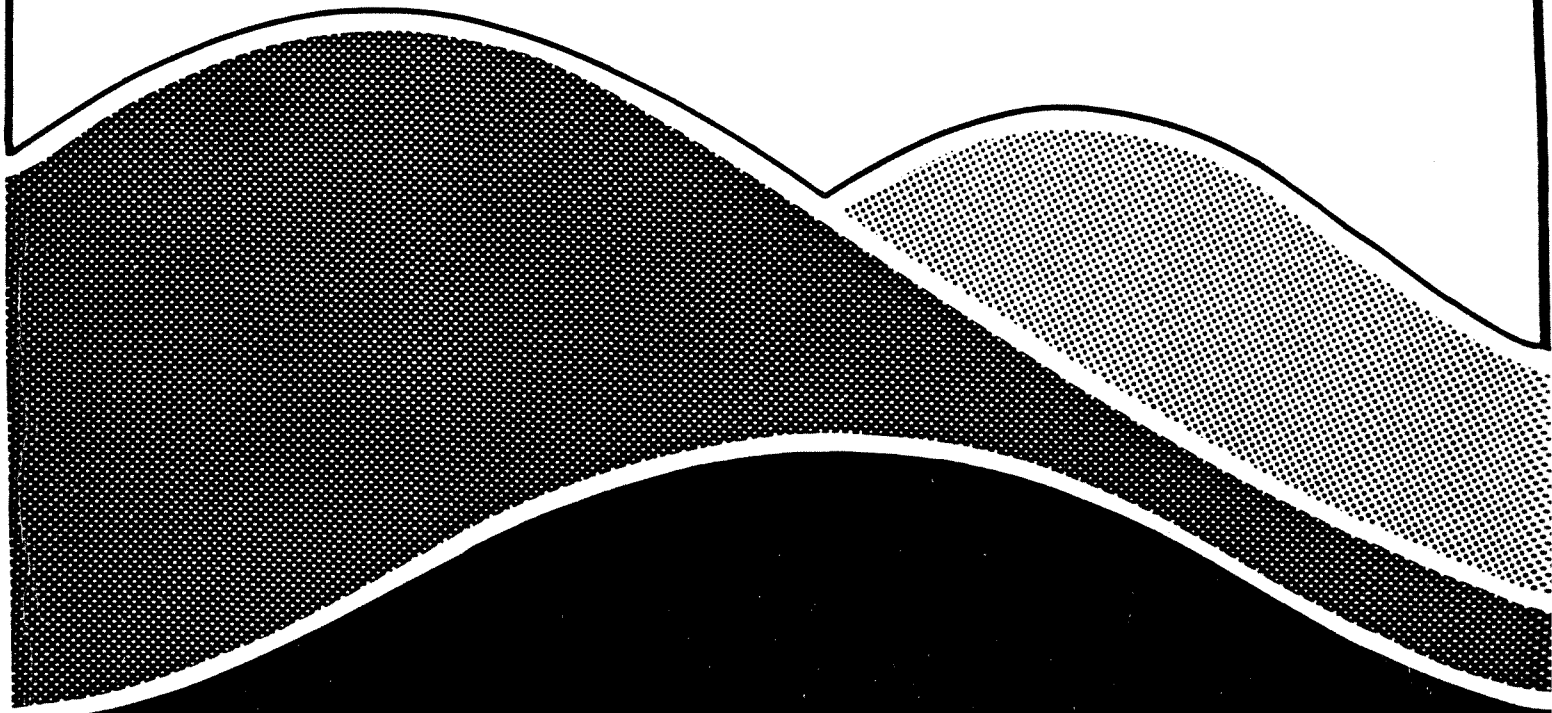


ROWLAND HEIGHTS



COMMUNITY GENERAL PLAN

ROWLAND HEIGHTS COMMUNITY GENERAL PLAN

ADOPTED BY THE
BOARD OF SUPERVISORS
SEPTEMBER 1, 1981

County of Los Angeles
Department of Regional Planning

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The Rowland Heights Planning Advisory Committee, consisting of local residents and property owners, worked with the staff of the Department of Regional Planning in the preparation of the proposed community general plan. The Regional Planning Commission gratefully acknowledges the long hours of conscientious participation by these citizens.

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TABLE OF CONTENTS

	PAGE
I. INTRODUCTION	1
II. GOALS	3
III. LAND USE	4
IV. CIRCULATION & SCENIC HIGHWAYS	11
V. CONSERVATION & OPEN SPACE	15
VI. OUTDOOR RECREATION	20
VII. PUBLIC HEALTH & SAFETY	22
VIII. HOUSING	25
IX. NOISE	28
X. PLAN IMPLEMENTATION	38

MAPS

	PAGE
I. LAND USE & CIRCULATION	9
II. TOPOGRAPHY	10
III. CONSERVATION & RECREATION	19
IV. GEOLOGIC & SEISMIC HAZARDS	24
V. POTENTIAL HOUSING PROBLEM AREAS.....	27
VI. CURRENT NOISE EXPOSURE	30
VII. ASSESSOR'S MAP BOOKS.....	33
VIII. PROJECTED NOISE EXPOSURE WITH AZUSA ALTERNATIVE NO. 1 ..	34
IX. PROJECTED NOISE EXPOSURE WITH AZUSA ALTERNATIVE NO. 2 ..	36

TABLES

	PAGE
I. HIGHWAY PLANS	12
II. OUTDOOR NOISE ENVIRONMENT	31
III. CURRENT NOISE EXPOSURE	32
IV. PROJECTED NOISE EXPOSURE WITH AZUSA ALTERNATIVE NO. 1 ...	35
V. PROJECTED NOISE EXPOSURE WITH AZUSA ALTERNATIVE NO. 2 ...	37

INTRODUCTION

Nature of the Community Plan

The Community General Plan establishes a direction and form for the future development of Rowland Heights, setting forth broad guidelines for the extent and nature of growth. It is an element of the Los Angeles County General Plan, delineating more clearly--and in greater detail than is possible in the Countywide General Plan--policies and standards for development in Rowland Heights. The plan is comprehensive, being based on an analysis of such physical features of the community as geology, seismicity, slope and vegetation as well as of the social environment and its relationship to physical features. Study of these interrelationships provides a basis for determining the kinds of growth which can be accommodated and for setting a framework for the future. Based on a long range view, the plan provides a rationale for the effective coordination of the development of needed facilities. This report contains a summary of the problems and issues facing Rowland Heights and the policy recommendations developed to respond to these community concerns. Much of the required data, such as population and housing statistics and the wildlife inventory, will be found in the Environmental Impact Report.

The Rowland Heights Planning Advisory Committee

The Rowland Heights Planning Advisory Committee (PAC) worked in close conjunction with the staff of the Los Angeles County Department of Regional Planning in the preparation of the proposed plan. The Committee, consisting of local residents and property owners, held more than 35 public meetings between March, 1977 and July, 1979.

The early meetings were devoted to the discussion of background technical data which serve as the foundation for plan recommendations. The latter meetings consisted of lengthy discussions of policy alternatives and methods of achieving the community's goals. It also should be noted that the Planning Advisory Committee took an active interest in all aspects of the development process, including zoning and land division cases in the community. Throughout the community planning study, the Committee provided recommendations to the Regional Planning Commission.

The Community of Rowland Heights

Rowland Heights is a predominately residential community located approximately 25 miles east of the Los Angeles Civic Center. The community study boundaries extend from the City of Industry on the north to Orange County on the south; the unincorporated community of Diamond Bar forms the eastern boundary while the western boundaries consist of Hacienda Heights and the City of La Habra Heights.

Rowland Heights is a typical suburban bedroom community. There is very little land in industrial use. The commercial development in the community has been designed to serve residents of the immediate area.

As is the case with many Southern California communities, an increasing share of the new residential development is in multiple family units. In 1978, Rowland Heights had a substantially higher percentage of multiple units than the rest of the Puente Hills.

The 1970 Census provides the most recent information regarding population characteristics for Rowland Heights. Caution must be exercised in using this data because of its age and the large population increase since 1970. According to the 1970 Census, the population of the Heights is predominately White with only 17% being Spanish language or surnamed citizens, Blacks or other minorities. Family incomes are somewhat higher than the county average. A majority of the employed residents are in white collar occupations. As is to be expected in a suburban community, family sizes were also slightly larger than countywide. The age-sex pyramid shows that Rowland Heights is a community of young families; forty-seven percent of the population is under 19 years of age and 40 percent is between 20 and 44 years of age.

It is estimated that in January, 1978, Rowland Heights had a population of over 34,000 residing in 9,240 housing units. By early 1979 there were nearly 3,400 units in various stages of development. It is estimated that by the year 2,000 there will be an additional 2,100 units resulting in a total of approximately 14,700 units and a population of 51,000.

Problems & Issues

The Planning Advisory Committee has identified two key issues facing the community: (1) the maintenance of the single family lifestyle and (2) the preservation of the rural atmosphere of the community through maintenance of the natural hillsides.

In 1978, approximately 23% of the housing units in Rowland Heights were multiple family or attached (common wall) units. In the entire Puente Hills region only 11% of the existing units were of this type. As of August, 1979, more than 600 additional apartment units are being proposed within the Community Plan boundaries while another 135 town-house (attached) units are proposed in the eastern fringe area. Heights residents feel that an overemphasis on such relatively high density development would generate traffic congestion, be a burden on public facilities and is not compatible with the maintenance of community character.

In spite of the rapid recent development of the area, residents still feel that one of the primary assets of the community is its rural atmosphere. The generally undeveloped hillside areas to the south of the community are the primary factor contributing to this atmosphere. Over 4,000 hillside acres remain vacant. A portion of the land is an active oil field operated by the Shell Oil Company. Another large portion falls in the Tonner Canyon Significant Ecological Area and the Powder Canyon Significant Ecological Area as defined in the Los Angeles Countywide General Plan.

An additional issue identified by the PAC is the shortage of recreational facilities, particularly local parks. They are concerned that urbanization increases the already critical need for parks, while reducing the supply of land suitable for parks.

The policy recommendations in this plan are intended to guide and manage the development of Rowland Heights so that reasonable growth can be accommodated and the character of the community preserved.

GOALS

The goals of the Rowland Heights Community General Plan were developed by the Planning Advisory Committee. The goals establish a common purpose for all the elements of the plan and also serve as a guide to the agencies responsible for plan implementation.

1. Maintain the rural atmosphere of the community through the preservation of natural hillsides and vegetation and the of livestock keeping areas.
2. Maintain the single family character of the community.
3. Improve traffic circulation.
4. Balance projected growth and development with environmental considerations.
5. Beautify commercial areas and highways.
6. Preserve major ridgelines and riparian corridors.
7. Expand recreational facilities including parks, equestrian and hiking trails, and bikeways.

LAND USE

The major land use issues are related to growth. The need for housing throughout the region must be balanced with environmental concerns and the need for open space preservation. This element consists of the Land Use map showing the location and density of uses which will be allowed and a series of written policies giving specific guidelines to govern future development. Policies dealing with improving community appearance also are included. While these policies only apply within the Community Plan boundary, developments in adjacent areas should reflect the same considerations.

Land Use Policies

1. Prohibit residential uses in industrial areas. Residential uses in commercial areas are allowed only when ancillary to primary commercial uses.
2. Require 10,000 square foot average lot size in undeveloped U1 areas.
3. Require minimum one acre lot sizes in N2 areas immediately adjacent to existing one acre development.
4. Restrict multiple family or attached housing to the U3, U4, and U5 categories.
5. Prohibit mobilehome parks in non-urban and industrial areas.
6. Design multiple family developments to minimize their impacts on surrounding neighborhoods and adjacent dwellings. The design shall adhere to the following guidelines:
 - a. Maintain setbacks which are adequate to preserve the privacy of adjacent residences and yards.
 - b. Provide a minimum of 15 feet of landscaping along street frontages. This shall include specimen trees, and plants capable of providing screening up to a height of 42", landscaped berms or a combination of these.
 - c. Screen parking and trash areas with landscaping, berms, compatible structures, or a combination of these.
 - d. Locate trash areas away from adjacent residential properties.
 - e. Locate driveways so as to minimize impacts on local street traffic.
 - f. Provide sufficient off-street guest parking.
 - g. Conditional Use Permits will be required to insure that these concerns are addressed.

7. Design new subdivisions to minimize their impacts on community character, surrounding neighborhoods, and natural features. Adhere to the following guidelines:
 - a. Minimize alteration of natural hillsides, water courses and vegetation. In particular, preserve specimen trees, especially oaks. Focus development on land with less natural cover, excluding major ridgelines.
 - b. Preserve major ridgelines in their existing state wherever possible.
 - c. In non-urban areas, preserve drainage courses in their natural state.
 - d. Design all projects to minimize adverse visual impacts on neighboring residential uses, and to achieve compatibility with established rural community character.
 - e. Establish a gradual topographic transition between developments. In particular, high banks shall not be created adjacent to existing developments.
 - f. Where possible, stagger front setbacks.
 - g. Minimize grading on the site and maximize retention of natural topography as follows:
 - (1) Utilize contour grading to present a rounded or undulating appearance blending in with the natural grade.
 - (2) Minimize grading for roads, streets and storm drains consistent with public health and safety considerations. Provide the minimum road widths required for safety.
 - (3) Limit grading to that necessary for the primary use of each lot. (Curb parkways may be eliminated, and front yard requirements may be reduced if this will facilitate less grading and alteration of the site.)
 - h. Preserve significant views from major existing residential areas and protect the visual quality of highly scenic areas.
 - i. Apply innovative approaches to house placement using techniques such as stepped multilevel and cantilevered designs.
 - j. In N1 and N2 areas, sidewalks, street lights, curbs and gutters may be waived.

- k. Placement of residential structures shall be designed to preserve scenic values. Structures should be placed so that rooflines do not protrude above major ridgelines. The imaginative use of multi-level residential development is encouraged to reduce grading, enhance view potential, and maximize usable outdoor space. Where practical, structures should be limited to one story on or near ridgelines.
 - l. New plant materials should be selected which will effectively screen or soften the visual impact of new developments. All cut and fill slopes over five feet in vertical height shall be planted with adequate plant materials to protect against erosion. Trees, shrubs and ground covers shall completely cover exposed graded areas.
 - m. Provide underground utilities and the unobtrusive placement of utility boxes.
 - n. Reserve easements or dedicate rights-of-way for equestrian and hiking trails in the locations shown on the Land Use map.
- b. Encourage the beautification of new and existing commercial areas. This can be achieved through the combined efforts of the public and private sectors. Where practical, adhere to the following guidelines:
- a. Complete landscaping of public rights-of-way.
 - b. Provide a minimum of ten feet of landscaping along the street frontage of commercial uses. This shall include plants, landscaped berms, or a combination of these, capable of providing screening up to a height of 42".
 - c. Landscape a minimum of five percent of the parking area.
 - d. Freestanding portable signs are prohibited.
 - e. Limit signs to one for each street frontage of a shopping center listing all businesses. The sign should reflect the architectural style of the center.
 - f. New commercial uses shall be sensitive to neighboring uses.
 - g. All businesses in a center (three establishments or more) should present a general harmony of facades. Conditional use permits will be required of new commercial centers to insure that these concerns are addressed.
9. Obtain Regional Planning Commission approval of an environmental assessment before disturbing any major stands of vegetation shown on the Conservation and Recreation Map.

Land Use Policy Map

The land use policy map establishes ten land use classifications for Rowland Heights. Included are three non-urban classifications (N1, N2, and Open Space) and five urban residential classifications (U1, U2, U3, U4, and U5). All urban classifications may include such services and facilities as schools, utility stations and churches, subject to necessary permit procedures.

The lot size ranges are typical for the respective classifications. Except where noted, smaller lot sizes are permitted so long as the development does not exceed the gross density permitted.

N1 NON-URBAN 1

- 0.2 dwelling unit or less per gross acre
- 5 acre lot size
- Low density non-urban residential
- Rural, recreational or agricultural
- Single family detached dwellings

N2 NON-URBAN 2

- 0.3 to 1.0 dwelling unit per gross acre
- 1.00 to 4.99 acre lot sizes
- 1 acre minimum lot size when adjacent to existing 1 acre neighborhood.
- Non-urban residential
- Rural or agricultural
- Single family detached dwellings

U1 URBAN 1

- 1.1 to 3.2 dwelling units per gross acre
- 10,000 to 39,999 square foot typical lot sizes
- ~~Minimum 6,000 square foot lot sizes required~~
- Urban very low density (hillside residential)
- Large lot residential
- Single family detached dwellings

10,000 sq ft avg. lot size in unimproved U1 areas

U2 URBAN 2

- 3.3 to 6.0 dwelling units per gross acre
- 5,500 to 9,999 square foot lot sizes
- Urban low density residential
- Single family tract development

U3 URBAN 3

- 6.1 to 12.0 dwelling units per gross acre
- Urban low/medium density residential
- Small lot single family residences, duplexes, triplexes, townhouses, and condominiums

U4 URBAN 4

- 12.1 to 22.0 dwelling units per gross acre
- Urban medium density residential townhouses, condominiums, and apartments

U5 URBAN 5

- 22.1 to 35.0 dwelling units per gross acre
- Urban high density residential condominiums, and apartments

COMMERCIAL:

- Retail commercial, service, and office uses

INDUSTRIAL:

- Manufacturing, warehousing, and heavy commercial uses

OPEN SPACE*

- Recreation, with no more than 10% of the site devoted to structures, parking, and other facilities (This requirement is waived on local park sites of 20 acres or less.)
- Hiking and equestrian trails
- Agriculture
- Scientific study
- Utility easements
- Mineral extraction, including oil production
- Subject to the policies of the Conservation and Open Space Element

* See Conservation and Open Space, page 15, for a discussion of permanent and transitional open space.

Proposed Land Use

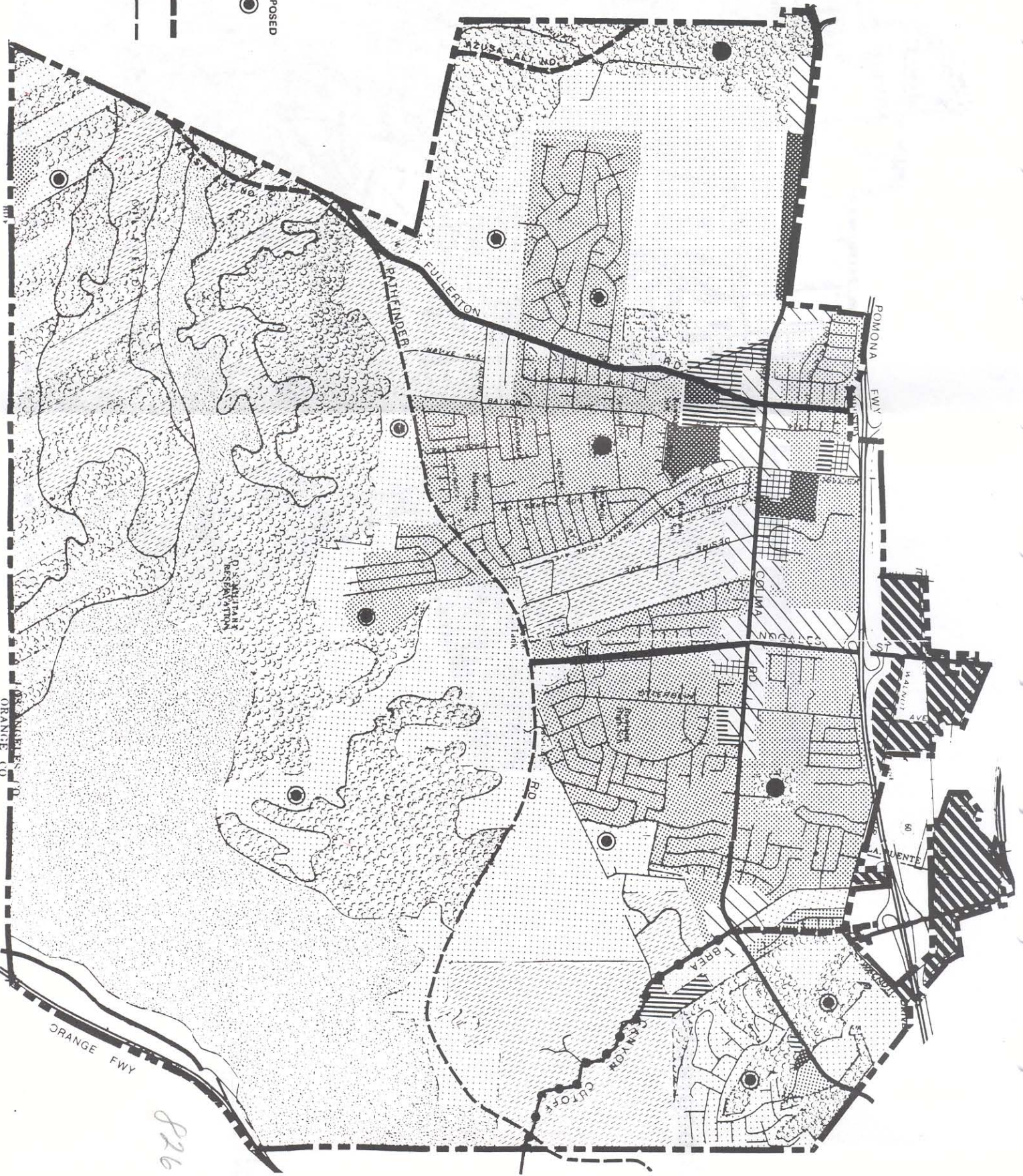
UNITS PER ACRE:

	N1	0.2 or Less
	N2	0.3 - 1.0
	U1	1.1 - 3.2
	U2	3.3 - 6.0
	U3	6.1 - 12.0
	U4	12.1 - 22.0
	U5	22.1 - 35.0
	Commercial	
	Industrial	
	Open Space	
	Transitional Open Space	

EXISTING

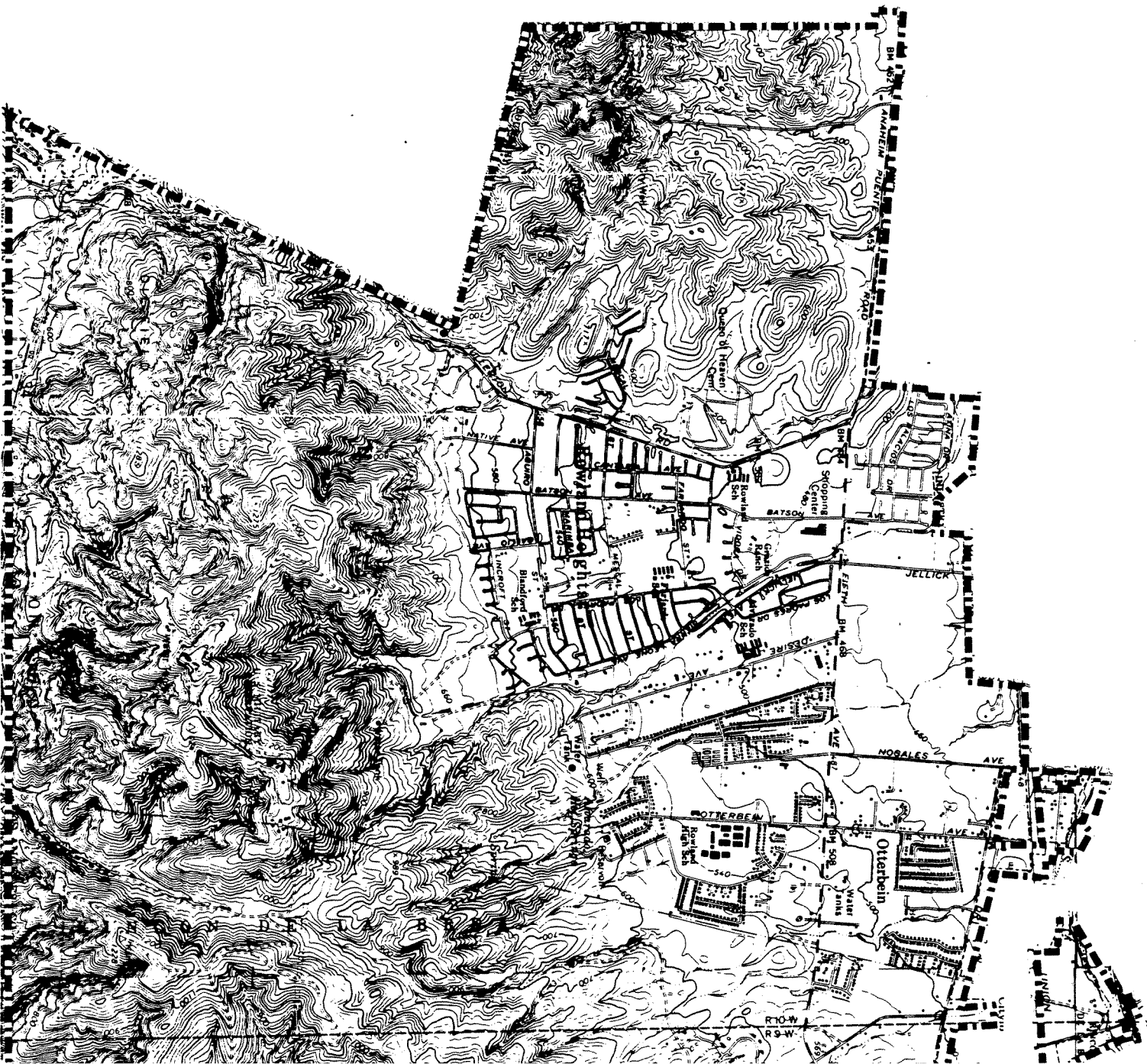
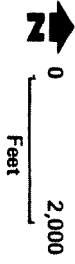
PROPOSED

	Parks
	Parks
	Limited Secondary Hwy.
	Major Hwy.
	Secondary Hwy.
	Secondary Hwy.



8269

Topography



CIRCULATION AND SCENIC HIGHWAYS

CIRCULATION

The circulation element establishes the general location and extent of major transportation routes and facilitates to accommodate the safe and efficient flow of traffic. Rowland Heights is presently served by the Pomona Freeway, the Orange Freeway, and five County highways. In addition, the County Plan of Highways proposes three additional routes and the completion of two existing routes. (See chart on page 12).

The major circulation issue in the community is the proposed extension of highways through the undeveloped areas of the Puente Hills. Such routes, while alleviating congestion on existing highways, may have detrimental impacts on the natural environment and may have growth inducing impacts in previously inaccessible areas. In order to limit some of these impacts the Plan suggests the deletion of certain routes and the redesignation of others to lesser categories.

The extension of Azusa Avenue is of particular concern to local residents. The route runs southerly through Otterbein State Recreation Area and Powder Canyon which has been identified as having significant ecological resources. The route would be disruptive because much of the park has been set aside for passive recreation and nature experiences and because the route would disturb natural drainage and mature vegetation in the canyon bottom. While cognizant of the environmental problems associated with the proposed extension of Azusa Avenue, the County also recognizes the need for additional north-south circulation across the Puente Hills. The plan favors satisfying this demand by a new route which would utilize Fullerton Road from the freeway southerly to the vicinity of Pathfinder Road. The route would continue southwesterly from this point to intersect with the Azusa Alignment in the City of La Habra Heights. The Plan shows this new route as Azusa Alternative 2. This route and the old Powder Canyon alignment (Alternative 1) will be protected from encroaching land uses. Should the City of La Habra Heights and the community of Rowland Heights agree to support Alternative 2, the plan will be amended to delete Alternative 1 through Powder Canyon. It should be noted that the alternatives are shown only to ensure that one continuous route will be developed. The County does not intend to develop two highways in this area.

In order to preserve the highly scenic Brea Canyon Cut-Off area the plan designates Brea Canyon Cut-Off as a limited secondary highway. This is a new classification designed to protect routes in rural areas. The standard improvement for limited secondary routes shall be two traffic lanes on 64 feet of right-of-way. Typically, such improvements would consist of 26-30 feet of pavement with graded shoulders. Left-turn pockets and passing lanes may be provided when required for traffic safety. Further, the right-of-way may be increased up to 80 feet for additional improvements where traffic or drainage conditions so warrant.

ROWLAND HEIGHTS HIGHWAY PLANS

HIGHWAY	1978 COUNTY HIGHWAY PLAN	PROPOSED ROWLAND HEIGHTS
<u>Existing Routes</u>		
Pomona Freeway (Route 60)	Freeway	Freeway
Orange Freeway (Route 57)	Freeway	Freeway
Colima Road	Major	Major
Fullerton Road	Secondary	Major
Nogales Street (North of Pathfinder)	Major	Major
Brea Canyon Cut-Off (South of Colima)	Major	Limited Secondary
Brea Canyon Road	Major	Secondary
<u>Proposed Routes</u>		
Azusa Avenue	Major	Major
Nogales Street (South of Pathfinder)	Major	Deleted
Pathfinder Road	Major	Secondary
Skyline Drive	Secondary	Deleted
Fairway Drive	Major	Major

A uniform building setback shall be established 40 feet from the center-line of all limited secondary highways in order to preserve proper sight distances and to help maintain a rural appearance adjacent to the roadway. This setback shall be in addition to any yard requirement contained in the Zoning Ordinance.

This Plan also reduces Pathfinder Road from a major highway to a secondary highway.

Circulation Policies

1. Improve and maintain as major highways with rights-of-way of 100 feet:
 - (a) Colima Road
 - (b) Nogales Street, north of Pathfinder Road
 - (c) Fullerton Road
 - (d) Fairway Drive
 - (e) Azusa Avenue
2. Designate Pathfinder Road and Brea Canyon Road as secondary highways.
3. Designate Brea Canyon Cut-Off, southerly of Colima Road, a limited secondary highway.
4. Delete Skyline Drive and Nogales Street, south of Pathfinder Road, from the County Highway Plan.
5. Restrict on-street parking by commercial vehicles.
6. Provide traffic signals at the following locations:
 - (a) Colima Road and Desire Avenue
 - (b) Colima Road and Larkvane Road
 - (c) Fullerton Road and Aguiro Street - left turn signals
 - (d) Colima Road and Batson Avenue - left turn signals
 - (e) Colima Road and Fullerton Road - left turn signals
7. Protect Azusa Avenue Alternatives 1 and 2. If the City of La Habra Heights and the community of Rowland Heights agree to support Alternative 2, Alternative 1 will be deleted.

SCENIC HIGHWAYS

California State Law contains provisions for the protection of the visual corridors surrounding highways which traverse scenic areas. The Scenic Highways Element provides the basis for scenic corridor studies which, when completed, will result in a specific set of policies to protect and enhance scenic values of the area.

The Los Angeles County Board of Supervisors has adopted a Scenic Highways Element for the entire County which designates three scenic highways in Rowland Heights: Fullerton Road, the Pomona Freeway, and the Orange (57) Freeway. The Orange Freeway is a first priority route while the Pomona Freeway and Fullerton Road are ranked as second priority routes among the County's designated routes. That County Scenic Highways Element is adopted by reference and will serve as the Scenic Highway Element for this plan.

CONSERVATION AND OPEN SPACE

The Conservation Element calls for the identification and prudent management of an area's natural resources such as minerals, vegetation and wildlife. Preservation of open space is a primary means of protecting those resources.

Under California Law, open space can be divided into four functional types: 1) Open Space for the preservation of natural resources; 2) Open Space for the managed production of resources; 3) Open Space for outdoor recreation; 4) Open Space for public health and safety. The first two types will be dealt with in this element. Open Space for recreation is discussed here and in the Recreation Element. Safety considerations are discussed in the Safety Element.

Resource Inventory

There are approximately 4,500 acres of undeveloped land in Rowland Heights. Most of this land is undisturbed hillsides. The area is lush with chaparral and grasses laced with stands of mature riparian vegetation, most notably oak and walnut trees. A portion of the area is the site of an active oil field. This open space resource makes the community unusual among suburban communities in the rapidly developing Los Angeles Basin.

The various natural plant associations present in the area include grassland, chaparral, arroyo, coastal sage scrub, and woodland.

The area also supports a variety of wildlife. The existing vegetation is extensive enough to enable deer to frequent the area and to support a large variety of birds and rodents. (A complete listing can be found in the Environmental Impact Report). There are no rare or endangered species in Rowland Heights. Some legally protected species such as the White Tail Kite are seen occasionally in the area.

Two portions of the Heights - Powder Canyon and Tonner Canyon - have been identified as prime examples of a habitat which was common but now is rapidly disappearing. These Significant Ecological Areas are two of only three areas in the hilly region of Eastern Los Angeles County that still support a relatively undisturbed stand of southern oak woodland, coastal sage scrub, and riparian woodland complex.

Powder Canyon is the only identified area which contains an undisturbed portion of a self-contained watershed. As a result, the vegetation is in good condition. If preserved, Powder Canyon is of sufficient size and in close enough proximity to other identified areas in the region that it should be able to continue to support relatively healthy animal populations. The diversity of wildlife is greatly enhanced by the presence of riparian woodland habitat in the canyon bottom. Environmental consultants report that while the property is crossed by roads and a powerline it remains in good ecological condition. Tonner Canyon is significant in that it supports heavily forested areas of California Walnut. This species is uncommon

outside Los Angeles and Ventura counties. Tonner Canyon is also of sufficient size and in close enough proximity to other significant areas that it should be able to continue to support relatively healthy animal populations. This probability is increased by the presence of a riparian woodland.

Development within the Tonner Canyon and Powder Canyon Significant Ecological Areas will be subject to requirements of the County General Plan as well as this Community Plan.

The Brea-Olinda oil field lies under the southern portion of the community. The wells of the Puente Hills area of the Brea-Olinda oil field were the first commercial oil wells in the Los Angeles basin. Oil seepage along the Whittier fault led to the drilling of three wells in 1880. Most of the production in these wells ceased in 1945. However, the southwest portion of the field is still producing and Shell Oil has approximately 750 active wells in the area.

Groundwater quality in the San Gabriel Basin is rated very good and is used extensively for municipal and industrial purposes. Principal pumpers in the basin are Suburban Water Systems, San Gabriel Valley Water Company, and California Domestic Water Company. They have no wells operating in Rowland Heights and further groundwater development within the basin is unlikely as extractions are at or near the total pumping limit. The State Water Resources Control Board reports that no serious groundwater deficiency exists within any part of the basin. The Board also states that no destruction or irreparable injury is threatened for any usable groundwater.

Significant paleontological resources are also present in Rowland Heights. Chalk Hill, on the north side of Colima Road west of Larkvane Road, has produced abundant fossil material for fifteen years. The site continues to provide new material and is regularly used for school field trips and museum research. It is one of the few sites available for such use. The County Museum of Natural History reports that it is in danger from amateur and professional fossil collectors.

A key open space resource in the community is the undeveloped hillsides. There are approximately 4,000 acres of relatively undisturbed hills south of the community. They rise to a peak elevation of 1,424 feet with the western ridges averaging 1,200 to 1,300 feet and the eastern ridges averaging 1,000 to 1,100 feet. The portions of the community which are now developed are at elevations of less than 600 feet. These undeveloped hills, while being critical because they provide vegetation and wildlife habitat, are also important to the maintenance of community character. The scenic backdrop they provide creates the rural atmosphere which has been identified by residents as the quality they like best about their community.

Objectives & Policies

A rare opportunity exists in Rowland Heights to achieve meaningful habitat preservation and to provide an open space corridor of regional

significance. Otterbein Park and the Powder Canyon area are on the western edge of the community and Tonner Canyon and the proposed Chino Hills regional recreation area are to the east. These are linked by the undeveloped ridgelines which provide the scenic backdrop to Rowland Heights. It is one of the objectives of this element to preserve this open space corridor and the resources within it. It also is desirable to preserve the natural landforms of the hills insofar as possible. These objectives will be obtained by restricting development in some areas and by sensitive residential design in others. (Design standards for residential areas are found in the Land Use Element.)

In order to insure that development proceeds in an orderly fashion and to encourage the effective production of resources, two classes of Open Space are shown-- open space and transitional open space.

Open Space

The areas designated as "Open Space" are intended to remain undeveloped for the life of the plan. This category is designed to protect natural landforms, riparian corridors and primary viewsheds. Also included are areas where terrain is so steep as to preclude efficient development. Acceptable uses include passive recreation, riding and hiking trails, scientific study, oil production, agriculture, and such fire roads and brush clearance as the Fire Department deems necessary for protection of life and property. Major stands of vegetation as shown in the shaded areas on the Conservation and Recreation Map cannot be disturbed unless an environmental assessment is approved by the Regional Planning Commission.

Transitional Open Space

Two areas of transitional Open Space are shown. One of these encompasses the active oil field in the southwest portion of the community. As the oil resource is depleted, this area will be suitable for residential development as shown on the Land Use Map and subject to the policies of the Land Use Element.

Prior to total cessation of oil production, residential development may be permitted in areas which are rehabilitated to accommodate such development. Such development will be subject to Conditional Use Permit procedures.

The second transitional Open Space area includes the plateau at the major ridgeline extending easterly from La Habra Heights in the vicinity of Skyline Drive. While this area may be suitable for development because of relatively flat terrain or lack of significant natural features, it is currently isolated from urbanized areas. Therefore, delivery of urban services to this area would be inefficient at this time. It is the intent of the plan that this area be developed only after the majority of surrounding "U" and "N2" areas are developed so that the extension of services can proceed in an orderly fashion.

Conservation and Open Space Policies

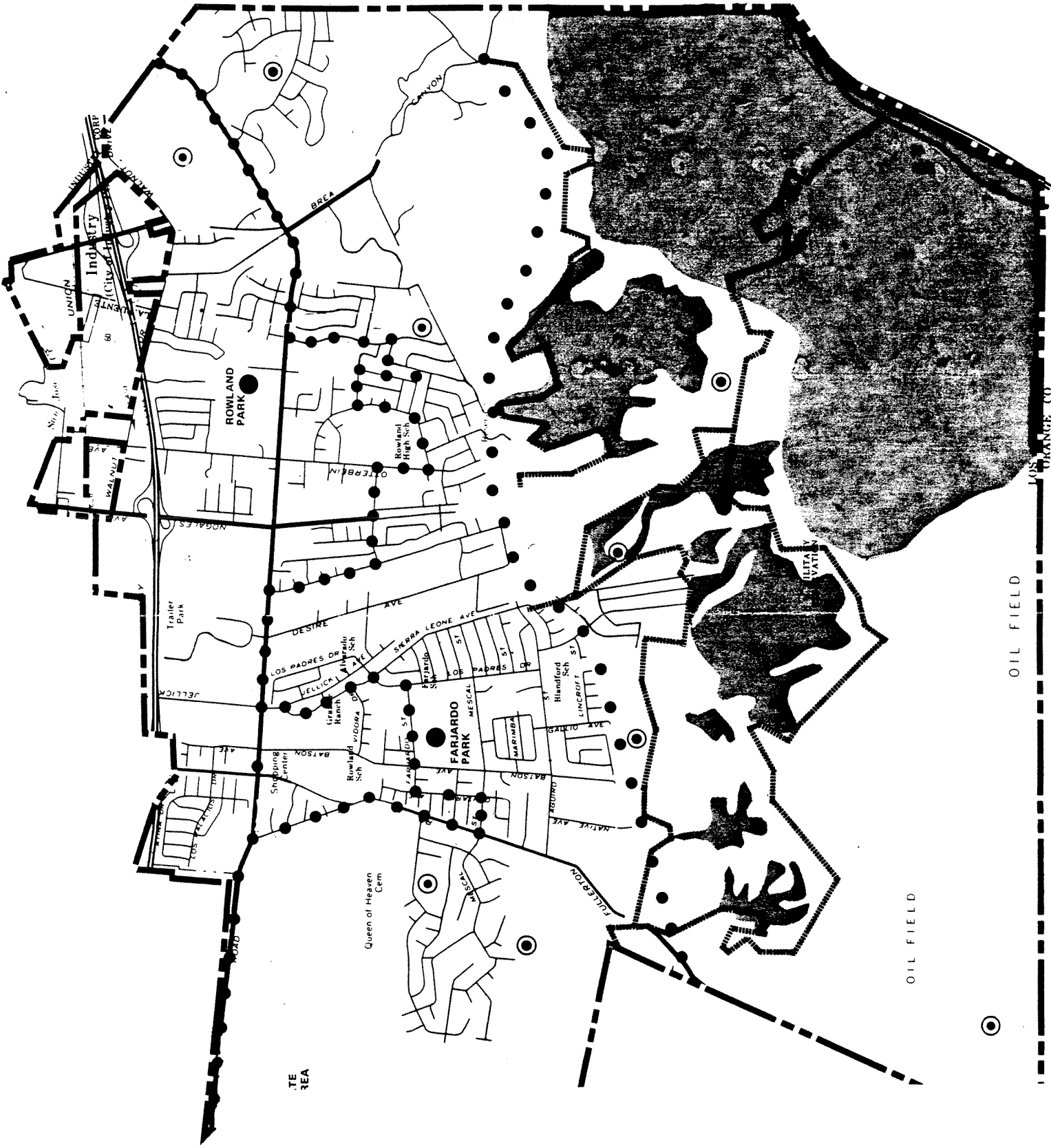
1. Preserve Conservation and Open Space areas as shown on the Land Use and Conservation and Recreation Maps. Appropriate uses include parks, riding and hiking trails, passive recreation, scientific study, oil production, agriculture, and utility easements.
2. Allow continued and expanded production of oil, subject to permit procedures established to protect surrounding areas.
3. Encourage open space easements and dedications.
4. Encourage preservation of cultural heritage, historical, and geologic resources.
5. Protect visual qualities of scenic areas including ridgelines and views from public roads and trails, particularly in the Brea Canyon Cut-Off area.
6. Require approval of an environmental assessment before any major stands of vegetation, as shown on the Conservation and Recreation Map, are disturbed.
7. Require paleontological resource review before any development commences on Chalk Hill.
8. Encourage the use of solar energy for water and space heating.

CONSERVATION

AND

RECREATION

MAP



OIL FIELD

OIL FIELD

RANGE TO

OUTDOOR RECREATION

Recreation is a vital part of the Rowland Heights life style. One important aim of this element is to expand recreational facilities including parks, equestrian and hiking trails and bicycle paths.

By established standards--four acres of local parks for each 1,000 residents--Rowland Heights is now deficient approximately 120 acres of local parks. If the area develops to capacity the the deficiency will be 204 acres. The two existing parks, Farjardo Park and Rowland Heights Park, are located in such a way that several heavily populated portions of the community are not well served. These areas include the area west of Fullerton Road and south of Colima Road; the area west of Nogales Street and north of Colima Road; and, the entire area east of Nogales Street and south of Colima Road. This problem will intensify as these areas are more fully developed.

To help rectify this situation the County now requires that the developer of a new residential subdivision provide local park space to serve that subdivision. A specific formula establishes the acreage required based on the size of the subdivision and the potential number of units. The subdivider may also meet this obligation by paying a fee in lieu of some or all of the required acreage. Because of the importance of recreation to the community, this element includes a policy strengthening this ordinance.

The element also suggests priorities for the expenditure of available recreation funds. Because rapid urbanization is drastically diminishing the supply of land suitable for local parks, the emphasis is placed on park land acquisition.

Recreation Policies

1. Acquire land for local park sites as a first priority.
2. Develop park sites as a second priority.
3. Use school facilities to supplement recreational services provided by local parks.
4. Require that all new subdivisions dedicate land for local parks according to the requirements of the Quimby Law. Fees may be paid in lieu of park land dedication only when the land requirement is less than five acres. Where only part of a given ownership is being developed at a particular time, the amount of park space required will be based on the most intense development allowed on the entire site.
5. Acquire potential park sites in the areas shown on the Land Use Map as funds are available.

6. Obtain rights-of-way for a system of hiking trails, nature walks, and equestrian trails in the areas suggested on the Conservation and Recreation Map. Hazard reduction techniques, including fuel modification, should be practiced along trails that traverse chaparral-covered areas.
7. Develop a network of bikeways as shown on the Conservation and Recreation Map.

PUBLIC HEALTH AND SAFETY

This element is an integration of the Safety and Seismic Safety Elements required by State Law. It is intended to identify potential fire, seismic, and geologic hazards and to introduce safety considerations into the planning process in order to reduce loss of life, personal injuries, damage to property, and economic and social dislocation.

The two greatest threats to the safety of a suburban community such as Rowland Heights are earthquakes and brushfires. Seismic incidents are an integral part of life in Southern California. Most deaths from earthquake damage can be avoided through proper engineering and land uses which are reasonably related to seismic conditions. Mitigation of geotechnical hazards is dependent upon accurate identification and analysis. A detailed Geologic-Seismic Study of Rowland Heights has been prepared by the Engineering Geology Section of the Los Angeles County Engineer's Office. That report provides the foundation for this element and can be viewed at the offices of the Department of Regional Planning at 320 West Temple Street, Los Angeles, California 90012.

Potential geologic and soils hazards within the community include sediments with low bearing capacity, soil creep, corrosive soils, expansive earth materials, erosion, and sedimentation. These can be readily corrected. Other potential hazard conditions present which are more difficult to correct include high water table, unsupported planes of weakness, unstable slopes, and loose sediments. Potential seismic hazards present include surface faulting, ground shaking, and ground failure from landsliding, cracking, tilting and liquefaction.

The major geologic problem areas in the community include a potential liquefaction zone covering most of the area north of the Pomona Freeway; the Whittier Fault Zone which traverses the southwest corner of the community; unsupported planes of weakness on north-facing slopes; and large areas of low slope stability in the undeveloped southern portion of the community.

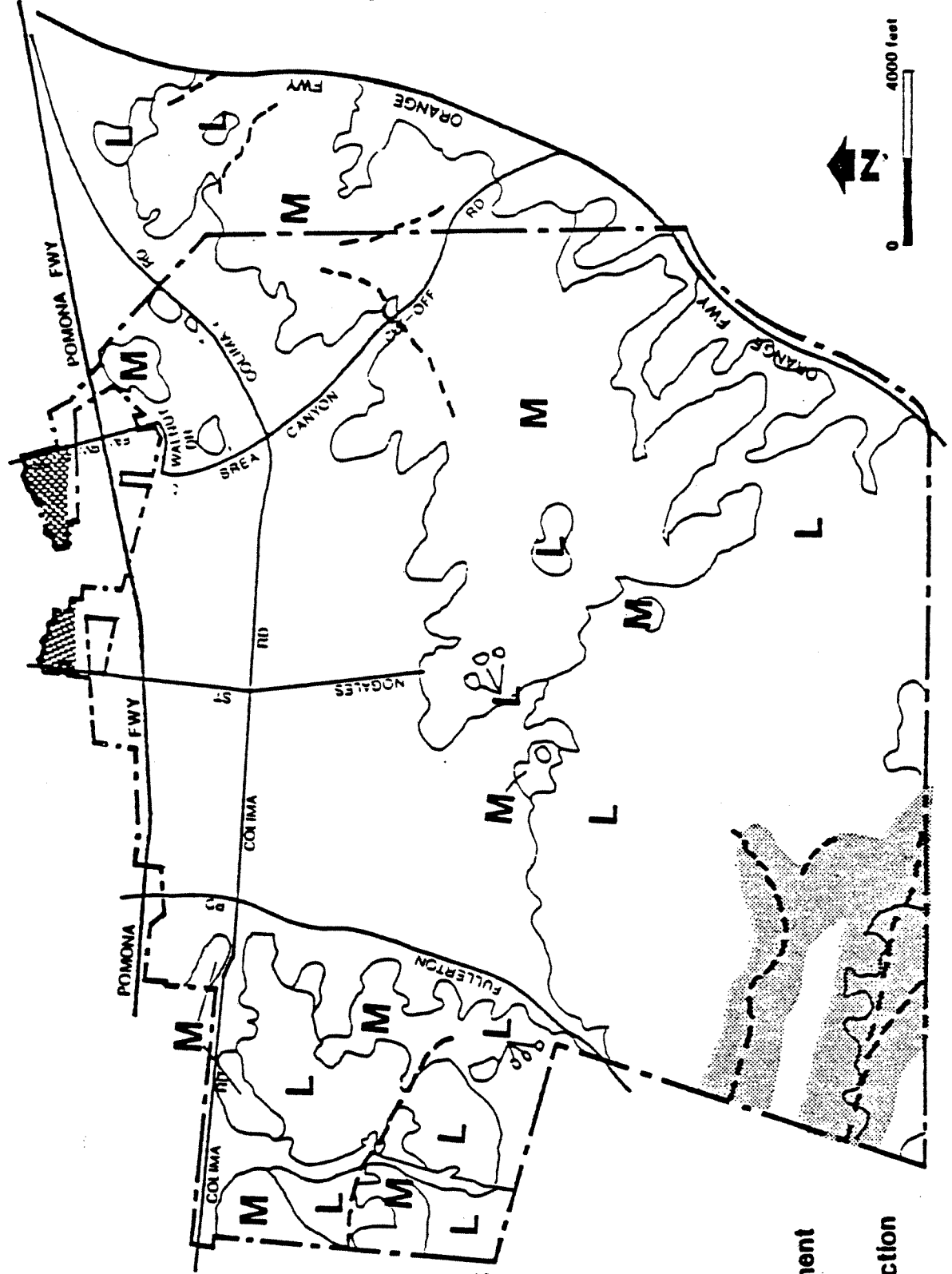
Mitigation of brushfire hazards can be achieved through land uses related to the hazard conditions. Fire sensitive architectural design and fire resistant building materials and vegetation can mitigate the threat of property loss. Strict adherence to brush clearance standards also is an important mitigation measure.

Safety Policies

1. Establish seismic management zones as defined in the Alquist-Priolo Act within 1/8 mile of either side of the Whittier Fault traces.
2. All proposals for development within a seismic management zone must include an evaluation of the site prepared by a geologist registered in the State of California.

3. Require trenching and other appropriate geologic investigation within 50 feet of the Whittier Fault to determine the presence of active fault traces before development permits are issued.
4. Prohibit the placement of any structure for human occupancy, public or private, across the trace of an active fault.
5. Prohibit the placement of any school, hospital, office building, multiple family residence, commercial structure, or other high intensity use within 50 feet of an active fault trace.
6. Conduct soils and groundwater investigations for any proposed developments in the potential liquefaction zone.
7. Vigorously enforce Building and Safety regulations, especially regarding hillside development.
8. Encourage the use of fire retardant building materials and vegetation in the hillside areas. Vegetation capable of providing soil stability also is encouraged.
9. Enforce strict compliance with Fire Department brush clearance standards.

ROWLAND HEIGHTS COMMUNITY STUDY AREA



Geologic-Seismic Hazards

- M Moderately Low Slope Stability
- L Very Low Slope Stability
- Fault Trace
- Seismic Management Zone
- Potential Liquefaction Zone

HOUSING

State Law requires that every General Plan contain a Housing Element to "make adequate provision for the housing needs of all economic segments of the community". Moreover, the Board of Supervisors of Los Angeles County has adopted a resolution dated November 9, 1976, setting several housing goals, one of which is "an ample supply of decent housing for all families at every level of income and size, dispersed throughout the entire community". In recent years, the rising costs of housing construction and maintenance have further limited the opportunity of some segments of the population to live in decent housing. An intensified effort by the public and private sectors will be required to meet increasing housing needs.

In order to make progress towards the goal of expanding housing opportunities, a methodology has been developed which projects the number of assisted units needed in a given area and their distribution.*

The methodology is based on the premises that no household should pay more than a reasonable proportion of its annual income for housing and that an ample supply of housing for a variety of income groups should be available in each community. The focus of the Los Angeles County Distribution Policy is the deconcentration and equitable distribution of low and moderate income housing opportunities. The distribution is based on projected employment opportunities, land availability, existing low and moderate income units, as well as projected overall need.

The County-wide Housing Distribution Policy forecasts that by 1985 in the unincorporated East San Gabriel Valley Planning Area there will be a need for 15,600 assisted units. The methodology would assign approximately 2,300 assisted units to the Rowland Heights area.

Additional low and moderate income units can be provided either through new construction or existing units. There are public programs available which are designed to help low and moderate income families with the cost of existing single family homes. Programs also are available to assist in the rehabilitation of single family homes, which would increase the available pool of single family housing for low and moderate income families. Other mechanisms are available to provide assistance to a limited number of units in existing or new multiple unit projects or apartments. In this instance the percentage of assisted units is low enough to ensure that the character of the neighborhood is not seriously impacted.

*(NOTE: A complete discussion of the Regional Housing Allocation Model methodology can be found in the Los Angeles County Proposed General Plan Housing Element, 1979, Technical Supplement. The Technical supplement states that housing goals should be updated every three years to recognize the changes in public funds availability and changes in the general development conditions of each planning area. It is particularly important that the allocations be re-evaluated in light of data gleaned from the 1980 Census.)

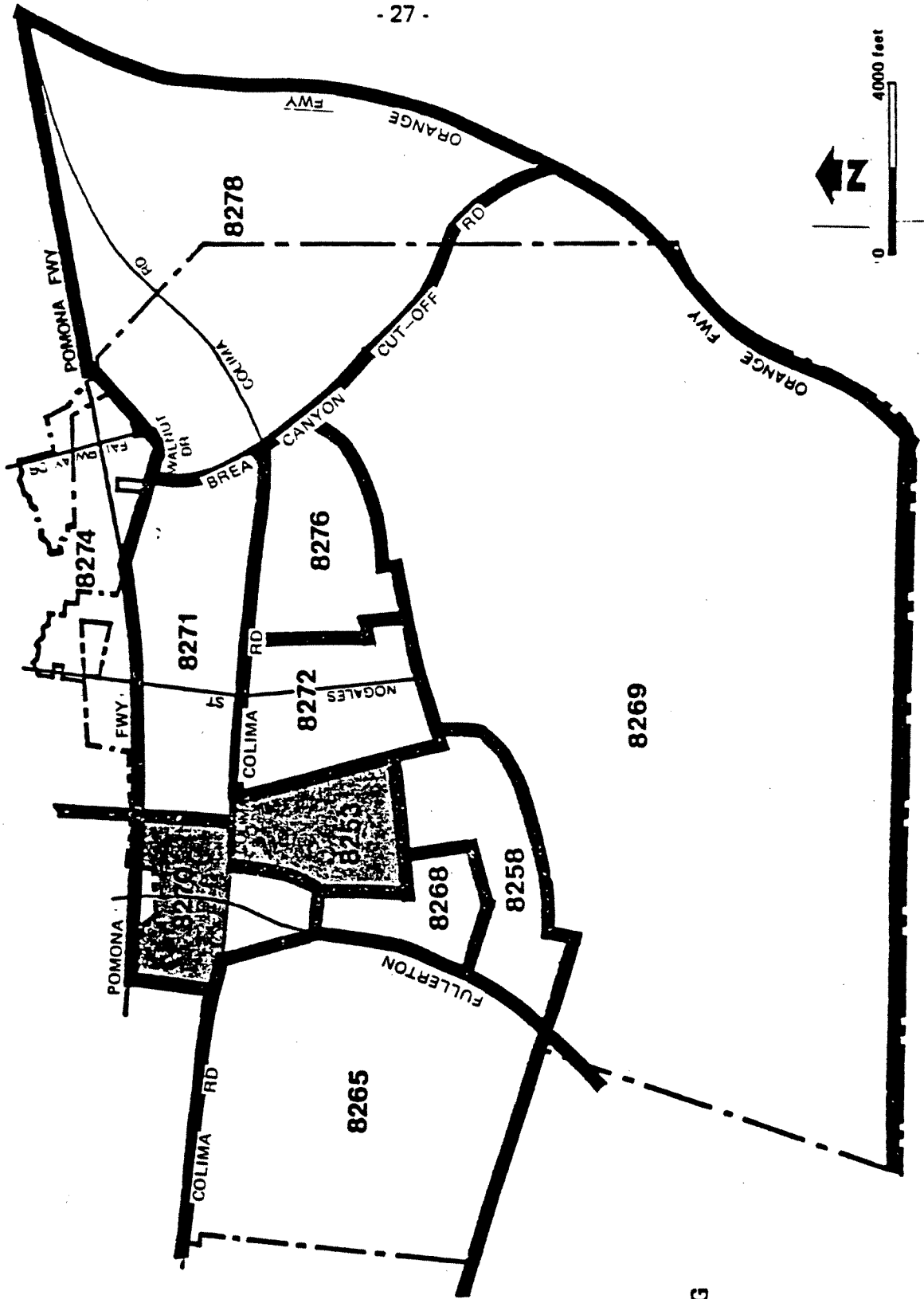
In many suburban communities there is some resistance to housing for lower income families and individuals. Primary concerns of Rowland Heights residents are that residents of lower income housing may require an inordinate level of government services, particularly schools and police. They also fear that the housing will be provided at densities which would worsen traffic congestion and would not be compatible with community character. As mentioned above, Rowland Heights residents feel strongly that they have more than their fair share of attached -- relatively high density -- dwelling units. However, fears need not materialize. As noted earlier, the assisted units may be existing units and may be single family units. Further, a large percentage of the people in the County requiring housing assistance are the elderly and handicapped. Indeed, of the 2,300 assisted units proposed for Rowland Heights, approximately 42% should be for the elderly, 9% for handicapped, 27% for small families and singles while only 22% would be for large families. (These percentages are extrapolated from figures for the East San Gabriel Valley and should be re-evaluated in light of the 1980 Census.) Thus, over half the units would be occupied by the elderly and handicapped. These groups traditionally put no sizable additional burdens on the school system and contribute little to traffic congestion.

Another problem facing the community is the potential deterioration of large portions of the single family housing stock. In the late 1950's and early 1960's over a thousand homes were built in the community. Several hundred of these have Assessor Class-Quality ratings which are the minimum acceptable for building permits. These neighborhoods may be prone to deterioration in the next ten to fifteen years. A conscientious effort should be made for the maintenance and rehabilitation of these areas. The map on Page 27 delineates these areas.

Housing Policies

1. Encourage the equitable distribution of housing for low and moderate income individuals and households throughout the community and the region.
2. Emphasize the role of the private sector in the development of affordable housing.
3. Require that new housing be consistent with the maintenance of community character.
4. Support the formation of community and neighborhood groups within Rowland Heights to encourage development and maintenance of community identity and neighborhood quality.
5. Encourage private enterprise incentives, such as rebates, low interest loans and technical advice for rehabilitation of single family residences.
6. Encourage the provision of an adequate supply of housing in close proximity to jobs.

ROWLAND HEIGHTS COMMUNITY STUDY AREA



 POTENTIAL HOUSING PROBLEM AREAS



NOISE

The Noise Element provides a basis for local programs to control and abate noise and to protect residents from excessive environmental noise. The element provides quantitative data identifying noise levels and problem areas, delineates areas with acceptable noise levels, and provides policies to mitigate existing and projected noise problems.

Noise Environment

Vehicle traffic is the major source of noise in Rowland Heights. The areas experiencing the highest noise levels are the corridors adjacent to the major arteries: the Pomona Freeway, Colima Road, Fullerton Road, and Nogales Street. Ldn noise contours have been calculated adjacent to these roadways using analytical noise exposure modeling techniques which yield noise exposure levels in typical situations. These predictive techniques are accurate to + 3dB with accuracy decreasing as the distance from the source increases. Therefore, the contours generated are not absolute lines of demarcation but general indications of bands of similar noise exposure. The map on Page 30 shows the areas which, based on the Ldn calculation, can be assumed to be experiencing noise levels in excess of 60 dBA. Large scale maps showing noise contours in 5 dB increments down to 60 dBA may be viewed in the offices of the Department of Regional

Planning, 320 West Temple Street, Los Angeles, California 90012.

Noise Sensitive Features

State law requires evaluation of the noise environments of the following noise sensitive facilities: schools, hospitals, rest homes, long term medical or mental health care facilities, or any other use deemed noise sensitive by local jurisdictions. While there are no medical facilities in the community, there are 9 schools which should be monitored. Inasmuch as no agency currently has the financial capability to monitor these sites, exterior noise levels can only be assumed from the noise contours calculated using the Ldn methodology. The Ybarra, Jellick, and Rowland Schools fall partially or wholly within the 60 dBA contour.

Noise Exposure Inventory

The table on Page 32 shows the number of residences exposed to various levels of noise in excess of 60 dBA. Because the contours indicate only approximate bands of noise exposure, there are ranges of exposure shown for each decibel range. The potential extension of Pathfinder Road as well as further urbanization will increase noise exposure in the community. Increased traffic on existing routes also will result in higher noise levels and larger areas affected by noise. The maps and tables on Pages 34-37 show projected noise corridors and noise exposure.

Policies

1. In areas experiencing exterior noise levels of 65 dBA or more, require that all new residential structures having four or more units be insulated so that interior noise levels do not exceed 45 dBA.
2. Encourage the location of commercial and industrial structures where appropriate along freeway and highway routes.
3. Discourage any new schools, libraries, or medical facilities in areas experiencing noise levels of 65 dBA or more.
4. Encourage the use of car pools, buses and other forms of mass transit.
5. Construct walls, berms and landscaping along the Freeway to reduce community noise exposure.

ROWLAND HEIGHTS COMMUNITY STUDY AREA

CURRENT NOISE EXPOSURE

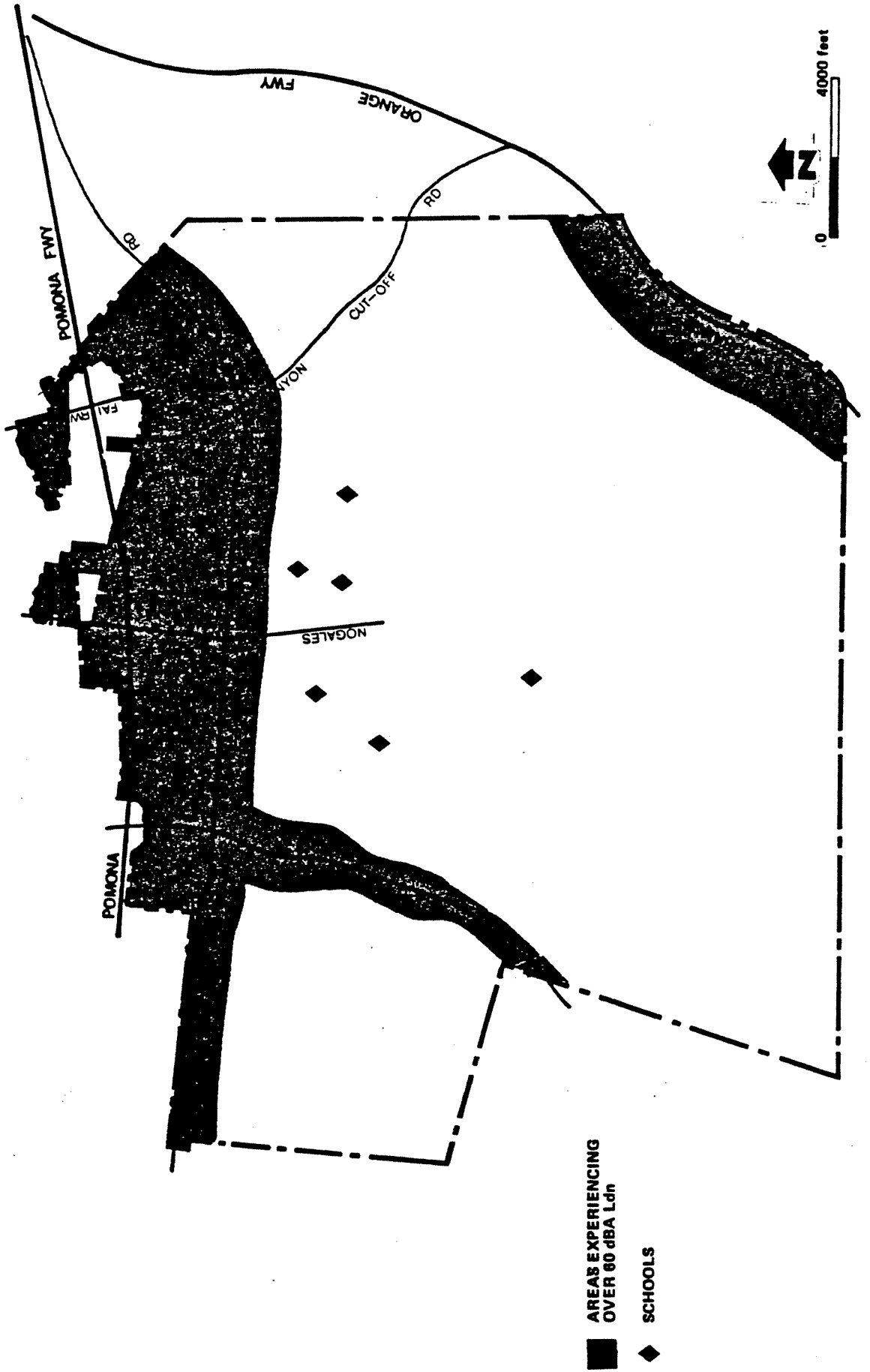
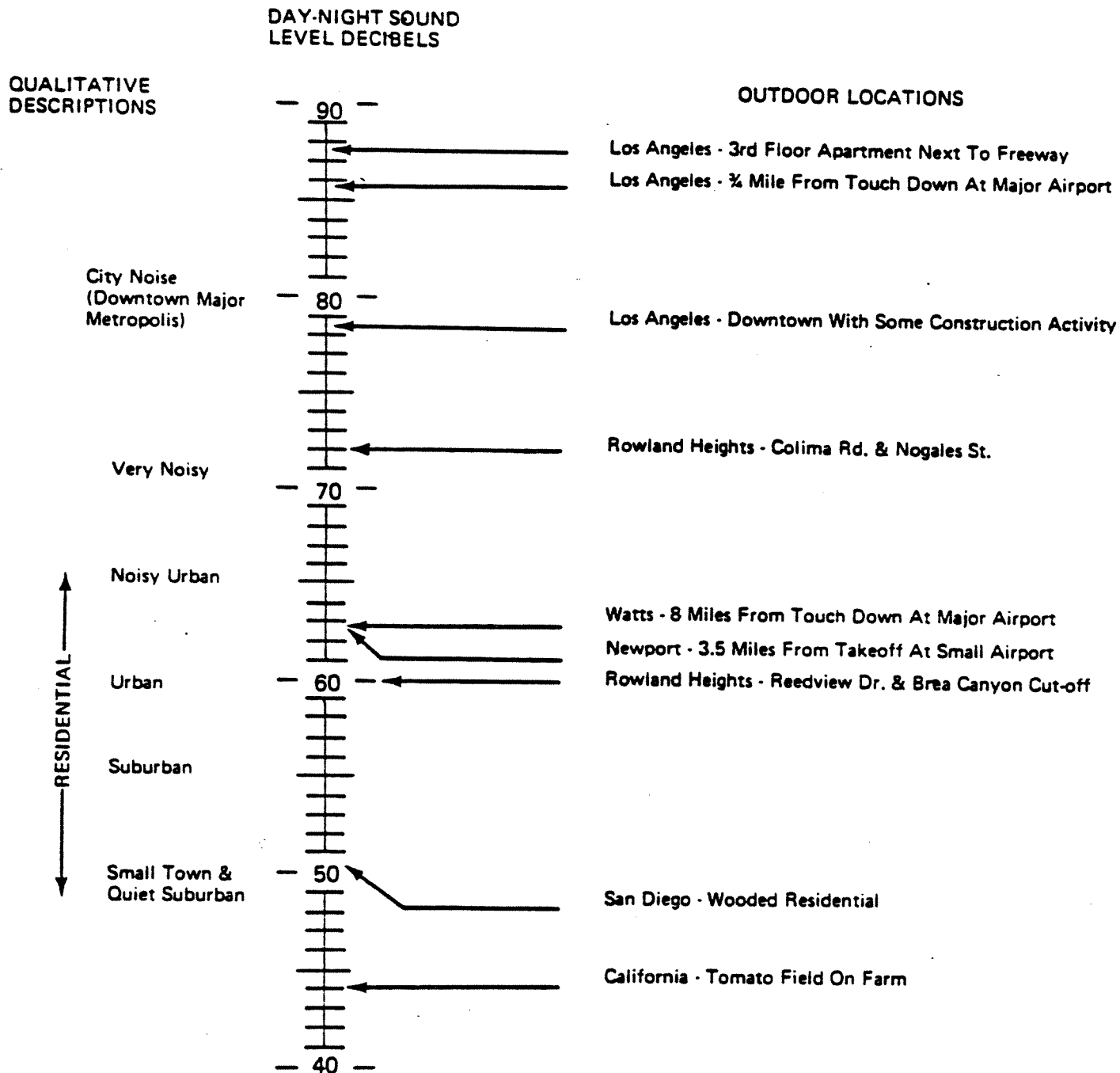
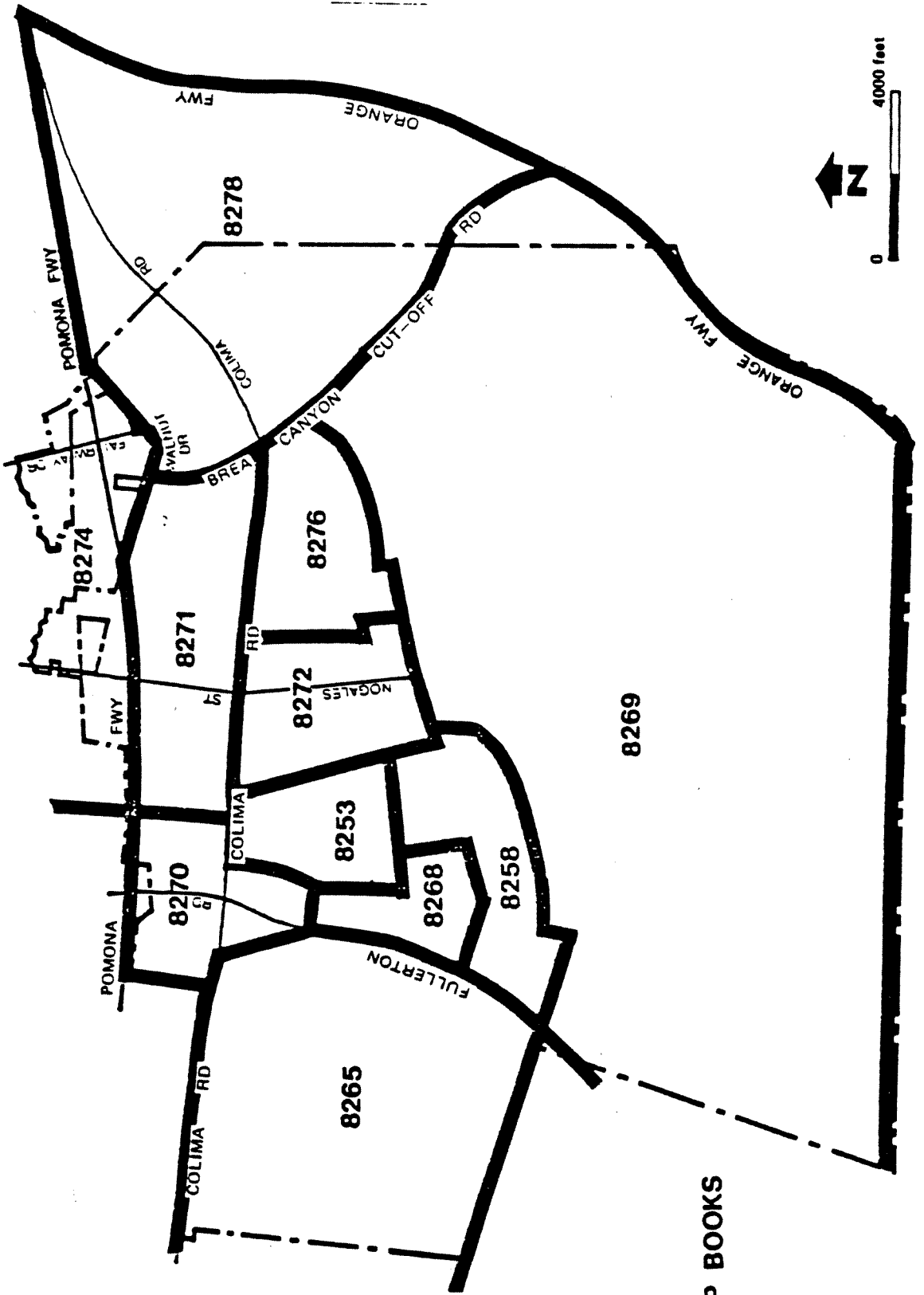


Table II
RANGE OF TYPICAL OUTDOOR NOISE ENVIRONMENTS
EXPRESSED IN TERMS OF DAY NIGHT SOUND LEVEL (L_{dn}), dB



ROWLAND HEIGHTS COMMUNITY STUDY AREA



ASSESSOR'S MAP BOOKS

Table III
CURRENT COMMUNITY NOISE EXPOSURE LEVELS*

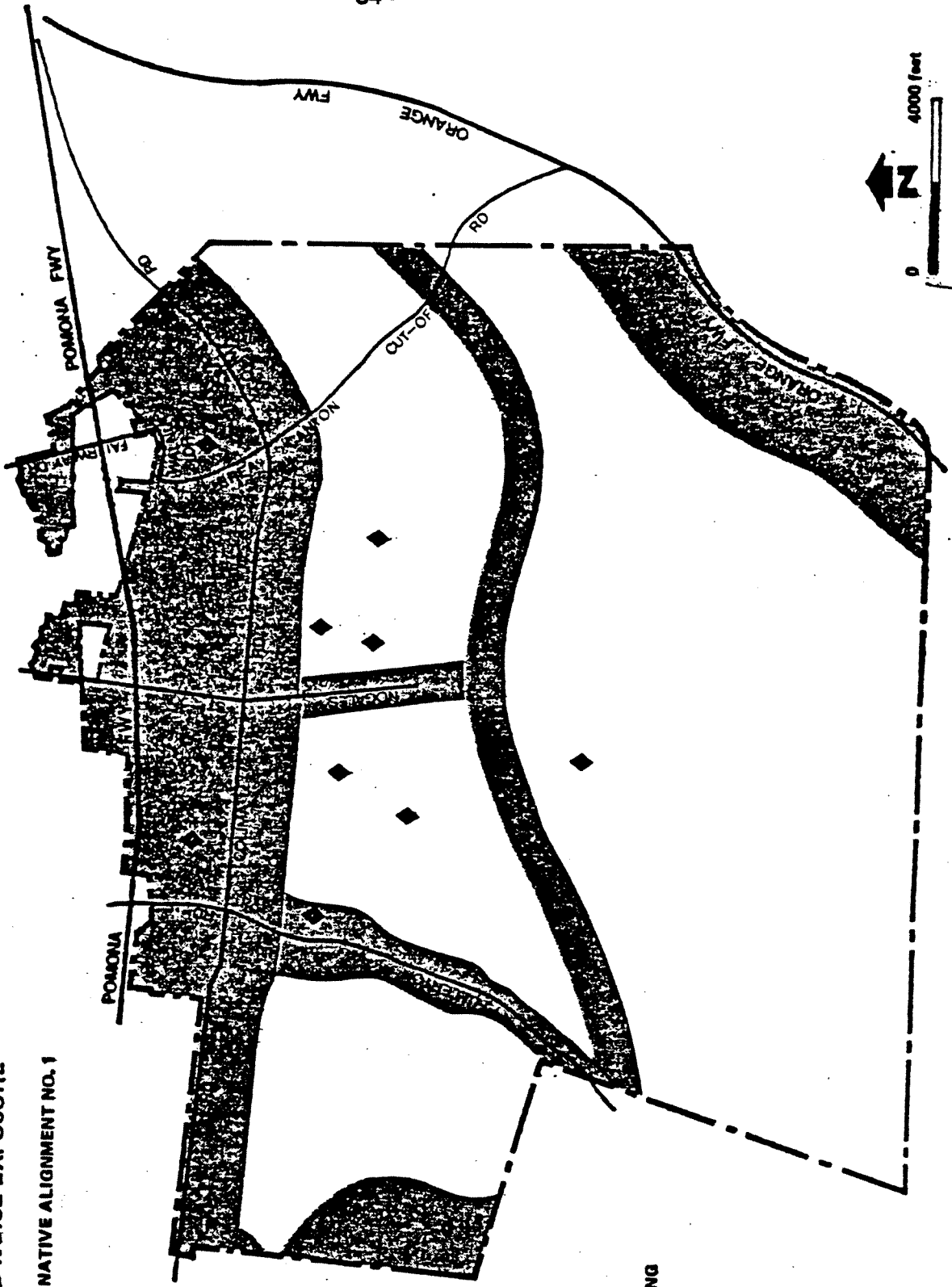
MAP BOOK	85+dB	80-84dB	75-79dB	70-74dB	65-69dB	60-64dB
8253
8258	.	.	.	0-1	1-5	5-10
8265	.	.	.	0-25	30-50	30-85
8268	.	.	.	25-60	70-125	30-85
8269
8270	20-35	15-40	20-240	70-220	105-280	25-130
8271	50-70	60-85	90-125	250-625	425-700	160-350
8272	.	.	.	36-50	40-90	55-100
8274	.	.	.	0-1	.	.
8276	.	.	.	55-90	170-295	110-200
8278 (Part)	.	.	.	20-45	45-120	35-65

* The figures in each decibel range indicate the potential number of units impacted

ROWLAND HEIGHTS COMMUNITY STUDY AREA

PROJECTED NOISE EXPOSURE

AZUSA ALTERNATIVE ALIGNMENT NO. 1



AREAS EXPERIENCING
OVER 60 dBA Ldn

◆ SCHOOLS

4000 feet



Table XVI A
PROJECTED COMMUNITY NOISE EXPOSURE LEVELS*
AZUSA AVENUE ALTERNATIVE NO. 1

MAP BOOK	85+dB	80-84dB	75-79dB	70-74dB	65-69dB	60-64dB
8253	-	-	9-11	9-21	11-28	31-52
8258	-	-	-	83-114	37-96	114-211
8265 [†]	-	-	207-275	223-307	226-341	126-309
8268	-	-	20-28	58-66	70-125	71-115
8269	-	-	-	54-137	85-247	99-270
8270	20-35	15-40	95-292	394-572	323-528	164-250
8271	54-77	60-85	154-248	385-502	961-1091	348-410
8272	-	-	11-22	49-62	48-152	123-248
8274	-	-	-	0-1	13-13	-
8276	-	-	18-30	37-54	156-281	129-208
8278 (Part)	-	-	18-30	48-61	49-115	93-105
8719	-	-	-	6-10	32-35	33-40

*The figures in each decibel range indicate the potential number of units impacted

[†]Based on the extension of Azusa Ave. Alternative No. 1

ROWLAND HEIGHTS COMMUNITY STUDY AREA

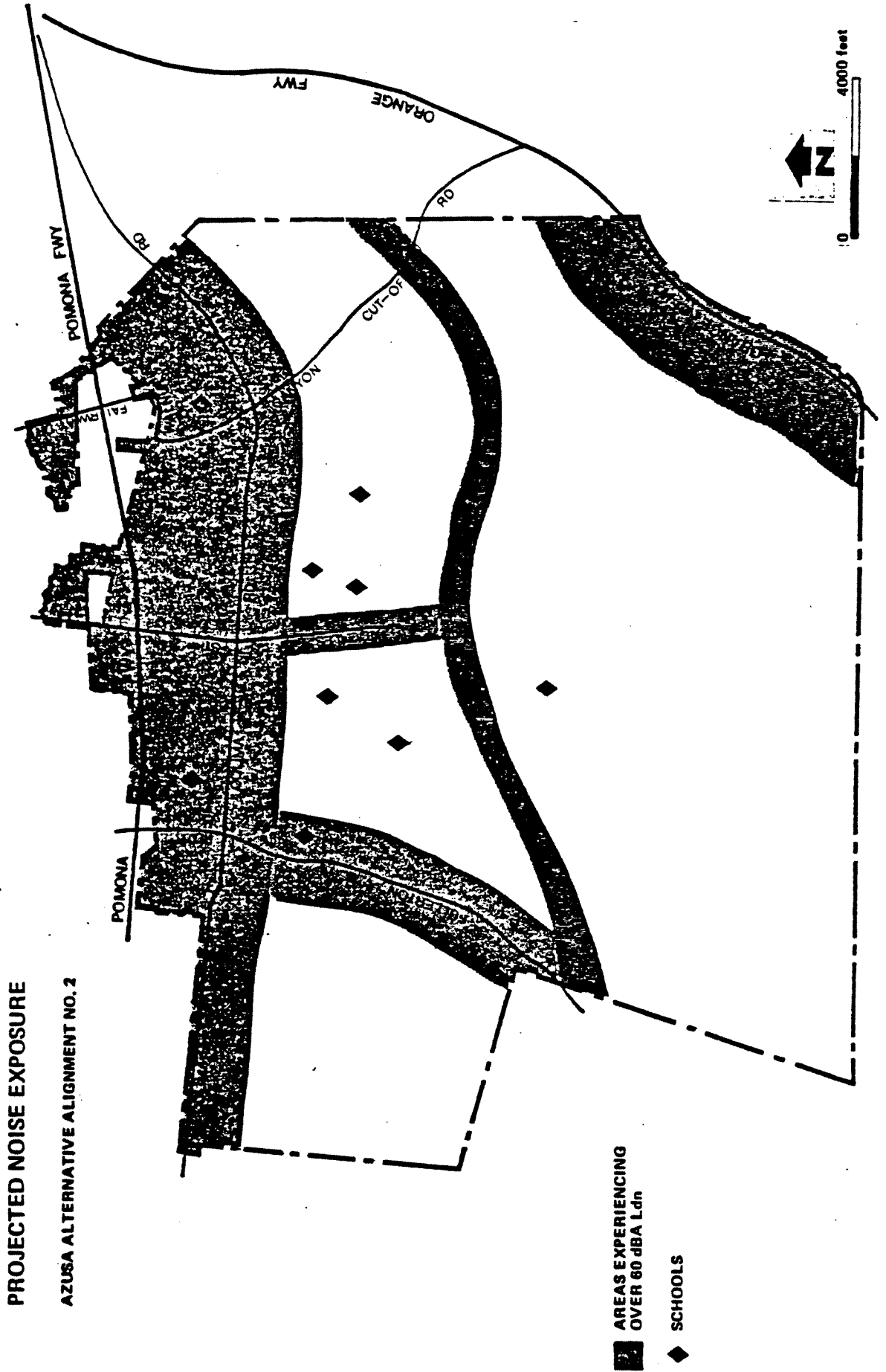


Table XVI B
PROJECTED COMMUNITY NOISE EXPOSURE LEVELS*
AZUSA AVENUE ALTERNATIVE NO. 2

MAP BOOK	85+dB	80-84dB	75-79dB	70-74dB	65-69dB	60-64dB
8253	-	-	9-11	9-21	11-28	31-52
8258	-	-	-	83-114	37-96	114-211
8265 †	-	-	204-263	223-306	225-336	122-295
8268	-	-	20-28	58-66	70-125	71-115
8269	-	-	-	54-137	85-247	99-270
8270	20-35	15-40	95-292	394-572	323-528	164-250
8271	54-77	60-85	154-248	385-502	961-1091	348-410
8272	-	-	11-22	49-62	48-152	123-248
8274	-	-	-	0-1	13-13	-
8276	-	-	18-30	37-54	156-281	129-208
8278 (Part)	-	-	18-30	48-61	49-115	93-105
8719	-	-	-	6-10	32-35	33-40

*The figures in each decibel range indicate the potential number of units impacted

†Based on the extension of Azusa Ave. Alternative No. 2

PLAN IMPLEMENTATION

Adoption of the Rowland Heights Community General Plan does not mark the end of the planning process, but rather signals the beginning of activities designed to bring into reality the policies set forth in the plan.

The plan is a decision-making tool which will guide public and private investment in the community. Proposals by public agencies to acquire or dispose of land or undertake construction projects in the community will be reviewed for consistency with the plan.

The County will initiate necessary changes in police power regulations, especially with respect to zoning ordinances, to help assure that private development also conforms to the goals and policies of the plan.

Although the police power provides a valuable tool in plan implementation, it is limited by the fact that it is mainly regulatory in nature. Effectuation of many plan proposals, such as acquisition and development of local parks and establishment of a trail system, will require action programs to be undertaken by various public agencies or formation of special districts. Such programs will depend heavily upon enthusiastic community support. This support demands that the plan be readily available to and understood by the residents and property owners of Rowland Heights.

In order to facilitate community involvement in planning activities, the plan recommends the formation of a Rowland Heights Zoned District. The community is now split into two districts, Puente and San Jose, which sometimes causes confusion regarding public notice of zoning and subdivision cases.

Just as the adoption of the plan does not end the planning process, the plan itself must be periodically reviewed to assure that it continues to address the needs of the community. Amendments to the Rowland Heights Plan may be initiated only by the Regional Planning Commission or the Board of Supervisors. Any such amendment will be reviewed by the Planning Advisory Committee and other interested community groups. In addition at least one advertised community-wide meeting will be held in Rowland Heights during evening hours to discuss the proposed amendment. Finally, no amendment shall become effective until it is subjected to public hearings and approval of the Regional Planning Commission and Board of Supervisors.

The community is encouraged to review and discuss all proposed development projects with the Department of Regional Planning and other appropriate agencies. In the past, the Planning Advisory Committee and Rowland Heights Coordinating Council have performed this function. It is recommended that they continue to provide this service to the community in the future.