

Appendix C: Land Use Element Resources

I. Hazard, Environmental and Resource Constraints Model

The purpose of the Hazard, Environmental and Resource Constraints Model is to inform the land use policy direction of future community-based planning initiatives, as well as other land use policies, regulations and procedures. In addition, it is a tool to inform stakeholders of potential site constraints and regulations. The Model uses three classifications, which are defined as follows:

- Class I: Land that has minimal hazard, environmental and resource constraints.
- Class II: Land that has moderate hazard, environmental and resource constraints.
- Class III: Land that has severe hazard, environmental and resource constraints.

Figure C.1 is a visual representation of the Hazard, Environmental and Resource Constraints Model. The Model does not represent the constraints cumulatively. For example, if an area is part of a Very High Fire Hazard Severity Zone (Class I) and a Significant Ecological Area (Class II), it is mapped as Class II.

Figure C.1: Hazard, Environmental, and Resource Constraints Model

Table C.1 outlines the constraints incorporated into the model by class, and the source of the data.

Table C.1: Constraints, by Class, and Data Sources

Hazards, Environmental, and Resources	Class I	Class II	Class III	Data Source
FEMA Moderate to Low Risk		X		Federal Emergency Management Agency
FEMA High Risk	X			Federal Emergency Management Agency
National Forest		X		United States Forest Service
Open Space			X	Los Angeles County Department of Regional Planning Los Angeles County Assessor's Office GreenInfo Network – California's Protected Areas Database
Significant Ecological Areas (SEAs)		X		Los Angeles County Department of Regional Planning
Sensitive Environmental Resource Areas (SERA)			X	Los Angeles County Department of Regional Planning
Coastal Zone	X			California Coastal Commission
Scenic Highways		X		California Department of Transportation

Significant Ridgelines	X			Los Angeles County Department of Regional Planning
Mineral Resource Zones	X			California Department of Conservation, Division of Mines and Geology
Oil and Gas Resources	X			California Department of Conservation, Division of Oil, Gas and Geothermal
Military Influence Areas	X			Combination of Defense Installation Spatial Data Infrastructure (DISDI) dataset and information derived from the Flight Information Publications (FLIP), FAA Instrument Flight Rules (IFR), and Visual Flight Rules (VFR) data sources. Air Force, 412 Test Wing Sustainability Office. Data verified by Regional Airspace Coordinators (RACs).
Dam and Reservoir Inundation Areas	X			California Emergency Management Agency
Tsunami Hazard Areas	X			California Emergency Management Agency University of Southern California California Geological Survey
Very High Fire Hazard Severity Zone		X		California Department of Forestry and Fire Protection, Fire and Resource Assessment Program
Airport Influence Areas	X			Los Angeles County Airport Land Use Commission
Active Fault Trace			X	Los Angeles County General Plan, Fault Rupture Hazards and Historic Seismicity Map
Seismically Induced Landslide Zone		X		California Geological Survey, Seismic Hazard Zone Maps
Seismically Induced Liquefaction Zone	X			California Geological Survey, A-P Maps
Alquist-Priolo Earthquake Fault Zone			X	California Geological Survey, Seismic Hazard Zone Maps
Hillside Management Areas: 25% - 49.9%	X			Los Angeles County Department of Regional Planning
Hillside Management Areas: 50% or greater slope		X		Los Angeles County Department of Regional Planning
Agricultural Resource Areas (ARAs)		X		Los Angeles County Department of Regional Planning
Prime Farmland		X		California Department of Conservation, Department of Land Resource Protection
Farmland of Statewide Importance		X		California Department of Conservation, Department of Land Resource Protection

Unique Farmland		X		California Department of Conservation, Department of Land Resource Protection
Farmland of Local Importance		X		California Department of Conservation, Department of Land Resource Protection

II. Land Use Legend

Population Density Standards

California Government Code Section 65302(a) requires general plan land use elements to contain population density standards for land use categories. This section summarizes the expected persons or employees per land use category upon General Plan buildout.

Residential Population Density

Table C.3: Residential Population Density, by Land Use Designation

General Plan Land Use	Acres	Population Density (Persons/Acre)	Population Estimate
Proposed General Plan (not in a community plan)			
General Plan	106,620.82	6.00	640,078.33
CG - General Commercial	961.14	-	-
CM - Major Commercial	0.64	-	-
CR - Rural Commercial	0.62	-	-
H2 - Residential 2	1,462.19	6.2	9,007.1
H5 - Residential 5	1,768.15	15.4	27,229.3
H9 - Residential 9	14,394.37	25.9	373,103.1
H18 - Residential 18	2,469.36	51.8	128,011.0
H30 - Residential 30	808.31	66.7	53,951.4

H50 - Residential 50	117.90	111.6	13,157.3
H100 - Residential 100	4.93	223.2	1,100.9
IH - Heavy Industrial	1,706.47	-	-
IL - Light Industrial	1,853.30	-	-
ML - Military land	36,615.49	-	-
MU - Mixed Use	158.36	167.4	26,509.4
OS-BLM - Bureau of Land Management	75.65	-	-
OS-C - Conservation	7,648.26	-	-
OS-MR - Mineral Resources	1,088.06	-	-
OS-NF - National Forest	2,776.64	-	-
OS-PR - Parks and Recreation	7,105.07	-	-
OS-W - Water	2,065.21	-	-
P - Public and Semi-Public	6,916.59	-	-
RL1 - Rural Land 1	1,153.26	3.8	4,440.0
RL2 - Rural Land 2	126.33	1.9	243.2
RL10 - Rural Land 10	2,246.56	0.4	864.9
RL20 - Rural Land 20	12,759.03	0.2	2,456.1
RL40 - Rural Land 40	38.42	0.1	4.4
SP - Specific Plan	300.51	-	-

Community Plans			
Altadena Community Plan	5,603.75	10.95	61,358.53
BP - Business Park	38.43	-	-
GC - General Commercial	63.91	-	-
I - Institutions	182.79	-	-
E - Estate/Equestrian (1 du/2.5 gross ac)	93.31	1.5	143.7
LD - Low Density Residential (1 to 6 du/gross ac)	3,067.88	18.5	56,694.2
LMD - Low/Medium Density Residential (6 to 12 du/gross ac)	1.23	37.0	45.6
MD - Medium Density Residential (12 to 22 du/gross ac)	25.89	49.1	1,271.3
MOS - Miscellaneous Open Space	67.92	-	-
MU - Mixed Use "Center"	36.50	49.1	1,792.4
N - Non-Urban (up to 1 du/gross ac)	327.21	1.2	403.3
NF - National Forest and National Forest Managed Lands	416.12	-	-
PR - Public and Private Recreation	103.48	-	-
Public Streets	815.24	-	-
SP - La Vina Specific Plan	218.88	4.6	1,008.0
U - Utilities	144.95	-	-
Antelope Valley Area Plan**	1,130,543.59	0.36	405,410.20
CR - Rural Commercial	1,792.76	-	-

H2 - Residential 2	4,561.90	6.2	28,101.3
H5 - Residential 5	6,686.90	15.4	102,978.3
H9 - Residential 9	453.40	25.9	11,752.2
H18 - Residential 18	120.61	51.8	6,252.6
H30 - Residential 30	83.86	67.0	5,615.2
IH - Heavy Industrial	1,979.63	-	-
IL - Light Industrial	4,172.85	-	-
ML - Military Land	41,779.07	-	-
MU-R - Rural Commercial / Mixed Use	693.07	7.7	5,336.6
OS-BLM - Bureau of Land Management	9,002.19	-	-
OS-C - Conservation	19,670.12	-	-
OS-NF - Open Space National Forest	499,733.50	-	-
OS-PR - Parks and Recreation	19,314.87	-	-
P - Public and Semi-Public	19,870.07	-	-
RL1 - Rural Land 1	10,241.80	3.9	39,430.9
RL2 - Rural Land 2	30,833.14	1.9	59,353.8
RL5 - Rural Land 5	36,329.06	0.8	27,973.4
RL10 - Rural Land 10	203,999.65	0.4	78,539.9
RL20 - Rural Land 20	208,187.48	0.2	40,076.1

W - Water	11,037.65	-	-
East Los Angeles Community Plan	3,380.51	39.94	135,003.24
CC - Community Commercial	94.57	-	-
MC - Major Commercial	63.74	-	-
CM - Commercial Manufacturing	76.46	-	-
CR - Commercial Residential (30 du/ac)	21.83	67.0	1,462.0
I - Industrial	157.78	-	-
LD - Low Density Residential (8 du/ac)	129.61	24.6	3,193.5
LMD - Low/Medium Density Residential (17 du/ac)	642.77	49.0	31,469.9
MD - Medium Density Residential (30 du/ac)	830.12	67.0	55,584.9
P - Public Use	259.07	-	-
RP - Residential Parking	20.55	-	-
1st Street (FS) Zone†	14.37	89.3	1,282.6
3rd Street (TOD) Zone†	63.60	89.3	5,678.4
Atlantic Boulevard (AB) Zone†	8.86	89.3	791.4
Cesar Chavez (CC) Zone†	48.22	89.3	4,305.4
Civic (CV) Zone†	111.97	-	-
Low-Medium Density (LMD) Zone†	584.05	46.8	27,333.6
Neighborhood Center (NC) Zone†	43.70	89.3	3,901.6

Open Space (OS) Zone†	209.21	-	-
Hacienda Heights Community Plan	6,359.66	10.35	65,833.00
CG - General Commercial	131.03	-	-
H2 - Residential 2 (0-2 du/ac)	718.93	6.2	4,428.6
H5 - Residential 5 (0-5 du/ac)	2,110.34	15.4	32,499.1
H9 - Residential 9 (0-9 du/ac)	594.02	27.7	16,466.2
H18 - Residential 18 (9-18 du/ac)	200.65	51.8	10,401.9
H30 - Residential 30 (18-30 du/ac)	10.35	67.0	693.2
H50 - Residential 50 (30-50 du/ac)	7.03	111.6	784.9
IL - Light Industrial	27.95	-	-
OS-C - Open Space Conservation	403.44	-	-
OS-PR - Open Space Parks and Recreation	1,131.34	-	-
P-CS - Public and Semi-Public Community Serving	29.91	-	-
P-TF - Public and Semi-Public - Transportation Facilities	0.00	-	-
P-UF - Public and Semi-Public Utilities and Facilities	132.96	-	-
RL2 - Rural Lands 2 (1du/2ac)	147.59	1.9	284.1
RL10 - Rural Lands 10 (1du/10ac)	714.10	0.4	274.9
Marina Del Rey Local Coastal Land Use Plan	693.67	30.91	21,439.04
B - Boat Storage	18.88	-	-

H - Hotel	26.44	-	-
MC - Marine Commercial	23.94	-	-
O - Office	5.40	-	-
OS - Open Space	41.81	-	-
P - Parking	16.90	-	-
PF - Public Facilities	5.14	-	-
R III - Residential III (35 du/ac)	37.97	78.1	2,966.2
R IV - Residential IV (45 du/ac)	22.60	100.4	2,270.4
R V - Residential V (75 du/ac)	96.79	167.4	16,202.5
SA - Senior Accomodations	2.11	-	-
VS/CC - Visitor-Serving / Convenience Commercial	30.12	-	-
W - Water	365.57	-	-
Rowland Heights Community Plan	7,421.77	6.86	50,899.53
C - Commercial	192.33	-	-
I - Industrial	143.73	-	-
N1 - Non-Urban 1 (0.2 du/ac)	1,459.45	0.8	1,123.8
N2 - Non-Urban 2 (0.3 to 1.0 du/ac)	509.82	3.4	1,729.7
O - Open Space	1,566.17	-	-
TOS - Transitional Open Space (N1)	272.44	0.8	209.8

TOS - Transitional Open Space (N2)	268.05	2.6	695.2
TOS - Transitional Open Space (U1)	252.24	7.4	1,877.9
U1 - Urban 1 (1.1 to 3.2 du/ac)	1,276.27	8.6	10,997.7
U2 - Urban 2 (3.3 to 6.0 du/ac)	1,278.00	17.8	22,728.3
U3 - Urban 3 (6.1 to 12.0 du/ac)	68.27	36.3	2,477.3
U4 - Urban 4 (12.1 to 22.0 du/ac)	51.26	49.1	2,516.8
U5 - Urban 5 (22.1 to 35.0 du/ac)	83.76	78.1	6,543.1
Santa Catalina Island Local Coastal Land Use Plan	46,136.87	0.00	0.00
Commercial - Two Harbors	2.65	-	-
Conservation/Primitive Recreation - Catalina	20,212.26	-	-
Conservation/Recreation - Two Harbors	820.42	-	-
Extractive Use - Catalina	513.74	-	-
Industrial/Transportation - Two Harbors	4.57	-	-
Industrial/Transportation/Utilities - Catalina	171.65	-	-
Lodges/Inns - Two Harbors	14.17	-	-
Marine Commercial - Two Harbors	2.56	-	-
Open Space/Recreation - Two Harbors	107.79	-	-
Open Space/Structured Recreation - Catalina	24,056.73	-	-
Residential Land Uses - Two Harbors	136.21	-	-

undefined* - Two Harbors	3.09	-	-
Utilites/Services - Two Harbors	6.82	-	-
View Corridor - Two Harbors	84.21	-	-
Santa Clarita Valley Area Plan‡	270,888.56	0.9	237,637.9
Non-Residential	270,888.56	0.9	237,637.9
Santa Monica Mountains Local Coastal Plan	51,011.87	0.29	15,042.65
C Commercial	28.88	-	-
CR Visitor-Serving Commercial Recreation-Limited	748.09	-	-
OS Open Space	954.75	-	-
OS-DR Open Space-Deed Restricted	304.17	-	-
OS-P Open Space-Parks	25,815.47	-	-
P Public and Semi-Public Facilities	912.90	-	-
RL1 Rural Residential (1DU/1AC)	64.82	3.4	219.2
RL2 Rural Residential (1DU/2AC)	134.87	1.3	179.0
RL5 Mountain Lands (1DU/5AC)	208.11	0.6	120.1
RL10 Mountain Lands (1DU/10AC)	1,089.51	0.3	299.5
RL20 Mountain Lands (1DU/20AC)	16,092.01	0.1	1,790.8
RL40 Mountain Lands (1DU/40AC)	3,353.94	0.08	257.2
RV Rural Village	1,205.42	8.17	9,848.86

U8 Residential (8 DU/AC)	92.64	21.2	1,965.5
U20 Residential (20 DU/AC)	6.29	57.6	362.4
Santa Monica Mountains North Area Plan	20,162.19	0.47	9,398.95
C - Commercial	119.57	-	-
CR - Commercial Recreation - Limited Intensity	46.72	-	-
N1 - Rural Residential 1 (1 du/ac max)	453.52	2.6	1,172.8
N2 - Rural Residential 2 (1 du/2 ac max)	668.50	1.7	1,123.7
N5 - Mountain Lands 5 (1 du/5 ac max)	2,028.06	0.7	1,388.5
N10 - Mountain Lands 10 (1 du/10 ac max)	4,264.61	0.3	1,419.0
N20 - Mountain Lands 20 (1 du/20 ac max)	5,505.19	0.2	1,059.7
OS - Open Space	774.97	-	-
OS-DR - Open Space Deed Restricted	590.60	-	-
OS-P - Open Space Parks	4,731.18	-	-
OS-W - Open Space Water	38.95	-	-
P - Public and Semi-Public Facilities	514.86	-	-
TC - Transportation Corridor	0.01	-	-
U2 - Residential 2 (2 du/ac max)	251.84	5.5	1,386.0
U4 - Residential 4 (4 du/ac max)	148.00	8.9	1,322.8
U8 - Residential 8 (8 du/ac max)	25.62	20.5	526.4

Twin Lakes Community Plan	45.25	3.8	174.2
RC - Rural Communities	45.25	3.8	174.2
Walnut Park Neighborhood Plan	368.83	37.19	13,717.17
GC - General Commercial	34.66	-	-
MC - Mixed Commercial	11.11	-	-
NP I - Neighborhood Preservation I (1 to 6 du/ac)	166.62	27.7	4,618.7
NP II - Neighborhood Preservation II (6 to 12 du/ac)	20.67	55.4	1,146.1
NR - Neighborhood Revitalization (12 to 30 du/ac)	117.27	67.0	7,852.3
OC - Office Commercial	6.61	-	-
PU/I - Public Use / Institutional	8.28	-	-
R/P - Residential / Parking	3.61	27.7	100.2
West Athens - Westmont	1,489.40	27.22	40,539.00
C.1 - Regional Commercial	44.54	-	-
C.2 - Community Commercial	80.64	-	-
C.3 - Neighborhood Commercial	1.86	-	-
C.4 - Commercial Manufacturing	14.91	-	-
CR - Commercial Recreation	12.61	-	-
OS.1 - Recreation / Open Space	121.54	-	-
PL.1 - Public/Quasi-Public Use	156.54	-	-

RD 2.3 - Single Family Residence (1 to 8 du/ac)	484.80	24.6	11,945.4
RD 3.1 - Two Family Residence (8 to 17 du/ac)	548.77	49.0	26,867.6
RD 3.2 - Medium Density Bonus (17 to 30 du/ac)	19.29	67.0	1,291.8
SCD - Senior Citizen Density Bonus (30 to 50 du/ac)	3.89	111.6	434.2
Grand Total	1,650,726.75	N/A	1,696,531.76

Note: The buildout for residential development on County land outside of community plan areas is based on 80 percent of the maximum residential density, with an exception for densities of no more than one unit per acre, which may buildout at the maximum.

The County includes a number of existing community plan areas. Assumptions for density and floor area ratios were developed in response to development standards in each community plan. Population projections were established by applying County-determined person per household assumptions for single-family and multifamily housing types.

For more detailed information about the Buildout Methodology of the General Plan, please consult Appendix D of the Final Environmental Impact Report.

* At times there are employment generating uses, such as parks or schools, within a residential land use category (please see aforementioned "Buildout Methodology" for more detailed information).

** The Antelope Valley Area Plan was approved by the Board of Supervisors on 11/12/14, but is not yet adopted as of 11/25/14.

† These Categories represent 'Form-Based Zoning Code' found in the 3rd Street Specific Plan - adopted by the Board of Supervisors on 11/12/14.

‡ The buildout methodology devised by the City of Santa Clarita for the 'One Valley, One Vision' project was used here, hence the numbers are not broken down by Land Use Category (please see aforementioned "Buildout Methodology" for more detailed information).

Source: Los Angeles County Department of Regional Planning, GIS Section.

Employment Population Density

Table C.4: Employment Population Density, by Land Use Designation

General Plan Land Use	Acres	Employee Density (Employees/Acre)	Employee Estimate*
Proposed General Plan (not in a community plan)			
General Plan	106,620.82	1.56	166,036.25
CG - General Commercial	961.14	43.5	41,841.9
CM - Major Commercial	0.64	26.8	17.2
CR - Rural Commercial	0.62	21.3	13.1

H2 - Residential 2	1,462.19	0.07	100.0
H5 - Residential 5	1,768.15	0.06	100.0
H9 - Residential 9	14,394.37	0.2	3,086.4
H18 - Residential 18	2,469.36	0.3	710.6
H30 - Residential 30	808.31	0.5	426.7
H50 - Residential 50	117.90	2.1	250.0
H100 - Residential 100	4.93	-	-
IH - Heavy Industrial	1,706.47	16.7	28,458.4
IL - Light Industrial	1,853.30	16.7	30,907.1
ML - Military land	36,615.49	-	-
MU - Mixed Use	158.36	63.9	10,124.5
OS-BLM - Bureau of Land Management	75.65	-	-
OS-C - Conservation	7,648.26	0.000000003	0.00002
OS-MR - Mineral Resources	1,088.06	0.0004	0.5
OS-NF - National Forest	2,776.64	0.000001	0.004
OS-PR - Parks and Recreation	7,105.07	0.2	1,625.3
OS-W - Water	2,065.21	0.1	307.0
P - Public and Semi-Public	6,916.59	4.2	29,267.0
RL1 - Rural Land 1	1,153.26	0.09	100.7

RL2 - Rural Land 2	126.33	-	-
RL10 - Rural Land 10	2,246.56	0.00000001	0.00002
RL20 - Rural Land 20	12,759.03	0.0000001	0.001
RL40 - Rural Land 40	38.42	-	-
SP - Specific Plan	300.51	62.2	18,700.0
Community Plans			
Altadena Community Plan	5,603.75	3.29	18,463.24
BP - Business Park	38.43	80.0	3,074.9
GC - General Commercial	63.91	146.7	9,375.5
I - Institutions	182.79	4.4	802.7
E - Estate/Equestrian (1 du/2.5 gross ac)	93.31	0.05	4.7
LD - Low Density Residential (1 to 6 du/gross ac)	3,067.88	0.1	377.3
LMD - Low/Medium Density Residential (6 to 12 du/gross ac)	1.23	-	-
MD - Medium Density Residential (12 to 22 du/gross ac)	25.89	0.2	4.0
MOS - Miscellaneous Open Space	67.92	1.5	100.0
MU - Mixed Use "Center"	36.50	120.8	4,410.7
N - Non-Urban (up to 1 du/gross ac)	327.21	-	-
NF - National Forest and National Forest Managed Lands	416.12	-	-
PR - Public and Private Recreation	103.48	1.6	163.5

Public Streets	815.24	-	-
SP - La Vina Specific Plan	218.88	0.7	150.0
U - Utilities	144.95	-	-
Antelope Valley Area Plan**	1,130,543.59	0.12	134,350.51
CR - Rural Commercial	1,792.76	21.4	38,376.5
H2 - Residential 2	4,561.90	0.07	300.0
H5 - Residential 5	6,686.90	0.0000001	0.001
H9 - Residential 9	453.40	0.0000002	0.00009
H18 - Residential 18	120.61	-	-
H30 - Residential 30	83.86	-	-
IH - Heavy Industrial	1,979.63	7.4	14,575.5
IL - Light Industrial	4,172.85	16.7	69,589.8
ML - Military Land	41,779.07	-	-
MU-R - Rural Commercial / Mixed Use	693.07	10.7	7,385.0
OS-BLM - Bureau of Land Management	9,002.19	-	-
OS-C - Conservation	19,670.12	-	-
OS-NF - Open Space National Forest	499,733.50	0.0001	50.0
OS-PR - Parks and Recreation	19,314.87	0.02	346.3
P - Public and Semi-Public	19,870.07	0.2	3,175.0

RL1 - Rural Land 1	10,241.80	0.0002	2.4
RL2 - Rural Land 2	30,833.14	0.01	400.0
RL5 - Rural Land 5	36,329.06	-	-
RL10 - Rural Land 10	203,999.65	0.0005	100.0
RL20 - Rural Land 20	208,187.48	0.0002	50.0
W - Water	11,037.65	-	-
East Los Angeles Community Plan	3,380.51	12.62	42,646.67
CC - Community Commercial	94.57	127.9	12,097.3
MC - Major Commercial	63.74	26.8	1,708.9
CM - Commercial Manufacturing	76.46	46.9	3,583.4
CR - Commercial Residential (30 du/ac)	21.83	102.3	2,233.5
I - Industrial	157.78	33.2	5,234.0
LD - Low Density Residential (8 du/ac)	129.61	-	-
LMD - Low/Medium Density Residential (17 du/ac)	642.77	0.4	242.9
MD - Medium Density Residential (30 du/ac)	830.12	0.9	761.3
P - Public Use	259.07	4.3	1,106.3
RP - Residential Parking	20.55	-	-
1st Street (FS) Zone†	14.37	76.7	1,102.2
3rd Street (TOD) Zone†	63.60	76.7	4,879.5

Atlantic Boulevard (AB) Zone†	8.86	42.6	377.8
Cesar Chavez (CC) Zone†	48.22	76.7	3,699.7
Civic (CV) Zone†	111.97	18.5	2,067.1
Low-Medium Density (LMD) Zone†	584.05	-	-
Neighborhood Center (NC) Zone†	43.70	76.7	3,352.7
Open Space (OS) Zone†	209.21	1.0	200.0
Hacienda Heights Community Plan	6,359.66	2.09	13,310.02
CG - General Commercial	131.03	85.4	11,193.8
H2 - Residential 2 (0-2 du/ac)	718.93	0.1	100.0
H5 - Residential 5 (0-5 du/ac)	2,110.34	0.5	1,000.0
H9 - Residential 9 (0-9 du/ac)	594.02	0.3	200.0
H18 - Residential 18 (9-18 du/ac)	200.65	0.07	14.8
H30 - Residential 30 (18-30 du/ac)	10.35	-	-
H50 - Residential 50 (30-50 du/ac)	7.03	-	-
IL - Light Industrial	27.95	16.7	466.2
OS-C - Open Space Conservation	403.44	-	-
OS-PR - Open Space Parks and Recreation	1,131.34	0.2	200.0
P-CS - Public and Semi-Public Community Serving	29.91	3.3	100.0
P-TF - Public and Semi-Public - Transportation Facilities	0.00	-	-

P-UF - Public and Semi-Public Utilities and Facilities	132.96	-	-
RL2 - Rural Lands 2 (1du/2ac)	147.59	0.2	35.2
RL10 - Rural Lands 10 (1du/10ac)	714.10	-	-
Marina Del Rey Local Coastal Land Use Plan	693.67	6.48	4,492.81
B - Boat Storage	18.88	4.4	82.3
H - Hotel	26.44	38.8	1,027.0
MC - Marine Commercial	23.94	42.6	1,020.2
O - Office	5.40	144.2	779.6
OS - Open Space	41.81	-	-
P - Parking	16.90	-	-
PF - Public Facilities	5.14	48.7	250.0
R III - Residential III (35 du/ac)	37.97	-	-
R IV - Residential IV (45 du/ac)	22.60	-	-
R V - Residential V (75 du/ac)	96.79	-	-
SA - Senior Accommodations	2.11	23.7	50.0
VS/CC - Visitor-Serving / Convenience Commercial	30.12	42.6	1,283.8
W - Water	365.57	-	-
Rowland Heights Community Plan	7,421.77	2.78	20,660.62
C - Commercial	192.33	82.0	15,763.8

I - Industrial	143.73	21.1	3,027.0
N1 - Non-Urban 1 (0.2 du/ac)	1,459.45	-	-
N2 - Non-Urban 2 (0.3 to 1.0 du/ac)	509.82	0.4	200.0
O - Open Space	1,566.17	0.1	193.6
TOS - Transitional Open Space (N1)	272.44	-	-
TOS - Transitional Open Space (N2)	268.05	-	-
TOS - Transitional Open Space (U1)	252.24	-	-
U1 - Urban 1 (1.1 to 3.2 du/ac)	1,276.27	0.3	401.0
U2 - Urban 2 (3.3 to 6.0 du/ac)	1,278.00	0.8	1,075.0
U3 - Urban 3 (6.1 to 12.0 du/ac)	68.27	-	-
U4 - Urban 4 (12.1 to 22.0 du/ac)	51.26	0.003	0.2
U5 - Urban 5 (22.1 to 35.0 du/ac)	83.76	0.000003	0.0003
Santa Catalina Island Local Coastal Land Use Plan	46,136.87	0.01	570.00
Commercial - Two Harbors	2.65	0.4	7.0
Conservation/Primitive Recreation - Catalina	20,212.26	631.6	32.0
Conservation/Recreation - Two Harbors	820.42	47.6	17.2
Extractive Use - Catalina	513.74	-	-
Industrial/Transportation - Two Harbors	4.57	-	-
Industrial/Transportation/Utilities - Catalina	171.65	28.6	6.0

Lodges/Inns - Two Harbors	14.17	-	-
Marine Commercial - Two Harbors	2.56	-	-
Open Space/Recreation - Two Harbors	107.79	47.6	2.3
Open Space/Structured Recreation - Catalina	24,056.73	47.6	505.5
Residential Land Uses - Two Harbors	136.21	-	-
undefined* - Two Harbors	3.09	-	-
Utilites/Services - Two Harbors	6.82	-	-
View Corridor - Two Harbors	84.21	-	-
Santa Clarita Valley Area Plan‡	270,888.56	0.4	105,881.4
Non-Residential	270,888.56	0.4	105,881.4
Santa Monica Mountains Local Coastal Plan	51,011.87	0.38	19,432.62
C Commercial	28.88	24.3	700.8
CR Visitor-Serving Commercial Recreation-Limited	748.09	14.5	10,881.1
OS Open Space	954.75	-	-
OS-DR Open Space-Deed Restricted	304.17	-	-
OS-P Open Space-Parks	25,815.47	0.006	150.0
P Public and Semi-Public Facilities	912.90	8.3	7,600.0
RL1 Rural Residential (1DU/1AC)	64.82	-	-
RL2 Rural Residential (1DU/2AC)	134.87	-	-

RL5 Mountain Lands (1DU/5AC)	208.11	-	-
RL10 Mountain Lands (1DU/10AC)	1,089.51	-	-
RL20 Mountain Lands (1DU/20AC)	16,092.01	-	-
RL40 Mountain Lands (1DU/40AC)	3,353.94	-	-
RV Rural Village	1,205.42	0.08	100.69
U8 Residential (8 DU/AC)	92.64	-	-
U20 Residential (20 DU/AC)	6.29	-	-
Santa Monica Mountains North Area Plan	20,162.19	0.33	6,569.19
C - Commercial	119.57	39.8	4,763.8
CR - Commercial Recreation - Limited Intensity	46.72	25.6	1,194.9
N1 - Rural Residential 1 (1 du/ac max)	453.52	0.05	21.2
N2 - Rural Residential 2 (1 du/2 ac max)	668.50	0.1	100.0
N5 - Mountain Lands 5 (1 du/5 ac max)	2,028.06	0.1	199.8
N10 - Mountain Lands 10 (1 du/10 ac max)	4,264.61	0.05	200.0
N20 - Mountain Lands 20 (1 du/20 ac max)	5,505.19	0.003	16.4
OS - Open Space	774.97	-	-
OS-DR - Open Space Deed Restricted	590.60	0.0000005	0.0003
OS-P - Open Space Parks	4,731.18	0.01	62.0
OS-W - Open Space Water	38.95	0.3	11.1

P - Public and Semi-Public Facilities	514.86	-	-
TC - Transportation Corridor	0.01	0.05	0.0004
U2 - Residential 2 (2 du/ac max)	251.84	-	-
U4 - Residential 4 (4 du/ac max)	148.00	-	-
U8 - Residential 8 (8 du/ac max)	25.62	-	-
Twin Lakes Community Plan	45.25	-	-
RC - Rural Communities	45.25	-	-
Walnut Park Neighborhood Plan	368.83	13.68	5,043.85
GC - General Commercial	34.66	109.2	3,785.7
MC - Mixed Commercial	11.11	42.6	473.6
NP I - Neighborhood Preservation I (1 to 6 du/ac)	166.62	0.6	100.0
NP II - Neighborhood Preservation II (6 to 12 du/ac)	20.67	-	-
NR - Neighborhood Revitalization (12 to 30 du/ac)	117.27	-	-
OC - Office Commercial	6.61	86.5	572.2
PU/I - Public Use / Institutional	8.28	13.6	112.4
R/P - Residential / Parking	3.61	-	-
West Athens - Westmont	1,489.40	7.31	10,893.90
C.1 - Regional Commercial	44.54	23.8	1,059.6
C.2 - Community Commercial	80.64	86.7	6,993.9

C.3 - Neighborhood Commercial	1.86	42.6	79.4
C.4 - Commercial Manufacturing	14.91	21.3	318.4
CR - Commercial Recreation	12.61	0.4	5.0
OS.1 - Recreation / Open Space	121.54	0.6	70.0
PL.1 - Public/Quasi-Public Use	156.54	11.1	1,742.6
RD 2.3 - Single Family Residence (1 to 8 du/ac)	484.80	0.7	325.0
RD 3.1 - Two Family Residence (8 to 17 du/ac)	548.77	0.4	200.0
RD 3.2 - Medium Density Bonus (17 to 30 du/ac)	19.29	5.2	100.0
SCD - Senior Citizen Density Bonus (30 to 50 du/ac)	3.89	-	-
Grand Total	1,650,726.75	N/A	548,351.06

Note: Wherever possible, employment assumptions were provided by the Natelson Company Employment Density Study. Employment estimates for public uses, such as Public Facilities, Public/Quasi-Public, and Institutions, were determined individually to reflect existing uses.

Source: Los Angeles County Department of Regional Planning, GIS Section.

III. Land Use Policy Map

Map Conversion Methodology

Conversion to Digitized and Parcel-Based Land Use Policy Map

The 1980 General Plan Land Use Policy Map generalizes land use designations, and functions as a framework for the development of more detailed area and community plans. In developing parcel-based maps for this General Plan, it was necessary to examine every community at a parcel level to determine the appropriateness of the General Plan land use designations.

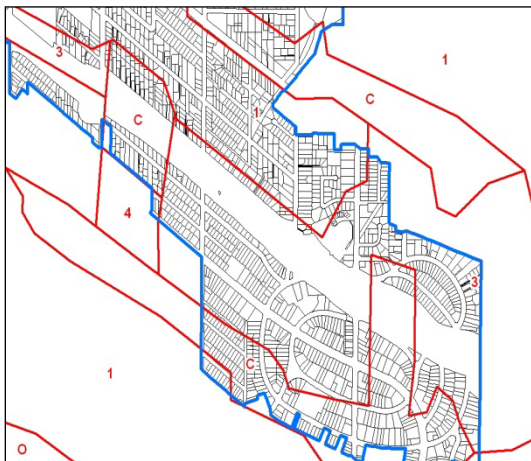
The conversion to parcel-based land use maps began in 1997, with the creation of base maps for all of the unincorporated areas of Los Angeles County, using the parcel patterns from zoning maps as a guide to make the linework more accurate. In 2004 and 2005, the General Plan and GIS sections reviewed the digitized, parcel-based maps and fixed discrepancies. In addition, the staff edited the maps to reflect adopted project-specific amendments to the maps.

Figure C.2 is a snapshot of an unincorporated community from the 1980 General Plan Land Use Policy Map. Figure C.3 is a digitized version of the same snapshot overlaid on a parcel-based map.

Figure C.2: 1980 General Plan Land Use Policy Map Snapshot



Figure C.3: GIS Digitized Version of the 1980 General Plan Land Use Policy Map



Figures C.4 and C.5 provide a final illustration of the land use map conversion process. Figure C.4 is a snapshot of the adopted 1980 General Plan Land Use Policy Map. Figure C.5 represents the fully converted, GIS-driven and parcel-based land use map.

Figure C.4: 1980 General Plan Land Use Map

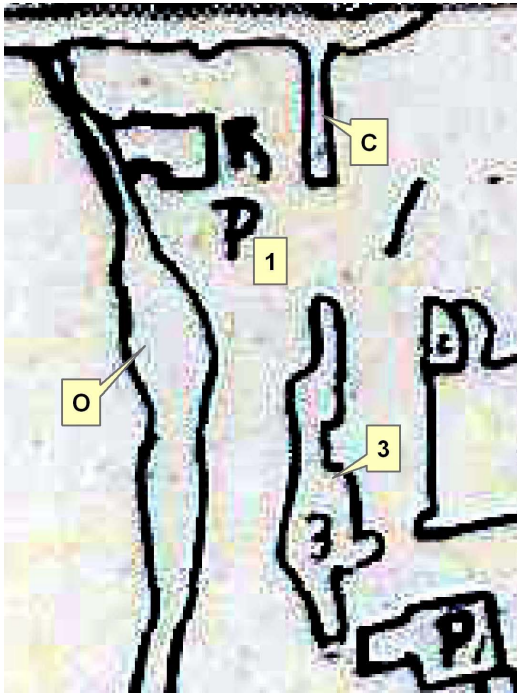
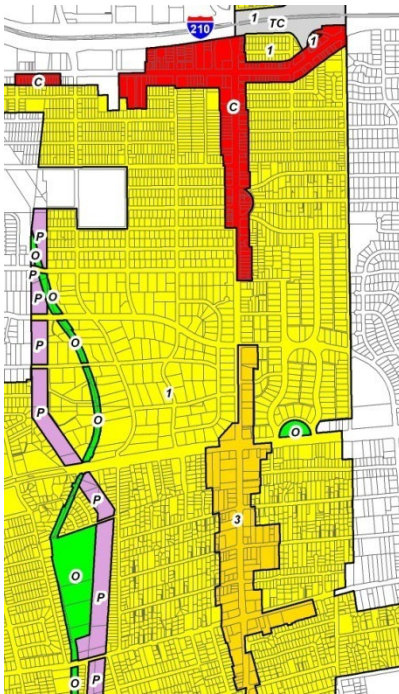


Figure C.5: Current Department Land Use Map



Additional Refinements

In 2010, the staff further refined the converted General Plan Land Use Policy Map using the approach outlined in the 1980 General Plan to determine land uses for areas not covered by an area or community plan.

Objectives

- Reduce inconsistencies between zoning and land use designations;
- Eliminate and discourage spot zoning;
- Reduce conflicts between adjacent uses;
- Reflect existing land use trends and/or envision future trends; and
- Eliminate unnecessary split-zoning/land use designations.

Factors considered

- Parcelized 1980 General Plan Land Use Policy Map (GIS-NET) and proposed land use designation of the subject property;
- Existing zoning of the subject property;
- Existing uses and densities (if residential) on subject property;
- Year built/established;
- Surrounding land use designation and zoning;
- Surrounding existing uses and densities (if residential);
- Plan amendments and/or zone changes;
- Recent approvals/projects under construction on the subject property; and
- City spheres of influence.

Policy-Driven Land Use Policy Map Changes

Transit Oriented Districts (TODs)

The TOD boundaries are delineated on the Land Use Policy Map as half-mile radii from stations along Metro rail and bus rapid transit lines that are within, or adjacent to, unincorporated areas. The General Plan establishes 11 TODs, as discussed in the Land Use Element.

Where not covered by an existing community-based plan, and where appropriate, the staff designated the commercial corridors within the TODs to Mixed Use MU, which allows multifamily, commercial and mixed uses at residential densities ranging from 0-150 du/ac and commercial uses at a maximum of FAR 3.0.

Industrial Area Preservation and Conflicts

The staff made land use changes based on the industrial land analysis (see Appendix J). In some instances, the recommended Employment Protection Districts differ from the boundaries identified on the Land Use Policy Maps. The recommended boundaries were refined as part of the land use mapping process, and therefore, may not be identical in every case. In addition, in some instances, instead of identifying an area as an Industrial Flex District, as recommended by the industrial lands study, the area was re-designated on the Land Use Policy Map to commercial to reflect the existing land uses. In other instances, the area was designated industrial and identified as an Industrial Flex District on the Opportunity Areas maps.

The staff also studied areas that are appropriate for heavy industrial uses, based on existing uses, zoning and additional research. The staff designated most of the areas zoned for heavy industrial as Heavy Industrial (IH), as well as sites with major industrial uses with noxious impacts, such as oil refineries.

Hillside Management Areas and Other Hazard, Environmental and Resource Constraints

Using the Hazard, Environmental and Resource Constraints Model, and existing and surrounding uses, the staff made land use changes to a limited number of hillsides and other areas with environmental constraints.

IV. SB 244 Methodology

As discussed in the Land Use Element, SB244 requires cities and counties to identify and study the infrastructure needs of disadvantaged unincorporated communities. This State bill only focuses on infrastructure needs and does not consider the comprehensive analysis done by the Green Zones Program and EJSM as described below in V. In order to meet this state mandate, Los Angeles County utilized GIS to identify sites that match all of the following criteria:

- Parcels are at least 50 years old.
- Parcels are outside of a city's sphere of influence.
- Parcels are clustered with 10 or more units in close proximity.
- Households earn less than 80% of the state median income. (Source 2000 Census, 2010 American Community Survey)

Once sites were identified with GIS, the staff reviewed and refined the list to remove non-qualifying sites.

V. Environmental Justice Screening Method (EJSM)

The EJSM was developed in partnership with USC's Program for Environmental and Regional Equity and Occidental College. The tool is presented using GIS mapping and displays cumulative risks of communities in Los Angeles County that are disproportionately burdened by multiple types of pollution and health risks.

EJSM measures “cumulative impact” by mapping multiple data layers and approximately 40 indicators at the Census Tract level that include sensitive uses, socioeconomic information, and various sources of pollution to come up with a community EJSM score. A complete list of layers can be found here:

http://planning.lacounty.gov/assets/img/gis/agol/Green_Zones_EJSM_Data_Sources.pdf

The categories of cumulative impact include the following:

- Proximity to hazards and sensitive land uses
- Health risk and exposure
- Social and health vulnerability
- Climate change vulnerability

Each category of impact is assigned a score by Census Tract. Then the total cumulative impact scores by Census Tract determine the final EJSM score. EJSM is not a static model but instead is displayed using GIS mapping as it allows for continuous data updates and the overlay of additional data layers as needed. More information is available at:

<http://planning.lacounty.gov/greenzones/ejsm>

The EJSM was one of the key analytic tools used to identify the Green Zone Districts of the County’s Green Zones Program. It may be used in the future for other projects consistent with the General Plan.