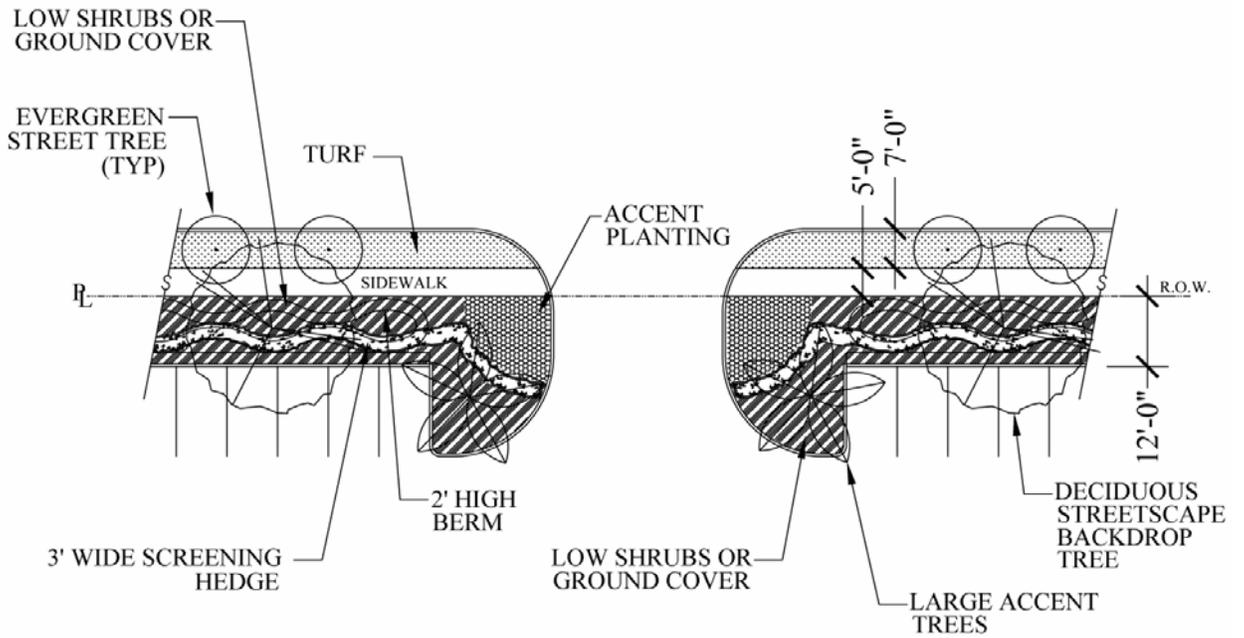
Exhibit 13
Corner Treatment West Arrow Route
& Monte Vista



NOTE 'A'- TREES SHALL BE SPACED NO FURTHER APART THAN 20'0" O.C. IN STREET ISLANDS







PLANTING CONCEPT

The planting concept for college park is to reinforce traditional California architecture through the use of historically California sub tropical plant materials. The landscape appearance is to be lush yet integrate drought resistant plants and water conservation principals.

TREES

Albizia julibrissin	Silk tree
Araucaria heterophylla	Norfolk Island pine
Arbutus unedo	Strawberry tree
Bauhinia blakeana	Hong Kong orchid tree
Beaucarnea recurvata	Ponytail palm
Brachychiton acerifolius	Flame tree
Brachychiton populneus	Bottle tree
Brahea armata	Mexican blue palm
Brahea edulis	Guadalupe palm
Calodendrum capense	Cape chestnut
Cassia leptophylla	Gold medallion tree
Cedrus atlantica	Atlas cedar
Cercis occidentalis	Western redbud
Chamaerops humilis	Mediterranean fan palm
Chionanthus retusus	Chinese fringe tree
Chitalpa tashkentensis	NCN
Chorisia speciosa	Floss silk tree
Cinnamomum camphora	Camphor tree
Citrus spp.	Citrus
Erythrina spp.	Coral tree
Eucalyptus spp.	Eucalyptus
Feijoa sellowiana	Pineapple guava
Geijera parviflora	Australian willow
Ginkgo biloba	Maidenhair tree
Jacaranda mimosifolia	Jacaranda
Lagerstroemia indica	Crape myrtle

TREES

Liriodendron tulipifera	Tulip tree
Magnolia grandiflora	Southern magnolia
Magnolia soulangiana	Saucer magnolia
Melaleuca quinquenervia	Cajeput tree
Olea europaea 'swan hill'	Fruitless olive
Phoenix canariensis	Canary island date palm
Phoenix roebelenii	Pygmy date palm
Platanus racemosa	California sycamore
Podocarpus spp	Paperbark tree
Prunus caroliniana	Carolina laurel cherry
Punica granatum	Pomegranate
Pyrus spp.	Ornamental pear
Quercus spp.	Oak
Rhapis excelsa	Lady palm
Schinus molle	California pepper
Syagrus romanzoffianum	Queen palm
Tabebuia impetiginosa	Pink trumpet tree
Washingtonia filifera	California fan palm
Washingtonia robusta	Mexican fan palm

SHRUBS, VINES AND GROUND COVER

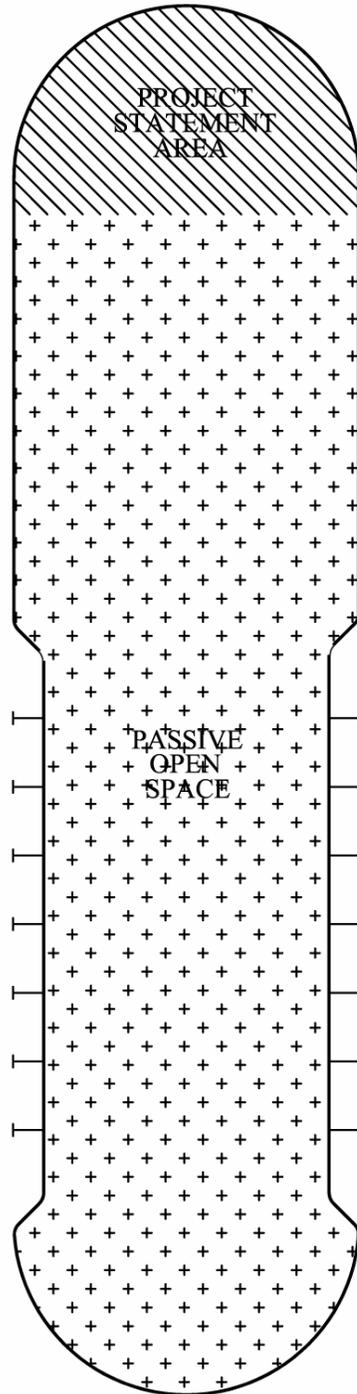
Abelia grandiflora 'Edward Goucher'	Glossy abelia
Agapanthus orientalis	Lily of the Nile
Agave spp.	Agave
Ajuga reptans	Carpet bugle
Anigozanthos flavidus	Kangaroo paw
Bougainvillea spp.	Bougainvillea
Brugmansia versicolor	Angels trumpet
Brungelsia pauciflora 'floribunda'	Yesterday-Today-and-Tomorrow
Buddleia davidii	Butterfly bush
Calliandra spp	Powder puff bush
Camellia spp	Camellia

SHRUBS, VINES AND GROUND COVER

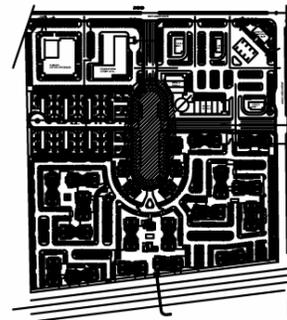
Carissa macrocarpa	Natal plum
Cistus spp.	Rockrose
Clivia miniata	Kaffir lily
Clytostoma callestegioides	Lavender trumpet vine
Coprosma repens 'marble queen'	Mirror plant
Cordyline australis	NCN
Cordyline stricta	NCN
Cyathea cooperi	Australian tree fern
Delphinium elatum	Candle delphinium
Dietes spp.	African iris
Distictis buccinatoria	Blood red trumpet vine
Dodonaea viscosa 'purpurea'	Hopseed bush
Escallonia laevis	Pink escalonia
Ficus repens	Creeping fig
Fragaria chiloensis	Ornamental strawberry
Gazania 'mitsua yellow'	Trailing gazania
Gelsemium sempervirens	Carolina jessamine
Grewia occidentalis	Lavender star flower
Hemerocallis spp.	Daylily
Impatiens	Touch me not
Kniphofia uvaria	Red hot poker
Lavandula spp.	Lavender
Lavatera thuringiaca	Tree mallow
Ligustrum japonicum 'texanum'	Texas privet
Liriope muscari	Big blue lily turf
Lonicera japonica 'halliana'	Halls honeysuckle
Myrtus communis	Myrtle
Nandina domestica	Heavenly bamboo

SHRUBS, VINES AND GROUND COVER

Ophiopogon japonicus	Mondo grass
Pandorea jasminoides	Bowers vine
Pelargonium spp.	Geranium
Phormium tenax	Flax
Photinia fraseri	Red tipped photinia
Pittosporum tobira	Mock orange
Rhaphiolepis indica	India hawthorn
Rosa spp.	Rose
Rosmarinus officinalis	Rosemary
Strelitzia nicolai	Giant bird of paradise
Strelitzia reginae	Bird of paradise
Tecomaria capensis	Cape honeysuckle
Trachelospermum jasminoides	Star jasmine
Verbena spp.	NCN
Vigna caracalla	Snail vine
Vinca spp.	NCN
Wisteria chinensis	Chinese wisteria
Xylosma congestum	NCN
Yucca spp	Yucca

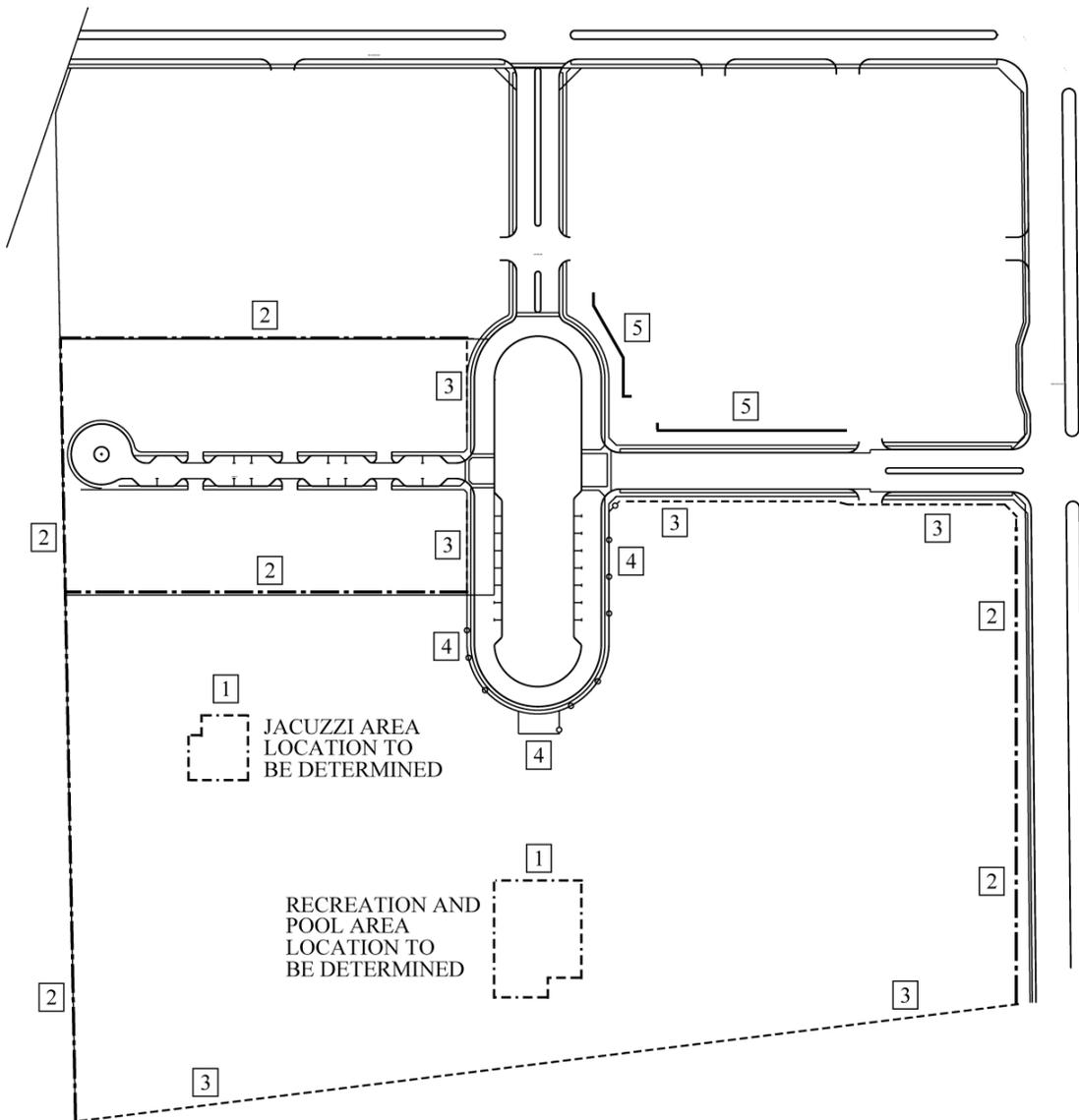


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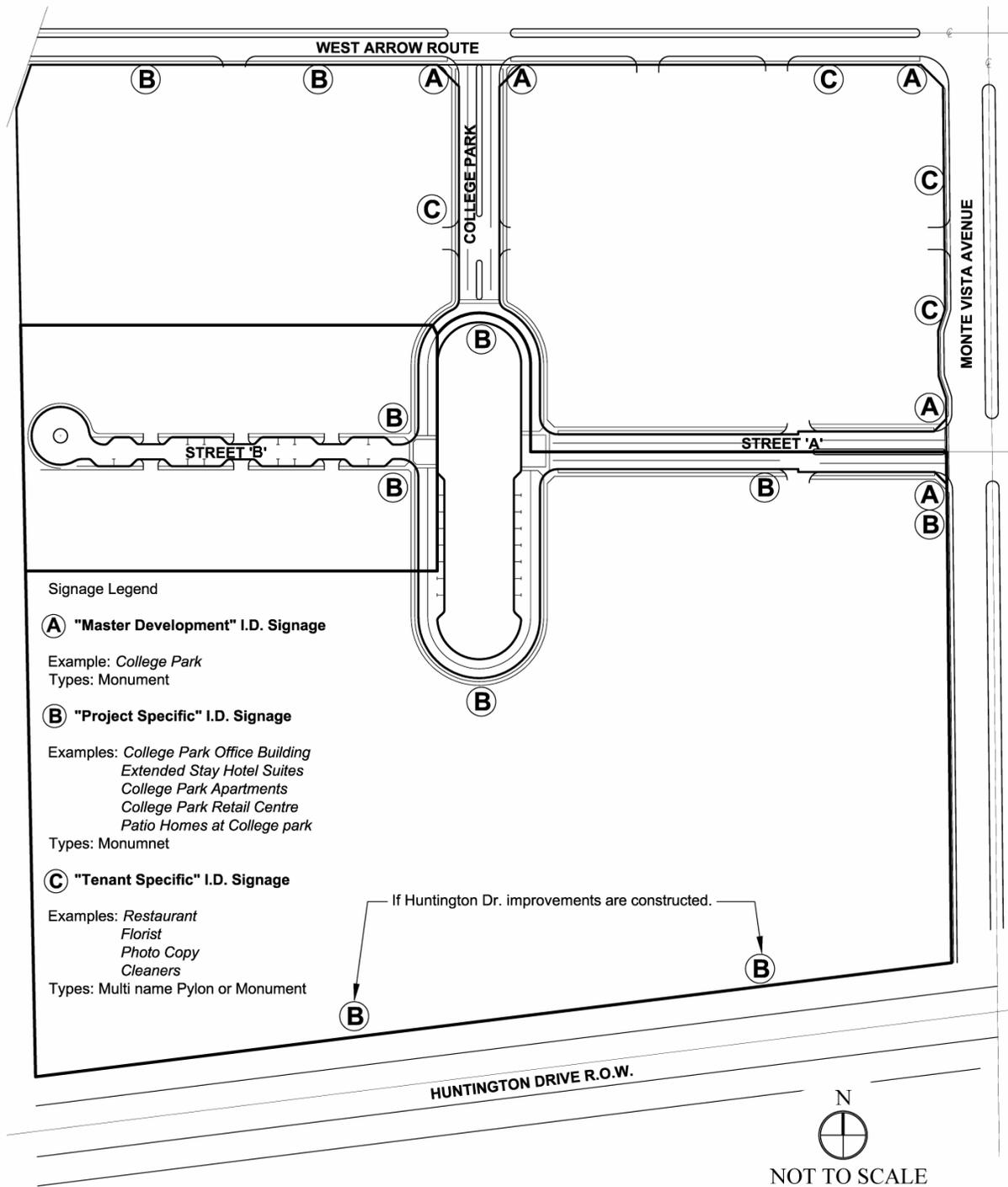
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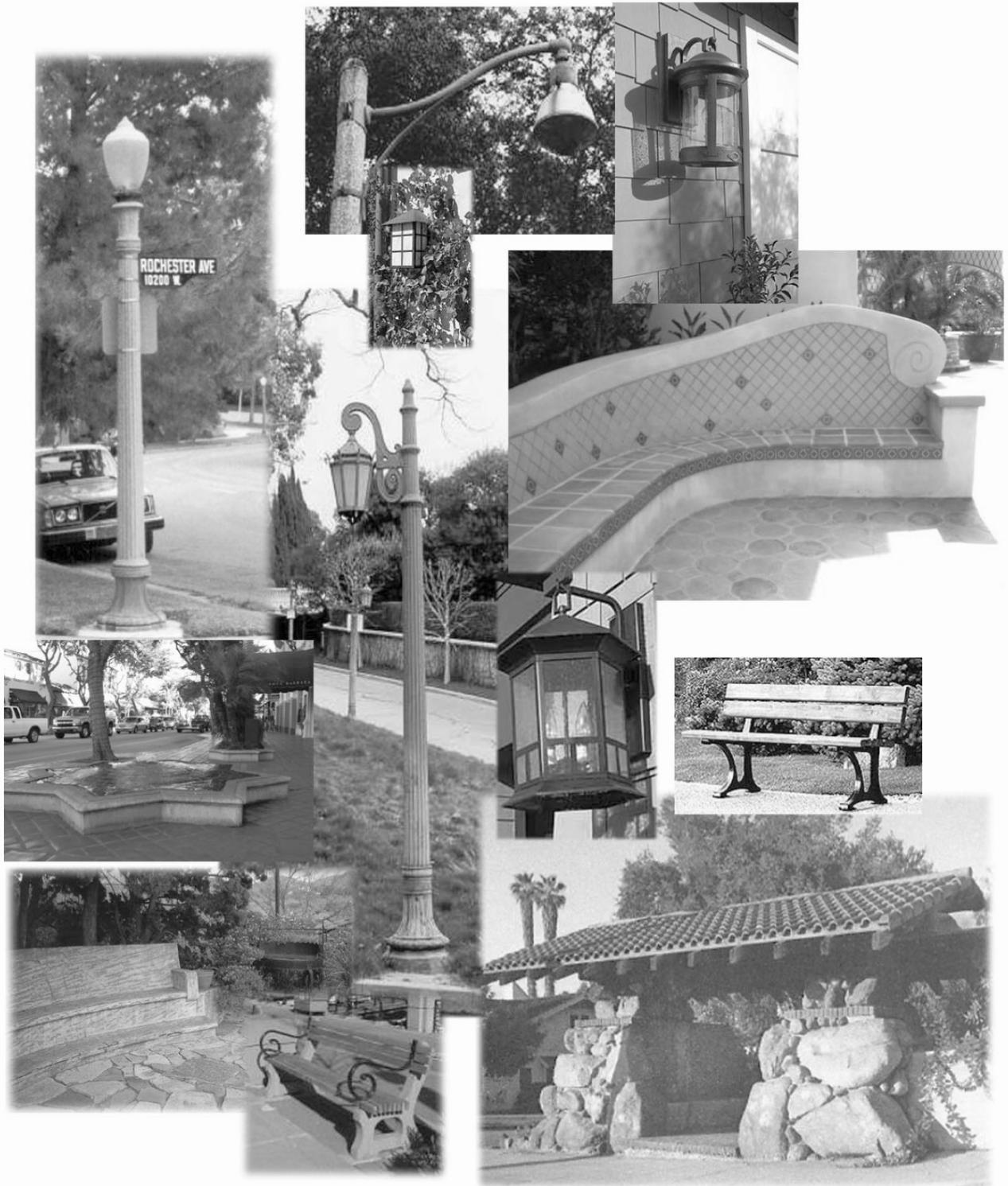
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| <p>1 - - - - -</p> <p>2 - - - - -</p> <p>3 - - - - -</p> | <p>POOL/SPA SAFETY FENCING (WROUGHT IRON)</p> <p>SOLID BUILDING OR MASONRY WALL</p> <p>MIX OF SOLID BUILDING OR MASONRY WALL AND VIEW FENCE- WROUGHT IRON</p> | <p>4 —○—○—○—</p> <p>5 ———</p> | <p>VIEW FENCE- WROUGHT IRON</p> <p>RETAIL SERVICE ACCESS MASONRY SCREEN WALL WITH BERM</p> |
|--|---|-------------------------------|--|







Chapter 5.0

INFRASTRUCTURE, UTILITIES, AND PUBLIC SERVICES

5.1 PURPOSE AND INTENT

The purpose of this chapter is to identify the infrastructure, utilities and public services required to serve the College Park Specific Plan. The following exhibits and text discuss infrastructure improvements for vehicle circulation, storm drains, sewer, and water. The provision of adequate utilities and public services is also discussed in the appropriate sections.

5.2 VEHICLE CIRCULATION

Exhibits 22 and 23 shows access and required improvements for Arrow Route and Monte Vista Avenue as well as the on-site private streets and driveways needed for internal circulation throughout the project area.

5.3 STORM DRAIN PLAN

Storm drainage improvements have been designed to convey storm water runoff from the project site without increasing flood or erosion hazards or exceeding capacity within the site. This is accomplished by constructing a series of storm drains and laterals within the internal street system to receive flows from the developed portions of the site. Streets, curbs and gutters would direct street flows into collection points, where flows would enter the storm drain. The flows would be conveyed to a downstream basin then conveyed into the main storm drain line that connects to San Antonio Channel. The storm drain improvements have been designed to be consistent with City requirements. Exhibit 24 shows details of the storm drain plan.

5.4 SEWER PLAN

Sewer service for the project will be provided the Inland Empire Utilities Agency (IEUA). The project will convey sewage through on-site sewer lines and laterals which will connect to existing sewer main adjacent to Monte Vista Avenue. Exhibit 25 provides details for the sewer system

5.5 WATER PLAN

The City of Upland Water Department will provide water to serve the project. In addition to the City's water supply, supplemental water is provided by Inland Empire Utilities Agency. Additional water lines will be extended west of the San Antonio Channel within the Arrow Route right-of-way in order to serve the project. See Exhibit 26.

5.6 UTILITIES

- A. Electricity:** Southern California Edison (SCE) provides electric service to the project area and will extend service to the project in accordance with rules and policies for extension of service on file with the California Public Utilities Commission.
- B. Natural Gas:** The Southern California Gas Company will provide natural gas service to the project at the time contractual arrangements are made in accordance with Gas Company policies and extension rules and policies for extension of service on file with the California Public Utilities Commission.
- C. Telephone Service:** Verizon provides telephone service to the project area and will extend service to the project in accordance with extension rules and policies for extension of service on file with the California Public Utilities Commission.
- D. Solid Waste:** The City of Upland will provide solid waste collection service for the project through a franchise agreement with Burtec Waste Industries (BWI), a private refuse hauler.

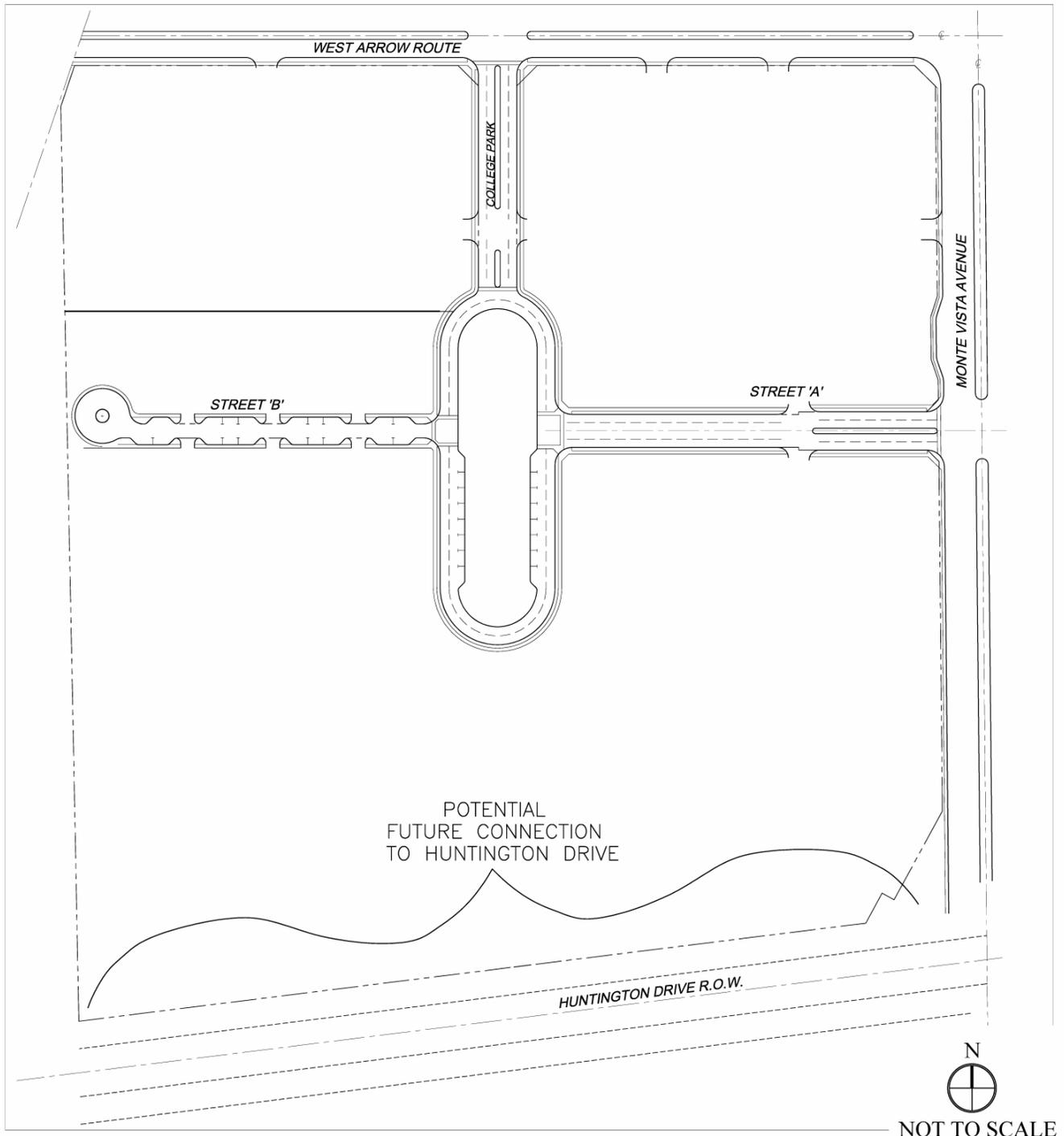
5.7 PUBLIC SERVICES

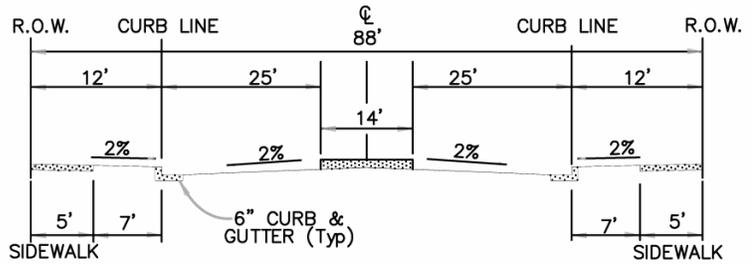
- A. Fire:** Fire protection services will be provided by the City of Upland Fire Department. Fire Station 163, located at Benson Avenue and 13th Street is the primary station serving the area. The Environmental Impact Report for the project has required mitigation measures to ensure adequate fire protection service for the project pursuant to Section 1.4 of this document.
- B. Police:** Police services will be provided by the City of Upland Police Department. The Environmental Impact Report for the project has required mitigation measures to ensure adequate police service for the project pursuant to Section 1.4 of this document.
- C. Schools:** School services will be provided by the Upland Unified School District. The project will be served by the following schools; Cabrillo Elementary School; Upland Junior High School; and Upland High School. Pursuant to Government Code Section 65995, the project will be required to offset impacts to the school system by paying a mandatory fee per square foot of commercial and residential buildings.
- E. Libraries:** Library services will be provided by the Upland Public Library. The Environmental Impact Report for the project has required mitigation measures to ensure adequate library service for the project pursuant to Section 1.4 of this document.

6.1 PHASING POLICIES

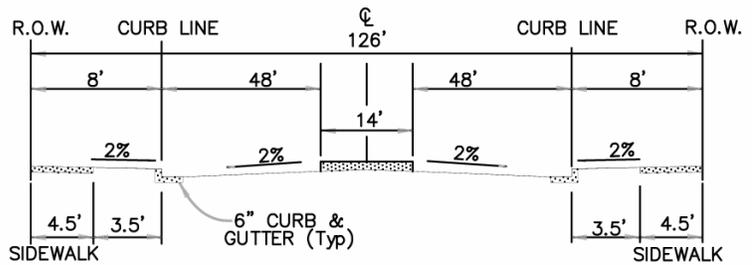
The following policies are intended to ensure that the College Park Specific Plan, if developed in phases, provides the essential infrastructure and services to support each phase of development.

- All new development must provide the appropriate level of services and utilities to adequately serve the proposed uses for each phase of development. Confirmation of adequate facilities shall be provided prior to the issuance of building permits.
- To the maximum extent feasible, all backbone infrastructure for sewer, water, drainage facilities, and street improvements for Arrow Route and Monte Vista Avenue shall be provided for the entire project in the first phase of development.
- Temporary, on-site private streets and drive aisles may be allowed subject to the approval of the Engineering Department.
- All undeveloped portions of the site shall be maintained in a weed free condition. Hydroseeding and temporary irrigation systems may be required at the discretion of the Community Development Director.

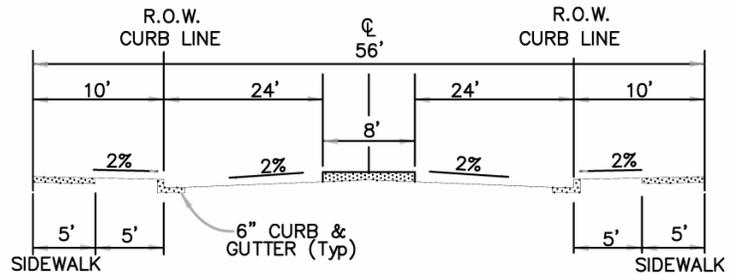




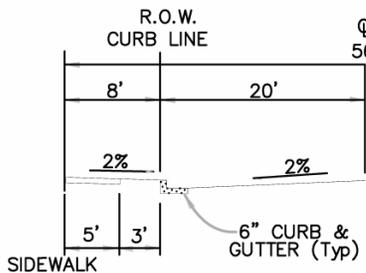
TYPICAL SECTION-ARROW ROUTE
NO SCALE



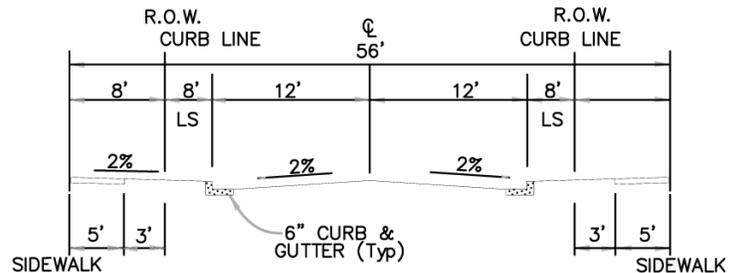
TYPICAL SECTION-MONTE VISTA AVENUE
NO SCALE



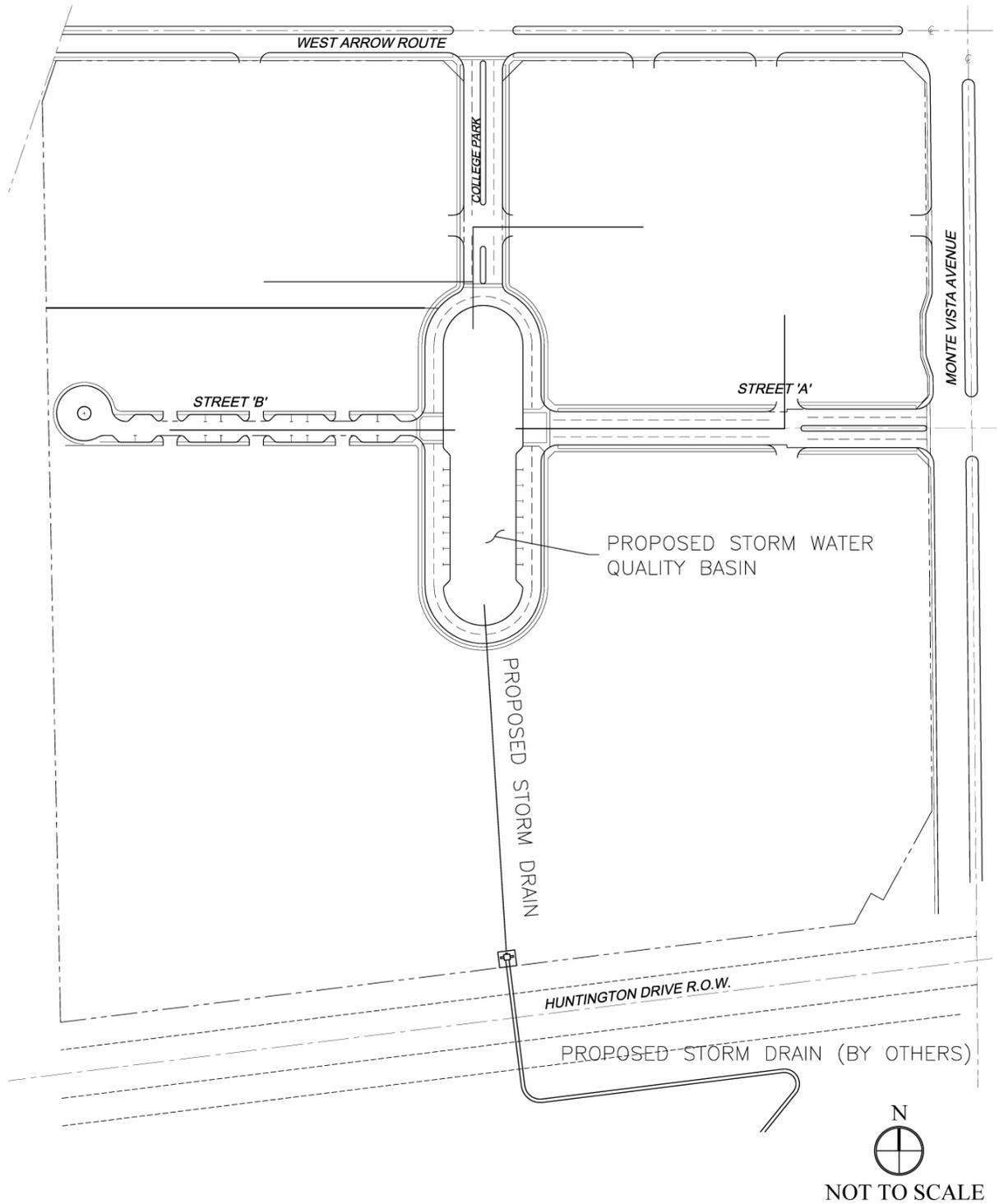
TYPICAL SECTION-COLLEGE PARK & STREET 'A'
NO SCALE

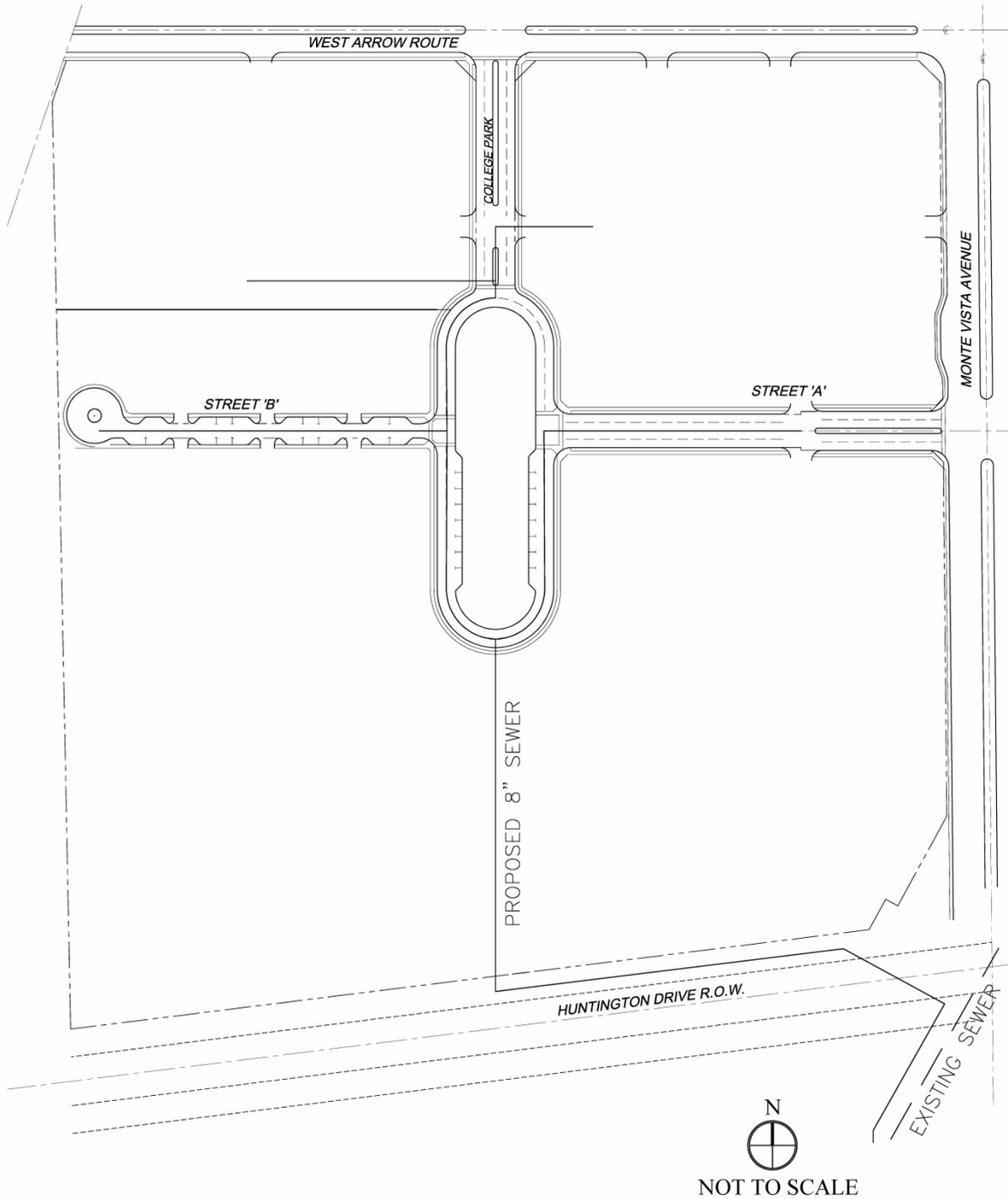


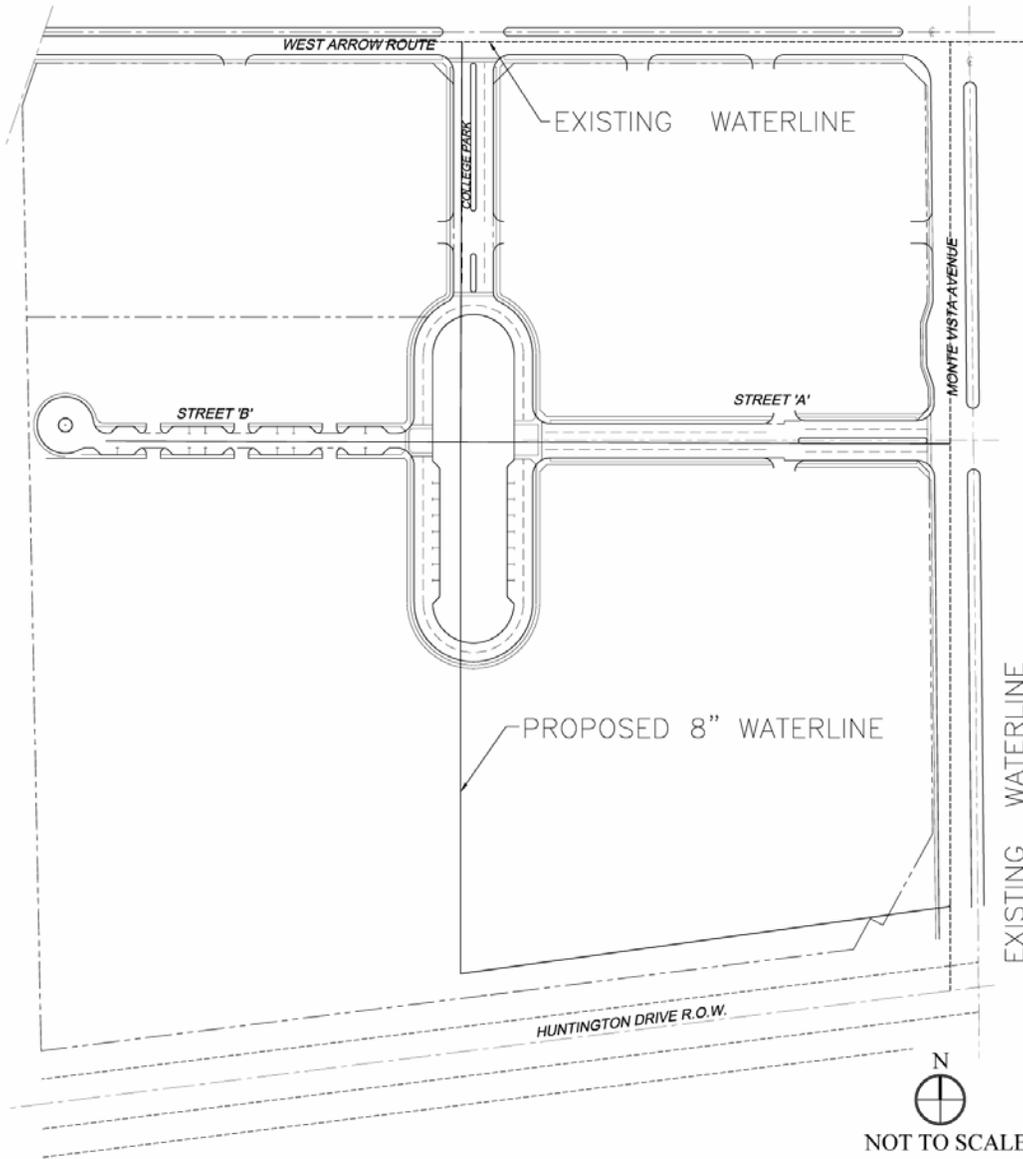
TYPICAL SECTION-STREET 'B' (AT PARKING BAY)
NO SCALE



TYPICAL SECTION-STREET 'B' (AT ISLANDS)
NO SCALE







7.1 INFRASTRUCTURE AND PUBLIC SERVICE FINANCING

Pursuant to Government Code Section 65451 (4), the following describes the financing measures or programs necessary to finance the infrastructure and service requirements to support the College Park Specific Plan.

- A. Infrastructure:** The infrastructure improvements, including the backbone systems for vehicle circulation, storm drains, sewer, water and utilities will be funded entirely by the developer of the project, or the City and developer in concert with each other may form a special financing district for the sole purpose of funding the backbone infrastructure. The developer will also be required to pay any applicable fees to the City of Upland Water Department, Inland Empire Utilities Agencies, or other agencies if required for connection and/or capacity expansion fees (or other similar fees). The City of Upland will ensure that adequate facilities are available to serve the project prior to the issuance of an occupancy permit for any portion of the project consistent with the phasing policies described in Chapter 6.0.
- B. Public Services:** Consistent with the City of Upland's requirements or mitigation measures identified in the Environmental Impact Report, the project developer will be required to pay fees or contribute to public service facilities on a pro rata share based on the project impacts to public services. Confirmation that the project has met its fair share contribution to public services shall be required prior to the issuance of a building permit or occupancy permit, as determined by the Community Development Director. In addition, to any fees that may be required, sales taxes and hotel occupancy taxes generated by the project will augment the City's general fund in order to provide public services.

7.2 APPLICATION PROCESSING

At the time of the adoption of the College Park Specific Plan, concurrent applications were approved for overall site development through Conditional Use Permit No. XXX and Tentative Parcel Map No. XXXXX.

The Application Processing Section is intended to provide the regulatory framework (design standards, allowable uses, etc.) for any subsequent entitlements that may be required as identified in Table 7.2. This also includes review of requests for future uses that may occupy buildings on the site. All applications shall be processed pursuant to the applicable provisions of Article IX, Planning and Zoning, of the Upland Municipal Code.

Table 7.2. Approval Authority Matrix

TYPE OF ACTION	ADMINISTRATIVE REVIEW COMMITTEE	PLANNING COMMISSION	CITY COUNCIL	Notes
Certificates of Compliance	X			
Conditional Use Permits		X		
Environmental Review	X			
Extensions of Time	X			
Lot Line Adjustments	X			
Site Plans	X			
Specific Plan Amendments		ADVISORY	X	See Section 7.3
Specific Plan Minor Adjustments	X			See Section 7.4
Tentative Parcel Maps		X		
Tentative Tract Maps		X		
Variances		X		

7.3 SPECIFIC PLAN AMENDMENTS

The following changes require an amendment to the College Park Specific Plan.

- A. Increase in the intensity/density of development as described in Table 2.2
- B. Any boundary adjustments to project area or between land use categories as shown in Exhibit 2.

7.4 MINOR ADJUSTMENTS

In order to provide flexibility to the project review process, the Administrative Review Committee, without a public hearing, may approve the following. The Administrative Review Committee may at its discretion, refer any of these actions to the Planning Commission and/or City Council.

- A. Changes to the infrastructure plans identified in Sections 5.1 – 5.4 and Exhibits 22-26.