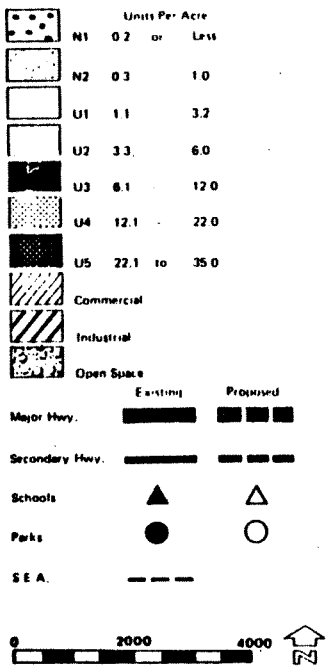
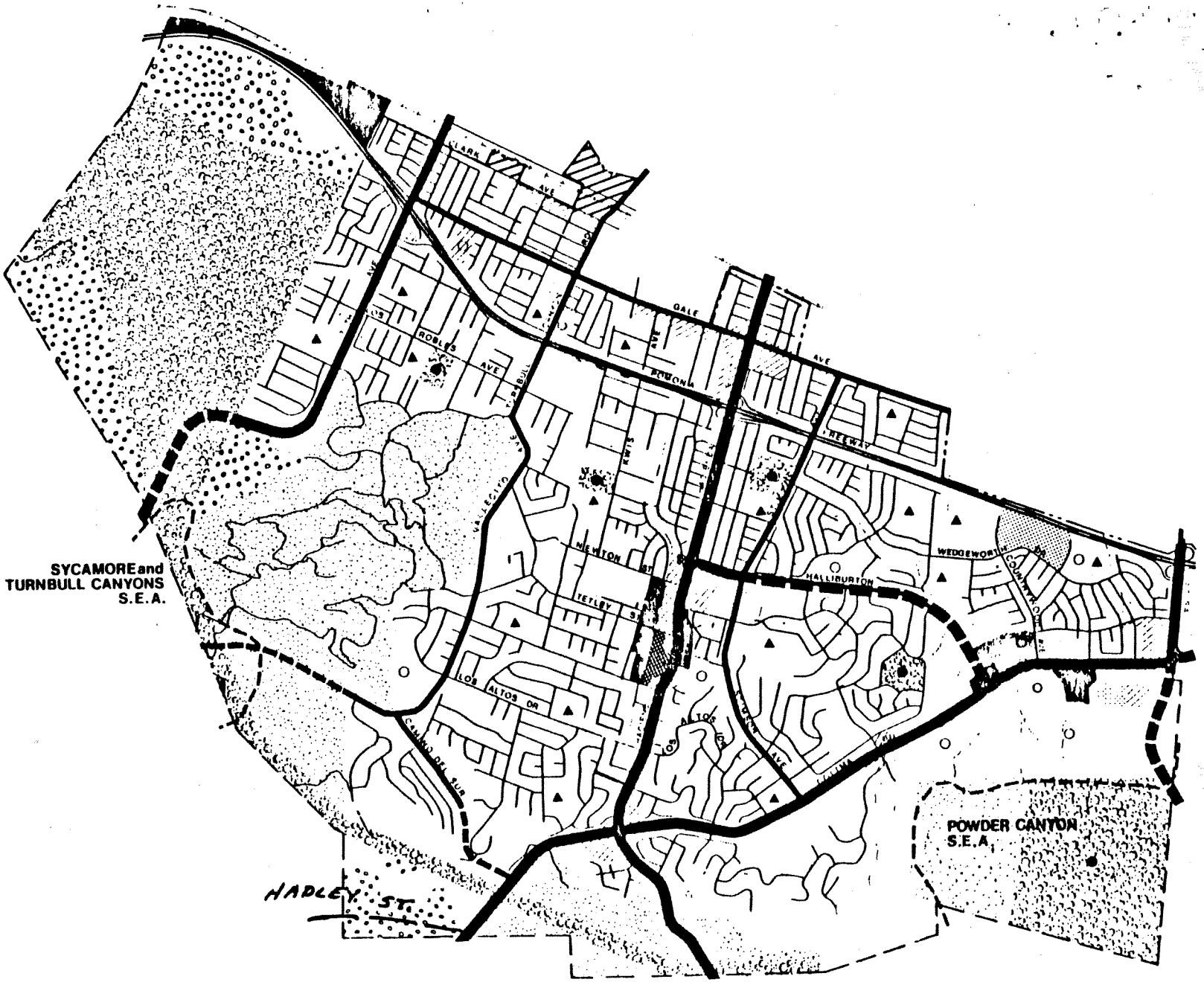
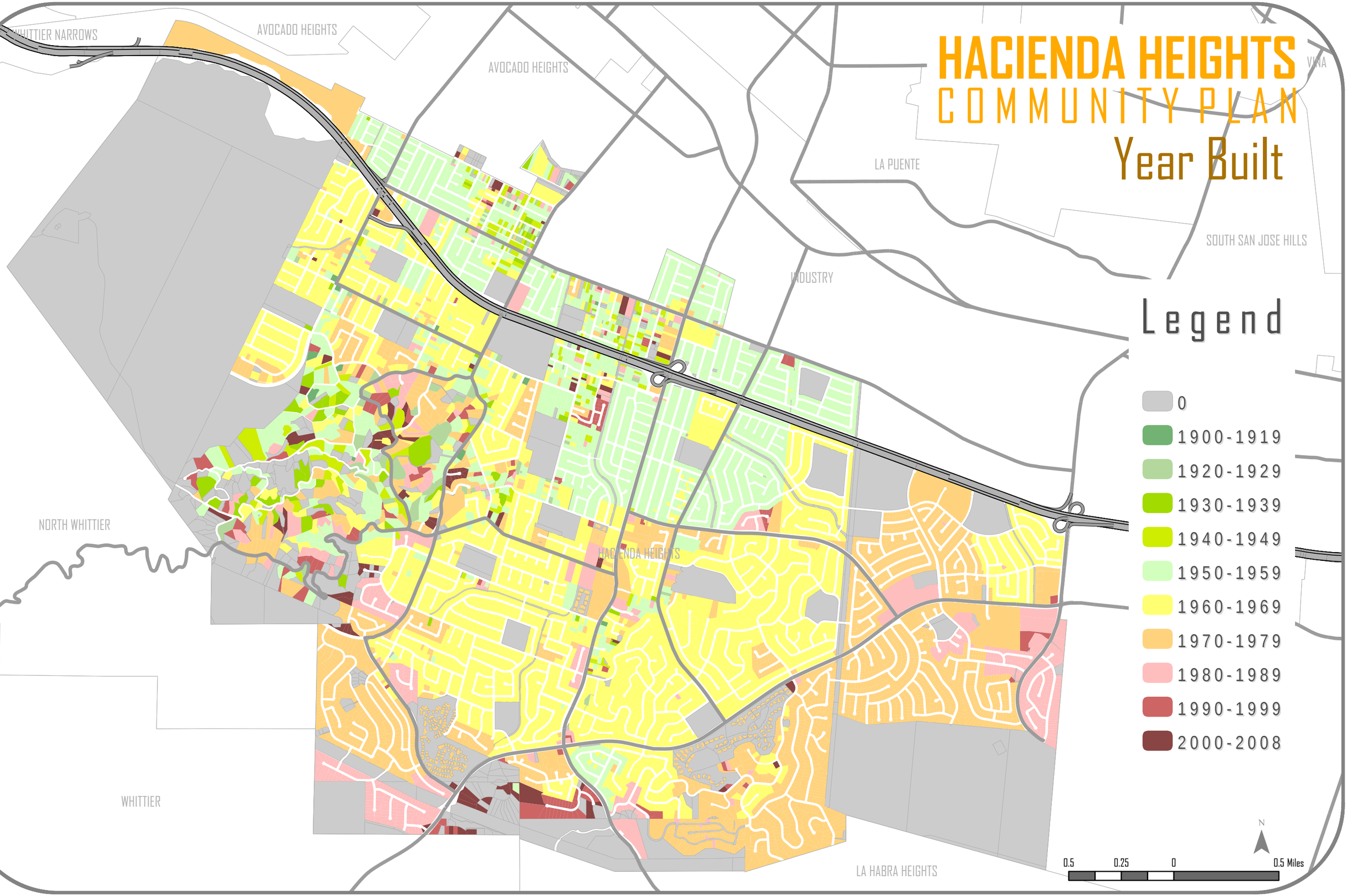
Land Use Policy





HACIENDA HEIGHTS
COMMUNITY PLAN
Year Built



HACIENDA HEIGHTS
COMMUNITY PLAN
Subdivision Activity

WHITTIER NARROWS
AVOCADO HEIGHTS
AVOCADO HEIGHTS
VINA
LA PUENTE
SOUTH SAN JOSE HILLS
INDUSTRY
NORTH WHITTIER
HACIENDA HEIGHTS
WHITTIER
ROWLAND HEIGHTS
LA HABRA HEIGHTS

TR54367
TR53605
PM26605
TR063444
TR065296
PM061855
PM062989
PM26834
PM18420
PM060823
TR060973
PM063463
TR53150
PM067978
TR51671
TR48120
PM24317
TR51153

Legend

Subdivision Status

- APPROVED
- INACTIVE
- PENDING
- RECORDED

N

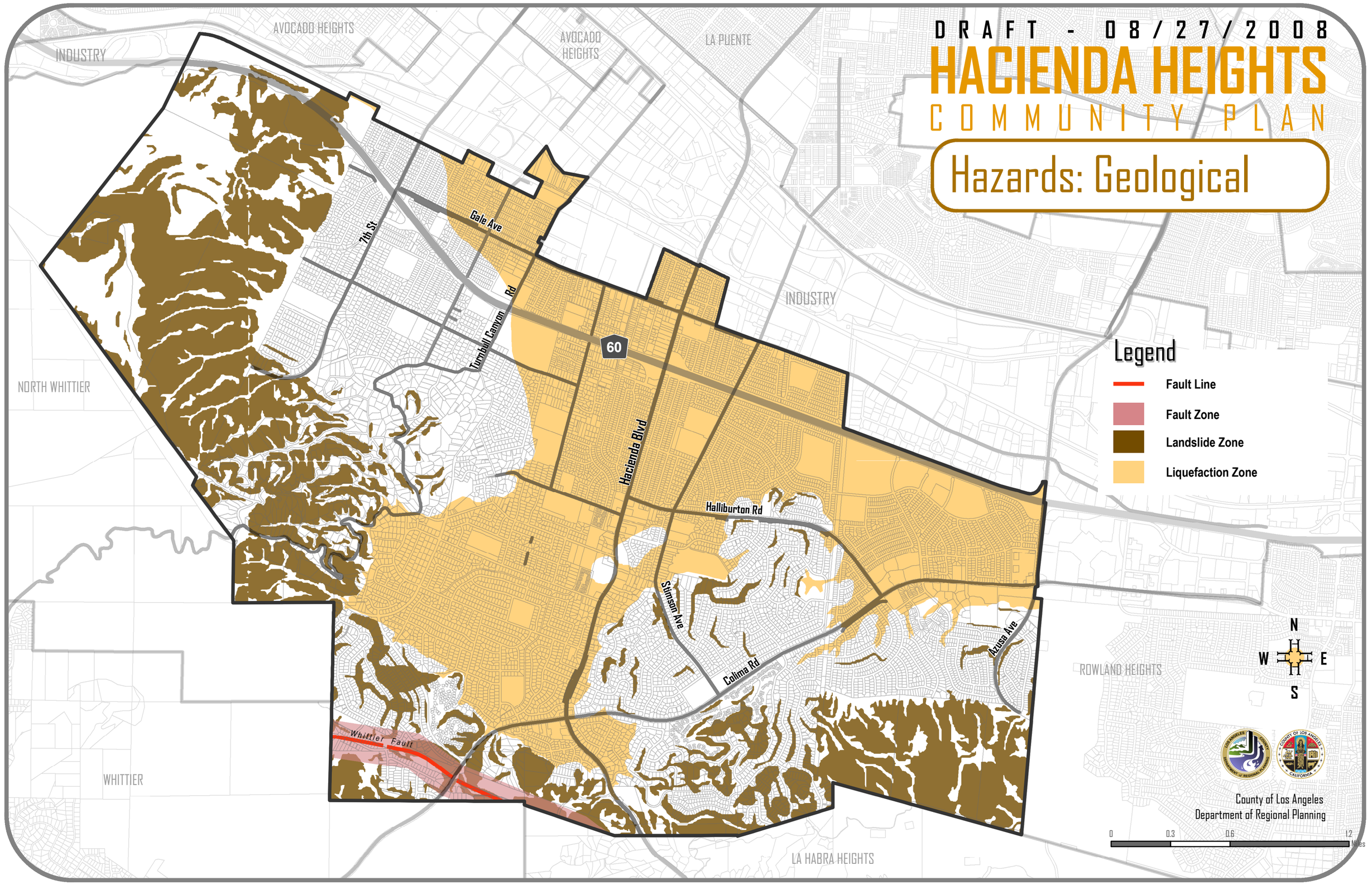
0.5 0.25 0 0.5 Miles

DRAFT - 08/27/2008

HACIENDA HEIGHTS

COMMUNITY PLAN

Hazards: Geological



Legend

- Fault Line
- Fault Zone
- Landslide Zone
- Liquefaction Zone

N
W E
S

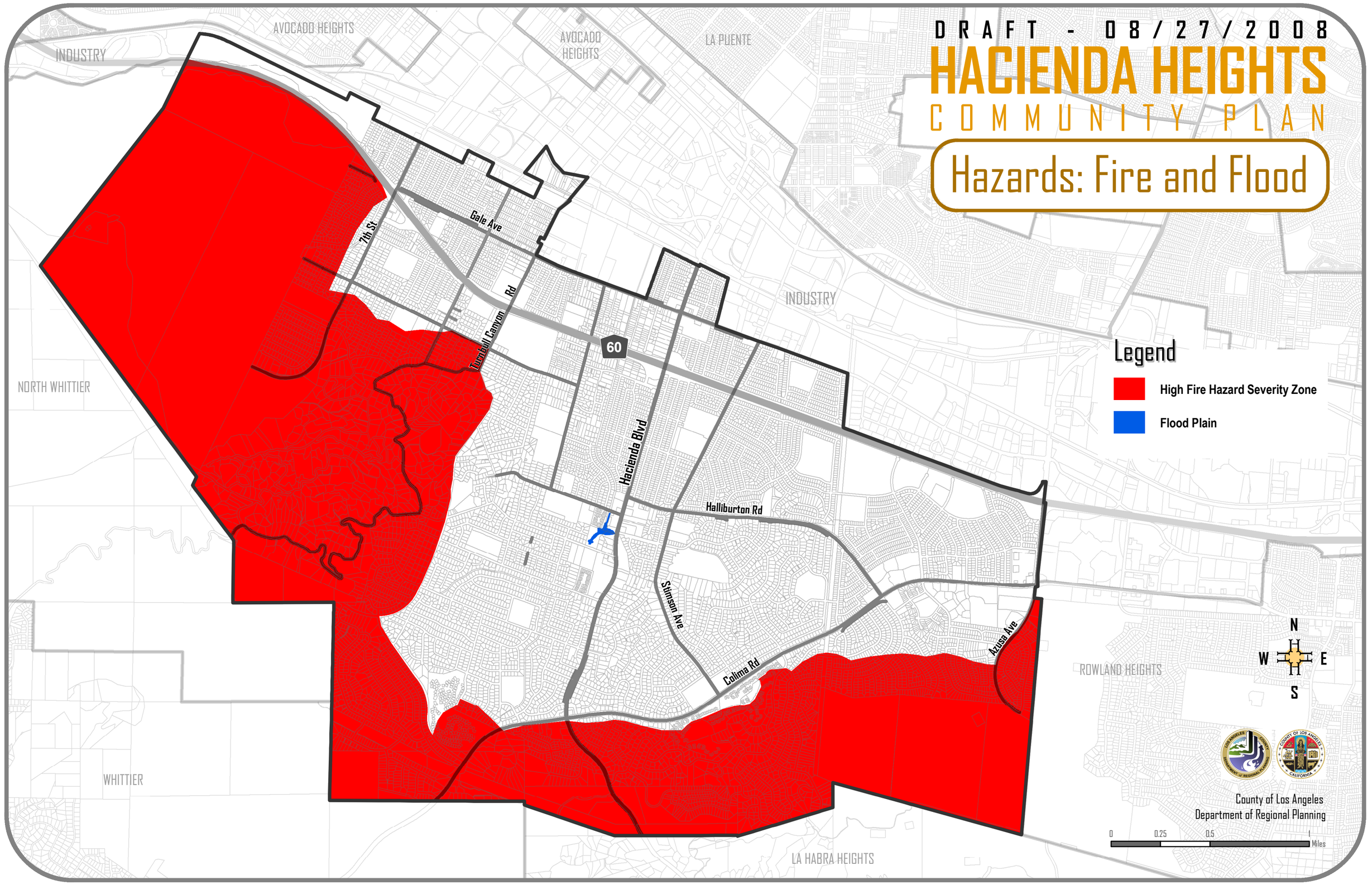
County of Los Angeles
Department of Regional Planning

0 0.3 0.6 1.2 Miles

DRAFT - 08/27/2008

HACIENDA HEIGHTS
COMMUNITY PLAN

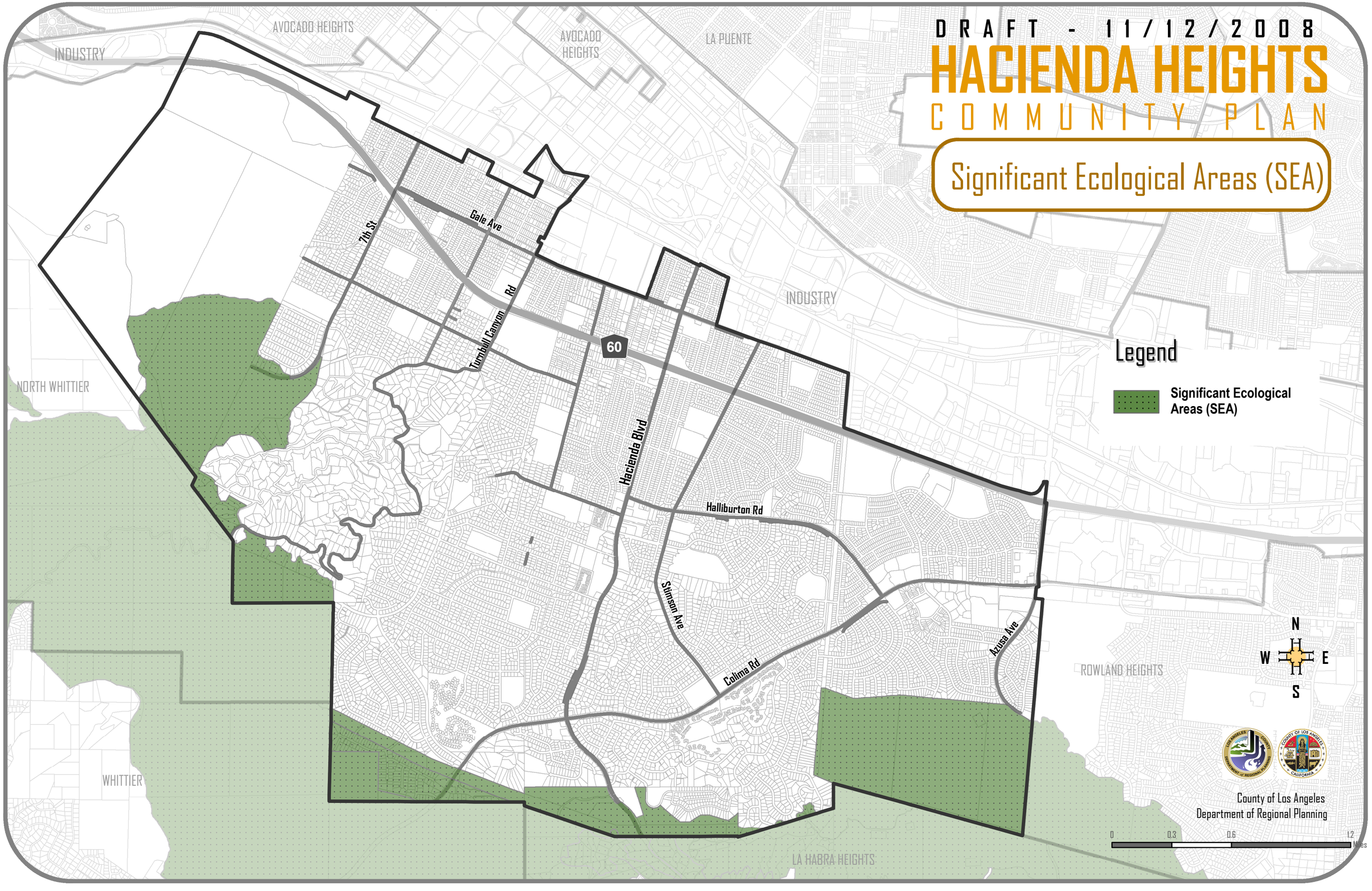
Hazards: Fire and Flood



DRAFT - 11/12/2008

HACIENDA HEIGHTS COMMUNITY PLAN

Significant Ecological Areas (SEA)



THE GENERAL PLAN

CITY OF INDUSTRY

SCALE IN FEET 1000 0 1000 2000 3000 — NORTH

MAY 1971

GRUEN ASSOCIATES — Planning Consultants
A JOINT VENTURE
HORNBLOWER & WEEKS — HEMPHILL, NOYES — Projects Coordinators and Financial Consultants
WARNER W. HODGDON
NATIONAL ENGINEERING CO. — City Engineers
ECONOMICS RESEARCH ASSOCIATES — Economists

LEGEND

- VERY LOW DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL
- RECREATION & OPEN SPACE
- NEIGHBORHOOD PARK
- ELEMENTARY SCHOOL
- JUNIOR HIGH SCHOOL
- SENIOR HIGH SCHOOL
- HISTORICAL – CULTURAL
- MIDRANGE AVIATION TERMINAL
- CIVIC CENTER
- CITY OF INDUSTRY BOUNDARY
- FREEWAY & INTERCHANGE
- ALTERNATIVE ALIGNMENTS – ROUTE 39 FREEWAY
- MAJOR HIGHWAY
- SECONDARY HIGHWAY
- RAILROAD
- FLOOD CONTROL CHANNEL

THIS ILLUSTRATIVE DIAGRAM SHOULD BE READ IN CONJUNCTION WITH THE GENERAL PLAN TEXT

LAND USE DESIGNATIONS

- HILLSIDE RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MEDIUM HIGH DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- GENERAL COMMERCIAL
- ADMINISTRATIVE/PROFESSIONAL COMMERCIAL
- GENERAL INDUSTRIAL
- URBAN DESIGN DISTRICT
- SPECIFIC PLAN
- E ELEMENTARY SCHOOL
- J JUNIOR HIGH SCHOOL
- H HIGH SCHOOL
- h PRIVATE SCHOOL
- PARK
- GOLF COURSE
- C CIVIC CENTER
- H HOSPITAL
- P POST OFFICE
- L LIBRARY

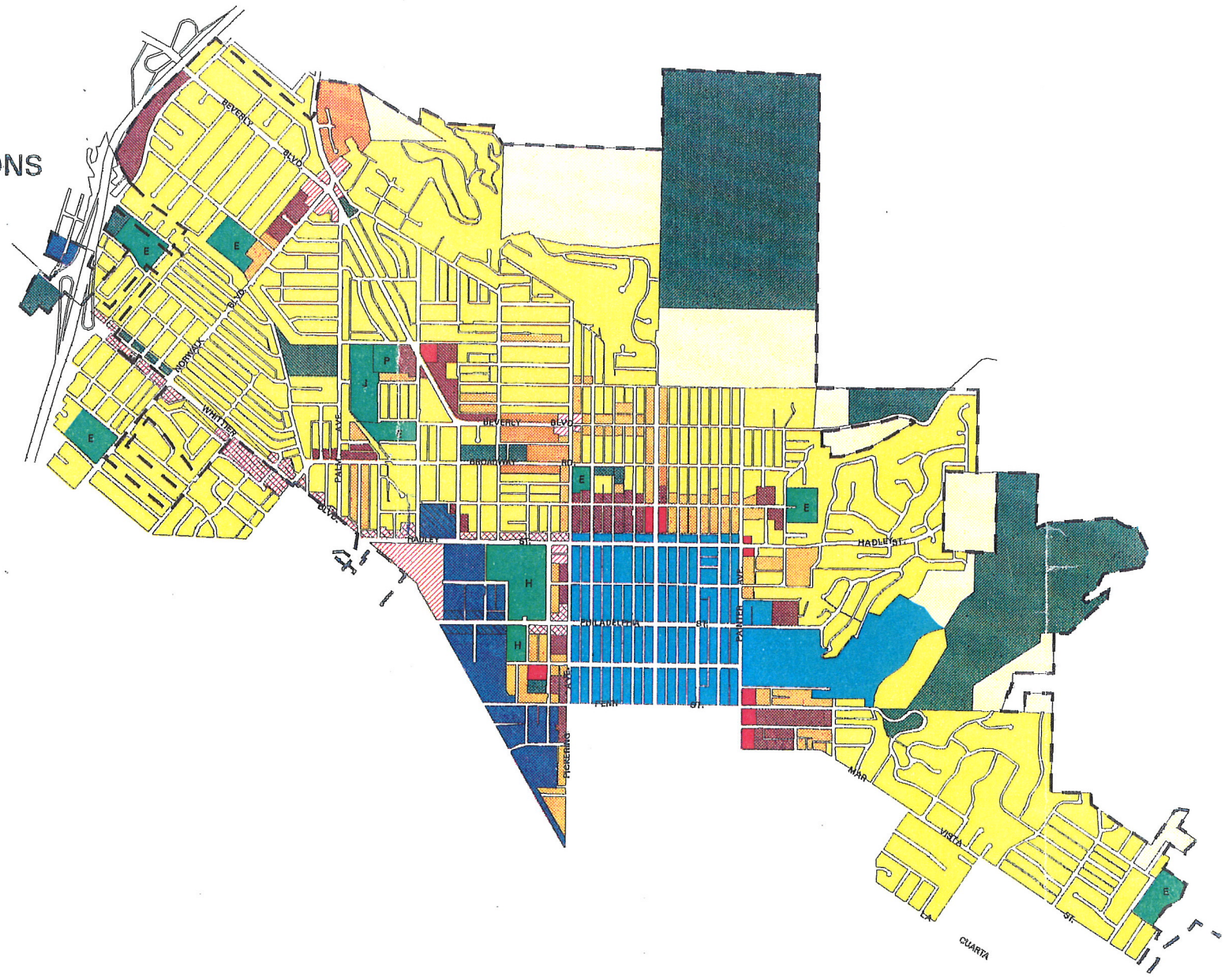
DAVID EVANS AND ASSOCIATES, INC.

City of Whittier
GENERAL PLAN

EXHIBIT 2-2
LAND USE PLAN
(SOUTHEAST AREA)

LAND USE DESIGNATIONS

- HILLSIDE RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MEDIUM HIGH DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- GENERAL COMMERCIAL
- ADMINISTRATIVE/PROFESSIONAL COMMERCIAL
- GENERAL INDUSTRIAL
- URBAN DESIGN DISTRICT
- SPECIFIC PLAN
- E ELEMENTARY SCHOOL
- J JUNIOR HIGH SCHOOL
- H HIGH SCHOOL
- P PRIVATE SCHOOL
- PARK
- GOLF COURSE
- C CIVIC CENTER
- h HOSPITAL
- P POST OFFICE
- L LIBRARY



DAVID EVANS AND ASSOCIATES, INC.

City of Whittier
GENERAL PLAN

EXHIBIT 2-1
LAND USE PLAN
(NORTHWEST AREA)

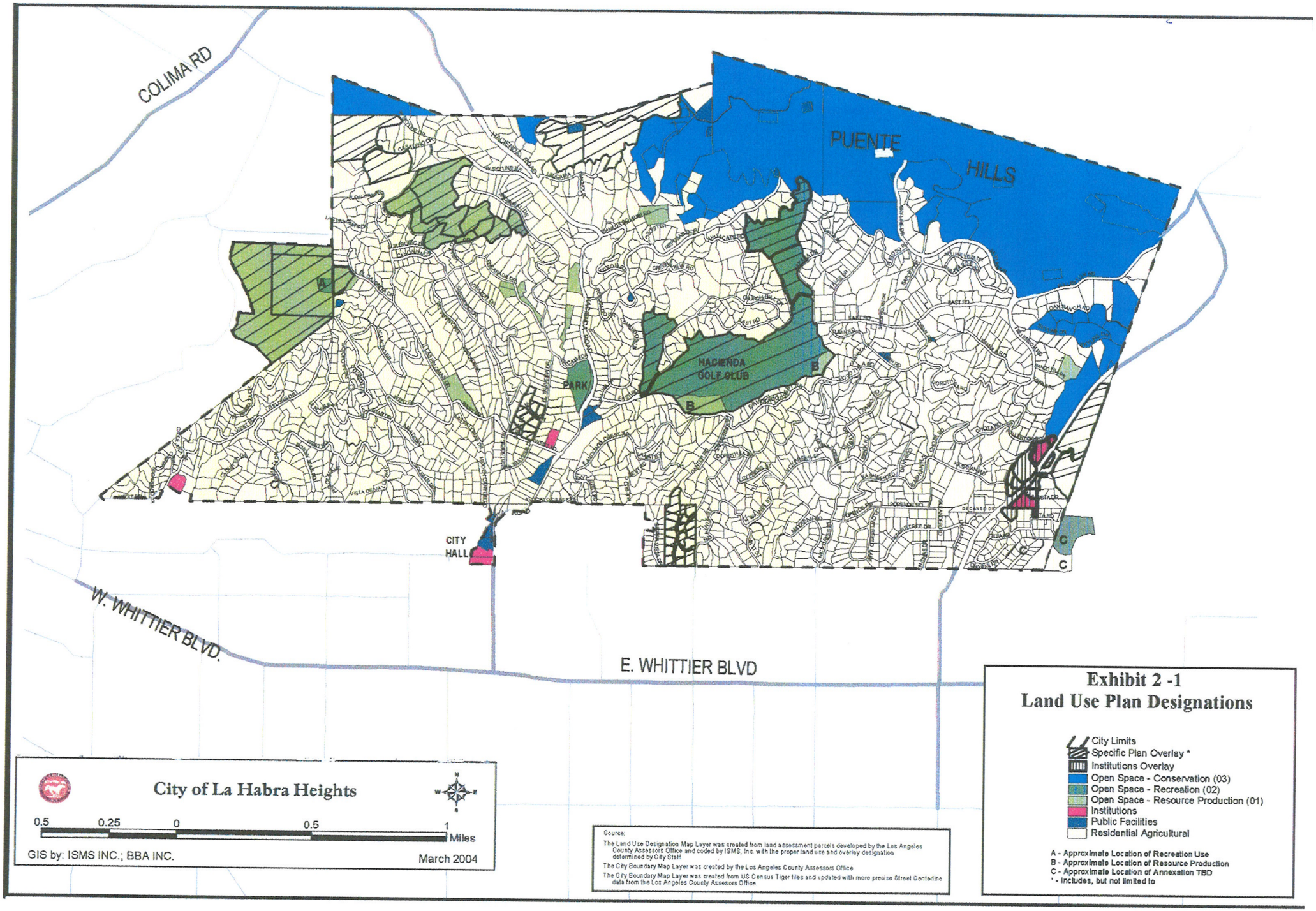


Exhibit 2 -1
Land Use Plan Designations

- City Limits
- Specific Plan Overlay *
- Institutions Overlay
- Open Space - Conservation (03)
- Open Space - Recreation (02)
- Open Space - Resource Production (01)
- Institutions
- Public Facilities
- Residential Agricultural

A - Approximate Location of Recreation Use
B - Approximate Location of Resource Production
C - Approximate Location of Annexation TBD
* - Includes, but not limited to

City of La Habra Heights

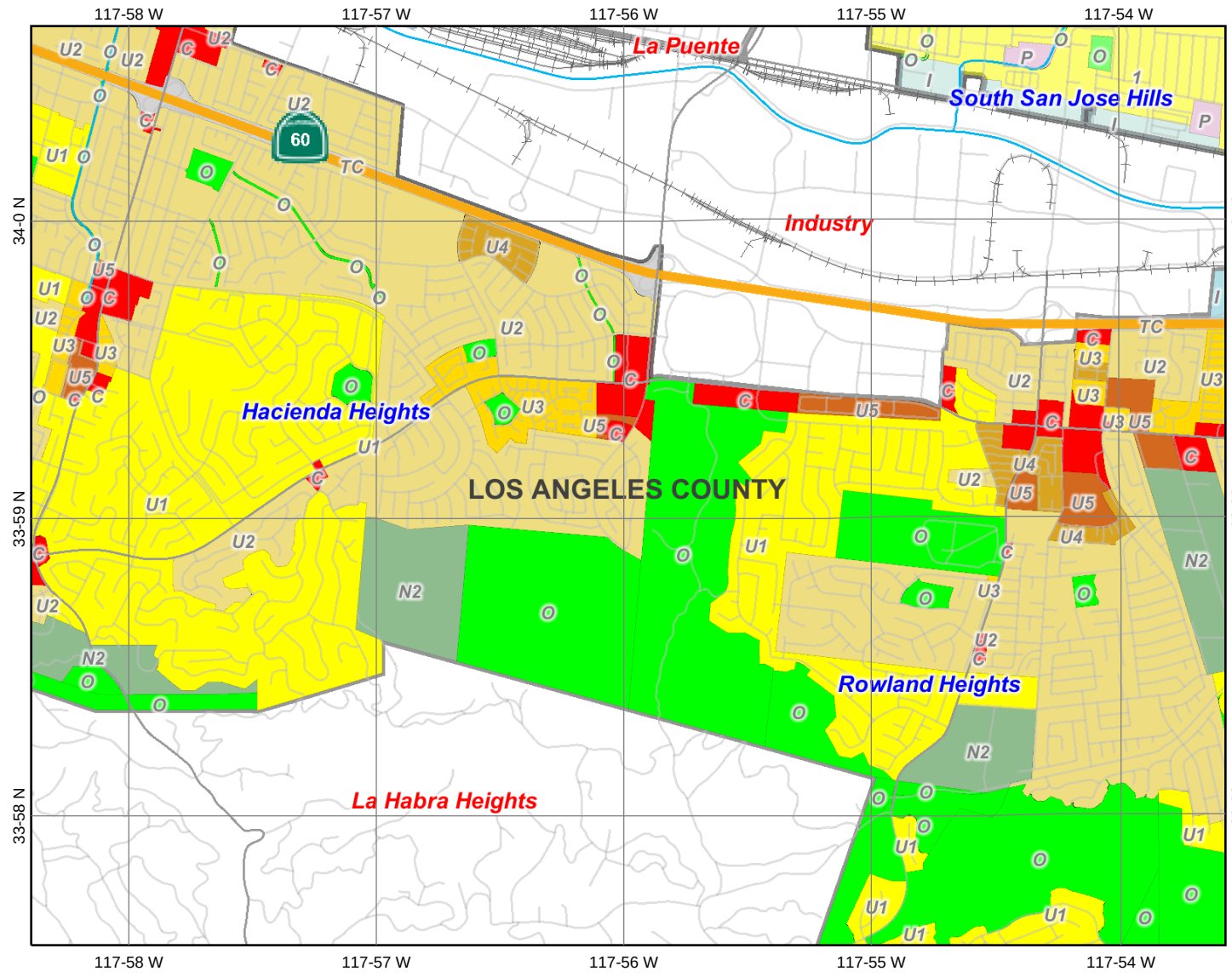
0.5 0.25 0 0.5 1 Miles

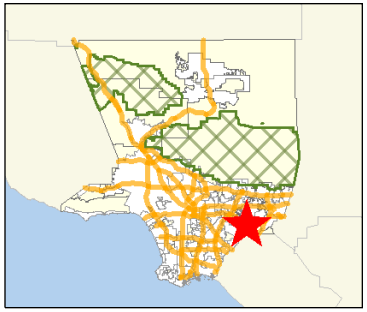
GIS by: ISMS INC.; BBA INC.

March 2004

Source:
The Land Use Designation Map Layer was created from land assessment parcels developed by the Los Angeles County Assessors Office and coded by ISMS, Inc. with the proper land use and overlay designation determined by City Staff.
The City Boundary Map Layer was created by the Los Angeles County Assessors Office
The City Boundary Map Layer was created from US Census Tiger files and updated with more precise Street Centerline data from the Los Angeles County Assessors Office

Rowland Heights Land Use





Legend

Other County or Ocean

- LOS ANGELES COUNTY
- OTHER COUNTY
- PACIFIC OCEAN

Field Office

- DRP Field Office

Oblique Image Polygons

Significant Ridgelines

- Castaic CSD Primary
- Castaic CSD Secondary
- SMMNA Significant

National Forest

Railroad or Rapid Transit

- RAILROAD (×10)

Arterial Street

- Highway

Highway

- Highway

Freeway

Inland Waterbody

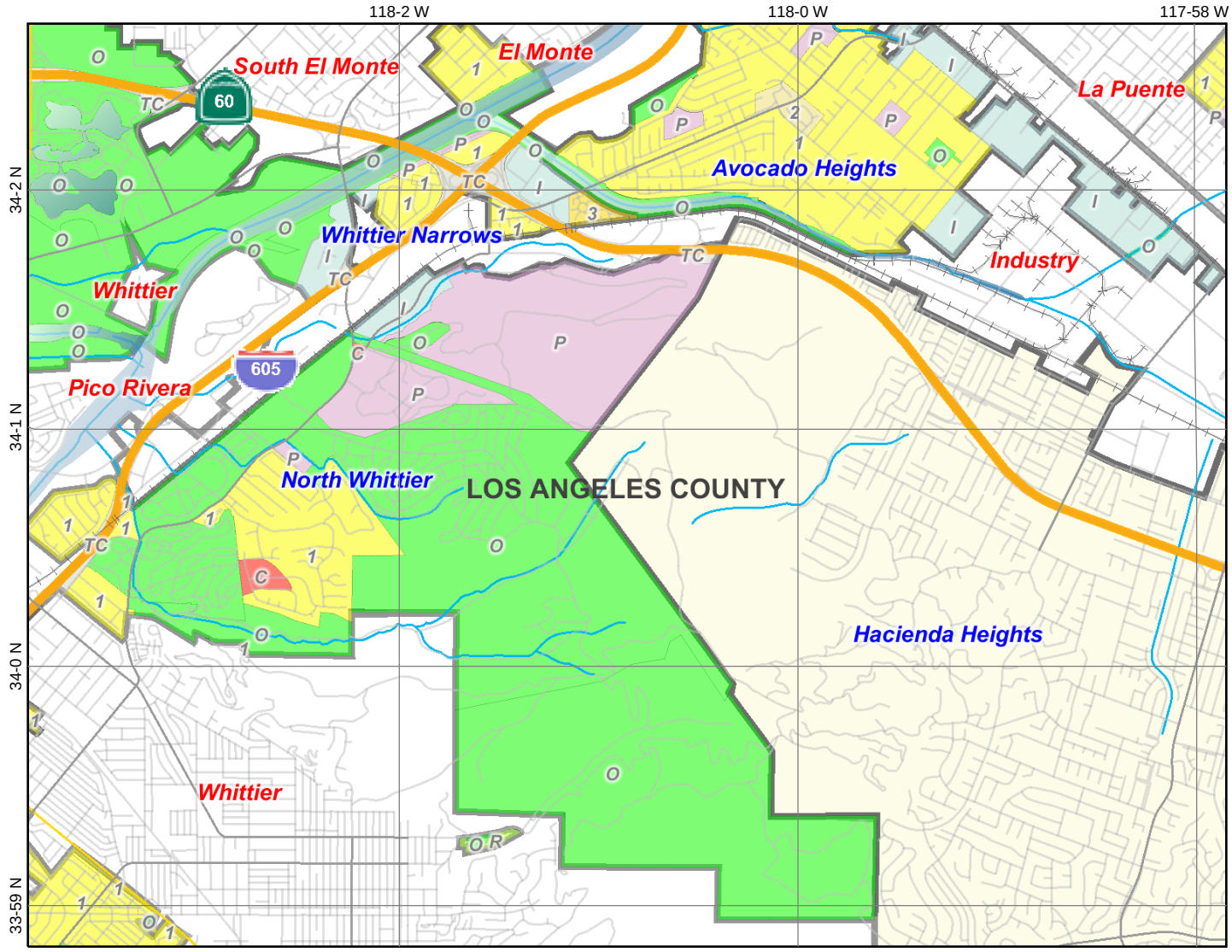
River, Channel, or Stream

Countywide Land Use Policy (Not in Comm/Area Plan)

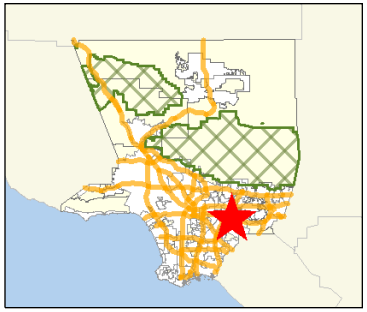
Scale: 1:40,000

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

North Whittier Land Use



0 1500 3000 4500 m.



Legend

Other County or Ocean

- LOS ANGELES COUNTY
- OTHER COUNTY
- PACIFIC OCEAN

Field Office

- DRP Field Office

Oblique Image Polygons

Significant Ridgelines

- Castaic CSD Primary
- Castaic CSD Secondary
- SMMNA Significant

- National Forest

Railroad or Rapid Transit

- RAILROAD
- RAILROAD
- RAILROAD
- RAILROAD
- RAILROAD
- RAILROAD
- RAILROAD
- RAILROAD
- RAILROAD
- RAILROAD

Arterial Street

- Highway

Highway

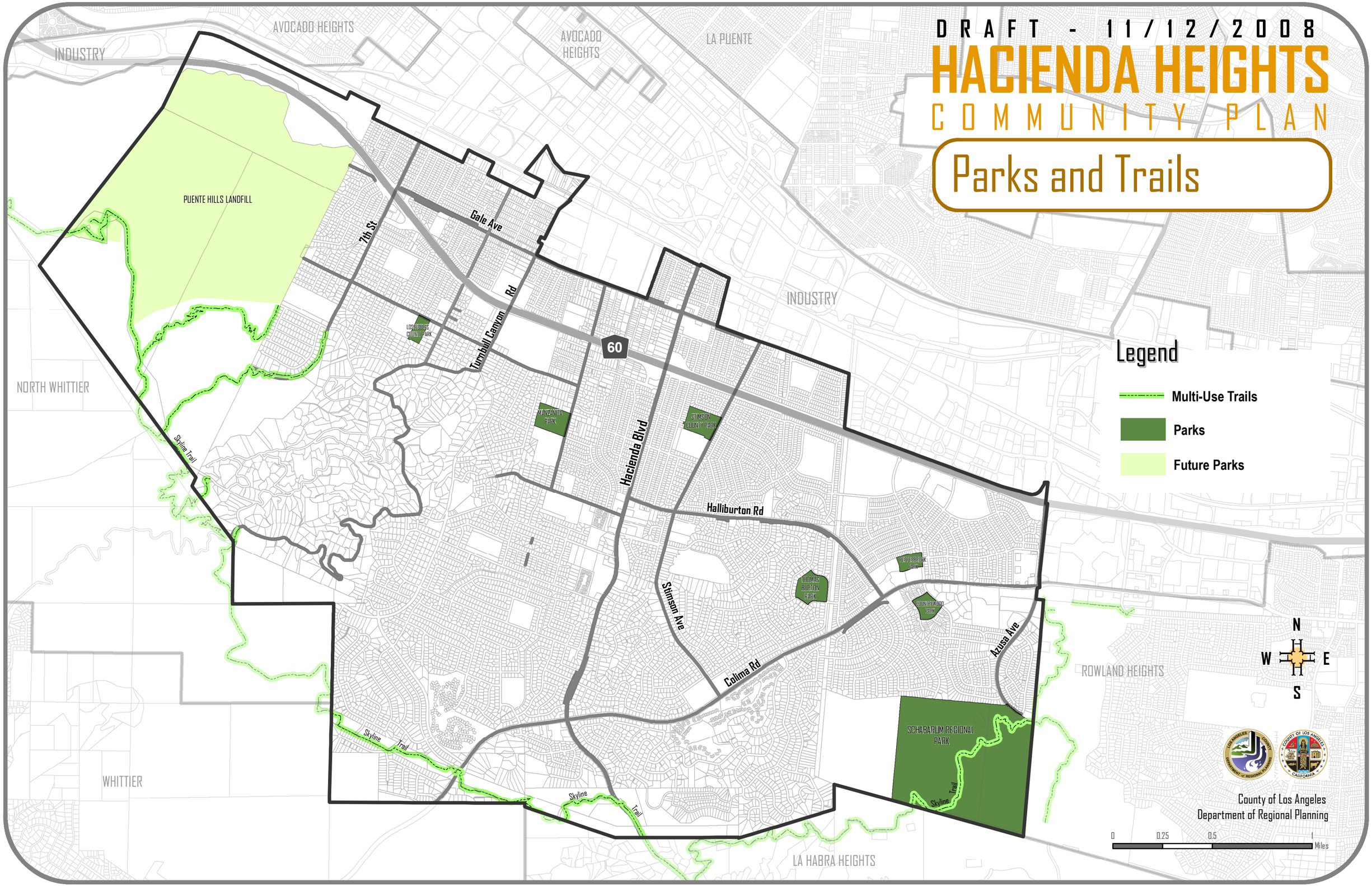
- Highway
- Freeway

- Inland Waterbody
- River, Channel, or Stream

Countywide Land Use Policy (Not in Comm/Area Plan)

Scale: 1:50,000

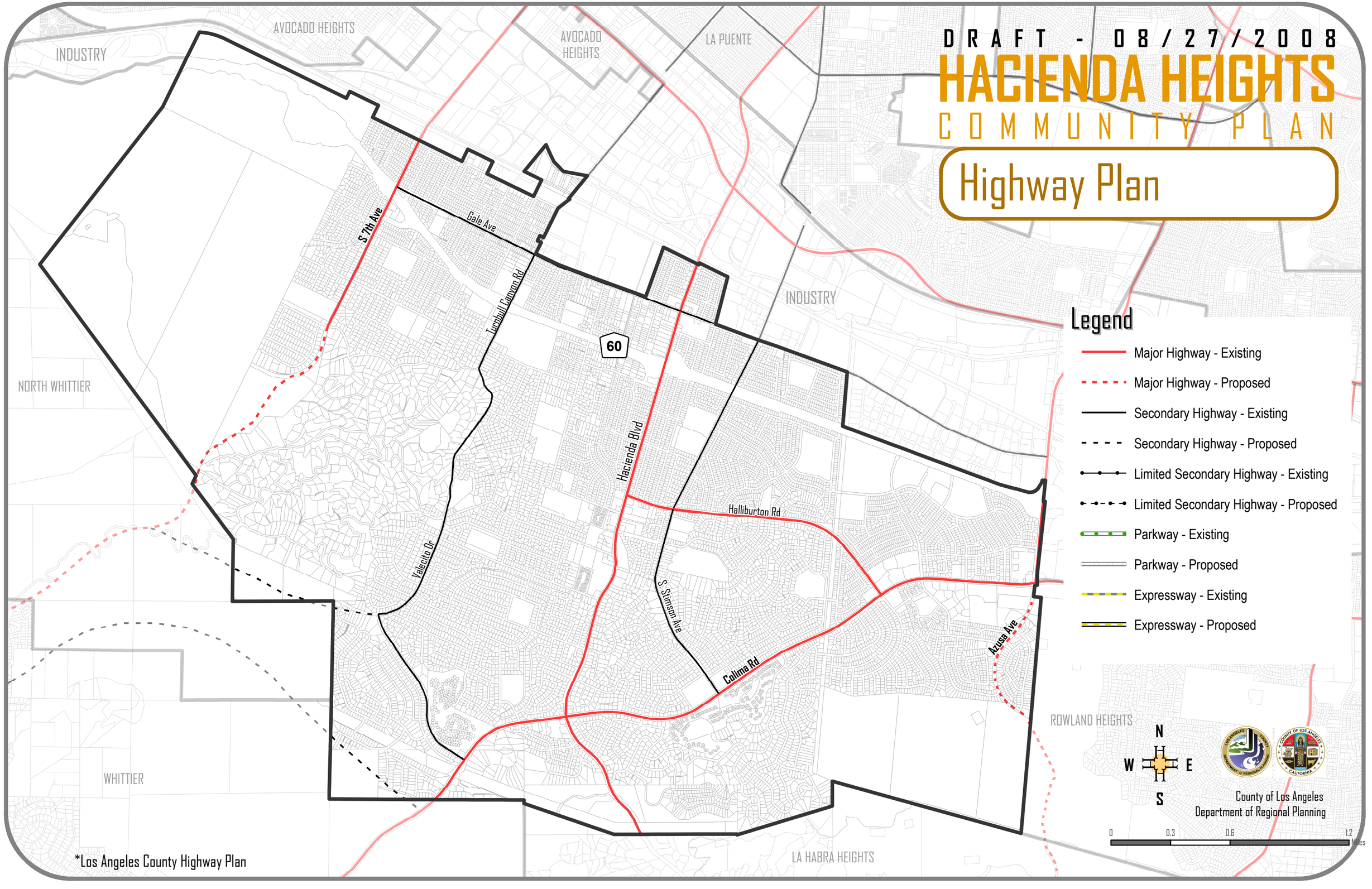
This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.


DRAFT - 11/12/2008
HACIENDA HEIGHTS
COMMUNITY PLAN
Parks and Trails
Legend
Multi-Use Trails
Parks
Future Parks
AVOCADO HEIGHTS
INDUSTRY
AVOCADO HEIGHTS
LA PUENTE
PUENTE HILLS LANDFILL
7th St
Gale Ave
Turnbull Canyon Rd
60
INDUSTRY
NORTH WHITTIER
Skyline Trail
Hacienda Blvd
Halliburton Rd
Stimson Ave
Colima Rd
Azusa Ave
ROWLAND HEIGHTS
SCHABARUM REGIONAL PARK
WHITTIER
LA HABRA HEIGHTS
N
W
E
S
County of Los Angeles
Department of Regional Planning
0
0.25
0.5
1
Miles

DRAFT - 08/27/2008

HACIENDA HEIGHTS COMMUNITY PLAN

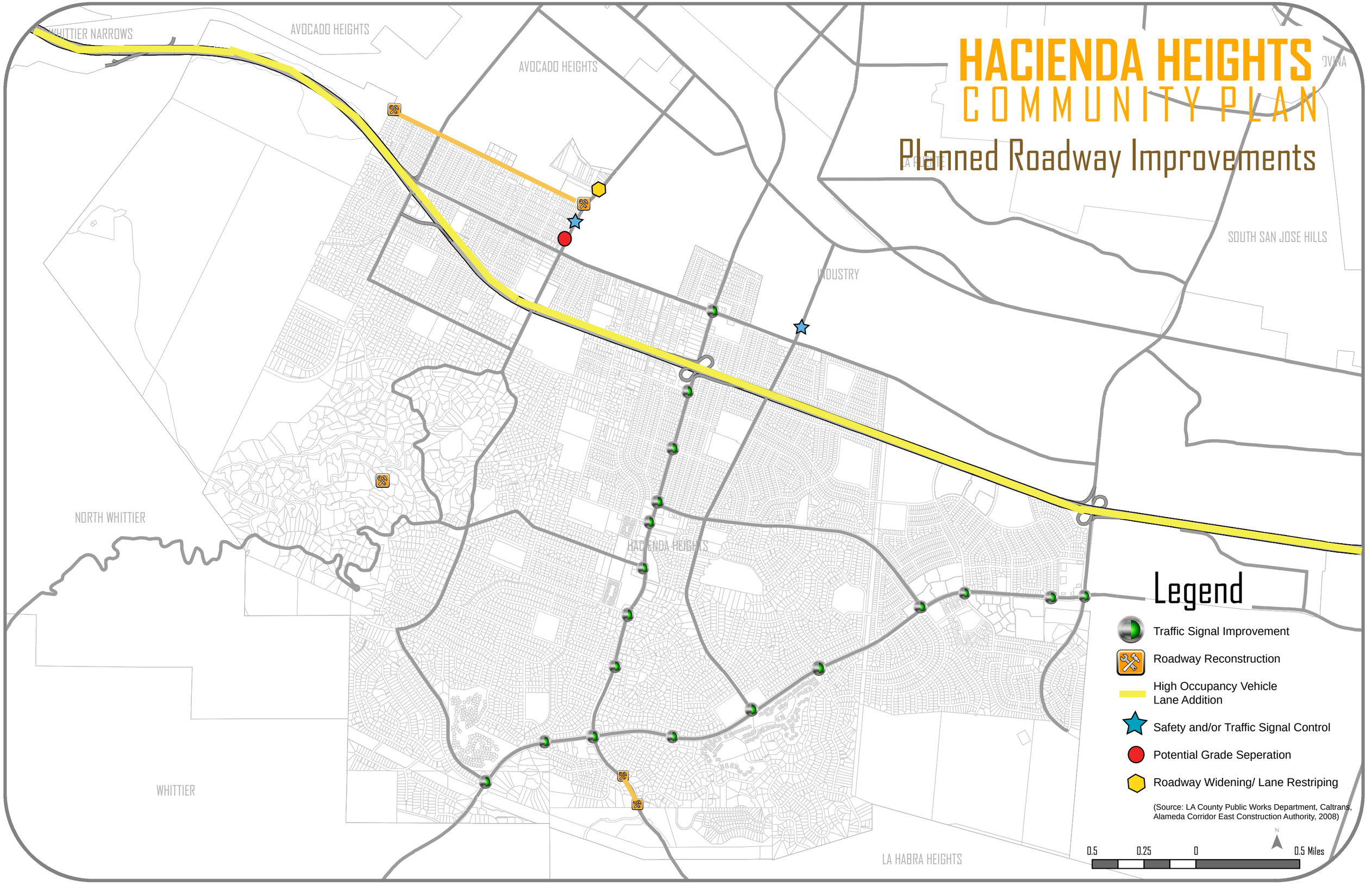
Highway Plan

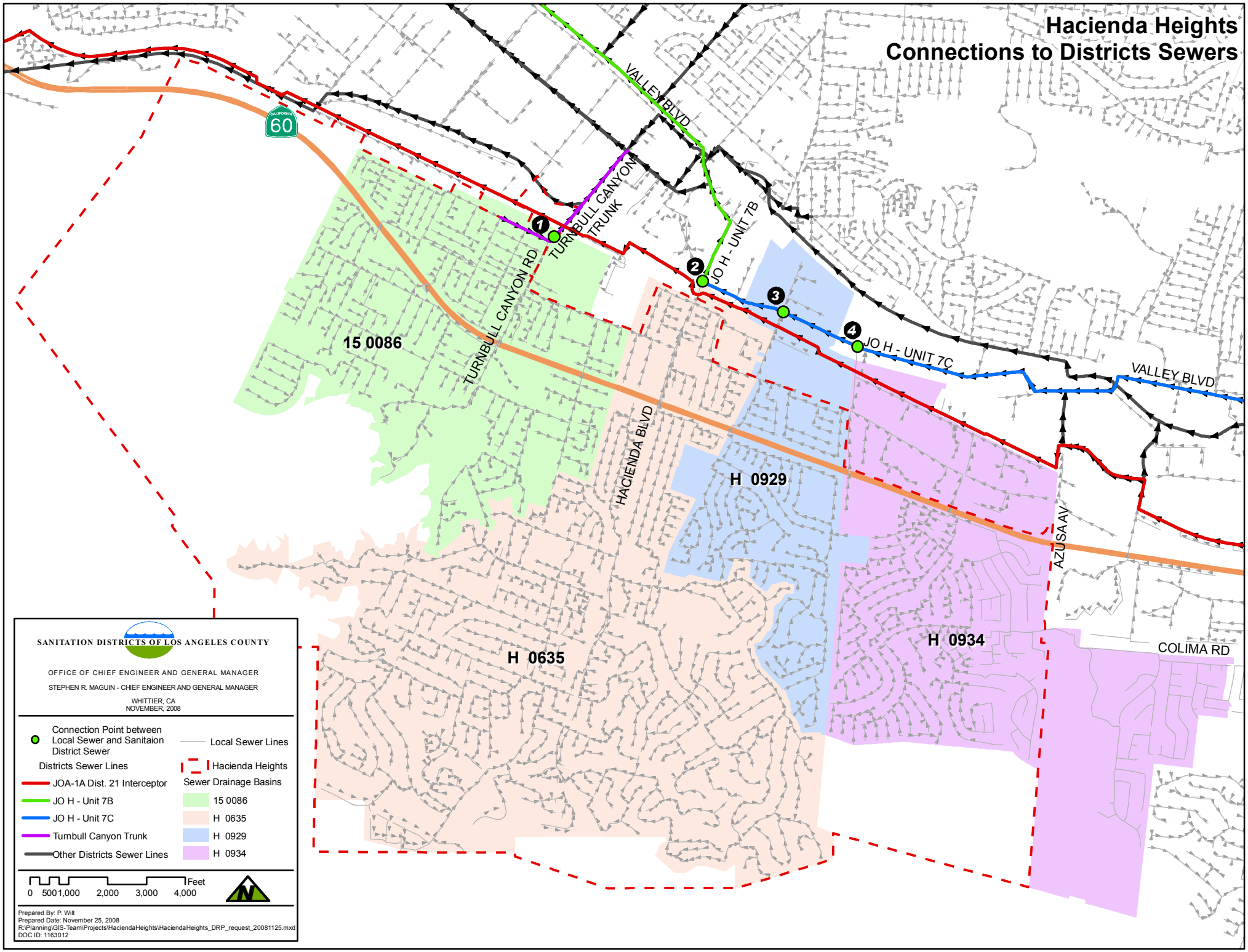


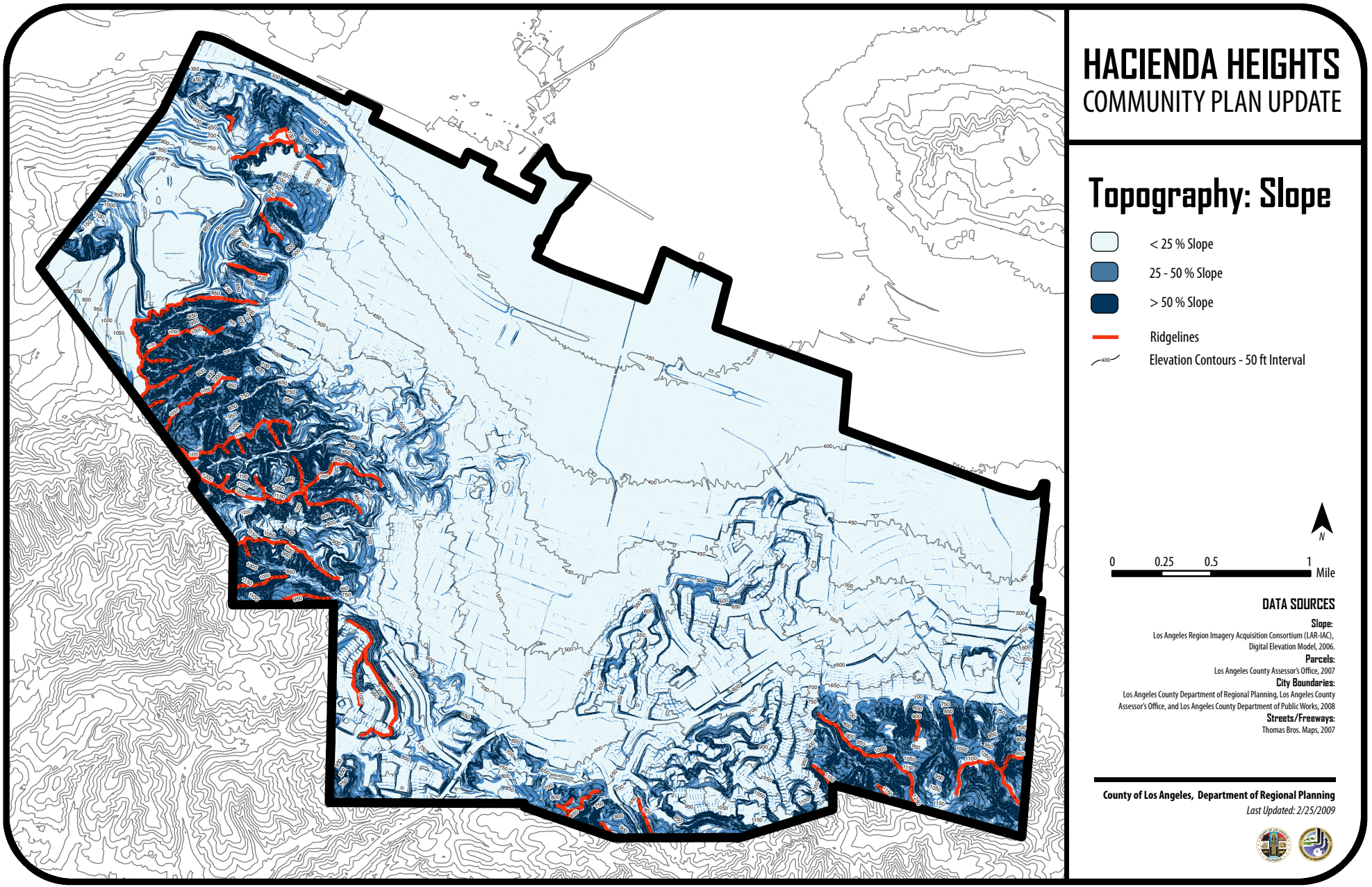
*Los Angeles County Highway Plan

HACIENDA HEIGHTS COMMUNITY PLAN

Planned Roadway Improvements




Hacienda Heights
Connections to Districts Sewers
60
VALLEY BLVD
TURNBULL CANYON TRUNK
JO H - UNIT 7B
JO H - UNIT 7C
TURNBULL CANYON RD
HACIENDA BLVD
AZUSA AV
COLIMA RD
1
2
3
4
15 0086
H 0635
H 0929
H 0934
SANITATION DISTRICTS OF LOS ANGELES COUNTY
OFFICE OF CHIEF ENGINEER AND GENERAL MANAGER
STEPHEN R. MAGUIN - CHIEF ENGINEER AND GENERAL MANAGER
WHITTIER, CA
NOVEMBER, 2008
Connection Point between Local Sewer and Sanitaion District Sewer
Local Sewer Lines
Districts Sewer Lines
JOA-1A Dist. 21 Interceptor
JO H - Unit 7B
JO H - Unit 7C
Turnbull Canyon Trunk
Other Districts Sewer Lines
Hacienda Heights Sewer Drainage Basins
15 0086
H 0635
H 0929
H 0934
0 500 1,000 2,000 3,000 4,000 Feet
Prepared By: P. Wilt
Prepared Date: November 25, 2008
R:\Planning\GIS-Team\Projects\HaciendaHeights\HaciendaHeights_DRP_request_20081125.mxd
DOC ID: 1163012



HACIENDA HEIGHTS
COMMUNITY PLAN UPDATE

Topography: Slope

- < 25 % Slope
- 25 - 50 % Slope
- > 50 % Slope
- Ridgelines
- Elevation Contours - 50 ft Interval

N

0 0.25 0.5 1 Mile

DATA SOURCES

Slope:
Los Angeles Region Imagery Acquisition Consortium (LAR-IAC), Digital Elevation Model, 2006.

Parcels:
Los Angeles County Assessor's Office, 2007

City Boundaries:
Los Angeles County Department of Regional Planning, Los Angeles County Assessor's Office, and Los Angeles County Department of Public Works, 2008

Streets/Freeways:
Thomas Bros. Maps, 2007

County of Los Angeles, Department of Regional Planning
Last Updated: 2/25/2009

DRAFT - 08/20/2008

HACIENDA HEIGHTS COMMUNITY PLAN

Bike Routes

AVOCADO HEIGHTS
INDUSTRY
AVOCADO HEIGHTS
LA PUENTE
INDUSTRY
NORTH WHITTIER
WHITTIER
ROWLAND HEIGHTS
LA HABRA HEIGHTS
7th St
Gale Ave
Rd
Turnbull Canyon
Hacienda Blvd
Halliburton Rd
Stimson Ave
Colima Rd
Azusa Ave

Legend

existing proposed (by Metro*)

- Class I (Bike Path)
- Class II (Marked Bike Lane)
- Class III (Un-marked Bike Lane)

N
W H H E
S

County of Los Angeles
Department of Regional Planning

0 0.25 0.5 1 Miles

*Metro Bike Plan 2006

DRAFT - 08/20/2008

HACIENDA HEIGHTS COMMUNITY PLAN

Schools and Learning Facilities

AVOCADO HEIGHTS
INDUSTRY
AVOCADO HEIGHTS
LA PUENTE
INDUSTRY
NORTH WHITTIER
ROWLAND HEIGHTS
WHITTIER
LA HABRA HEIGHTS

Gale Ave
7th St
9th St
Los Robles Ave
Turnbull Canyon
Hacienda Blvd
Tetley St
Halliburton Rd
Vallecito Dr
Stimson Ave
Colima Rd
Azusa Ave

PALM ELEM
ORANGE GROVE HIGH SCHOOL
LOS ROBLES ELEM
HILLGROVE ELEM
LOS ALTOS HIGH SCHOOL
SHADYBEND ELEM
GLENDER ELEM
KWIS ELEM
STIMSON LEARNING CENTER
CEDAR LANE JR. HIGH SCHOOL
GLEN A. WILSON HIGH SCHOOL
BIXBY ELEM
WEDGEWORTH ELEM
NEWTON JR. HIGH SCHOOL
LA SUBIDA ELEM
MESA ROBLES ELEM
LOS ALTOS ELEM
LOS MOLINOS ELEM
GRAZIDE ELEM

Legend

Schools and Learning Facilities

N
W H H E
S

County of Los Angeles
Department of Regional Planning

0 0.15 0.3 0.6 Miles