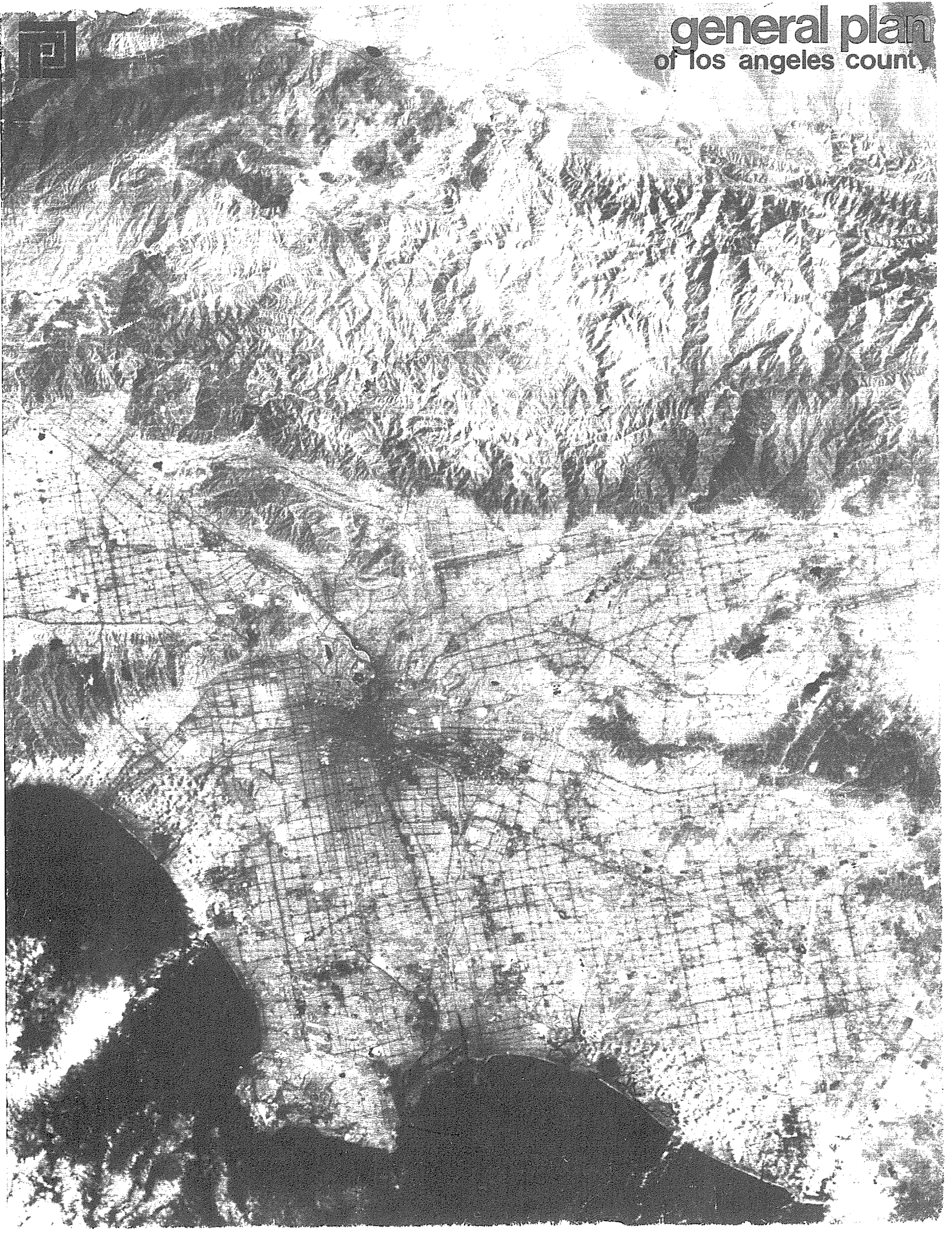
general plan
of los angeles county



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The General Plan of Los Angeles County was approved by the Regional Planning Commission on April 13, 1973, and adopted by the Board of Supervisors on June 28, 1973.

Cover shot - Los Angeles County - taken at 500 miles by ERTS (Earth Resource Technology Satellite), a project developed by NASA (National Aeronautics and Space Administration) in conjunction with the General Electric Company and in which the Regional Planning Commission participates.

PREFACE

The Environmental Development Guide, adopted October 1, 1970, represented the first phase of a countywide General Plan Program. The Guide concentrated on a factual and analytical review of physical, social and economic conditions and suggested broad goals and policies aimed at improving the environment.

As of this date, this plan should be viewed as a portion of Phase Two of the program which was outlined in the Guide and which was to include broadened citizen and public agency participation. During this portion of Phase Two, special emphasis was given to the unincorporated territory of Los Angeles County because of state mandated requirements relating to zoning consistency, open space and conservation.

The scope of citizen participation has been broadened through the creation of the 50-member Citizens Planning Council representing a wide variety of interests throughout Los Angeles County. Public agency coordination was achieved through policy review by the General Plan Policy Review Board composed of top level management from various county departments. Coordination with cities is an ongoing process with such organizations as the Los Angeles County Association of Planning Officials and the various Area Planning Councils. This effort will be expanded during the remainder of the program.

TABLE OF CONTENTS

MAP INDEX

*revised from Environmental Development Guide.

**new general plan maps.

***the composite 1990 Land Use Policy Guide Map has not been included in this report; however, 89 maps showing the same information in more detail are included in Appendix F, beginning on page 122. Also, see page 18.

I. The General Plan of Los Angeles County

The general plan of Los Angeles County consists of the elements contained within this document (Interim Growth Policy, Land Use, Housing, Open Space, and Conservation) and those portions of the county's 1970 Environmental Development Guide to the extent described below.

The following portions of the county's 1970 Environmental Development Guide are incorporated into this general plan as indicated:

a. pages 1 through 18 of the Guide, as introductory material for the Interim Growth Policy on pages 5 through 14.

b. pages 23 through 28 of the Guide for the same purposes as they were included in the Guide.

c. pages 47 through 62 of the Guide, for the same purposes as they were included in the Guide.

d. pages 71 through 74 of the Guide, as Chapter VIII of this plan, with the addition of the following:

"This general plan shall be reviewed at least every five years to assure that it reflects reasonable growth and development patterns and other concerns of Los Angeles County and shall be amended when necessary for those purposes."

The following maps in the county's 1970 Environmental Development Guide are incorporated into this general plan as indicated:

Map No.	Description	Page in Environmental Development Guide
1	MAJOR NATURAL REGIONS	7
2	URBAN GROWTH	13
5	ENVIRONMENTAL HAZARDS	28
6	MAJOR NATURAL REGIONS	33
7	REGIONAL CONCEPT	33a
9	FEDERALLY ASSISTED LOW AND MODERATE INCOME HOUSING LOCATIONS, JANUARY 1970	40
13	MAJOR TRANSPORTATION NETWORK, 1970-1990	51
14	FREEWAY ROUTES	51a
15	ARTERIAL STREET AND HIGHWAY ROUTES	52
16	MAJOR FLOOD CONTROL SYSTEM	59
17	MAJOR REFUSE FACILITIES	59a
18	MAJOR WATER DISTRIBUTION SYSTEM	60
19	MAJOR SEWERAGE SYSTEM	61

The following maps in the county's 1970 Environmental Development Guide are revised to the extent described and included in this general plan:

Map No.	Description	Page in Environmental Development Guide
3	URBAN DEVELOPMENT POLICY, 1970-1990 (Revised to a scale of 1" = 2 miles and in accordance with adopted Land Use Policy Guide maps in this plan.)	20
8	1990 LAND USE POLICY GUIDE (Revised to a scale of 1" = 2,000 feet and in accordance with exhibit maps marked 1 through 89 as adopted by the Board of Supervisors on June 28, 1973.)	35
11	HOUSING IMPROVEMENT AND DEVELOPMENT POLICY, 1970-1990 (Revised to a scale of 1" = 2 miles and in accordance with the adopted Land Use Policy Guide maps in this plan.)	42
12	LOW AND MODERATE INCOME HOUSING DISTRIBUTION POLICY (Revised to a scale of 1" = 2 miles to reflect housing projections based on a 1990 population of 7.7 million and to reflect both the 1972 shortage of low and moderate income housing and the 1990 projected shortage.)	44

Text on pages 31, 32, 33, 34 and 36 of the Guide is added to this plan to the extent expressed in pages 15 through 28.

II. Interim Growth Policy

Most local governments in Los Angeles County have historically pursued a policy of encouraging and accommodating almost unlimited growth. Consistent with this policy, more than 4,000,000 people and 2,000,000 jobs were added here between 1940 and 1970. While there are positive aspects of this explosive growth, such as an enriched cultural life and an increased diversity of choice, negative consequences such as congestion, pollution and social problems are evident.

Since the mid-sixties, many reliable indicators point to a great slow down in population growth. As a result of this downward trend, the 1990 population projection to be used in the general plan has been set at 7,700,000. The increase of 660,000 over 1970 represents a reduction of 1,000,000 from previous projections for 1990. This decline in the rate of population growth should be viewed as an opportunity. Now we have a chance to improve the quality of life without the pressures of almost unmanageable population growth.

The County of Los Angeles has been given an exceptional second chance. We should use this second chance to slow, stop and reverse the growing deterioration of the quality of life of our citizens. At the same time, studies should continue to determine what population level this area can sustain without further endangering the environment or continuing to destroy the unique qualities which have attracted people to this region for a century.

It is expected that nearly 700,000 people will be added to the county population by 1990. Where they will live and work and how they will be housed and provided with services will have fundamental effects upon the quality of life of county residents.

If growth occurs mostly in the suburbs, open lands will be lost, extension of freeways and other services will be required, and an opportunity to inject some of the vitality of this growth into older, declining areas will be lost. On the other hand, if development is limited to the inner city, there will be decreased opportunities to enjoy the single-family residence life style which is so highly desired by many people.

What is needed in Los Angeles County is a balance between growth in the suburbs and in the inner city areas. Policies for achieving such a balance are presented in this report.

The success of such policies will, of course, depend on the support of all levels of government.

Basic Growth Policy

It shall be the policy of Los Angeles County government to direct growth in such a manner as to maintain and enhance the quality and diversity of life for all residents and enlist the support of other governmental agencies in carrying out this policy.

The basic county growth policy consists of four interrelated components: population, economic development, urban development ans services. Growth in each of these can take on both quantitative and qualitative aspects. As indicated in the basic growth policy statement, it is the intention of Los Angeles County government to stress the qualitative aspects of growth. The policy consists of written statements; projections of population, housing and employment; and maps. An implementation strategy is being developed which will include annual monitoring of population, employment and housing trends.

I. Population Policy

The projected population level as represented by the figures contained in Table I is not necessarily the desired optimum for 1990, but rather the population level anticipated as a result of demographic, economic and environmental trends. Thus, the population policy indicates a course of action to be taken in preparing for those persons expected, while it also stresses improvements in the quality of life for county residents.

It shall be the policy of Los Angeles County government to:

A. Provide for a projected population of 7.7 million by 1990;

B. Accommodate a balanced distribution of population between existing urban areas and urban expansion areas in accordance with the population projections;

C. Study and re-evaluate major statistical areas whose estimated population is nearing the projected figure in terms of these growth policies.

D. Restrict the highest population densities to areas in or near centers.

E. Restrict population densities in conformance with the character and identity of the local area; and

F. Undertake studies to determine what population level is consistent with the basic growth policy.

II. Economic Development Policy

Maintenance of economic stability and diversification of the economic base within Los Angeles County are key objectives in economic development. Thus, the policy states a course of action directed at achieving these objectives within the context of basic growth policy.

It shall be the policy of Los Angeles County government to:

A. Support a rate of economic expansion and development consistent with the basic growth policy;

B. Encourage economic development in order to raise the standard of living of county residents, especially among the low income groups;

C. Provide space for industrial and commercial development in a variety of locations so that the residents of Los Angeles County will have a wide choice of work opportunities and residential locations. Allocations of space will be based on employment and housing projections.

D. Encourage and support efforts to maintain a diversified economy that will minimize the impact of seasonal, cyclical or other fluctuations created by excessive reliance on any one type of industry;

E. Support economic development programs which implement the basic growth policy; and

F. Encourage those industries which minimize adverse environmental affects.

III. Urban Development Policy

Large scale urban growth and changing technologies have contributed to problems of pollution, blight, congestion, inadequate housing and services, exposure to hazards and social isolation. Thus, the policy states a course of action directed at solving these problems within the context of the basic growth policy by controlling urban development (see map on Page 10).

It shall be the policy of Los Angeles County government to:

A. Allocate sufficient area for urban expansion so as to maximize development alternatives and life style choices;

B. Direct and phase urban development in accordance with countywide and sub-area population, housing and employment projections;

C. Direct and phase urban expansion into those areas most suitable for new development on the basis of proximity to existing development, evaluation of accessibility, services, environmental impact and environmental hazards;

D. Revitalize those portions of existing urban areas identified as having critical needs for renovation or having the best potential for development as multipurpose centers;

E. Maintain and conserve sound existing development;

TABLE I

PROVISIONAL 1990 PROJECTIONS OF POPULATION, HOUSING AND EMPLOYMENT BY MAJOR STATISTICAL AREA

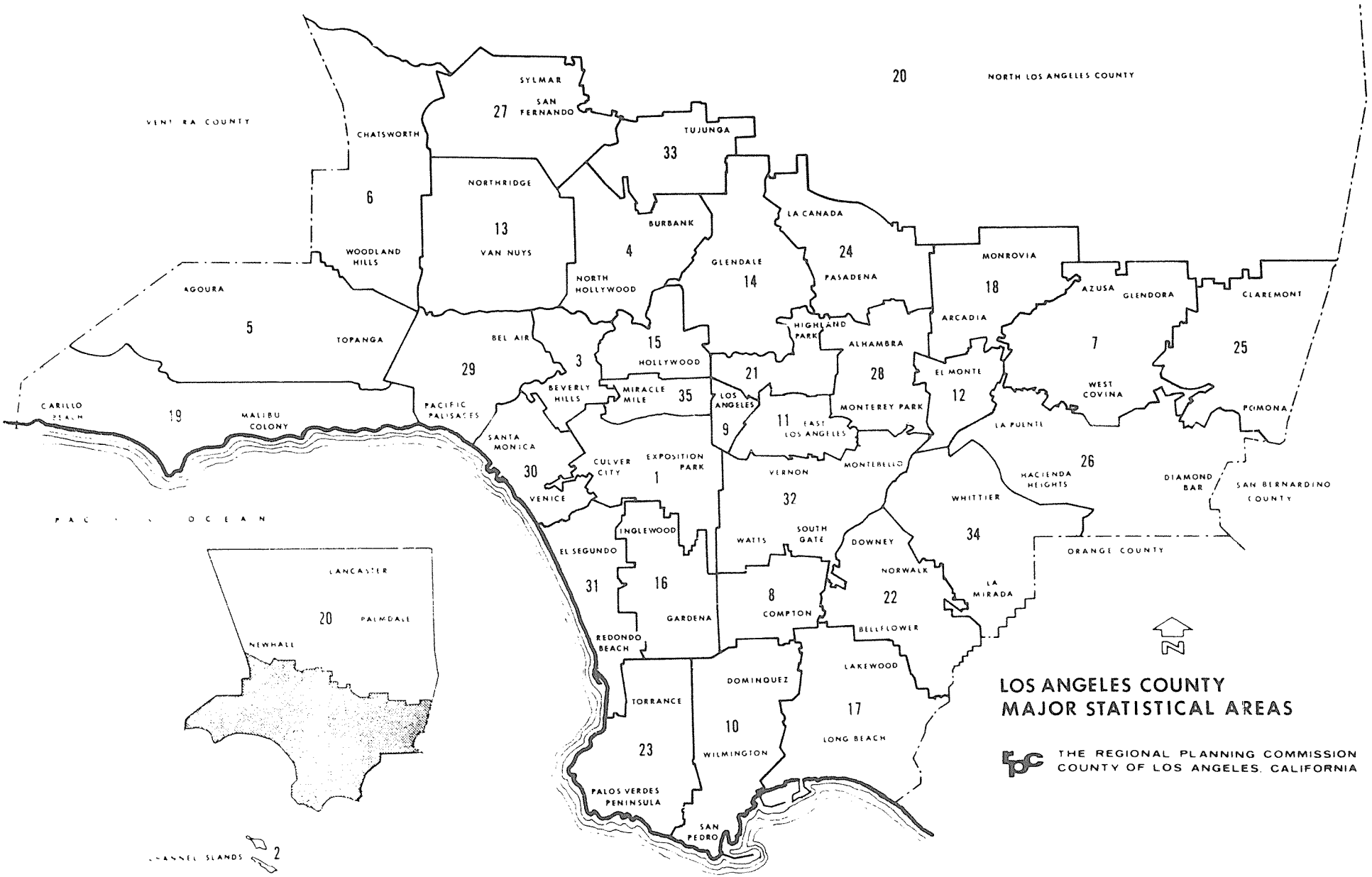
Major Statistical Areas

No.	Name	Population	Housing Units	Employment
1.0	Adams	490,000	189,000	144,000
2.0	Avalon	4,000	2,000	480
3.0	Beverly Hills	100,000	44,000	99,000
4.0	Burbank	270,000	111,000	130,000
5.0	Calabasas	60,000	19,000	15,000
6.0	Chatsworth-West Valley	226,000	74,000	90,000
7.0	Citrus	275,000	83,000	68,000
8.0	Compton	170,000	51,000	57,000
9.0	Central	94,000	51,000	365,000
10.0	Dominguez-Los Angeles Harbor	245,000	75,000	113,000
11.0	East	203,000	59,000	186,000
12.0	El Monte	110,000	36,000	50,000
13.0	Encino-Central Valley	390,000	151,000	150,000
14.0	Glendale	252,000	104,000	88,000
15.0	Hollywood	215,000	120,000	110,000
16.0	Inglewood	360,000	134,000	118,000
17.0	Long Beach	450,000	184,000	193,000
18.0	Monrovia	145,000	52,000	46,000
19.0	Malibu	23,000	8,000	5,000
20.0	North County*	335,000	103,000	96,000
21.0	Northeast	180,000	66,000	69,000
22.0	Norwalk	353,000	117,000	113,000
23.0	Palos Verdes	205,000	70,000	65,000
24.0	Pasadena	187,000	72,000	111,000
25.0	Pomona	170,000	54,000	66,000
26.0	Puente Hills	220,000	58,000	65,000
27.0	San Fernando	229,000	66,000	58,000
28.0	San Gabriel	240,000	90,000	49,000
29.0	San Vicente-Palisades	50,000	17,000	6,000
30.0	Santa Monica-Venice	280,000	128,000	141,000

TABLE I Cont'd.

Major Statistical Areas

No.	Name	Population	Housing Units	Employment
31.0	South Bay	193,000	75,000	134,000
32.0	Southeast	450,000	163,000	281,000
33.0	Tujunga	57,000	18,000	12,000
34.0	Whittier	282,000	84,000	85,000
35.0	Wilshire	187,000	97,000	131,000
LOS ANGELES COUNTY		7,700,000	2,825,000	3,509,480
*North County distribution				
	Antelope Valley	203,000	62,000	68,600
	Santa Clarita Valley	130,000	40,000	26,900
	South Slope	2,000	1,000	500


20 NORTH LOS ANGELES COUNTY
VENTURA COUNTY
SYLMAR
27 SAN FERNANDO
TUJUNGA
33
CHATSWORTH
6
WOODLAND HILLS
NORTHRIDGE
13
VAN NUYS
BURBANK
4
NORTH HOLLYWOOD
GLENDALE
14
LA CANADA
24
PASADENA
MONROVIA
18
ARCADIA
AZUSA
GLENDORA
CLAREMONT
7
25
AGOURA
5
TOPANGA
BEL AIR
29
15
HOLLYWOOD
3
BEVERLY HILLS
MIRACLE MILE
35
21
HIGHLAND PARK
ALHAMBRA
28
EL MONTE
12
WEST COVINA
POMONA
CARILLO BEACH
19
MALIBU COLONY
PACIFIC PALISADES
SANTA MONICA
30
VENICE
CULVER CITY
EXPOSITION PARK
1
LOS ANGELES
9
11 EAST LOS ANGELES
MONTEREY PARK
LA PUENTE
26
HACIENDA HEIGHTS
DIAMOND BAR
SAN BERNARDINO COUNTY
PACIFIC OCEAN
VERNON
32
MONTEBELLO
WHITTIER
34
ORANGE COUNTY
INGLEWOOD
EL SEGUNDO
31
16
GARDENA
WATTS
SOUTH GATE
8
COMPTON
DOWNEY
NORWALK
22
LA MIRADA
BELLFLOWER
REDONDO BEACH
LANCASTER
20
PALMDALE
NEWHALL
TORRANCE
23
DOMINQUEZ
10
WILMINGTON
LAKEWOOD
17
LONG BEACH
PALOS VERDES PENINSULA
SAN PEDRO
CHANNEL ISLANDS
2
N
LOS ANGELES COUNTY
MAJOR STATISTICAL AREAS
THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES, CALIFORNIA

III. Land Use Element

The focus of the revised Land Use Element is the unincorporated areas of the county. The portion of the plan within incorporated territories is not being revised at this time; however, later efforts of the General Plan Program will include the incorporated areas and a program of coordinating this study with the cities will be emphasized.

The Land Use Element contains text, maps, legends and a zoning consistency table. The land use policy maps for the unincorporated area are at a scale of 1" = 2,000'. The map entitled, "1990 Land Use Policy Guide," in the Environmental Development Guide remains the county's land use policy for the incorporated areas. Thus, the official county general plan land use map for the unincorporated areas will be those at a scale of 1" = 2,000', and any other maps accompanying this report are only graphic representations of the official maps. The text of Chapter VI of the Environmental Development Guide is incorporated into this Land Use Element to the extent that it does not conflict with the foregoing.

Land Use Goals and Policies

MAJOR GOALS

The major goals of the Land Use Element are to:

1. Provide equal opportunity for community and individual betterment;
2. Improve the quality of life;
3. Maximize the choice of life styles;
4. Create a high quality environment; and
5. Conserve and wisely use resources.

POLICIES

The achievement of these goals is directly related to the following major policies:

1. Provide space to serve a population of approximately 7,700,000 in 1990;
2. Encourage the proper timing of urban expansion and coordinate it with the provision of needed services such as transportation, water, sewerage, utilities and public facilities;
3. Arrange land uses so that they are orderly, functionally efficient, healthful, convenient to the public, esthetically pleasing, and so that they conserve community identity;

4. Establish development standards for all land use categories that will preserve natural features and characteristics, especially those within rural, coastal and/or mountainous areas;

5. Protect and preserve natural resources, fragile ecological areas, unique natural values and historically significant features;

6. Evaluate land use proposals on the basis of an assessment of their environmental impact;

7. Create an adequate open space system for urban and non-urban areas;

8. Retain or protect agricultural uses where appropriate;

9. Develop and retain open space in all categories of land use, giving high priority to older urban areas, especially the recycle areas shown on the "Urban Development Policy" of the Environmental Development Guide;

10. Encourage the development and maintenance of a dispersed system of multipurpose regional centers;

11. Offer safe, healthful, attractive residential areas with a wide range of housing types, styles and price levels in a variety of locations including centers;

12. Restrict the highest residential densities to areas in or near centers;

13. Channel large-scale development of apartments into areas which are most appropriate from the standpoint of convenience, access and replacement needs;

14. Develop a system of public facilities adequate for the projected population;

15. Protect the existing reserve of potential industrial land;

16. Provide land for industrial development commensurate with growth rates and desirable environmental quality standards;

17. Provide safe, convenient, attractive commercial facilities in keeping with growth rates;

18. Make zoning consistent with the general plan and eliminate over-zoning.

The land use policy maps of this plan are the exhibit maps marked 1 through 89 as adopted by the Board of Supervisors on June 28, 1973. Copies of these exhibits are on file in the office of the Regional Planning Commission. The land use policy maps designate more land for urban use than would be required to accommodate the projected 1990 population. The ratio between holding capacity and population

projection varies from area to area dependent primarily upon a reflection of community goals. This relationship is intended to maximize development alternatives and life style choices (see 1990 Land Use maps in appendix F).

The following are the land use classifications and symbols for application to the land use policy maps of this plan at a scale of 1" = 2,000':

LEGEND

Classification	Map Symbol
NON-URBAN RESIDENTIAL	
Rural I	N_1
Rural II	N_2
URBAN RESIDENTIAL	
Very Low Density	U_1
Low Density	U_2
Medium Density	U_3
Medium High Density	U_4
High Density	U_5
MAJOR COMMERCIAL	C
MULTI-PURPOSE CENTERS	X
SPECIALIZED CENTERS	S
GENERAL INDUSTRIAL	M
PUBLIC AND SEMI-PUBLIC	P
TRANSPORTATION FACILITIES	T
OPEN SPACE	
Public	O
Watershed Conservation	N_1
RESOURCE MANAGEMENT AREA	

The following are the standards of population density and building intensity to be applied to the land use classifications:

NON-URBAN RESIDENTIAL

All of the non-urban residential classifications may include commercial and light industrial uses, less than 10 acres, as well as all public facilities and minor open spaces as legitimate supporting facilities and services where in accordance with the policies and criteria for determining consistency as shown on page 23).

In addition, the rural classifications are not intended to preclude development of mobilehome residential parks under special and proper circumstances where such proposals are screened for possible environmental impacts and subject to approval through the conditional use permit procedure to assure harmony with surrounding areas. Residential Planned Developments are also not intended to be precluded by the rural classifications. Mineral extraction, field crops and horticulture are not indicated on the plan map and such uses may be included within any non-urban residential classification subject to proper zoning controls.

Rural I:

Low density non-urban residential classification - rural, recreational or agricultural - characterized by single family dwellings on parcels two acres or larger - 0.5 dwelling units or less per gross acre. Within this classification, increased densities may be allowed by compliance with development standards required by applicable ordinance provisions which recognize the slope of the natural terrain, percentage of site remaining in natural state, access, parking, grading, utilities, fire protection, erosion control, ecological significance and scenic qualities.

Rural II:

Non-urban residential classification - rural, recreational or agricultural areas - characterized by single family dwellings on one acre or larger parcels - 0.10 to 1 dwelling unit per gross acre.

URBAN RESIDENTIAL

All urban residential classifications may include commercial and light industrial uses, less than 10 acres, as well as all public facilities and minor open spaces as legitimate supporting facilities and services where in accordance with the policies and criteria for determinimg consistency (see page 23). Mineral extraction, field crops and horticulture are not indicated on the plan map and such uses may be included within any urban residential classification subject to proper zoning controls. Clustering of residential units in Residential Planned Developments will not be precluded by the Urban Residential classifications.

Very Low Density:

Urban hillside and large lot residential development - 1.1 to 3.2 dwelling units per gross acre.

Low Density:

Urban low density residential areas characterized by single family tract development - 3.3 to 6.6 dwelling units per gross acre.

Medium Density:

Urban residential areas characterized by small lot single family or townhouse, duplex, triplex and low density apartment development - 6.7 to 15.0 dwelling units per gross acre.

Medium High Density:

Urban multiple residential areas characterized by low rise apartment development - 15.1 to 22.5 dwelling units per gross acre.

High Density:

Highest density residential classification characterized by medium and high rise apartment development - 22.6 to 37.5 dwelling units per gross acre.

MAJOR COMMERCIAL

Those areas suitable for major commercial uses of 10 acres or more. It is not the intent of the plan to preclude commercial uses of a community or neighborhood level from locating on sites less than 10 acres not indicated on the plan map.

MULTI-PURPOSE CENTERS

Those areas suitable for intensive diversified activity concentrations such as retail, wholesale and financial centers; corporate headquarters; business and professional offices; civic, government and cultural uses; selected transportation; and communication and light industrial uses.

Multi-purpose centers encourage a variety of residential densities and types.

SPECIALIZED CENTERS

The plan map designates those areas presently identified with a specific theme such as private recreation or motion picture production. Specialized centers are suitable for highly intensive activities including residential, commercial or industrial uses or a combination thereof.

GENERAL INDUSTRIAL

Those areas most suitable for industrial development, including manufacturing, mineral extraction, warehousing, storage, research and development, and utility uses. Agricultural uses on lots of one acre or more are considered to be a proper interim use for General Industrial.

PUBLIC AND SEMI-PUBLIC FACILITIES

The plan map indicates the general location of existing lands being utilized for public and semi-public facilities of 10 acres or more.

These include uses such as educational institutions, hospitals, penal institutions, fairgrounds, religious institutions and cemeteries. It is not the intent of the plan to preclude public and semi-public facilities from locating in other areas of the county.

MAJOR TRANSPORTATION FACILITIES

The plan map indicates the general location of selected airports, harbors, rail classification yards and major transportation rights-of-way. It is not the intent of the plan to preclude transportation facilities from locating in other areas of the county.

OPEN SPACE

Public

The plan map indicates the general location of publicly owned outdoor recreation facilities such as beaches, regional and local parks; nature reserves; national forests; cultural and historic sites; water recreation and impoundments; sports fields; and golf courses. This classification also includes publicly owned land, reclamation projects, reservoirs, spreading grounds and flood control operating rights-of-way. Selected privately owned golf courses are also included in the classification. Private lands located within the National Forests or lands under long term use permits or leases from the United States Forest Service not identified on the land use map are excluded from the open space classification and shall be considered to fall within a classification consistent with the current zoning.

Watershed - Conservation (Rural I)

The plan map designates those privately owned lands within mountainous or hilly terrain, predominantly greater than 50% slope, and essentially unimproved. These lands are classified as Rural I (see appendix E).

RESOURCE MANAGEMENT AREA

The plan map indicates areas within Los Angeles County containing valuable, unique or representative examples of natural, ecologic, scenic or cultural resources. It is intended that a special management approach be taken in these areas in order to protect and preserve to the maximum extent possible those resources so designated (see appendix D).

CONSISTENCY

Recent changes in state laws have established new requirements for government regulations of land use and development. Specifically the Government and Business and Professions Codes have been modified so that the administration of zoning and subdivision ordinances now requires consistency with the adopted county general plan. The provisions of these codes were changed by Assembly Bill 1301 (1971 legislative session) and Assembly Bill 1725 (1972 legislative session) to require that all cities and counties approve only those zone

changes or land division maps that are found to be consistent with the Land Use Element of the general plan. In addition, this legislation requires consistency between existing zoning ordinances and the Land Use Element. Therefore, the county must make its zoning ordinance and general plan compatible and insure that future development proposals are consistent with the adopted county general plan. As a definition of consistency, the county will adhere to the language contained in Assembly Bill 1725 as follows:

> "A zoning ordinance shall be consistent with a city or county general plan only if . . . (ii) the various land uses authorized by the ordinance are compatible with the objectives, policies, general land uses and programs specified in such plan."

These are the policies and criteria of this plan for accomplishing this state requirement:

1. A land use proposal or zone, which if implemented would contribute directly to achieving the objectives established for the area by the general plan, would clearly be consistent;

2. A land use proposal or zone, which if implemented would prevent the achievement of the objectives established for the area by the general plan, would clearly be inconsistent; and

3. If a land use proposal zone is not obviously consistent or inconsistent, then the Planning Commission and Board of Supervisors must make a determination as to whether the proposed land use or zone, if implemented, would be compatible with the development of the surrounding area in the manner contemplated by the general plan.

Statements of Intent

The Land Use Element of the county general plan outlines general goals, policies and standards necessary for orderly development. It is the intent of plan to include adopted community and area plans.

An adopted community plan is a general plan prepared for a small unincorporated portion of Los Angeles County in considerably more detail than that shown in the county general plan. The following community plans have been adopted as of June 30, 1973: La Canada-Flintridge; La Crescenta-Montrose; Altadena; Golden Valley; Rancho Vista.

An adopted area plan is a general plan for a geographic subregion of Los Angeles County containing both incorporated and unincorporated territory and is intended to coordinate planning on a multi-jurisdictional level. It is in more detail than that shown in the county general plan but less detail than that shown in an adopted community plan. As of June 30, 1973, the West San Gabriel Valley Area Plan is the only one which has been adopted.

To the extent that conflicts are created between the Land Use Element, community or area plans or other elements of the general plan adopted prior to the Land Use Element, the policies of the Land Use Element shall prevail.

It is the intent of the county general plan that community and area plans adopted subsequent to the adoption of the Land Use Element or specific plans adopted pursuant to Article 8 of Chapter 3 of the Planning and Zoning Law will be construed as amending the county general plan.

At any time, an applicant owner of land will be permitted to file a specific plan as an amendment to the general plan requesting a change in density. Such application should be without imposition of fee.

It is not the intent of the county general plan land use maps, legends or text to restrict, impede or adversely affect the land use decisions either public or private of any lands within the corporate limits of any city.

It is the intent of the county general plan that all existing zoning of less than 10 acres be consistent with the plan. It is the intent of the county general plan that future developments of less than 10 acres may be found consistent if the Regional Planning Commission and Board of Supervisors make specific findings that such development is consistent with the goals, policies and programs of the general plan.

It is the intent of the county general plan that commercial and light industrial uses of 10 acres or more may be found to be consistent with the Rural II classification if zoned D-2 (Desert Mountain) prior to June 28, 1973, and where in accordance with the policies and criteria for determining consistency (see page 23).

It is the intent of the county general plan map to show the general outline of various land use allocations. The boundaries are not intended to be precise, and a reasonable transition of uses is not precluded by the plan map. In the case of properties lying within more than one classification, it is the intent that the property may be construed to lie wholly within any of the classifications designated on the property, based on the facts in the individual case and based on the goals and objectives of the general plan.

It is the intent of the county general plan that conditional use permits, variances and other permits which exist as of the date of the adoption of the general plan shall be deemed consistent with the general plan and may be extended in accordance with the provisions of the zoning ordinance.

It is the intent of the county general plan that structures and uses which exist as of the date of the adoption of the general plan and which were established in conformance with ordinances and policies in effect at the time of construction may be deemed consistent with the general plan for the purpose of administration of the zoning ordinance or when only revising the method of conveying title to individual units.

It is the intent of the county general plan that although mineral extraction, field crops and horticulture are not shown on the county general plan land use element map, such uses may be included in any land use classification subject to proper zoning controls.

ZONING CONSISTENCY TABLE

The following table analyzes consistency between zoning and general plan land use classifications. The table is intended to show whether or not each individual zone is consistent with the intent of the various land use classifications and should therefore be read from left to right only.

It should be noted that only uses which are permitted in a particular zone as a matter of course are considered to determine consistency as other uses listed in the various zones require individual review for consistency prior to being permitted in the zone. With reference to such permitted uses, such zone is considered consistent if the uses in question would not materially impede the future development of the land in conformity with the objectives of the land use classification.

Insofar as agricultural activities have been deemed appropriate interim uses pending future industrial development, agricultural zones not exceeding a density of one dwelling unit per acre will be considered consistent with the General Industrial land use category.

Density conversion between gross and net area for each land use category has been computed on the basis of an average loss of 25% to streets, highways and other public or private easements. Individual deviations in densities based on individual project design will occur, resulting in minor increases or decreases in actual density. In all instances, the following minimum area requirements for zoning will apply and are determined to be consistent with the following land use categories:

LAND USE CATEGORY	AREA PER DWELLING UNIT
RURAL I	2 ACRES. ONE DWELLING UNIT PER ACRE IF DEVELOPMENT STANDARDS MET.
RURAL II	1 ACRE or 40,000 SQUARE FEET
VERY LOW	10,000 SQUARE FEET
LOW	5,000 SQUARE FEET
MEDIUM	2,178 SQUARE FEET
MEDIUM HIGH	1,452 SQUARE FEET
HIGH	871 SQUARE FEET

LAND USE CATEGORY

ZONE	RURAL I	RURAL II	VERY LOW	LOW	MEDIUM	MEDIUM HIGH	HIGH	MAJOR COMMERCIAL	MULTI-PUR-POSE CENTER	GENERAL INDUSTRIAL	SPECIALIZED CENTER	OPEN SPACE
O-R	*	*	*	*	*	*	*	*	*	*	*	*
R-A	D	D	D	*	*	*	*	*	*		*	
R-1	D	D	D	*	*	*	*	*	*		*	
R-2					D	*	*	*	*		*	
R-3					D	*	*	*	*		*	
R-4					D	D	*	*	*		*	
RPD	D	D	D	D	D	D	*	*	*		*	
A-1	D	D	D	*	*	*	*	*	*	D	*	
A-2	D	D	*	*	*	*	*	*	*	D	*	
A-2-H	*	*	*	*	*	*	*	*	*	*	*	
R-R	*	*	*	*	*	*	*	*	*	*	*	
C-R	*	*	*	*	*	*	*	*	*	*	*	
C-H								*	*	*	*	
C-1								*	*	*	*	
C-2								*	*	*	*	
C-3								*	*	*	*	
CPD								*	*	*	*	
C-M								*	*	*	*	
W	*	*	*	*	*	*	*	*	*	*	*	*
P-R	*	*	*	*	*	*	*	*	*	*	*	
SR-D									*	*	*	
M-1									*	*	*	
D-2	D	*	*	*	*	*	*	*	*	*	*	
M-1½										*		
MPD									*	*	*	
M-2										*		
M-3										*	*	
M-4										*		
M-2½										*		
()-M-E	*	*	*	*	*	*	*	*	*	*	*	*
B-1	*	*	*	*	*	*	*	*	*	*	*	
B-2	*	*	*	*	*	*	*	*	*	*	*	
O-S	*	*	*	*	*	*	*	*	*	*	*	*
()-R-M	*	*	*	*	*	*	*	*	*	*	*	*

Proposed Provisions

[*] - CONSISTENT

[D] - CONSISTENT IF DOES NOT EXCEED MAXIMUM DENSITY ESTABLISHED IN LAND USE CATEGORY

[ ] - INCONSISTENT, PROVIDED HOWEVER, THAT DEVELOPMENTS OF LESS THAN TEN ACRES MAY BE DETERMINED TO BE CONSISTENT IF THE REGIONAL PLANNING COMMISSION AND BOARD OF SUPERVISORS SO FIND IN ACCORDANCE WITH THE STATEMENTS OF INTENT.

IV. Housing Element

The focus of this Housing Element is to achieve consistency with the Land Use Element and the latest population and housing projections.

Chapter VII of the Environmental Development Guide is incorporated herein and modified as follows:

A) Maps

1. Map No. 10, page 41, is deleted since it depicts federal programs either terminated or suspended by action of the federal government on January 18, 1973.

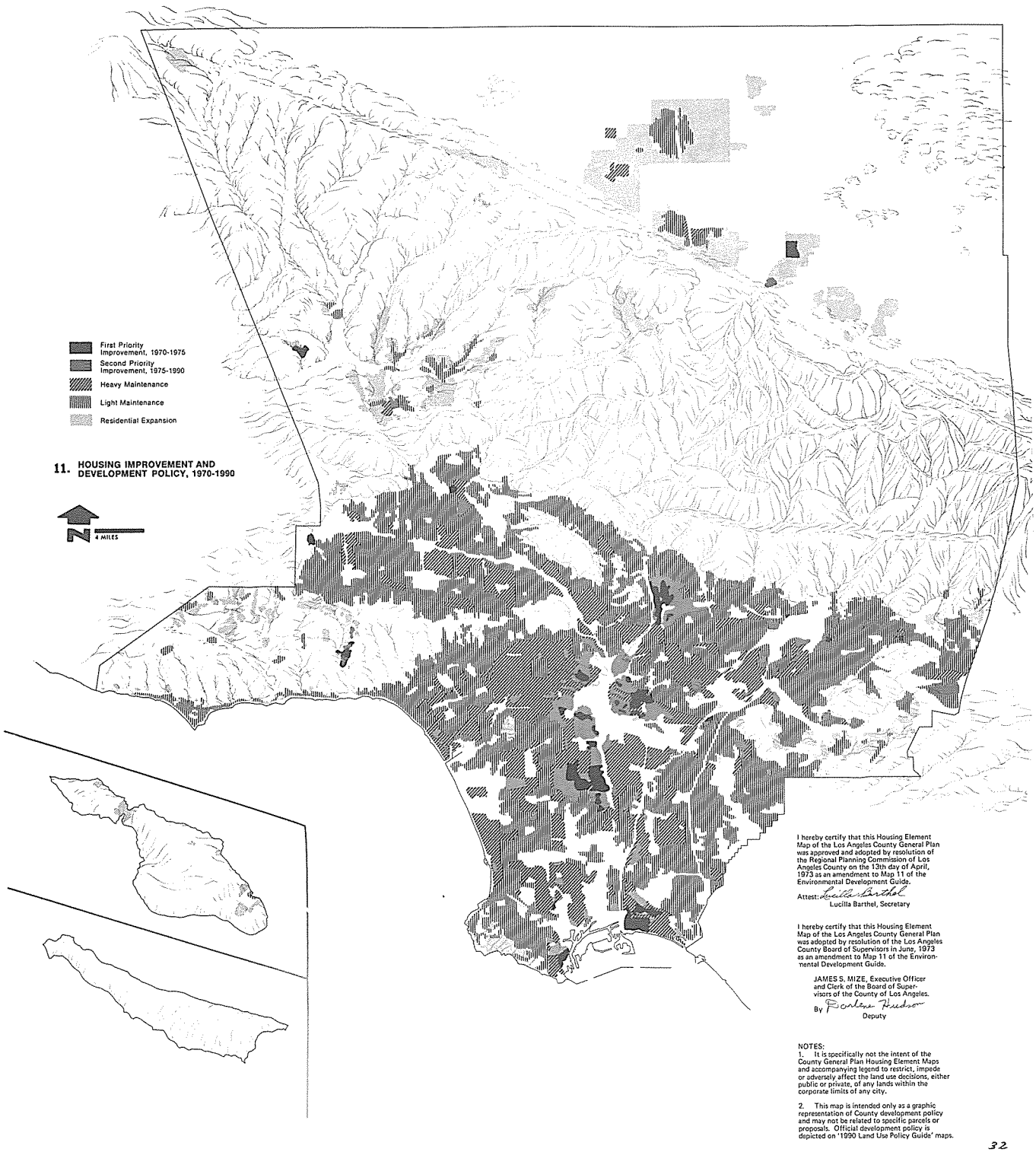
* 2. Map No. 11, page 42, is superceded to the extent that it conflicts with the "Urban Development Policy" map accompanying this plan.

** 3. Map No. 12, page 44, is revised to reflect housing projections based on a 1990 population of 7.7 million, and to reflect both the 1972 shortage of low-moderate income housing and the 1990 projected shortage. The following figures apply to this map:

Study Area	1972	1990
East Central	11,100	-
East San Gabriel Valley	-	15,800
Malibu	1,300	8,500
North County	-	21,900
San Fernando Valley	27,700	83,800
Southeast	3,900	42,700
Southwest	36,000	80,600
Verdugo	5,100	15,400
West Central	48,800	67,600
West San Gabriel Valley	6,100	25,800
L. A. County Total	140,000	362,100

* See Page 32 in this report.

** See Page 33 in this report.



11. HOUSING IMPROVEMENT AND DEVELOPMENT POLICY, 1970-1990

I hereby certify that this Housing Element Map of the Los Angeles County General Plan was approved and adopted by resolution of the Regional Planning Commission of Los Angeles County on the 13th day of April, 1973 as an amendment to Map 11 of the Environmental Development Guide.

Attest: Lucilla Barthel
Lucilla Barthel, Secretary

I hereby certify that this Housing Element Map of the Los Angeles County General Plan was adopted by resolution of the Los Angeles County Board of Supervisors in June, 1973 as an amendment to Map 11 of the Environmental Development Guide.

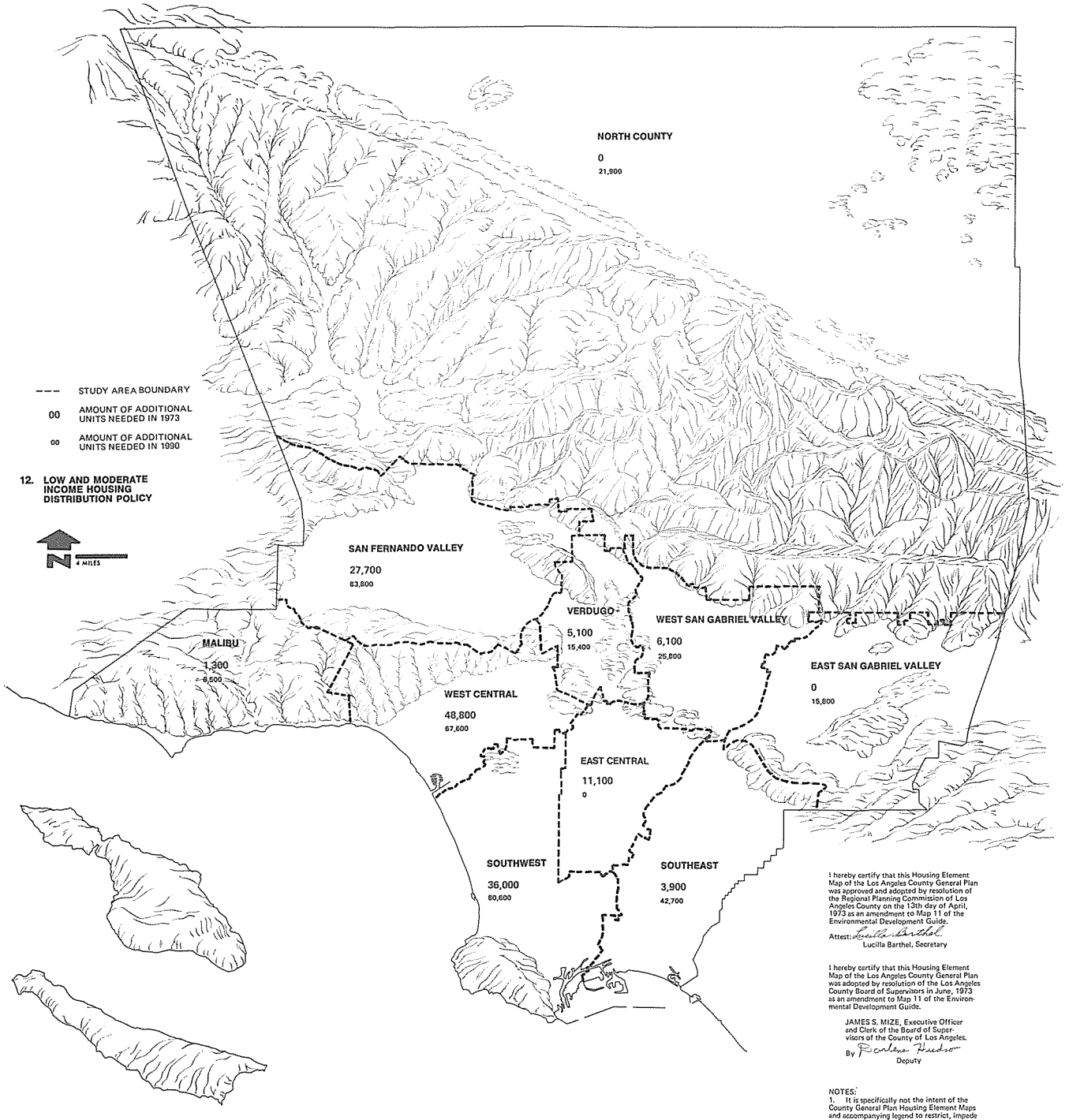
JAMES S. MIZE, Executive Officer and Clerk of the Board of Supervisors of the County of Los Angeles.

By Pearlene Hudson
Deputy

NOTES:

1. It is specifically not the intent of the County General Plan Housing Element Maps and accompanying legend to restrict, impede or adversely affect the land use decisions, either public or private, of any lands within the corporate limits of any city.

2. This map is intended only as a graphic representation of County development policy and may not be related to specific parcels or proposals. Official development policy is depicted on '1990 Land Use Policy Guide' maps.



12. LOW AND MODERATE INCOME HOUSING DISTRIBUTION POLICY

I hereby certify that this Housing Element Map of the Los Angeles County General Plan was approved and adopted by resolution of the Regional Planning Commission of Los Angeles County on the 13th day of April, 1973 as an amendment to Map 11 of the Environmental Development Guide.

Attest: Lucilla Barthel
Lucilla Barthel, Secretary

I hereby certify that this Housing Element Map of the Los Angeles County General Plan was adopted by resolution of the Los Angeles County Board of Supervisors in June, 1973 as an amendment to Map 11 of the Environmental Development Guide.

JAMES S. MIZE, Executive Officer and Clerk of the Board of Supervisors of the County of Los Angeles.

By Pearlene Hudson
Deputy

NOTES:

1. It is specifically not the intent of the County General Plan Housing Element Maps and accompanying legend to restrict, impede or adversely affect the land use decisions, either public or private, of any lands within the corporate limits of any city.

2. This map is intended only as a graphic representation of County development policy and may not be related to specific parcels or proposals. Official development policy is depicted on '1990 Land Use Policy Guide' maps.

B) Text

1. Page 39, column 2: delete lines 1-19 and replace with "One of the major obstacles to providing adequate housing for low and moderate income persons continues to be inadequate funding. At present, there are no satisfactory means for assisting persons in need of better housing. Unless this problem is solved, the housing situation will continue to deteriorate, rather than improve."

2. Page 39, column 3, lines 5-10, shall read: "For example, an average figure of at least 21,000 housing units per year need to be constructed within the county just to take care of new household formation and normal removals from the housing stock."

3. Page 39, column 3, delete lines 11-16.

4. The figure on page 40, line 56, and on Map 9 is 140,000.

5. The figure on page 41, line 9, is 700,000.

6. Lines 42-45 on page 41 are deleted.

7. Lines 13-14 in column 1 on page 43 are deleted.

8. Lines 23-25 in column 2 on page 43 shall read: "...360,000 housing units will have one or more major structural problems by 1990."

9. Lines 5-6 on page 44 shall read: "...income families in 1972 and in 1990."

10. Lines 16-17 on page 44 shall read: "362,100 units should be constructed by 1990..."

V. Transportation/ Public Services and Facilities Elements

The Transportation and Public Services Elements of this plan are Chapters VIII and IX of the Environmental Development Guide. Further revisions of these elements are being developed in coordination with other ongoing regional studies in order to avoid duplication of effort and to maximize the expertise of the other agencies involved. The revisions will cause the elements to reflect more accurately the county's adopted land use, conservation and open space policies. The following are the reasons why it was found to be impractical and illogical to complete the revisions earlier:

1) Considerable lead time is required between the establishment of land use and its related policies and evaluating their effect on transportation and public services & facilities.

2) The Transportation and Public Services & Facilities Elements are ongoing studies relying heavily upon structured analytical processes and funding programs.

3) Unlike Land Use, in which the Regional Planning Commission performs both planning and implementation functions, there are hundreds of other agencies and special purpose districts that participate in the analysis and implementation of transportation and public service & facilities matters. It would be undesirable to make arbitrary changes in these elements without reciprocal analytical evaluation and coordination among these agencies.

VI. Open Space Element

The Open Space Element is a statement which includes standards, goals, policies and programs for open space lands. An Open Space Element map is included which depicts open space lands, recommended regional recreation areas for public acquisition and selected mountainous areas whose predominant characteristic is, and should remain, essentially open. Methods for further protection, conservation or acquisition of open space lands are to be included in the Land Use, Conservation, Recreation, Seismic Safety and Public Safety Elements of the county general plan.

It should be noted that the goals, policies and programs contained in this element relate only to the unincorporated area of the county. However, later efforts of the General Plan Program will include the incorporated areas, and a program of coordinating this study with the cities will be emphasized.

Definition of Open Space

As defined by Article 10.5, Chapter 3, Planning and Zoning Law, and as used in this element, "Open-space land" is any parcel or area of land or water which is essentially unimproved and devoted to an open space use, and which is designated on a local, regional or state open space plan for the preservation of natural resources, for the managed production of resources, for outdoor recreation or for public health and safety. It is further defined on this plan as lands which are both devoted to an open space use or compatible use and so designated in this plan. Additional open space land may be designated by the Board of Supervisors through separate action.

In addition to publicly owned open space lands, private open space related to low density residential development, agriculture, private campgrounds, commercial recreation sites and other low intensity uses is recognized as an important component of the open space system.

Open space for preservation of natural resources and managed production of resources are examined in the Conservation and Land Use Elements.

Proposed public and private open space for local outdoor recreation will be included in the Recreation Element.

Open space for public health and safety will be included in the Environmental Quality, Seismic Safety and Public Safety Elements.

Further definitions:

Conservation - prudent management and protection of natural resources.

Open Space System - a hierarchy of open space lands, ranked according to the desirability and need for the various types of open space uses for which they are best suited.

Significant Open Space Value - refers to exceptional value as open space land.

Relationship to Other Plan Elements

The Environmental Development Guide, adopted October 1, 1970, by the Los Angeles County Board of Supervisors as the county's preliminary general plan, contained as Chapter 10, "Recreation and Open Space." This chapter included problems and issues related to open space deficiencies and a program of priority acquisitions and improvements to 1990.

The chapter also contained a 1990 Open Space Policy map covering the following areas:

Urban - The most intensively developed portions of the county;
Rural - Scattered, less intensive activity in the Antelope Valley;
Conservation - Lands having inherent scenic or open space value, natural resource and watershed areas, and environmental hazard areas.
Other Major Open Space - Permanent open space located primarily within urban areas, consisting of public or private lands including parks, golf courses, cemeteries and regional recreation areas (50 acres or more). Small recreation and open space sites were not shown due to scale but local recreation facilities were included in the basic policy of the open space element.

Two other report maps referenced open space policy areas. These were "Urban Development Policy, 1970-1990" (Map 3) and "1990 Land Use Policy Guide" (Map 8). As with all the maps in the Guide, these were highly generalized. The open space policy was not intended to exclude all private development but was intended to preserve wherever possible the essential open character. This policy was to be implemented by maintaining the open character through various methods such as low residential densities, land donation, clustered development and environmental assessment.

The Open Space Element supports the comprehensive nature of the county general plan by integrating its goals and policies with other plan elements.

An inventory of natural resources for the conservation of the watershed, desert and shoreline was taken into consideration for delineating land use and open space. Improvements of environmental quality can be achieved through a fully developed open space system affording scenic amenity, providing for public health and safety and creating noise-congestion buffers. Open space can provide an organizing framework for the land use pattern in the county, providing breaks in urban development throughout the coastal plain and accommodating agricultural uses. Provision of additional urban open space can aid in implementing the housing element by providing neighborhood amenity throughout the county, especially in areas of highest urban density. The controlled extension of new housing development and of transportation and water and waste facilities also aids in the retention of open space. Finally, when open areas remain intact, extension of other public facilities and services is not needed.

Problems and Issues

The State Open Space Lands Act of 1970 pointed out that discouraging premature and unnecessary conversion of open space land to urban uses is a matter of public interest and will be of benefit to urban dwellers because it will discourage noncontiguous development patterns which unnecessarily increase the costs of community services to community residents. It further stated that it was the intent of the legislature to assure that cities and counties recognize that open space land is a limited and valuable resource which must be conserved wherever possible.

Los Angeles County finds that there are indeed problems of a local nature concerning open space.

- A deficiency of 3,450 acres of local parks exists where it is most needed - in the urban areas. This is equivalent to needing 345 neighborhood parks of 10 acres each throughout the urban pattern.

- Existing programs for acquisition of open space are single purpose. There is neither a unified policy nor an agency responsible for open space acquisition and management of natural resources.

- There exists no clear cut county priority for open space preservation.

Relation to Other Plans

The Open Space Element recognizes the basic policy of several previously adopted plans serving as the basis for the county's ongoing land acquisition program for parks, beaches and nature reserves. These plans are presently being reviewed to reflect current proposals and will be incorporated into the Recreation Element of the general plan.

The Open Space Element also adopts, by reference, all local recreation and open space plans of the 77 cities in the county. However, it is specifically not the intent of this Open Space Element text, map or legends to restrict, impede or adversely affect the land use decisions either public or private, inside the corporate limits of any city. Local parks provide the necessary acreage for recreation within neighborhood and municipal service areas. General plans of cities and unincorporated area community plans indicate local open space features such as trails and powerline right-of-way use. Although not shown on the county Open Space Plan due to scale, these features aid in completing a hierarchy of open space areas of all sizes and configurations.

Goals and Policies

The major open space goal is to create, protect and preserve a countywide open space system which serves the needs of all segments of the county's population.

This major goal is directed to achieving the following:

1. Providing ample outdoor recreation opportunities;

2. Conserving natural resources, scenic beauty, agriculture and other land and water resources necessary for maintaining environmental quality;

3. Shaping and guiding development in order to achieve efficient growth and maintain community scale and identity;

4. Preventing incompatible development of areas that should be preserved or regulated for scenic, historic, conservation or public health and safety purposes.

The major program recommendation is that the county initiate a study which would determine what organizational adjustments may be needed to implement the goals and policies of the Open Space and Conservation Elements. The responsibility for protection of natural resources is presently diffused among many levels of government and private management.

Following are major supporting goals, policies and program recommendations:

I. Goal: Improve, restore and preserve natural resources.

Policies:

1. Set a high priority to acquire areas possessing unique scenic and natural values for passive recreation, ecologic preservation and scientific and nature study as funding becomes available.

2. In addition to county expenditures, aggressively pursue other sources of funding and other methods for natural areas acquisition with special attention to the recreational development and preservation of watershed land and shoreline.

3. Regulate privately owned, undeveloped land having significant open space values by limiting densities and by utilizing the planned development provisions of county Zoning Ordinance 1494.

4. Within areas having significant open space values, establish criteria and procedures for assessing the environmental impact of public and private projects.

5. Protect and preserve the coastline of the Palos Verdes Peninsula and the Malibu coastline as valuable natural and scenic resource areas through direct acquisition or through such means as scenic restrictions or open space easements, solicitation and acceptance of donations, development rights, special zoning and subdivision ordinances and special districts.

II. Goal: Conserve and protect areas essential to managed production of resources.

Policies: 1. Designate non-urban areas where agricultural uses would be compatible.

2. Study the possibilities for implementation of the California Land Conservation Act for purposes of agricultural and open space preservation.

3. Continue to protect areas required for groundwater recharge to ensure water quality and quantity.

4. Designate an appropriate open space zone for publicly owned land contributory to flood control operating rights-of-way or water storage.

5. Support efforts for restoration of mineral extraction land to a condition where it may be used for recreational uses wherever appropriate or for other productive urban uses. In the interim, reduce the negative environmental impacts of these operations.

6. Designate areas for future managed production of resources.

III. Goal: Provide adequate and accessible outdoor recreation and open space for the needs of the population.

Policies: 1. Include a hierarchy of recreation, scenic, cultural, historical and nature-oriented open space areas.

2. Maintain a long-range priority system for acquisition and development of recreational open space throughout the county, including beaches and shoreline with special attention to areas of greatest deficiency.

3. Create a reasonable balance of county expenditures which considers recreational needs for urban and nonurban facilities of both local and countywide significance with emphasis on needs of low income and disadvantaged groups.

4. In addition to county expenditures, aggressively pursue other sources of funding and other methods for acquiring urban recreation areas.

5. Recognize established standards and criteria required to secure federal participation in the development of urban park space.

6. Accelerate coordinated planning efforts with cities, adjacent counties and SCAG (Southern California Association of Governments) in developing a local and regional open space system.

7. Plan for and begin to implement a system of interrelated recreation corridors consisting of riding and hiking trails, bicycle paths, utility and flood control rights-of-way and scenic highways to link major recreation and open space reservations.

8. Amend the county subdivision ordinance to require local recreation space dedication or compensatory fees for proposed subdivisions.

9. Require dedication for reasonable public access to beaches by fee or easement in new developments and any other locations where easements by implied dedication may exist.

10. Study possible alternatives for either imposing a building fee for each new residential unit constructed or forming recreation districts or other suitable methods for more equitable cost-sharing.

11. Recognize privately operated recreation as a valuable part of the open space system.

12. Study the desirability of amending Zoning Ordinance 1494 so as to require useable open areas with suitable plantings for every new dwelling unit.

13. Designate appropriate zoning for publicly and privately owned outdoor recreation areas.

IV. Goal: Minimize environmental hazards for public health and safety.

Policies:

1. Support or undertake geological research which evaluates the effect of earthquake hazards on land use policy.

2. Accelerate programs and practices for dealing with unstable soil areas, land subsidence and soil erosion.

3. Expand flood control facilities where needed, considering natural values affected.

4. Determine areas which require special management or regulation due to hazardous or special conditions and provide land use and other regulatory controls for minimizing high fire risk and geologic and flood hazards.

5. Determine areas required for protection and enhancement of water and air quality.

6. Designate areas for sanitary landfill operations and make provision for developing these areas into recreational uses.

7. Determine the feasibility of recycling waste water for fire control purposes.

8. Implement the use of plantings to enhance the quality of the environment for the reduction of air pollution, heat, noise and dust.

9. Protect the frontal (south) slopes of the San Gabriel Mountains by providing a buffer of limited density uses.

OPEN SPACE STANDARDS

Urban Open Space Standards

Other than the recreational facility standards shown on the following pages, no overall urban open space standard is appropriate for the following reasons: each city and community has varying open space needs depending on its geographic location, lifestyle, economic freedom and personal tastes. In addition, some finite resource recreation areas such as beaches and natural areas for scenic enjoyment or nature study cannot be replaced. When matched to the demand from an outdoor oriented Southern California population along with the historic lack of funding for such sites, no appropriate standard appears to be practical. Furthermore, urban open space in Los Angeles County can vary in scale from small residential yards to vast mountain, foothill and desert areas.

Open Space Inventory

In 1972, Los Angeles County contained approximately 1,302 square miles of permanent public open space lands, including 290 square miles of parks, golf courses, beaches, military reservations, waste disposal sites and water control features, other government land, and 1,012 square miles of land dominated by national forest lands. Table 1 classifies the various public open space uses.

Table 1 CLASSIFICATION OF PUBLIC AND SEMI-PUBLIC OPEN SPACE LAND

		Acres
A.	OUTDOOR RECREATION	
1.	Regional Parks (50 acres +)	40,479.25
2.	Local Parks & Rec. Ctrs.	7,096.52
3.	School Playgrounds	8,802.00
4.	Golf Courses	9,140.63*
5.	Beaches	1,371.70
6.	Botanical Gardens	691.56
		67,581.66
B.	NATIONAL FORESTS	
1.	Angeles	639,223.00
2.	Los Padres	8,776.00
		647,999.00
C.	OTHER	
1.	Military Reservations	91,086.84
2.	Bureau of Land Management	8,000.00
3.	Water Bodies	4,323.50
4.	Flood Control Basins	249.00
5.	Reservoirs	1,940.00
6.	Debris Basins	217.50
7.	Other Government Land	4,442.00

8.	Spreading Grounds	1,118.30
9.	Sump Sites	80.40
10.	Flood Channels	6,664.60
		118,121.94
	TOTAL	833,702.00

*Includes Public and Private

Recreational Standards

Los Angeles County has adopted a standard of 6 acres of regional parks (50 acres and above), 1 1/2 acres of local parks (below 50 acres) and 2 1/2 acres of playgrounds for each 1,000 population.

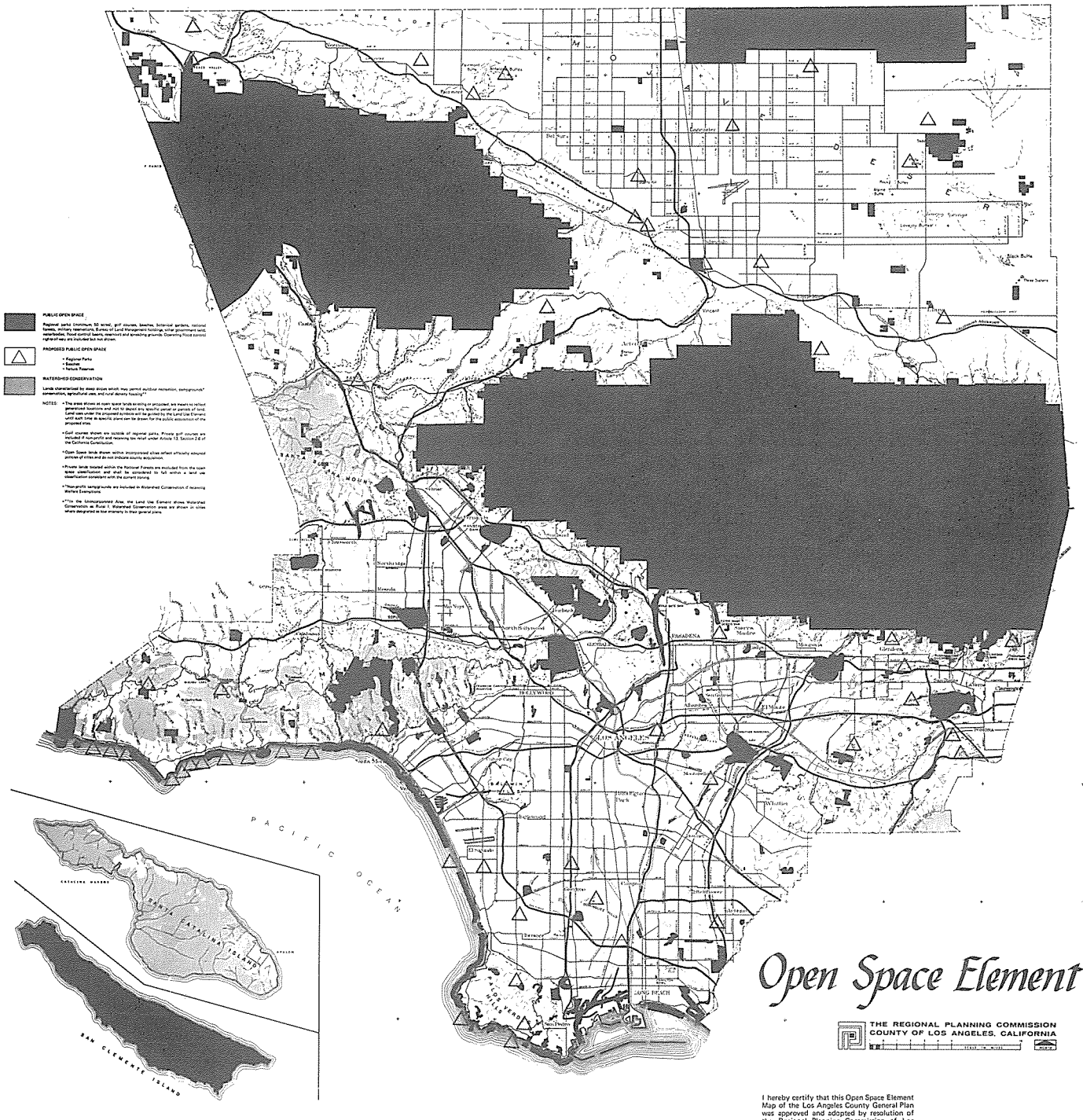
Table 2 indicates the current inventory and existing and projected deficiencies for major recreational uses.

TABLE 2 - SELECTED OUTDOOR RECREATION FACILITIES - 1972

County of Los Angeles

Facility	Primary Responsibility	Size	Existing Number	Total Acreage	County Standards	Present Requirements	Present Deficiency	1990 Requirements[a]	Deficiency to 1990
Local Parks & Recreation Centers	Cities County	1-49 acres	655	7,096	1-1/2 acres/ 1000 persons	10,549 acres	3,453 acres (33%)	11,550 acres	4,454 acres
School Playgrounds[b]	School Districts	Varies	1,454	8,802	2-1/2 acres/ 1000 persons	17,580 acres	8,778 acres (49%)	19,250 acres	10,448 acres
Regional Parks and Botanical Gardens	County Cities	50 acres & over	86	41,171	6 acres/ 1000 persons	42,192 acres	1,021 acres (02.5%)	46,200 acres	5,029 acres
	SUBTOTAL			57,069	10 acres/ 1000 persons	70,321 acres	13,252 acres (19%)	77,000 acres	19,931 acres
Golf Courses	County and Private (if open to Public)	120-160 acres for an 18-hole par 72 course	75 including 16 within regional parks	9,141[c]	One standard 18-hole course for each 90,000 persons	77 18-hole courses	2[d] 18-hole courses	85 18-hole courses	10 18-hole courses
Beaches	State County, Coastal Cities	Varies	20	1,372	All Available Beach Frontage		Not Applicable		
	GRAND TOTAL:			67,582					

a - Assuming a population increase to 7.7 million and no change in county standards.
b - Elementary through high school with existing play area, based on State of California standards.
c - Acreage of golf courses outside of regional parks.
d - There are sixteen 18 hole golf courses in Regional Parks and 59 outside Regional Parks.



Open Space Element

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES, CALIFORNIA

I hereby certify that this Open Space Element Map of the Los Angeles County General Plan was approved and adopted by resolution of the Regional Planning Commission of Los Angeles County on the 13th day of April, 1973.

Attest: Lucilla Barthel
Lucilla Barthel, Secretary

I hereby certify that this Open Space Element Map of the Los Angeles County General Plan was adopted by resolution of the Los Angeles County Board of Supervisors on the 26th day of June, 1973.

JAMES S. MIZE, Executive Officer and Clerk of the Board of Supervisors of the County of Los Angeles.

By Darlene Nelson
Deputy

Map - "OPEN SPACE ELEMENT"*

The map on the preceding page is representative of the original Open Space Element Plan map at a scale of 1" = 2 miles available for inspection in the offices of the Regional Planning Commission. This map is supplemented by official maps of the Land Use and Conservation Elements at a scale of 1" = 2,000'.

Public Open Space

Regional parks (minimum 50 acres), golf courses, beaches, botanical gardens, national forests, military reservations, Bureau of Land Management holdings, other government land, waterbodies, flood control basins, reservoirs and spreading grounds. Operating flood control rights-of-way are included but not shown.

Proposed Public Open Space

- Regional Parks
- Beaches
- Nature Reserves

Watershed Conservation - Lands characterized by steep slopes which may permit outdoor recreation, campgrounds,** conservation, agricultural uses and rural density housing.***

*Notes:

- The areas shown as open space lands existing or proposed are meant to reflect generalized locations and not to depict any specific parcel or parcels of land. Land uses under the proposed symbols will be guided by the Land Use Element until such time as specific plans can be drawn for the public acquisition of the proposed sites.

- Golf courses shown are outside of regional parks. Private golf courses are included if non-profit and receiving tax relief under Article 13, Section 2.6 of the California Constitution.

- Open Space lands shown within incorporated cities reflect officially adopted policies of cities and do not indicate county acquisition.

- Private lands located within the national forests are excluded from the open space classification and shall be considered to fall within a land use classification consistent with the current zoning.

**Non-profit campgrounds are included in Watershed Conservation if receiving welfare exemptions.

***In the unincorporated area, the Land Use Element shows Watershed Conservation as Rural I. Watershed Conservation areas are shown in cities where designated as low intensity in their general plans.

Open Space Corridors

Many linear features such as highways, flood control channels, railroad and public utility rights-of-way present opportunities for hiking, bicycling, horseback riding and use for other recreational vehicles.

The 1965 Regional Recreation Areas Plan identified certain existing and proposed riding and hiking trails and a system of scenic drives intended to provide access to selected scenic and natural areas as well as opportunities for recreation driving. The State of California has identified a system of scenic highways on a state wide basis which may be officially designated as state scenic highways, provided the local jurisdiction has implemented qualitative development controls within the corridor. The only existing officially designated state scenic highway within this county is the Angeles Crest Highway within the Angeles National Forest, extending from the vicinity of La Canada northerly and easterly to the San Bernardino County line.

Most of the major existing riding and hiking trails are located within the Angeles National Forest. The Los Angeles County Department of Parks and Recreation maintains approximately 50 miles of equestrian trails and some 22 miles of bikeway along major operating flood control channels. Cities such as Pasadena, Burbank, Pico Rivera, Claremont and South Pasadena have provided additional equestrian trails totaling some 6 miles along the channels and Culver City has made available about 0.6 miles of bikeway on Ballona Creek. Operating flood control rights-of-way, spreading grounds and utility rights of way adjacent to the flood control rights-of-way create opportunities for further recreational use within their corridors. Two recent proposals for utilizing these open areas include (1) the Rio Hondo-Los Angeles Rivers beautification project involving 1,000 acres of publicly owned and utility owned property extending from the Whittier Narrows Dam southeasterly to the vicinity of the City of Lynwood, and (2) the Southeast Los Angeles - Orange County project involving portions of San Gabriel River and Coyote Creek. Three other major proposals currently being given some consideration include a trail located along the Santa Clara River, another along the Los Angeles River from Griffith Park to the Rio Hondo River and a bicycle path along the coastal area extending from Santa Monica southerly into the Palos Verdes Peninsula area. The Bicycle Route Subcommittee of the Interdepartmental Engineering Committee has inventoried existing and proposed bicycle routes for all cities. The Subcommittee is proposing a countywide trail system as well as specific area proposals for Altadena, Palos Verdes, San Gabriel Valley, Westlake Village and the Santa Clarita Valley.

Opportunities exist through substantially supplementing the trail and scenic drive networks through greater utilization of public and private rights-of-way which hold great potential for both trail and corridor parks. Rights-of-way located within the currently urbanized areas may be developed under joint use agreements into local parks and playgrounds in areas where such facilities are sorely needed. The Regional Recreation Areas Plan, along with the

riding and hiking trails plan previously adopted by the Board of Supervisors provided basic policy statements and networks in the subject areas of scenic drives and riding and hiking trails. Re-evaluation of the scenic highways and scenic drives concepts, systems and programs will be the subject of the Scenic Highways Element. Review of the Master Plan of Riding and Hiking Trails Plan as well as Bicycles Path Plan will be necessary to provide an integrated recreation corridors plan.

IMPLEMENTATION

Implementation of the open space system indicated on the Open Space Element map is accomplished through six principal methods: public agency coordination, capital improvement programs, appropriate land use and zoning controls, project reviews, environmental assessments, and those implementation measures which relate to open space policies in other plan elements.

Following are recommendations for achieving the goals and carrying out the policies of this element. It should be emphasized that many of these implementation recommendations are the subjects of other plan elements heretofore listed.

Public Agency Coordination, Roles and Responsibilities

Many citizen groups and public agencies are involved in the preservation of natural resources and the provision of open space. There is a need to clarify their roles in planning, developing and financing of plan programs.

The federal government, through its various agencies, has the responsibility for the protection of national resources such as the forests, deserts, wildlife and water resources. State government provides for regional or statewide interests with state parks, beaches and such programs as water quality control. The Southern California Association of Governments' role is coordinative and advisory, intended to provide a framework whereby program proposals can be related in a context to meet the needs of the 6-County Southern California region. The county makes provision for countywide concerns while the cities serve residents within their municipal boundaries. In addition to these public agencies, many other entities such as utility companies, school districts and citizen groups have a direct impact on open space and natural resources. Finally, public concern and awareness is essential to a positive response by public agencies. In the effort to preserve land and resources, then, the involvement of individual citizens and citizen groups is basic to all implementation programs.

Liaison with the cities will be necessary in order to develop and implement a county open space program. These efforts will bring to the county the resources for coordinating and fulfilling its regional responsibilities.

Los Angeles County has a specific role to play in providing for future open space needs. Specifically, it should strengthen its role as coordinator. County government should become a clearinghouse for open space and conservation information and an advocate of programs, especially interjurisdictional programs, that contribute to the realization of the goals and policies set forth in this element.

a. Los Angeles County

The county has instituted two programs to bring major participants together in an effort to fulfill the role of reflecting countywide interests. The Board of Supervisors appointed a

fifty member Citizens Planning Council to review and recommend conservation and open space policies to the Regional Planning Commission. More effective coordination between county departments is anticipated. The General Plan Policy Review Board, composed of county department heads, monitors planning programs and makes policy recommendations to improve plan effectiveness.

The Citizens Council and the Review Board, along with existing coordinating bodies, will ensure that countywide interests are reflected in the regional planning effort.

b. Relationship to Cities

Recognizing the county's regional open space responsibilities, the Regional Planning Commission staff interviewed all the cities of the county in order to gather basic information about their policies and programs and establish liaison for a coordinated and effective countywide open space program.

In addition, the Regional Planning Commission functions as a repository for land use and population data and is responsible for determining alternative growth patterns for large areas of the county. It can exert considerable influence in coordinating many development related decisions which substantially impact the physical environment.

c. Southern California Association of Governments

The Southern California Association of Governments (SCAG) representing six Southern California counties acts as a coordinator of open space grants. The county, acting as a member of SCAG's Council of Planning, reviews these applications, many of which are initiated by cities, for consistency with the Environmental Development Guide. SCAG's Park and Recreation Administrator's Technical Subcommittee on Open Space, with participation by Regional Planning Commission staff, has developed standards for urban and non-urban recreational areas based on actual demand, usage and capability.

Capital Improvement Programs

Funding for future acquisition of parks, nature reserves and beaches is expected to come from county and city sources with state and federal participation. Many of the recreational sites shown on the Open Space Element plan map will require additional improvements such as landscaping, sprinklers, lighting, playground equipment and ball fields to maximize their usefulness. Additional capital improvement recommendations relating to acquisition of additional sites will be found in the Recreation Element.

RECREATION AND OPEN SPACE ACQUISITION PRIORITIES

The following priorities list represents existing and proposed open space sites which represent opportunities for recreation and for conserving scenic and natural resources.

TABLE 3

Open Space Priorities - Alphabetical Index

Existing sites where no projects are currently scheduled.

Almansor Recreation Park (Ci)
Alpine Butte Wildlife Sanctuary (Co)
Altadena County Golf Course (Co)
Arroyo Seco-Sycamore Grove Parks (Ci)
Butte Valley Wildflower Sanctuary (Co)
Centinela Park (Ci)
Descanso Gardens (Co)
Diamond Bar County Golf Course (Co)
Eaton Canyon County Golf Course (Co)
Exposition Park (Ci)
Firestone Scout Reservation (P)
Ganesha Park (Ci)
Huntington Library and Botanic Gardens (P)
Knollwood County Golf Course (Co)
Lakewood County Golf Course (Co)
La Mirada Park (Co)
Leo Carrillo Beach State Park (Co)
Los Amigos County Golf Course (Co)
Los Angeles Fairgrounds (Co)
Los Angeles State and County Arboretum (Co)
Los Verdes County Golf Course (Co)
Malibu Lagoon Beach State Park (Co)
Marine Stadium (Ci)
Mescal Wildlife Sanctuary (Co)
Monrovia Canyon Park (Ci)
Motorbike Park - Pomona (Ci)
Murphy Ranch (P)
Rancho Santa Ana Botanic Garden (P)
Recreation Park in Long Beach (Ci)
Royal Palms Shoreline Park (Ci)
Saddleback Buttes State Park (S)
South Coast Botanic Garden (Co)
South Gate Municipal Park (Ci)
Stough Park (Ci)
Victoria Recreation Park (Co)
Wattles Garden Park (Ci)
Western Avenue County Golf Course (Co)
Will Rogers State Park (Co/S)

Co = County operated
Ci = City operated
P = Privately operated
S = State operated
F = Forest service

I. First priority sites for acquisition or development: 1972-1977

Abalone Cove (Co)
Alondra Park (Co)
Apollo County Park (Co)
Arcadia Park (Co)
Baldwin Hills Regional Park (Co)
Big Dalton Canyon Park (Ci)
Brand Park (Ci)
Brookside Park (Ci)
Burbank Mountain Reserve Park (Ci)
Cabrillo Beach (Ci)
California Poppy Sanctuary (P)
Camp Redford (Ci)
Carl O. Gerhardy Nature Preserve (Co)
Castaic Reservoir (Co)
Cerritos Regional Park (Co)
Charmlee Regional Park (Co)
City of Industry Regional Park (Ci)
Chatsworth Park and Recreation Center (Ci)
Columbia Regional Park (Co)
Crescenta Valley County Park (Co)
Devil's Punchbowl Park (Co)
Dockweiler Beach (Ci)
Dominguez Hills Park (Co)
Eaton Canyon County Park (Co)
Eaton Wash Development (Co)
El Cariso Park (Co)
Elysian Park (Ci)
Frank G. Bonelli Regional Park (Co)
Friendship Park (Co)
Griffith Park (Ci)
Hansen Dam Park (Ci)
Harbor Regional Park (Ci)
Heartwell Park (Ci)
Hermosa Beach Park (Ci)
John Anson Ford Park (Co)
Lower Arroyo (Ci)
Marshall Canyon Regional Park (Co)
Montecito Hills Park (Ci/Co)
Newhall Recreation Park (Co)
Nicholas Beach (Co)
North Glendora Regional Park (Ci)
North Hollywood Park and Recreation Center (Ci)
Oak Grove Park (Co)
Otterbein Park (Co)
Palos Verdes Shoreline Park (Co)
Peach Valley (S)
Peck Park and Recreation Center (Ci)
Piute Butte Nature Preserve (Co)
Placerita Canyon State and County Park (Co)
Porter Ranch (Ci)
Rancho Golf Course and Cheviot Hills Recreation Center (Ci)
Ritter Ridge Nature Preserve (Co)
Rolling Hills Regional Park (Co)
Santa Fe Dam Recreation Area (Co)
Santa Monica Mountain State Park (S)
Scholl Canyon Recreation Area (Ci)
Sepulveda Dam Park (Ci)
Shoreline, Long Beach (Ci)
South Hills Park (Ci)
Tapia County Park (Co)
Tujunga Wash (Ci)
Val Verde County Park (Co)
Valley County Recreation Park (Co)
Van Nuys - Sherman Oaks Recreation Center (Ci)
Vasquez Rocks County Park (Co)
Venice Beach (Ci)
Verdugo Mountains Conservation Park (Ci)
Veterans Memorial Park (Co)
Walnut Creek Wilderness Park (Co)
West Malibu County Park (Co)
Whittier Narrows Dam Recreation Area (Co)
Will Rogers Beach (Ci)
William S. Hart County Park (Co)
Willowbrook Regional Park (Co)
Beaches
Bikeways
Local Parks
Riding and Hiking Trails
Small Craft Harbors

II. Second priority sites for acquisition or development: 1977-1990

Agua Dulce Recreation Park (Co)
Biscailuz Center Greenbelt (Co)
Blue Rock Nature Preserve (Co)
Bones Regional Park (Co)
Brentwood Recreation Park (Ci)
Calabasas Regional Park (Co)
Chatsworth Reservoir Regional Park (Ci/Co)
Cobal Canyon Wilderness Park (Ci)
East Bob's Gap Nature Preserve (Co)
Elephant & Westmont Hills (Ci)
Fairmont Recreation Park (Co)
Fairmont Reservoir Park (Ci)
Hughes-Elizabeth Lakes (F/Co)
Iverson Ranch (Co)
Knapp Ranch (Ci)
Kentucky Springs Reg. Park (Co)
Leona Valley Recreation Park (Co)
Lincoln High Drive Park (Ci)
Little Rock Reservoir Regional Park (F)
Livingstone Upland Park (Co)
Longview Regional Park (Co)
Mira Loma Recreation Park (Co)
Mission Canyon Regional Park (Co)
Neenach Desert Reservation (Co)
Palisades Highlands Park (Ci)
Palmdale Reservoir Regional Park (P)
Phacelia Wildflower Sanctuary (Co)
Quail Lake (Co)
Quartz Hill Recreation Park (Co)
Redman Recreation Park (Co)
Rio Hondo/Los Angeles River Channel Beautification Project (Co/Ci)
Rivas Canyon Regional Park (Ci)
Ritter Aquatic Park (Co)
Rustic Canyon Regional Park (Ci)
San Antonio Dam Regional Park (Co)
San Dimas Canyon Regional Park (Co)
San Gabriel Reservoir Area (F/Co)
Santa Susana Mountain Park (S)
Shady Bend County Park (Co)
South Little Rock Regional Park (Co)
Spadra Recreation Park (Co)
Tejon Ridge Nature Preserve (Co)
Theodore Payne Wildlife Sanctuary (Co)
Tierra Bonita Recreation Park (Co)
Valyermo Regional Park (Co)
Van Norman Lakes (Ci)
West Centinela Valley Recreation Park (Co)
West Grandview Regional Park (Co)
West Little Rock Recreation Park (Co)
West Long Beach Recreation Park (Co)
Wrigley Field Recreation Park (Lindsey Community Center) (Ci)

Land Use & Zoning Controls

Land use regulations - zoning and subdivision controls - are equally as important as capital improvement programs and taxation policies in achieving the major open space goal.

Although county zoning and subdivision regulations have always provided for light, air and space considerations as functional elements of urban development, current efforts are being undertaken to develop a comprehensive basis for explicitly using open space as a resource in shaping the urban environment. Watershed conservation areas, shown on the Open Space Element map, cover approximately 120,000 acres of steep, scenic land in the unincorporated area of the county. These lands have been designated Rural I in the Land Use Element to further protect their inherent open space and natural resource values.

In addition, the county has adopted an Open Space Zoning Ordinance including the O-R (Open-Residential) and O-S (Open-Space) Zoning Classifications. The provisions of these zones ensure that the open space lands shown on the Open Space Element map are consistently and uniformly zoned in accordance with their current use.*

Project Reviews

Project reviews are an important coordinative tool for determining the desirability of acquiring, retaining and protecting open space lands.

a. A-95 Federal Grant Review -

The process of reviewing and making recommendations on federal grant applications is a very useful tool in implementing goals and policies.

It is recommended that the Regional Planning Commission recommend favorably or unfavorably on federal grant applications based in part on open space needs in the county general plan.

b. Tax Delinquent and County Owned Excess Land -

The application of criteria and guidelines for the retention and sale of tax delinquent and county owned lands should be considered a valuable tool for guiding and controlling urban development and enhancing environmental quality.

It is recommended that the Regional Planning Commission adopt a policy of recommending the retention or sale of county-owned properties based in part on open space needs found in the county general plan.

*See Sections 65910 through 65912 of the Government Code.

Environmental Impact Assessments

As legally required, environmental impact assessments will be prepared for many public and private projects in areas having open space value. Assessment of the Environmental Impacts by the Regional Planning Commission or its staff will provide the necessary information prior to any approval or recommendation. An increased understanding of the environment by professional preparation and usage of the Environmental Impact Report should result in better project planning programs and also in the inclusion of environmental aspects into the decision-making process.

County departments, in developing criteria for environmental impact assessment for public and private projects, shall consider the open space goals and policies set forth, especially those goals and policies directed towards preservation of natural resources, managed production of resources and public health and safety.

Implementation Measures in Other Plan Elements

Methods for further protection, conservation or acquisition of open space lands are covered in the land use, conservation and recreation elements of the county general plan. In addition to these elements, public health and safety measures will be primarily implemented through the Environmental Quality, Public Safety and Seismic Safety Elements.

a. Land Use Element

The Land Use Element includes appropriate densities and intensity of uses within areas having significant open space values. The appropriate zoning regulations will also be applied to these areas. In addition, the wise utilization of the planned development provisions of the zoning ordinance will be able to preserve open space values.

b. Conservation Element

The Conservation Element includes an inventory of water, soils, vegetation, wildlife, minerals and historical resources. All public and private development proposals will be reviewed against the resource inventory and environmental assessments will be prepared for those projects determined to have a significant effect upon these resources. In addition, limited density development should be the predominant characteristic of areas containing these resources.

c. Recreation Element

The Recreation Element will include existing and proposed regional public and private recreational facilities as well as standards and criteria for determining the amount and location of local recreational

facilities. It will include a program for acquisition and development of recreational open space throughout the county including a long-range priority system.

d. Environmental Quality, Public Safety, Seismic Safety Elements

These elements will include policies and program recommendations relative to improving air and water quality and minimizing natural hazards stemming from geologic, flood and fire conditions. Special management and/or regulations will be applied to these areas as well as applying appropriate land use and other development controls, including environmental assessments.

Major Open Space Proposals for Future Study

Major open space and recreation proposals meriting future study, appraisal and support include:

Angeles National Forest - development of more outdoor recreational facilities;

Baldwin Hills Regional Park;

Portuguese Bend Slide Area;

Rio Hondo/Los Angeles River Channel Beautification;

Santa Clara River Channel Recreation and Open Space Corridor;

Santa Susana Mountains Park;

Santa Monica Mts. Urban National Park;

Possible combination of above last three proposals into a major recreation and open space complex;

Southeast Los Angeles/San Gabriel River Redevelopment;

Verdugo Mountains Regional Park;

Walnut Creek Nature Trail Extension.

These projects give a view of the potentials for future open space and conservation projects within the county. Support by individuals, public officials and governmental agencies can bring success to the programs instituted by this plan and provide the basis for development of future potentials for the preservation of open space lands and conservation of natural resources.

VII. Conservation Element

The Conservation Element is a statement which includes standards, goals, policies and programs for natural and historical resource protection and management. Methods for further protection, conservation and management of these resources are to be included in the Land Use, Open Space, Recreation, Seismic Safety and Public Safety Elements of the county general plan.

The Conservation Element Technical Report, available in the offices of the Regional Planning Commission, contains a detailed inventory of natural and historic resources.

It should be noted that the goals, policies and programs contained in this element relate only to the unincorporated area of the county. However, later efforts of the General Plan Program will include the incorporated areas, and a program of coordinating this study with the cities will be emphasized.

Definition of Conservation

As required by Section 65302 of the Government Code (Planning and Zoning Law), each city and county is to prepare and adopt a general plan conservation element for the conservation, development and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals and other natural resources. That portion of the conservation element including water shall be developed in coordination with any countywide water agency and with all district and city agencies which have developed, served, controlled or conserved water for any purpose for the county or city for which the plan is prepared. The Conservation Element may also cover:

1. The reclamation of land and waters;

2. Flood control;

3. Prevention and control of the pollution of streams and other waters;

4. Regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation plan;

5. Prevention, control and correction of the erosion of soils, beaches and shores;

6. Protection of watersheds; and

7. The location, quantity and quality of the rock, sand and gravel resources.

The term conservation, as used in this element, is defined as the prudent management or protection of the county's natural and historic resources.

Relationship to Other Plan Elements

The Environmental Development Guide, adopted in 1970 as the county's preliminary general plan, did not contain a formally designated Conservation Element. However, Chapter 5, entitled "Environmental Quality," contained goals, policies and recommendations relating to natural resources. The major goal of improvement, restoration and protection of the quality of the physical environment, natural and man-made, was directed towards esthetics, urban beautification and design, environmental pollution and environmental hazards. In addition, Chapter 10, "Recreation and Open Space," was also directed towards conserving natural resource and watershed areas, plant and animal communities and unique historical and scenic sites.

The Conservation Element supports the comprehensive nature of the county general plan by integrating its goals and policies with other plan elements. Open space, set aside for public and private enjoyment, protects scenic, vegetation and wildlife resources in the watershed, shoreline and desert. Environmental quality can be improved through reduction of natural hazards and protection of air, water and soil resources. Conservation of natural resource values should be a leading determinant for land use relationships, housing densities and the location and design of transportation and water and waste management facilities.

THE SETTING

Los Angeles County is a region of worldwide importance and is the heart of Southern California, the largest urban complex along the Pacific Coast. The county encompasses a highly varied natural setting including high desert, the seashore and rugged mountains in addition to coastal plains and lowlands. Broad, rugged central mountains slant diagonally across the county from northwest to southeast. This divides the county into a moderate high desert and into a coastal basin on the south. County jurisdiction also includes Santa Catalina Island and San Clemente Island, both of which are hilly and mountainous. Resistant, consolidated rocks of varied ages and origins make up the mountain and hill masses. The valleys and plains, on the other hand, are floored with soft, unconsolidated materials carried down by streams from the adjacent mountains and hills. The bedrock foundations are broken by a complex array of faults, which pose a constant earthquake threat.

The coastal lowlands and islands are famed for their subtropical "Mediterranean" climate with warm, dry summers and mild, rainy winters. The central mountains have warm, dry summers and cool, wet winters with intermittent snow. The Antelope Valley has long, hot summers, short chilly winters and receives only small amounts of rain or snow.

Most rainfall occurs during winter and is concentrated in the central mountains. Peak stream flows thus occur in winter while in summer channels and stream beds are usually dry.

There are two major drainage systems. One flows to the sea from the mountains. The other flows to the desert, either sinking into the coarse, sandy stream beds, or evaporating.

Best soils are found in the plains and valleys of the coastal lowlands and the Antelope Valley. Hills and mountains have thin, infertile soils subject to erosion and subsidence.

The plains and valleys of the coastal lowlands have been largely cleared of natural vegetation. Sparse forests cover the higher mountainous elevations. Narrow woodlands also parallel many of the larger stream and river beds. Sparse stands of desert growth cover much of the Antelope Valley. The remainder of the county is blanketed with dense, low thickets of highly flammable chaparral and sagebrush.

A fuller description of the county's natural resources inventory can be found in the Conservation Element Technical Report. The Conservation Plan is based on this inventory, the discussion of problems associated with each resource, and goals, policies and programs for achievement of more effective conservation procedures. Inventory maps related to natural resources include water, soils, vegetation and wildlife, and minerals.

THE CONSERVATION PLAN

The Conservation Plan contains goals, policies and programs for the following resource areas:

water, including rivers, harbors and fisheries

soils

vegetation and wildlife, including forests

minerals

historical and archeological sites

MAJOR GOAL & BASIC RESOURCE POLICY

Major Goal

The major goal of the Conservation Element is to protect, conserve and manage the natural, historic and scenic resources of the county.

Basic Resource Policy

The basic resource policy of the Conservation Element is to promote the protection, conservation and management of natural, historic and scenic resources. The attainment of the major goal and carrying out of the basic resource policy will accomplish the following:

1. Provide for efficient use of resources;

2. Protect and enhance the quality of the resource;

3. Maximize the potential for multiple use while at the same time protecting the resource;

4. Provide for public accessibility compatible with protection of the resource; and

5. Provide for the management of coastal, watershed and desert districts which will recognize their unique characteristics.

MAJOR PROGRAM RECOMMENDATIONS

The following programs will strengthen the county's effectiveness in the protection and management of natural and historic resources. The programs are designed to give special attention to unique or representative areas of the county and provide for review and monitoring procedures for natural resource protection.

1. Resource Management Areas

   The Conservation Element's natural resources inventory includes certain unique or representative areas of regional, ecological, recreational and scenic importance which require a special management approach be taken. It is intended that Resource Management Areas be established in order to protect and preserve to the maximum extent possible those resources so designated. Within these areas, it would be required that the use and development of private and public land be planned and executed in a manner which will ensure the preservation of such resources (see appendix D).

   The following portions of unincorporated Los Angeles County territory are designated as Resource Management Areas:

   Area I - Palos Verdes Peninsula Coastal Area

   Area II - Malibu Coastal Area

   Other Resource Management Areas may be designated from time to time upon recommendation of the Planning Commission and adoption by the Board of Supervisors.

2. Watershed Conservation

   Certain areas in the unincorporated Santa Monica and Santa Susana Mountains, Simi Hills, Santa Catalina and the south slopes of the San Gabriel Mountains are classified Watershed Conservation in the Open Space Element and Rural I in the Land Use Element. The Rural I classification allows outdoor recreation, campgrounds, conservation, agricultural uses and rural density housing (see appendix E).

3. Project Reviews

   Project reviews are an important coordinative tool for determining the desirability of acquiring, retaining and protecting natural resources.

   a. The county presently reviews and recommends on A-95 federal grant proposals to the Southern California Association of Governments. This process is a very useful tool in implementing general plan goals and policies.

It is recommended that wherever appropriate, the goals and policies of the Conservation Element be a primary determinant in recommendation on federal grant requests.

b. The application of criteria and guidelines for the acquisition of tax delinquent properties and retention or sale of county owned lands should be considered a valuable tool for guiding and controlling urban development, protecting watershed and open space and enhancing environmental quality.

It is specifically recommended that the county consider the goals and policies of the Conservation Element in recommending the acquisition of tax delinquent properties or the retention or sale of county owned land.

4. Conservation and Open Space Management Study

The responsibility for protection of natural resources is presently diffused among many levels of government and private management.

It is specifically recommended that the county initiate a study which would determine what organizational adjustments may be needed to implement the goals and policies of the Conservation and Open Space Elements.

5. Monitoring Natural Resources

The National Aeronautics and Space Administration (NASA) has developed a program called ERTS, or Earth Resource Technology Satellite, in which earth-orbiting satellites are utilized to gather a wide range of environmental data and make it readily available to a variety of users.

The Regional Planning Commission participates in this project and will use its products to aid in the evaluation of the Conservation Element and the county general plan.

The imagery will be of great benefit in identifying and understanding such problems as soil capability, forest conservation and fire control, flood conditions and water and air pollution, among others. A secondary benefit will be the new urban analysis and resource management capabilities provided by the ERTS Project.

It is specifically recommended that ERTS imagery and data be used and disseminated to those agencies which have need to monitor continuously the changes to and quality of the natural resources of Los Angeles County.

WATER CONSERVATION

As a result of comparatively low rainfall, high variability and seasonality of local precipitation, local groundwater supplies have been supplemented with imported water since 1913. Water importation from the Colorado River, Owens Valley and the State Water Project have been major engineering accomplishments bringing water for urbanization to our semi-arid region. Now, expanding water reclamation and replenishment programs, together with decreasing in-migration and slowing natural population increases are beginning to reduce projected needs for water importation in Los Angeles County. The greatest problem still remaining in the area of supply is the high cost and inefficiencies created by a multiplicity of over 300 local distributors.

Drainage and flood control have been long-standing requirements for protection of life and property. In order to provide this protection, many of the natural rivers and streambeds in the coastal lowlands were channelized, eliminating adjacent natural areas. In addition to requiring protection of life and property, a new emphasis has been placed on the preservation of natural areas through soft bottom stream management for remaining flood hazard areas.

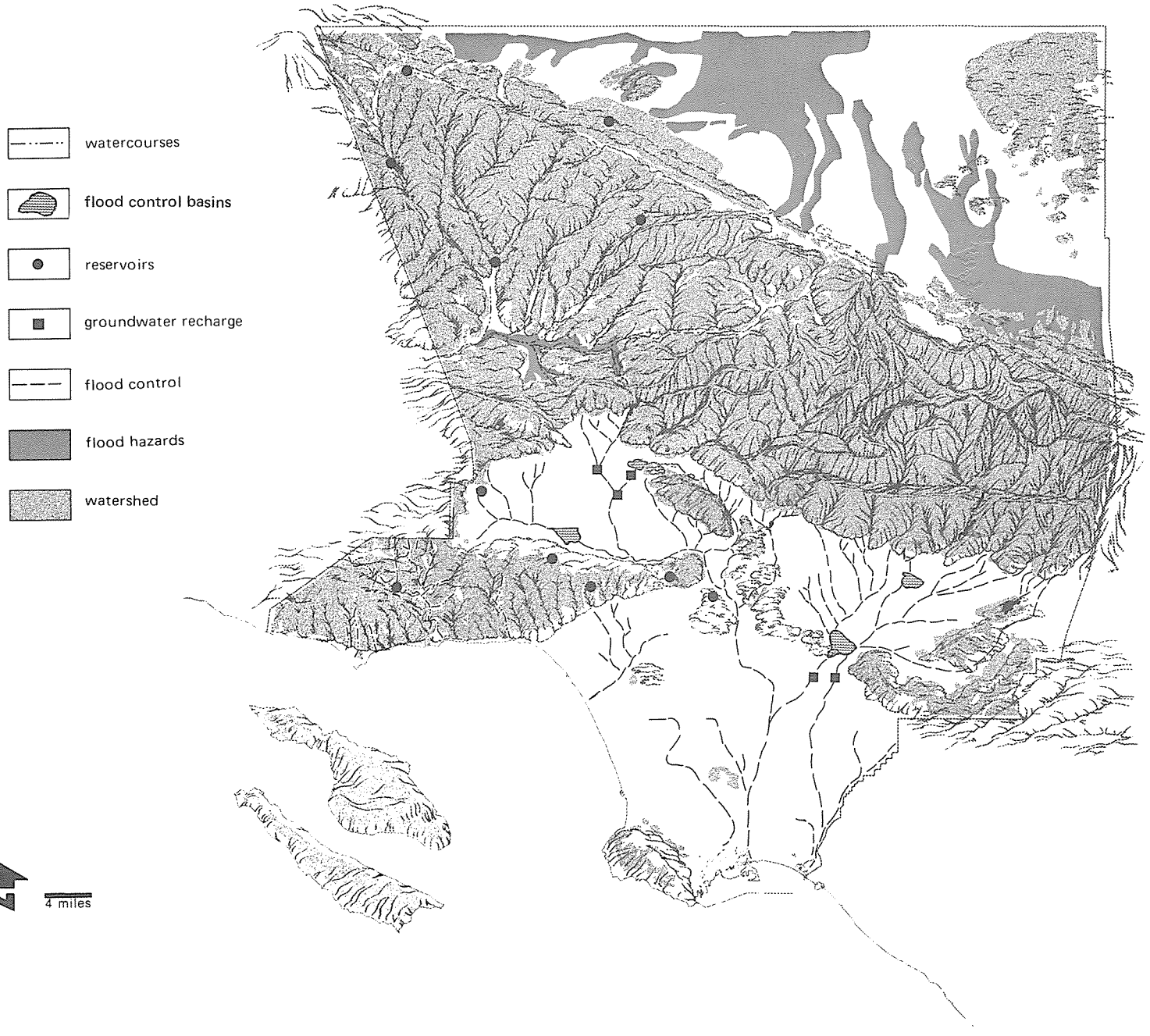
Where new development is proposed, alternative solutions to flood problems can be considered. Homes may not be built in areas subject to flood hazard. Unfortunately, land has become so valuable that a developer must utilize all the land if he expects an economic return. Usually, concrete channels or storm drains are installed so more of the land can be used for home construction. Innovative solutions are possible, however. Natural stream beds could be left in more or less their natural state if development takes place only on safe high ground. Agricultural uses, parks, golf courses and other recreational uses could be made in the flood-prone areas. Open space would thereby be left, improving the quality of life for future residents.

There is a need to develop water, sewer and drainage facilities in such a way as to minimize disruption of the ecological balance and eliminate greater pollution in the major natural resource areas of the mountains, hills, desert, streambeds, coastline and ocean. Of particular emphasis is the recent emphasis on reclaiming waste water for future use rather than discharging treated sewage into the ocean.

HARBORS

Harbors contribute heavily to local recreation, employment and economic functions. This will cause pressure to improve facilities and modify the shoreline and further affect the flow of water despite potentially damaging environmental impacts.

An increase in shore transportation, freeways and surface streets due to potentially greater port capacity could take place. Subsidence in Long Beach Harbor has created a deep water port lessening the need for dredging.


watercourses
flood control basins
reservoirs
groundwater recharge
flood control
flood hazards
watershed
N
4 miles

WATER

Marine pollution also encompasses oil pollution, pollution from pesticides and discharge of wastes (domestic, industrial and thermal). All of these have an adverse effect on the water quality and subsequently on the marine life within the harbors. Another serious problem is the discharging of tanks by foreign vessels in the harbors.

FISHERIES

Until now, efforts to minimize or avoid pollution or destruction of sea habitats, or to prevent overharvest of sea life, have been inadequate. The sardine and the Pacific mackerel have been seriously depleted, and other species could be, if present trends continue. Technically and politically feasible means are being sought to balance effectively the conflicting ecological and economic goals of those interested in species survival, the sport fishermen and the commercial fishing interests.

Dredging operations raise critical environmental issues. Of prime concern are water pollution from "activated," that is disturbed, bottom sludge and the future of the anchovy fishing industry within the bounds of the harbor.

Whales, seals, sea lions, sea turtles, porpoises, dolphins, crabs and abalone need as much protection in our coastal waters as our urban society can provide.

The following goals, policies and programs deal with water supply, flood control, water quality and fisheries.

Goals and Policies

Goals:

- To provide an adequate supply of high quality water for the needs of the county's residents.
- To prevent groundwater, surface water and ocean water pollution caused by sedimentation, pesticides and sewerage effluents and such other pollutants as may be harmful to water quality.
- To protect life and property with appropriate flood protection measures.

Policies:

- Evaluate private development proposals for excessive or unforeseen loads on existing water and waste management facilities.
- Require sufficient water pressure and supply necessary for normal domestic needs, industrial and commercial uses and for efficient fire protection.
- Continue to review and update design standards for sewers and water facilities dependent upon population projections, technological changes and construction methods.
- Require studies of alternative methods of flood protection wherever development is proposed in flood hazard areas.
- Accelerate the present program of water and liquid waste reuse and recycle as long as water quality standards set by the California State Water Quality Control Board are met or exceeded.
- Regulate development to protect coastal, watershed and stream bed areas in order to minimize water pollution, soil erosion and sedimentation.
- Periodically review criteria and update, if necessary, environmental evaluation for all new water and waste management projects.
- Seek to eliminate fragmentation in water and liquid waste management services by encouraging consolidation of existing public and private agencies where required in the interest of public health, safety and convenience.
- Continue to assign a top priority to major public projects which deal with areas subject to immediate threats to public health or safety or subject to serious pollution of the ocean, drainageways, lakes or ground reserves.
- Protect and manage watershed areas to maximize water yield when not in conflict with greater public needs for fire protection, recreation and wildlife habitat.

- Provide for multiple use of water impoundment areas and natural drainageways for public recreation consistent with the maintenance of water quality.

- Provide protection for groundwater recharge areas to assure water quality and quantity.

- Support those programs and policies contributing to ocean water quality for maintenance of harbor and offshore fisheries and marine life.

Water Conservation Programs

The county's Water and Waste Management Program covers water supply and distribution, drainage and flood control, sewerage system plans and solid waste disposal. The program also includes protection of watershed and reservoirs, flood control and flood plains and prevention of pollution. The California State Department of Water Resources, the Metropolitan Water District and the City of Los Angeles Department of Water and Power are among more than 200 water purveyors who have cooperated in the Water and Waste Management Program Technical Report.

Los Angeles County also regulates the use of land in stream channels and other areas required for the accomplishment of the Conservation Plan.

Additional Programs

Programs for water quality evaluation and management are under way by the California Department of Water Resources and the California Regional Water Quality Control Board.

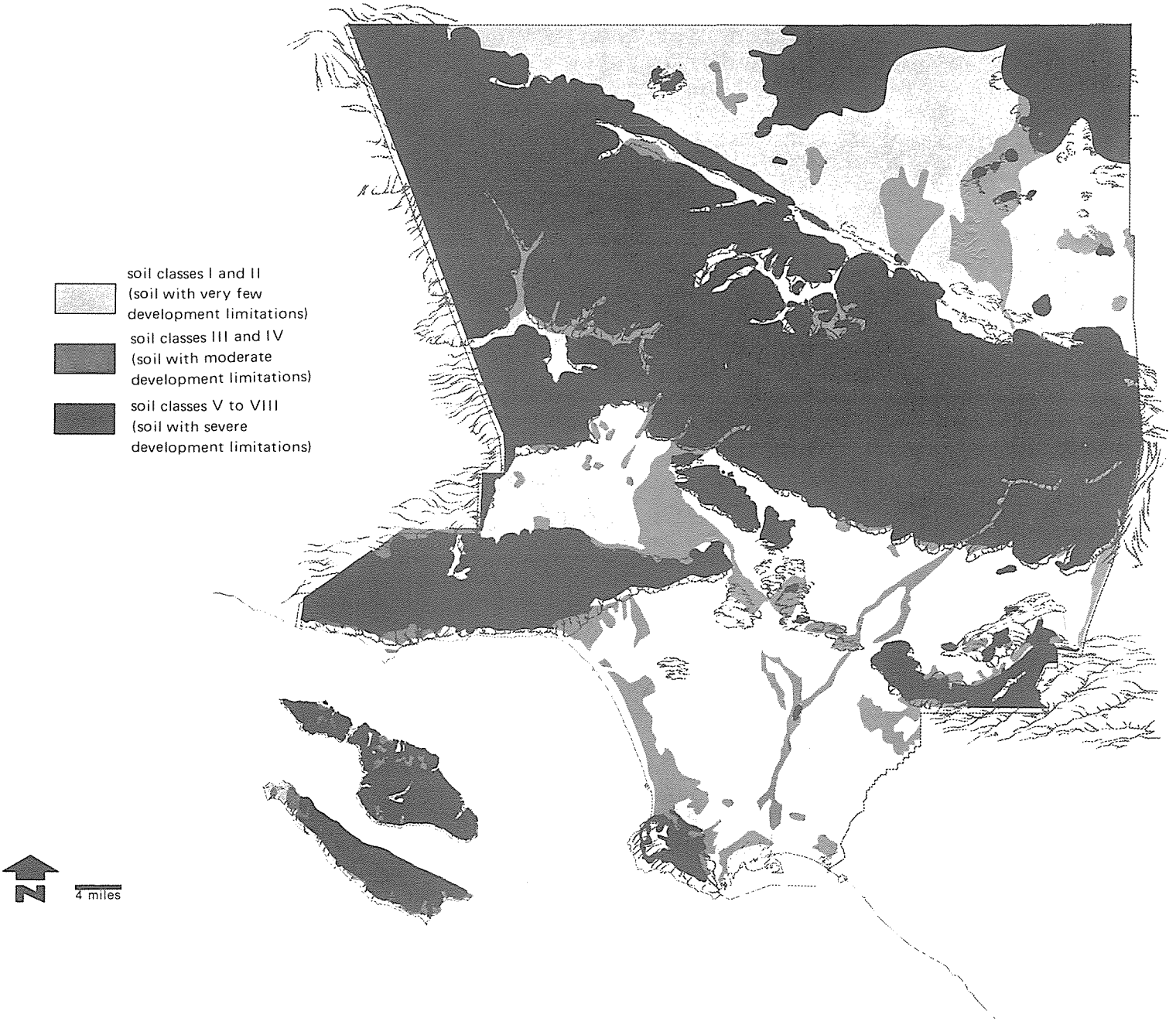
The United States Army Corps of Engineers is involved with long range water resources development on the coastline, harbors and stream basins.

The Metropolitan Water District is a major wholesaler and storer of imported water from the Colorado River and the State Water Project.

SOILS CONSERVATION

Los Angeles County has a varied pattern of soils that matches and is partly a product of its complex geology and diverse topography. The management of these soils is important for erosion control, soil productivity, water infiltration, watershed management, flood control programs and rehabilitation of eroded or damaged areas. Soils are also vital for production of vegetation and as a sink for air pollutants.

Most of the prime soils for building and agriculture have been built upon in the urban region. Extensive areas of remaining prime soils are found only in the northern half of the county. Remaining soils of marginal or submarginal quality found principally in foothills and mountains may exhibit such specific problems as shrink-swell behavior or high erosion propensity. Some of these problems are easily corrected and almost any soil problem can be corrected for building purposes if enough money and technology is applied to the problem. Nevertheless, poor soils may indicate additional slope and drainage difficulties or some underlying geologic problems.


soil classes I and II
(soil with very few
development limitations)
soil classes III and IV
(soil with moderate
development limitations)
soil classes V to VIII
(soil with severe
development limitations)
N
4 miles

SOILS

Goals and Policies

Goals:

- To conserve soils as a water-regulating medium as well as for the production of agriculture and other vegetation.

- To mitigate adverse effects to urbanized areas from erosion, sedimentation, slippages and settlement.

Policies:

- Support those goals and policies and existing programs of the federal Soils Conservation Service, Resource Conservation Districts, United States Forest Service and the county Forester and Fire Warden which contribute to implementing the Conservation Plan.

- Consider soil and geologic capabilities and limitations when reviewing private development proposals and public works projects such as recreational developments, road improvements, construction of fuelbreaks and tree planting.

- Encourage the continuance of agricultural uses wherever feasible.

- Develop criteria to minimize restructuring of natural landforms.

- Require mitigating measures for the prevention of soil erosion in all public and private projects.

- Encourage clustering of housing in hilly and mountainous areas to minimize grading and to preserve the natural terrain.

- Maintain and increase soil productivity, infiltration capacity and rehabilitate eroded or damaged areas for successful watershed management and flood prevention programs.

- Support those shoreline erosion control projects which create more useable open space and maintain shoreline integrity.

- Wherever appropriate, require retention of vegetation, especially trees, for erosion control, as well as for the preservation of scenic beauty.

- Set aside specific areas within environmentally sensitive terrain for off-road vehicles which will minimize disturbance to soils and ground cover.

- Continue present efforts to find feasible alternatives to using landfill sites in order to minimize soil mantle disruption and destruction of ecological areas.

- Continue county policy of recycling existing sanitary landfill sites into regional parks.

- Encourage additional input from the Resource Conservation Districts for the review of development proposals.

Soils Conservation Programs

County soils conservation programs are related to land reclamation, fire control and erosion control. Sanitary landfill sites may be recycled into recreational facilities such as regional parks or golf courses. Erosion control is provided for through fire control precautions, approval of grading operations and slope planting policies, and joint beach erosion control projects.

Additional Programs

The federal Soils Conservation Service and locally-formed Resource Conservation Districts provide programs for individual landowners, for entire watersheds and for rural farm districts. Two comprehensive soils surveys have been completed for the North County and Topanga - Los Angeles - Malibu areas.

The U. S. Forest Service has a multiple use program for mountainous soils related to soil productivity, erosion and flood control, and water infiltration.

VEGETATION AND WILDLIFE PROTECTION

All vegetation belts of the county are of great value as a habitat for a varied wildlife population and vital watershed protection. Their recreation potential is enormous and, as yet, scarcely realized.

Retention of natural vegetation on hill and mountain slopes is especially important to the water resources and scenic resources of the county. Vegetative cover promotes maximum water infiltration into the soil and stabilizes the soil against erosion and slope failure, improves water quality and reduces flood damage.

While hunting and fishing opportunities are limited within the coastal plain and inland portions of the county, important wildlife habitats do occur in close proximity to the urban area. Some problems affecting wildlife integrity are air and water pollution, drought, soil erosion, flammable vegetative cover and shrinking open range land.

Each vegetation belt includes a distinctive and highly interrelated complex of plant and animal life which can continue to exist only under appropriate environmental conditions. In order to save any rare or endangered species from extinction in its natural state, it is necessary to save its environment. Conservation emphasis should be on protecting certain ecological associations from extensive, irreversible environmental change.

Along the coast, dredging, port construction, other types of coastline modification, pollution, misuse and overuse have had a profound effect on the natural environments. Some wildlife species have been able to adapt to the changes, others have been eliminated, depleted or forced to migrate elsewhere. Highest conservation priorities are necessary, if remaining natural coastal and fresh water environments are to be preserved.

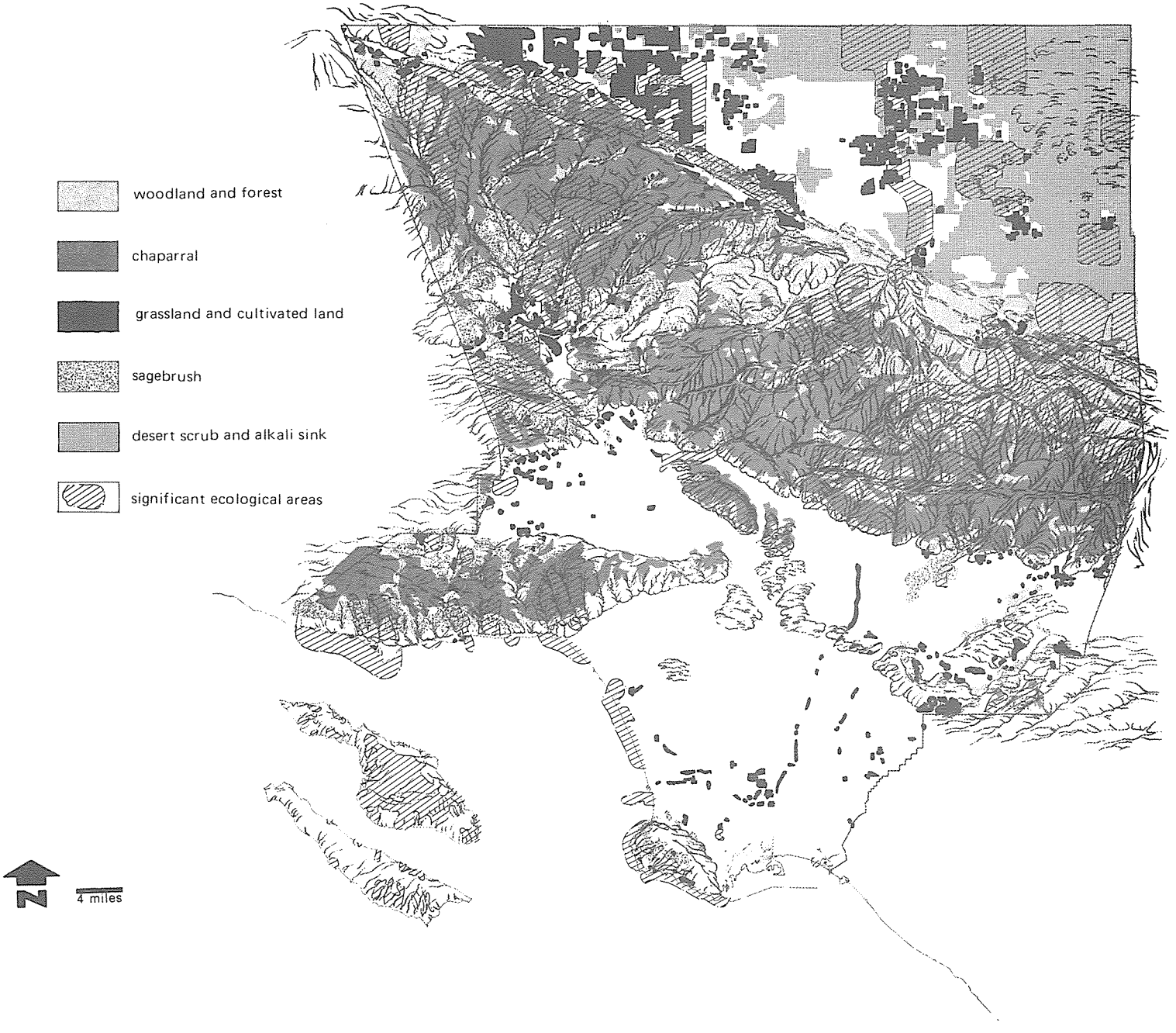
Special efforts should be made to preserve remaining natural water-courses and waterfalls and to avoid pollution, drainage or channeling which can adversely affect fresh water habitats. Numerous fish, animals and birds depend on these fresh water resource areas for survival.

There is no way to determine the ultimate ecological importance of each of the plants and animals which inhabit our wildlife areas. Any one of them might hold the key to future scientific discoveries which could be critical to our survival some day, or which could greatly enhance the quality of human life.

FORESTS

While there is no commercial timber cutting within the county, there are natural stands of riparian (streamside) forests and pine forests in hilly and mountainous areas. The Conservation Element Technical Report gives a fuller description of these forest lands.

The following goals and policies and programs are directed to the vegetative and wildlife resources which provide the natural surroundings of the urban setting.



VEGETATION & WILDLIFE

MINERALS MANAGEMENT

Mineral resources are found only in specific areas in the county, where nature has deposited them. Construction materials such as rock, sand and gravel are low unit value earth resources. Their costs increase dramatically from their "place value" the farther they need to be transported. Petroleum resources, on the other hand, may be transported considerable distances from their extractive site to refineries back to place of consumer purchase because of their universal demand.

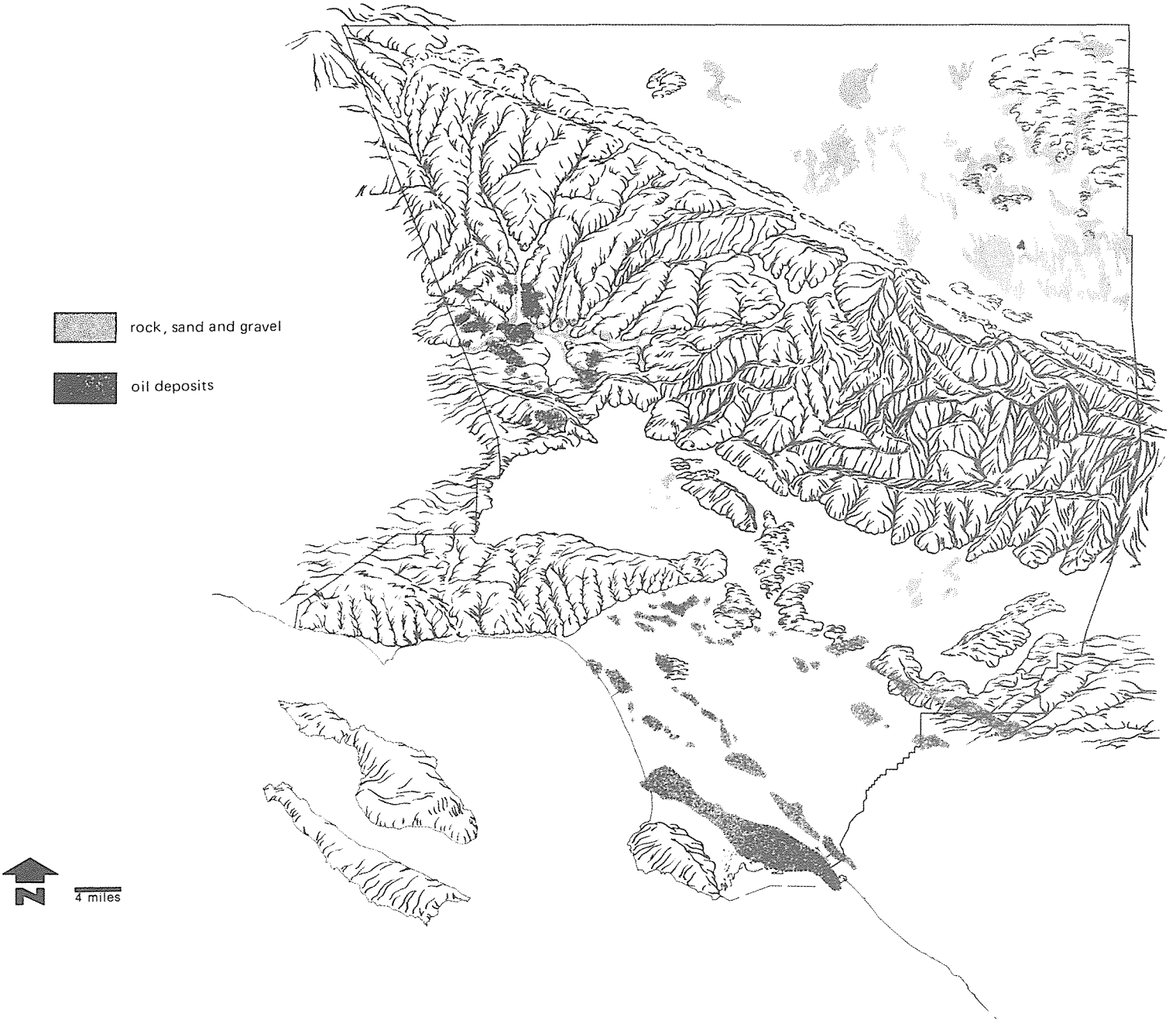
The location of both high and low value earth resources within the county is a mixed blessing. The long history of mineral production and current and continued demand for local resources has oriented portions of the economy to that industry. There has been, however, a growing incompatibility between the exclusive land use of mineral extraction and other urban uses. In many cases industry and government have sought to retain the proximity of these materials and to seek compatible multiple uses and restoration of the land.

Rock, sand and gravel are naturally deposited by the forces of nature as alluvial deposits in river bottoms, and it is here that quarry operations are most often found. Mining of these materials in uncontrolled rivers has periodically led to considerable damage to improvements on adjacent properties. Flood flows pouring into unprotected large quarry pits can cause progressive backscour or degradation of the river bottom upstream of the quarry as well as sloughing of the lateral and downstream banks with subsequent undermining of foundations for bridges, nearby homes and roads.

These industries can do more to shield their operations visually and eliminate most sources of pollution. There is a responsibility to restore this land to productive use after depletion or abandonment. These sites might serve well as future private or publicly operated recreation areas although this is difficult to accomplish in gravel pits, where not enough solid fill is available to restore them to surface levels. However, several gravel pits have been reclaimed for commercial, industrial and recreational uses in the cities of Los Angeles, Commerce and Vernon.

Long Beach and Los Angeles have pioneered concepts, policies and procedures designed to mitigate the negative impact of oil production on surrounding land uses. Underground, low profile and camouflaged installations, slant drilling and other environmental controls have had encouraging results.

A determination needs to be made on the costs and benefits of extracting natural resources vs. environmental quality. Protection of the environment, protection of residential neighborhoods and the need to derive minerals from the earth are often conflicting demands. But just as neighborhoods and the environment need protection, mineral resources should be protected from urban encroachment.



MINERALS

Rock, Sand and Gravel Deposits

In terms of dollar values, petroleum ranks first in extractive minerals for Los Angeles County, but in terms of land use and scope of operations, rock, sand and gravel mining has the greatest impact and obviously is more visibly destructive. These products are significant because of their direct relationship to construction industry demands. However, the future of the rock, sand and gravel industry is uncertain in the wake of more restrictive ordinances and controls imposed by local jurisdictions.

The economics of the industry are such that its high bulk and low value nature prohibit hauling the products too far to consumers. Unlike petroleum products that enjoy the advantage of high value for their bulk and modern transport methods, the industry has no way to ship except by heavy duty trucks. The cost of transporting quarried materials doubles for every 20 miles hauled.

There is very little importation of rock, sand and gravel materials from outside the county except for processed cement products. In the future, however, it is possible that some of the needs of Orange County might have to be met from San Gabriel Valley reserves if Orange County urban pressures force out its rock, sand and gravel operations.

Within North Los Angeles County, rock, sand and gravel will continue to be important through 1990 in the Big Rock and Little Rock Creeks, and Santa Clara River deposits, but because of transportation costs, there will be little effect on Los Angeles basin's needs.

The future of the extractive quarry industry seems to be destined to depend not on the supply of raw materials, but rather on the degree of protection and controls placed upon the industry by municipal and county governmental agencies.

Oil and Gas

In contrast to rock, sand and gravel, the future of the oil and gas industry appears to be more optimistic despite the setbacks encountered as a result of oil spill accidents and pressures for controls from conservation and citizen action groups.

California is the most oil-explored area of the world. The state also has the greatest market in the nation for petroleum and gas products and cannot supply all of its own needs. Currently 33% of California's oil needs are supplied from foreign or out-of-state sources. This amounts to 320,000 barrels of oil per day.

One notable problem encountered by the oil industry has been subsidence in the Long Beach and Los Angeles harbor areas. The solution to this problem has been to inject water into the ground. The oil companies pay special fees to provide funds for this practice, and they are obtaining additional revenue through increased efficiency in oil recovery.

Additional problems facing the petroleum industry today include oil spill accidents and conservation efforts for the protection of the environment, restrictive local ordinances, depletion allowances and severance taxes.

Some industry attempts at preserving the natural and manmade environmental factors have been very successful, although costly. The most successful and esthetically pleasing example of the combination of the two factors are the "THUMS" islands located within Long Beach Harbor. These islands are actually oil drilling and pumping rigs disguised as tropical islands landscaped with palm trees and decorated with simulated high-rise buildings to hide the drilling rig towers. The oil companies responsible for this experiment also enhanced the sites by installing waterfalls and colored floodlights to complete the image.

The California Division of Oil & Gas carries on an accurate current appraisal of the oil fields both active and abandoned. Potential productive lives of oil fields are very general estimates only, based on the knowledge that estimates are subjective syntheses of many factors including current trends in economic conditions, technology, marketing, real estate values, as well as federal laws and regulations. Any change in these factors or introduction of innovative changes in extraction, refining or transportation, for example, could substantially alter the projections.

Nearly all the natural gas consumed in Los Angeles County is imported from out-of-state sources, with Texas being the principal supplier. The gas is stored in three major underground areas that are old oil well sites. These storage sites are found in the Montebello, Playa del Rey and East Whittier oil fields. Additional storage sites may be developed in 10 years or so within the Aliso Canyon Oil Field area of Newhall as it becomes depleted.

Mineral resources management is largely a question of industry effort and governmental control and cooperation based on a balance between urban and environmental considerations. The following goals, policies and programs represent the county's role with respect to extractive industries.

Goals and Policies

Goals:

- To restore quarrying sites and oil fields for recreation or other urban uses after site reclamation.
- To minimize dust, water and noise pollution and require beautification of extractive sites.
- To protect areas having high quality mineral resources from urban encroachment.

Policies:

- Evaluate, update and enforce the controls on extractive operations so as to minimize negative visual, noise, health and safety hazards.
- Encourage policies and programs related to extractive uses which minimize geological hazards or adverse affects on the underground water reserves.
- Require the restoration of extractive sites for future park or open space utilization, wherever feasible.
- Evaluate and update esthetic requirements as a condition for the use of land for extractive industry operation.
- Endorse private and public management programs for recycling extractive lands.
- Protect adjacent properties from hazards associated with quarry operations.
- Through zoning and management programs permit only interim uses which would not interfere with eventual recovery of rock, sand and gravel resources.

Mineral Resources Management Programs

The county regulates extractive industries by requiring special permits in the zoning ordinance and other regulations applied by other county agencies. Some cities also apply regulative measures within their boundaries.

Regulations apply to visual, noise, hazard, health and safety controls which are stipulated according to varying circumstances at each specific site.

The industry resources are entirely under private operation. In addition to government regulation, industry associations encourage self-policing individual operations.

HISTORICAL AND ARCHAEOLOGICAL SITES PROTECTION

It is in the interests of county residents to relate to historical events and structures and to promote the marking, restoration, preservation and protection of those sites which most significantly reflect our historical and cultural heritage. If they are not preserved, some of the historic buildings will be demolished and lost forever, or will be so prohibitively expensive or difficult to reconstruct as to make restoration unfeasible. It is, therefore, important to allocate the limited public resources to those sites with the highest priorities.

In the protection of archaeological and paleontological (fossil) sites, it is necessary to keep precise locations confidential. It is paramount that there be opportunities to study and record sites and salvage artifacts before development takes place on a specific site.

The high purchase, restoration and maintenance costs make financing of historical sites difficult. Private sources fortunately provide significant financial support for many of our historical landmarks.

Archaeological sites are frequently the same places most favored for development and human activity today, so it is increasingly difficult and expensive to preserve these sites from urban pressures. Sites remain in the Channel Islands, the desert and the mountains. These sites are more remote and less accessible, hence, not so vulnerable to destruction.

Paleontological sites yield specimens of fossil flora and fauna which can immensely increase our scientific knowledge. Urban expansion into all the areas in which wildlife was originally abundant has caused permanent loss of numerous fossils. It is especially important to avoid needless destruction in the future of remaining paleontological sites in the canyons of North County.

Goals and Policies

Goal:

- To preserve historical and archaeological sites and encourage their protection.

Policies:

- Promote the marking, restoration, preservation and protection of those historical and cultural sites which most significantly reflect the heritage of Los Angeles County.

- Promote the protection of archaeological sites, especially those threatened by destruction.

- Study the feasibility of adopting a county ordinance which would provide an interim period for acquisition of historical sites designated by the County Historical Landmarks Commission.

- Encourage private individuals prior to development of their land to contact the U.C.L.A. Archaeological Survey Team for salvage and recordation of likely archaeological sites.

Historical Sites Protection Programs

The preservation of cultural and historical monuments and landmarks is a consideration at all levels of government - federal, state, county and city. Different criteria have been developed depending upon how each level of government views the importance of each site. Approach and emphasis vary with these sets of criteria.

Los Angeles County:

The Historical Landmarks Advisory Committee uses the criteria established by the State of California for recommending the registration of points of historical interest to the Board of Supervisors. The Board of Supervisors may approve the recommendation of a specific site and transmit this approval to the State Historical Landmarks Committee for final designation. Criteria used are:

(1) sites should be significant to the county's social, cultural, economical, political, religious or military history;

(2) race, creed, color or political affiliation shall not bias the determination of the validity of an application;

(3) adequate research and bibliographical proof must support any application;

(4) individuals who have made a significant historical contribution to the area can be recognized;

(5) primary emphasis should be upon the site of achievement; and,

(6) the site should be accessible to the public.

Los Angeles City:

A Los Angeles city ordinance governs the designation of city monuments with a followup program to protect sites for one year for possible public acquisition.

State of California:

The Department of Parks and Recreation has adopted criteria and considers monuments proposed for designation as state historical landmarks.

Federal Government:

Determining values for landmarks to be considered national monuments are similar to those criteria developed by state and local agencies. Sites considered as national monuments and their historically related environment must lend themselves to effective preservation and interpretation.

UCLA:

The University of California Los Angeles Archaeological Survey Team serves as a headquarters site for registry of archaeological information throughout Southern California.

VIII. General Plan Elements

to be prepared subsequent to July 1, 1973

In addition to the elements covered in this plan, the state Planning and Zoning Law requires that a general plan include Seismic Safety, Noise, Scenic Highways and Safety Elements. Section 34211.1 of the Government Code directs the Council on Intergovernmental Relations to establish guidelines for these newly required elements and allows cities and counties one year from the date such guidelines are approved to adopt the four elements listed. It is expected that the Council on Intergovernmental Relations will adopt these guidelines by September or October of 1973 and that the county will adopt these elements one year later.

The following summarizes planning law requirements, current status and schedule for each newly required element:

SEISMIC SAFETY

The Seismic Safety Element identifies and appraises seismic hazards such as susceptibility to surface ruptures from faulting, to ground shaking, to ground failures, or to effects of seismically induced waves such as tsunamis and seiches. It also includes an appraisal of mudslides, landslides and slope stability to be considered simultaneously with the other geologic hazards.

The county is in the process of preparing a pilot study in the San Fernando area entitled, "Seismic Considerations in Land Use Planning." This study will relate the experiences of the February 1971 San Fernando earthquake to the need for changes in land use policies and strengthening zoning and building regulations. The results of this study will be evaluated by the state for possible inclusion in the guidelines for the Seismic Safety Element.

In addition to the above pilot study, the Regional Planning Commission staff, assisted by the County Engineer, will prepare a detailed work program which will have as its two major objectives: (1) the identification and appraisal of the degree and character of earthquake risk throughout the county; and (2) the development of policies, programs, codes, procedures and processes for minimizing earthquake risks. There will be several mapping tasks necessary to identify risk including location of fault lines, hazardous old buildings, other key structures, areas subject to tsunami impact and the relative response of soil bodies and geologic formations to ground shaking. This element will be coordinated with many public agencies and private interest groups.

NOISE

The Noise Element is intended to show contours of present and projected noise levels associated with all existing and proposed transportation elements such as highways and freeways, rapid transit systems and airports. The staff of the County Road Department is in the process of preparing revisions to the Transportation Element (see page 35) and in cooperation with the Regional Planning Commission is determining the data needs for the Noise Element. Identification of the projected noise levels will be coordinated with the Land Use Element in terms of necessary adjustments to stated or mapped land use policy.

SCENIC HIGHWAYS

The Scenic Highway Element is required for the development, establishment and protection of scenic highways pursuant to the provisions of the Streets and Highways Code.

The county's 1965 Regional Recreation Areas Plan provided basic policy statements and identified a system of scenic drives intended to provide access to selected scenic and natural areas as well as opportunities for recreation driving. The State of California has identified a system of scenic routes on a statewide basis which may be officially designated as scenic highways provided that the local jurisdiction has implemented satisfactory development controls within the corridors. The only officially designated state scenic highway in Los Angeles County is the Angeles Crest Highway.

The Conservation and Open Space Committee of the General Plan Policy Review Board is presently re-evaluating the scenic highways and drives on the Regional Recreation Areas Plan. Standards, criteria and appropriate regulations will be developed to implement the plan.

SAFETY

The Safety Element is intended to identify programs to protect the community from fires and geologic hazards and includes evacuation routes, peak load water supply requirements, minimum road widths, clearances around structures and geologic hazard mapping.

There appears to be some overlap between this element and the Seismic Safety Element. This element will obviously require close coordination between the Regional Planning Commission and the Office of Disaster Services, water agencies, highway and road departments and other public works agencies.

RECREATION

In addition to the four newly required elements, the county general plan will include amendments to the Recreation Element. The 1965 Regional Recreation Areas Plan is presently being re-evaluated by the General Plan Policy Review Board and will be amended accordingly. The Recreation Element will also include standards and criteria for determining the amount and location of local recreation facilities. It will also include a program for acquisition and development of recreation facilities throughout the county, including a priority system.

Appendices

Appendix A

PROJECTED POPULATION GROWTH

LOS ANGELES COUNTY

1970 THROUGH 1990

Los Angeles County experienced substantial, often phenomenal, and almost continuous growth in the first 70 years of this century. However, now there are many reliable indicators which point toward a great slow-down in population growth and may well point toward losses in the immediate future. These negative changes in the indicators give cause to review and revise the projected population figures which are to be used with the creation of the Los Angeles County General Plan.

At the beginning of the background studies for the creation of the plan, 1990 population projections for the county were first shown to be 9,400,000. In the publication of the EDG, these were reduced to 9,200,000 and then later a working figure of 8,700,000 distributed by major statistical areas was employed. These projections relied heavily on anticipated net natural increases supplemented in the Eighties by moderate net in-migration.

There are serious doubts now both at the national and state level as to the birth expectations used in previous forecasts. These, of course, influence the population predictions for Los Angeles County.

Therefore, this brief report proposes that the rapidly developing changes which have occurred in the past two years be considered and their impact on the population forecasts for Los Angeles County recognized.

DECLINING FAMILY SIZE

A decline in the average number of persons per occupied household in this county has been evident in each decennial census since 1940. A similar trend has been experienced by other older major metropolitan areas. A change in life style has been documented further by a recent report on birth expectations issued by the U.S. Bureau of the Census.

The Bureau in December 1972 issued a table of revised projections of population for the United States for the years 1972 to 2020 (Series P-25, 493). In this report, they point out that in 1967, the year of their last previous survey, wives 18-24 years old expected an average of 2.9 births. With allowance for the lower fertility expected for women of this age group who have not married, these data suggested that all women 18-24 would complete childbearing with an average of 2.6 births.

Birth expectations data collected in 1971 and 1972 showed a sharp drop in birth expectations of young wives. In the 1972 survey, these wives 18-24 years old expect an average of 2.3 births. With allowance for the lower fertility expected for women of this age group who have not yet married, these data suggest that all current women 18-24 years old can be expected to complete childbearing with an average of about 2.1 births.

This survey leads the Bureau to believe that such a level of births in the next 30 years would be about sufficient to maintain the current size of the nation's population.

WHAT DOES THIS MEAN TO LOS ANGELES COUNTY?

This Census Bureau survey taken together with current birth statistics for the nation and the state seem to bear out our experience in Los Angeles County. In the ten years between 1957 and 1968 the net number of birth in Los Angeles County continuously declined. In 1968, the trend reversed and very small increases were shown through 1970. However, in 1971 a sharp break was experienced. Total births in 1971 declined by 16,000 as compared with the previous year. The preliminary record for 1972 shows still another drop of approximately 16,000 as compared with the previous year.

Los Angeles County	Births	Deaths	Net Natural Increase
1968	124,685	61,462	63,531
1969	129,685	62,943	66,742
1970	132,412	62,192	70,220
1971	116,003	62,931	53,072
1972	99,000 (P)	63,000 (P)	36,000 (P)

The table above clearly shows the impact which this trend has had on net natural increase in Los Angeles County.

These data taken together with the serious decline in school enrollment, the latter a relatively good indicator of family migration, indicate that the county is experiencing some net out-migration.

An analysis of current information leads us to believe that during the first half of 1972 the population of Los Angeles County increased approximately 5,000. However, when all of the necessary information is gathered on the latter half of the year, the county may have experienced a net loss. These current local and national trends indicate apparent changes in life style and place serious doubts on the current 1990 population forecast of 8,700,000.

WHAT ARE OTHER EXPERTS SAYING?

Significant changes in the population growth pattern in California, the southern half of the state and in Los Angeles County are of serious concern to other researchers, particularly those in the fields of banking, insurance, retail trade and industrial development. Many of the research directors for these major components of the Southern California business-industrial community serve on the Population Task Force of the Research Committee of the Los Angeles Area Chamber of Commerce.

These researchers in reading current and long term indicators have forecast a Los Angeles County population of 7,605,000 in 1990. This is a 1970-1990 gain of approximately 600,000 persons. Underlying this projection is the belief that present conditions which find the county either at a stabilized or no growth point or experiencing a net loss, depending upon the individual researcher's interpretation of current trends, will be reversed and moderate gains experienced in the late Seventies and through the Eighties.

Concurrently, the Pacific Telephone Company has already published a 1990 forecast for Los Angeles County of 7,894,000. They have since reduced that total to a working figure close to that proposed by the Population Task Force. The Population Research Unit of the California Department of Finance is also studying a reduction of their forecasts for California and will probably propose a reduction in their forecast for Los Angeles County close to those proposed by the Population Task Force of the Los Angeles Area Chamber of Commerce.

A comparison of the proposed Population Task Force forecasts, those published last year by the Pacific Telephone Company and the current 1970-1990 projections being used in the general plan studies is shown on page 140.

AN EVALUATION

Most population forecasts are based upon an evaluation of the many forces which during the time period of the prediction are expected to influence two basic phenomena: net natural change (birth vs. deaths) and net migration (in vs. out).

Previous staff projections relied strongly on a continuously rising level of births as a major element of future growth. Current birth trends and recent studies of the expectations of future births have raised serious doubts as to the validity of this assumption.

Net in-migration, the second element of growth, has declined in recent years until now most reliable indicators show it to be a negative factor. In fact, the only point at issue among those making current population estimates is the size of the net out-migration from Los Angeles County.

RECOMMENDATION

In light of current population trends, Bureau of the Census study of birth expectations, a sharp decline in natural increase in this county and the adverse effect on net migration created by environmental pollution in this area, it is recommended that the population forecast for the year 1990 to be used in the general plan be reduced from 8,700,000 to a figure of approximately 7,700,000.

This recommendation was approved by the Regional Planning Commission on April 13, 1973, and adopted by the Board of Supervisors as part of the general plan on June 28, 1973.

Appendix B

Population, Housing and Employment Projections

The preparation of the foregoing projections contained within the following tables involved a two step process: (1) a forecast of the changes in Los Angeles County population, housing and employment anticipated in the next 17 years; and (2) an allocation of these changes among the thirty-five major statistical areas.

Various staff specialists gathered information on recent and past trends in Los Angeles County in a variety of subjects among which were births, deaths, migration, family size, family income, age of housing, housing type, housing construction and demolitions and employment.

These county trends were considered not only individually, but in relation to their potential interaction and to relevant changes occurring or anticipated in the nation, state and adjacent counties.

The ultimate evaluation of these many factors became the basis for these county projections.

In order to project values for the major statistical areas within the county, the staff created statistical profiles of each area. Some of the trends and values included in these individual profiles were population change, housing inventory change, prime and marginal vacant lands, persons per occupied housing unit, residential demolitions, employment and industrial land reserve.

Mapped but not tabulated were zoning, significant industrial areas, major open space, existing and proposed transportation and public service facilities and major business and government centers.

The results of this research were brought together and evaluated by a staff task force. At this time weight also was given to known city and community attitudes toward population growth and the time and financing required to change such adverse conditions as pollution, traffic congestion and housing blight.

1970-1990

POPULATION PROJECTIONS

COMPARED

LOS ANGELES COUNTY

	1. Pop. Task Force (Los Angeles Area Chamber of Commerce)	2. Pacific Telephone	3. Regional Planning
1970	7,019,200	7,031,000	7,032,000
1975	7,145,800	7,144,000	7,350,000
1980	7,329,500	7,361,000	7,800,000
1985	7,460,400	7,656,000	8,400,000
1990	7,602,500	7,894,000[a]	8,700,000
	FIVE YEAR INCREASES - 1970-1990		
1970-75	126,600	113,000	318,000
1975-80	183,700	217,000	450,000
1980-85	130,900	295,000	600,000
1985-90	142,100	238,000	300,000

Notes:

1. 1973 preliminary projections.

2. 1971 official published projections.

3. 1972 official published projections.

a. This figure was revised downward in 1972 by San Francisco Office. However, officially Pacific Telephone is still using the projections noted in the table. Recent communications indicate that another revision to a figure slightly higher than that of the Los Angeles Area Chamber of Commerce can be anticipated.

PROVISIONAL

PROJECTED POPULATION GROWTH 1970 - 1990

LOS ANGELES COUNTY MAJOR STATISTICAL AREAS

No.	Name	1970	1970-90 Change	1990	1970-90 Change Percent Change	1970-90 Change Percent of County Growth
	LOS ANGELES COUNTY	7,041,000	659,000	7,700,000	9.36	100.00
1.0	Adams	470,000	20,000	490,000	4.26	3.00
2.0	Avalon	2,000	2,000	4,000	100.00	0.30
3.0	Beverly Hills	93,000	7,000	100,000	7.53	1.05
4.0	Burbank	265,000	5,000	270,000	1.89	0.75
5.0	Calabasas	19,000	41,000	60,000	215.79	6.16
6.0	Chatsworth-West Valley	176,000	50,000	226,000	28.41	7.51
7.0	Citrus	264,000	11,000	275,000	4.17	1.65
8.0	Compton	177,000	-7,000	170,000	-3.96	0.00
9.0	Central	90,000	4,000	94,000	4.44	0.60
10.0	Dominguez-Los Angeles Harbor	229,000	16,000	245,000	6.99	2.40
11.0	East	203,000	0	203,000	0.00	0.00
12.0	El Monte	108,000	2,000	110,000	1.85	0.30
13.0	Encino-Central Valley	364,000	26,000	390,000	7.14	3.90
14.0	Glendale	242,000	10,000	252,000	4.13	1.50
15.0	Hollywood	200,000	15,000	215,000	7.50	2.25
16.0	Inglewood	348,000	12,000	360,000	3.45	1.80
17.0	Long Beach	435,000	15,000	450,000	3.45	2.25
18.0	Monrovia	141,000	4,000	145,000	2.84	0.60
19.0	Malibu	12,000	11,000	23,000	91.67	1.65
20.0	North County	133,000	202,000	335,000	151.88	30.33
21.0	Northeast	171,000	9,000	180,000	5.26	1.35
22.0	Norwalk	323,000	30,000	353,000	9.29	4.50
23.0	Palos Verdes	185,000	20,000	205,000	10.81	3.00
24.0	Pasadena	185,000	2,000	187,000	1.08	0.30
25.0	Pomona	150,000	20,000	170,000	13.33	3.00

PROVISIONAL

PROJECTED POPULATION GROWTH 1970 - 1990

LOS ANGELES COUNTY MAJOR STATISTICAL AREAS (cont'd.)

No.	Name	1970	1970-90 Change	1990	1970-90 Change Percent	1970-90 Change Percent of County Growth
26.0	Puente Hills	177,000	43,000	220,000	24.29	6.46
27.0	San Fernando	214,000	15,000	229,000	7.01	2.25
28.0	San Gabriel	235,000	5,000	240,000	2.12	0.75
29.0	San Vicente-Palisades	44,000	6,000	50,000	13.64	0.90
30.0	Santa Monica-Venice	260,000	20,000	280,000	7.69	3.00
31.0	South Bay	183,000	10,000	193,000	5.46	1.50
32.0	Southeast	448,000	2,000	450,000	0.45	0.30
33.0	Tujunga	54,000	3,000	57,000	5.56	0.45
34.0	Whittier	269,000	13,000	282,000	4.83	1.95
35.0	Wilshire	172,000	15,000	187,000	8.72	2.25
20.11 & 20.12	Antelope Valley	83,000	120,000	203,000	144.58	18.02
20.13	Santa Clarita Valley	48,000	82,000	130,000	170.83	12.31
20.14	South Slope	2,000	0	2,000	0.00	0.00

PROVISIONAL

PROJECTED HOUSING GROWTH 1970-1990

LOS ANGELES COUNTY MAJOR STATISTICAL AREAS

No.	Name	1970 Total Housing Units	1970-90 H.U.'s	Change Per.	1990 Total Housing Units	1970-90 Demolitions	1970-90 New Construction H.U.'s	1970-90 New Construction Per. of County
	LOS ANGELES COUNTY	2,542,000	283,000	11.1	2,825,000	130,000	413,000	100.0
1.0	Adams	182,000	7,000	3.8	189,000	10,000	17,000	4.1
2.0	Avalon	1,200	800	66.7	2,000	100	900	0.2
3.0	Beverly Hills	41,000	3,000	7.3	44,000	2,000	5,000	1.2
4.0	Burbank	106,000	5,000	4.7	111,000	2,000	7,000	1.7
5.0	Calabasas	6,000	13,000	216.7	19,000	300	13,300	3.2
6.0	Chatsworth-West Valley	52,000	22,000	42.0	74,000	1,000	23,000	5.6
7.0	Citrus	77,000	6,000	7.8	83,000	2,000	8,000	1.9
8.0	Compton	53,000	-2,000	-3.8	51,000	3,000	1,000	0.2
9.0	Central	48,000	3,000	6.3	51,000	5,000	8,000	1.9
10.0	Dominguez-Los Angeles Harbor	67,000	8,000	11.9	75,000	4,000	12,000	2.9
11.0	East	59,000	0	0.0	59,000	6,000	6,000	1.5
12.0	El Monte	35,000	1,000	2.9	36,000	1,000	2,000	0.5
13.0	Encino-Central Valley	131,000	20,000	15.3	151,000	5,000	25,000	6.0
14.0	Glendale	99,000	5,000	5.1	104,000	4,000	9,000	2.2
15.0	Hollywood	112,000	8,000	7.1	120,000	7,000	15,000	3.6
16.0	Inglewood	127,000	7,000	5.5	134,000	6,000	13,000	3.1
17.0	Long Beach	174,000	10,000	5.7	184,000	9,000	19,000	4.6
18.0	Monrovia	50,000	2,000	4.0	52,000	2,000	4,000	1.0
19.0	Malibu	4,500	3,500	77.8	8,000	200	3,700	0.9
20.0	North County	43,000	60,000	139.5	103,000	1,000	61,000	14.7
21.0	Northeast	63,000	3,000	4.8	66,000	6,000	9,000	2.2
22.0	Norwalk	102,000	15,000	14.7	117,000	5,000	20,000	4.8
23.0	Palos Verdes	60,000	10,000	16.7	70,000	2,000	12,000	2.9
24.0	Pasadena	71,000	1,000	1.4	72,000	4,000	5,000	1.2
25.0	Pomona	47,000	7,000	14.9	54,000	2,000	9,000	2.2

PROVISIONAL

PROJECTED HOUSING GROWTH 1970-1990

LOS ANGELES COUNTY MAJOR STATISTICAL AREAS (cont'd.)

No.	Name	1970 Total Housing Units	1970-90 H.U.'s	Change Per.	1990 Total Housing Units	1970-90 Demolitions	1970-90 New Construction H.U.'s	1970-90 New Construction Per. of County
26.0	Puente Hills	43,000	15,000	34.9	58,000	1,000	16,000	3.9
27.0	San Fernando	58,000	8,000	13.8	66,000	2,000	10,000	2.4
28.0	San Gabriel	87,000	3,000	3.4	90,000	4,000	7,000	1.7
29.0	San Vicente-Palisades	15,000	2,000	13.3	17,000	300	2,300	0.6
30.0	Santa Monica-Venice	114,000	14,000	12.3	128,000	7,000	21,000	5.1
31.0	South Bay	68,000	7,000	10.3	75,000	4,000	11,000	2.7
32.0	Southeast	162,000	1,000	0.6	163,000	15,000	16,000	3.9
33.0	Tujunga	17,000	1,000	5.9	18,000	1,000	2,000	0.5
34.0	Whittier	78,000	6,000	7.7	84,000	3,000	9,000	2.2
35.0	Wilshire	89,000	8,000	9.0	97,000	3,000	11,000	2.7
20.11 & 20.12	Antelope Valley	28,000	34,000	121.4	62,000	600	34,600	8.3
20.13	Santa Clarita Valley	14,000	26,000	185.7	40,000	300	26,300	6.3
20.14	South Slope	1,000	0	0.0	1,000	100	100	0.1

PROVISIONAL

PROJECTED EMPLOYMENT GROWTH 1970 - 1990

LOS ANGELES COUNTY MAJOR STATISTICAL AREAS

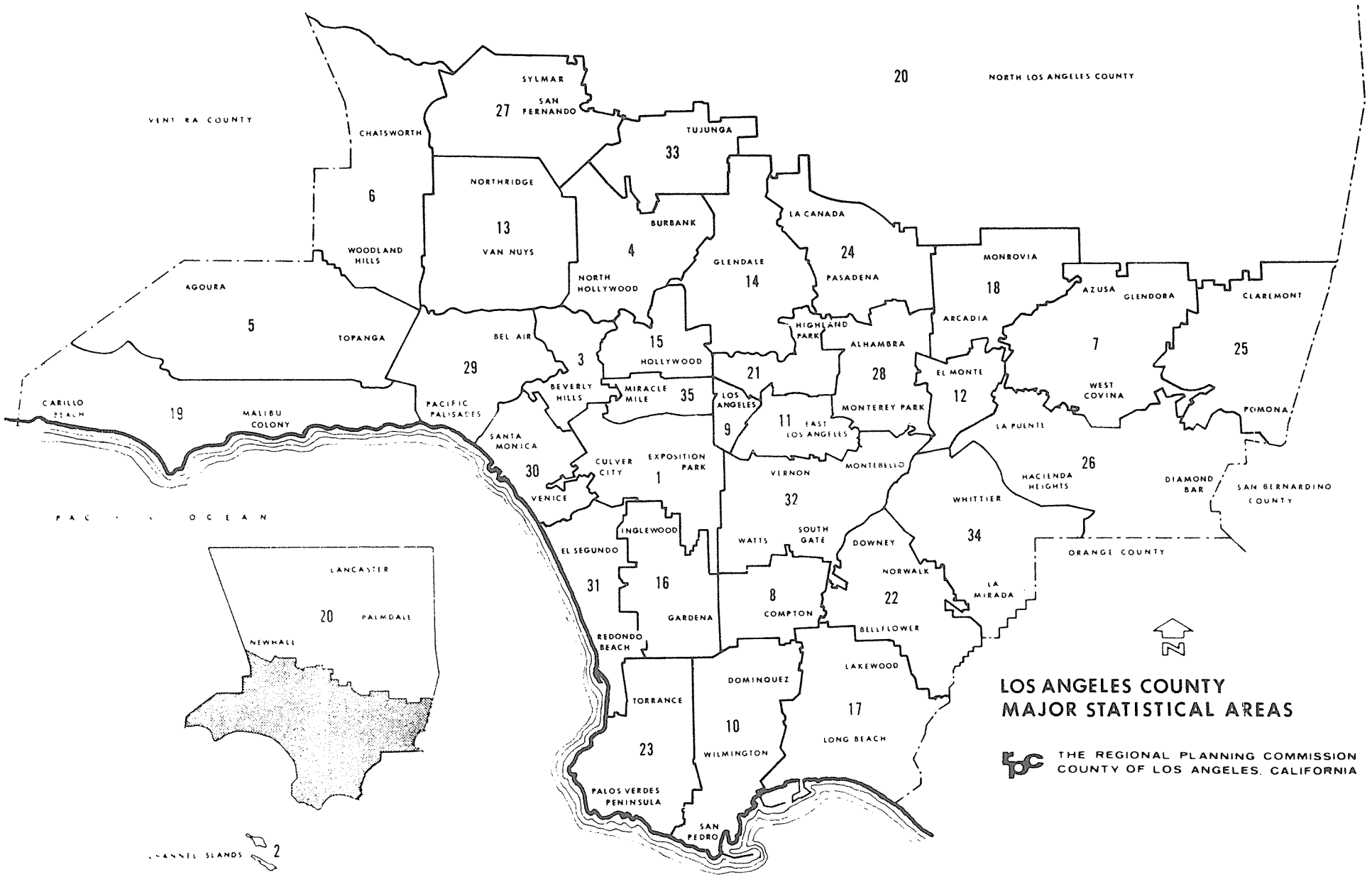
No.	Name	1970	Change	1990	% Change	% of County Growth
	LOS ANGELES COUNTY	3,243,930	265,550	3,509,480	8.19	100.00
1.0	Adams	138,700	5,300	144,000	3.82	1.99
2.0	Avalon	230	250	480	108.70	0.09
3.0	Beverly Hills	92,560	6,440	99,000	6.96	2.42
4.0	Burbank	126,500	3,500	130,000	2.77	1.32
5.0	Calabasas	4,000	11,000	15,000	275.00	4.14
6.0	Chatsworth-West Valley	68,450	21,550	90,000	31.48	8.11
7.0	Citrus	65,000	3,000	68,000	4.62	1.13
8.0	Compton	51,800	5,200	57,000	10.04	1.96
9.0	Central	350,400	14,600	365,000	4.17	5.49
10.0	Dominguez-Los Angeles Harbor	105,000	8,000	113,000	7.62	3.01
11.0	East	186,100	-100	186,000	-0.54	-0.04
12.0	El Monte	47,360	2,640	50,000	5.57	0.99
13.0	Encino-Central Valley	140,150	9,850	150,000	7.03	3.71
14.0	Glendale	84,440	3,560	88,000	4.22	1.34
15.0	Hollywood	108,740	1,260	110,000	1.16	0.47
16.0	Inglewood	113,700	4,300	118,000	3.78	1.62
17.0	Long Beach	186,500	6,500	193,000	3.48	2.45
18.0	Monrovia	44,670	1,330	46,000	2.98	0.50
19.0	Malibu	2,700	2,300	5,000	85.18	0.86
20.0	North County	31,200	64,800	96,000	207.69	24.40
21.0	Northeast	67,160	1,840	69,000	2.74	0.69
22.0	Norwalk	101,100	11,900	113,000	11.77	4.48
23.0	Palos Verdes	60,000	5,000	65,000	8.33	1.88
24.0	Pasadena	109,100	1,900	111,000	1.74	0.71
25.0	Pomona	58,000	8,000	66,000	13.79	3.01

PROVISIONAL

PROJECTED EMPLOYMENT GROWTH 1970 - 1990

LOS ANGELES COUNTY MAJOR STATISTICAL AREAS (cont'd.)

No.	Name	1970	Change	1990	% Change	% of County Growth
26.0	Puente Hills	49,000	16,000	65,000	32.65	6.02
27.0	San Fernando	55,510	2,490	58,000	4.48	0.93
28.0	San Gabriel	48,070	930	49,000	1.93	0.35
29.0	San Vicente-Palisades	5,000	1,000	6,000	20.00	0.38
30.0	Santa Monica-Venice	131,000	10,000	141,000	7.63	3.76
31.0	South Bay	127,100	6,900	134,000	5.43	2.60
32.0	Southeast	273,200	7,800	281,000	2.86	2.94
33.0	Tujunga	10,890	1,110	12,000	10.19	0.42
34.0	Whittier	79,700	5,300	85,000	6.65	1.99
35.0	Wilshire	120,900	10,100	131,000	8.35	3.80
20.11 & 20.12	Antelope Valley	21,500	47,100	68,600	219.07	17.74
20.13	Santa Clarita Valley	4,200	17,700	26,900	192.39	6.66
20.14	South Slope	500	0	500	0.00	0.00



LOS ANGELES COUNTY
MAJOR STATISTICAL AREAS

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES, CALIFORNIA

Appendix C

Land Use Element Measurements

The method used to calculate projected land use acreages was a "cut and weigh" process. Individual land uses were separately cut from paper prints, weighed with a very sensitive balance and converted to acreages. Land use calculations were compiled by U.S.G.S. quadrangle and statistical area. Statistics for the Palos Verdes Peninsula Study Area were not cut and weighed, but supplied by the Palos Verdes study team. The results of a previous land use inventory were utilized as control figures. The margin of deviation from these statistics was less than two percent (2%).

The estimated population capacity figures were derived by using "dwelling units per acre" and "population per dwelling unit" factors for each residential land use category. These factors were applied to the land use acreage figures. The factors for dwelling unit per acre and population per unit used in the calculations follow:

	Rural I	Rural II	Very Low	Low	Medium	Med. High	High
DU/Acre	0.25	*	2.1	4.9	10.8	18.8	30.0
Pop/DU	2.77	2.77	2.77	3.06	2.15	1.86	1.58

The land use statistics which follow are summaries of more detailed information that is available at the Regional Planning Commission.

*Varies from .2 to .5.

Comparison of Population Projections and Population Capacity Estimates for Selected Unincorporated Areas

Unincorporated County	1990 Population Projection			1990 Population Capacity Estimate		
	Non-Urban	Urban	Total	Non-Urban	Urban	Total
	75,000	1,242,000	1,317,000	614,000	2,258,000	2,872,000
Coastal Malibu	3,000	20,000	23,000	37,000	47,000	84,000
Agoura-Calab.	8,000	50,000	58,000	48,000	111,000	159,000
Santa Clarita Valley	15,000	115,000	130,000	119,000	281,000	400,000
North County	35,000	170,000	205,000	336,000	700,000	1,036,000
ESGV Study Area*	4,000	238,000	242,000	30,000	330,000	360,000
Palos Verdes	Neg.	52,000	52,000	Neg.	76,000	76,000
Other	10,000	597,000	607,000	44,000	713,000	757,000

*East San Gabriel Valley Study Area

Population Capacity Estimates for

Selected Unincorporated Areas

	High	Medium	Low
Unincor. County	5,339,000	2,872,000	1,674,000
Coastal Malibu	138,000	84,000	36,000
Agoura-Calabasas	252,000	159,000	77,000
Santa Clarita Valley	624,000	400,000	202,000
North County	2,664,000	1,036,000	604,000
ESGV Study Area*	513,000	360,000	219,000
Palos Verdes	107,000	76,000	48,000
Other	1,041,000	757,000	488,000

*East San Gabriel Valley Study Area

1990 Land Use Element

Projected Acreage by Land Use Classification for Selected Unincorporated Areas

Land Use Class.	Unincorporated County	Coast. Malibu	Agou.-Calab.	Santa Clarita Valley	North County	ESGV Study Area	P.V.	Other
Rural I	119,925	20,453	13,782	23,534		4,615		57,541
Rural II	747,975	16,755	28,020	74,360	606,415	19,130	57	3,238
Non-Urban	867,900	37,208	41,802	97,894	606,415	23,745	57	60,779
Very Low Density	97,155	2,883	6,639	9,208	46,128	10,299	4,822	17,176
Low Density	72,308	798	2,441	9,687	22,949	15,345	1,999	19,089
Medium Density	10,103	14	1,048	2,204	1,571	1,026	418	3,822
Med. Hi. Density	7,589	513	331	669	1,459	422	169	4,026
High Density	2,304			148		36	54	2,066
Urban. Resid.	189,459	4,208	10,459	21,916	72,107	27,128	7,462	46,179
Major Commercial	10,744	363	889	1,255	2,773	935	239	4,290
Multipurp. Centers	2,908	172	172	615	1,538	411		
General Industrial	48,535	163	792	5,608	33,671	1,091		7,210
P & SP Facilities	17,686	789	515	4,104	2,196	5,542	629	3,911
Transp. Facilities	24,589		418		22,734	683		754
Open Space	782,010	3,074	1,191	123,015	606,995	6,638	667	40,430
Spec. Centers	3,337			1,503		30	119	1,685
Total	1,947,168	45,977	56,238	255,910	1,348,429	66,203	9,173	165,238

Appendix D

RESOURCE MANAGEMENT AREAS

I. Intent and Purpose

It is the intent of the resource management areas to protect and preserve to the maximum extent possible those scenic, ecologic, cultural and natural resources within each resource management area designated on the Land Use Element maps of the general plan by requiring through special zoning provisions that the use and development of private and public land be planned and executed in a manner which will ensure the preservation of such resources.

It is further declared to be the intent and purpose of the resource management area to implement the Conservation Element of the general plan.

II. Designation of Resource Management Area

The following areas of unincorporated Los Angeles County territory are designated as resource management areas:

Area I - Palos Verdes Peninsula Coastal Area

Within Resource Management Area I, it is specifically declared to be the intent of the general plan to conserve the land, water, scenic qualities and wildlife along the coastline of the Palos Verdes Peninsula by requiring that proposed developments, when appropriate, set aside a strip of land along the coastline to accomplish these purposes.

Area II - Malibu Coastal Area

Other Resource Management Areas may be designated from time to time as recommended by the Regional Planning Commission and adopted by the Board of Supervisors.

III. Resource Defined

As used herein, the term "resource" may include any and all of the following:

1. Natural resources including surface and subsurface mineral deposits, soils, flora and fauna, water courses, bodies of water and watershed areas;

2. Ecological areas including but not limited to significant and salvageable units of natural habitat;

3. Scenic resources consisting of the ocean, rivers, estuaries and other bodies of water, topographic features, trees, shrubs or other flora which are of general scenic value;

4. Historic resources including sites, structures or natural features of historical significance;

5. Archaeologic or paleontological resources;

6. Such other natural or man-made features of the environment as the Commission may determine to be of sufficient public interest to require preservation and protection.

Appendix E

WATERSHED CONSERVATION AREAS

I. Intent and Purpose

It is the intent of designated watershed conservation areas to protect and preserve to the maximum extent possible those areas of unique or typical natural, scenic and archaeological resources in certain mountainous areas, while at the same time limiting development consistent with public health, safety and welfare purposes.

II. Designation of Watershed Conservation Areas

Areas designated for watershed conservation are located in selected portions of the Santa Monica and Santa Susana Mountains, Simi Hills, south slopes of the San Gabriel Mountains, Puente Hills and Santa Catalina Island. Criteria used to delineate these areas are official federal and state studies, slopes generally 50% or greater, areas of ecological significance and scenic quality, fire, slide and erosion propensity and limited access and utilities.

III. Permitted Uses

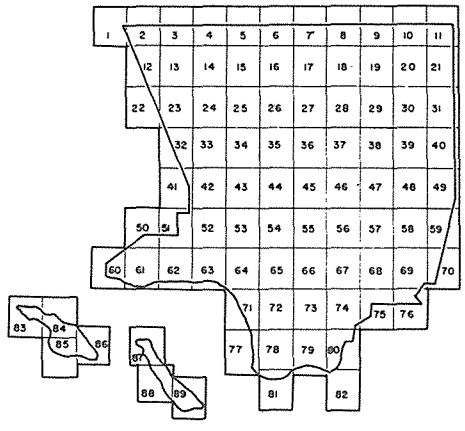
Watershed conservation areas, in addition to allowing outdoor recreation, campgrounds, conservation and agricultural uses, allow a maximum density of one dwelling unit per two acres. With this classification, increased densities may be allowed by compliance with development standards required by applicable ordinance provisions which recognize the slope of the natural terrain, percentage of site remaining in natural state, access, parking, grading, utilities, fire protection, erosion control, ecological significance and scenic qualities. Watershed conservation areas are designated as Rural I in the Land Use Element.

Appendix F

1990 Land Use Policy Guide Maps

The Regional Planning Commission COUNTY of LOS ANGELES

1990 LAND USE POLICY MAPS



U. S. GEOLOGICAL SURVEY QUAD SHEETS

LOS ANGELES COUNTY

Alphabetical List

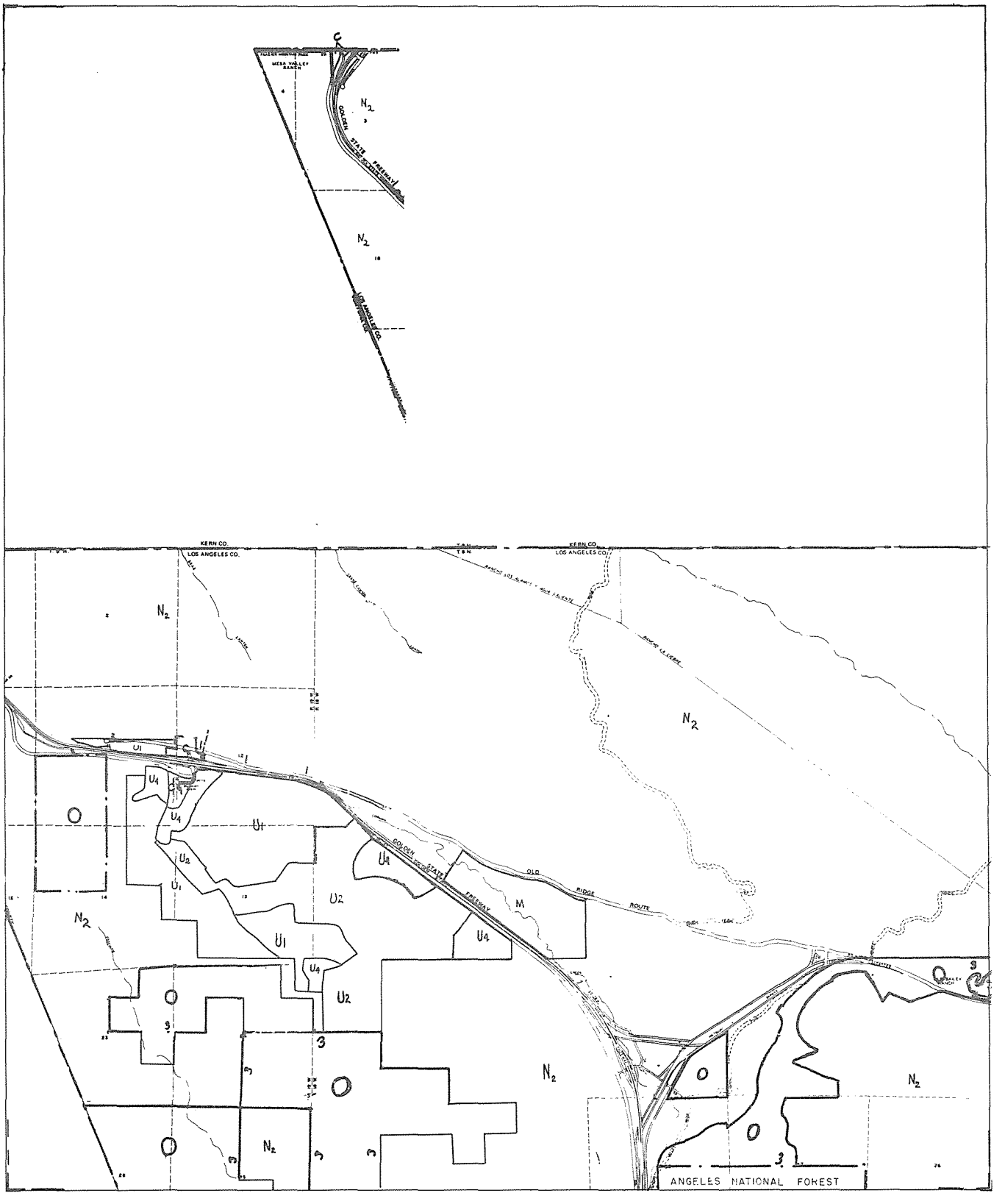
36 Acton
21 Adobe Mountain
35 Agua Dulce
19 Alpine Butte
57 Azusa
68 Baldwin Park
64 Beverly Hills
12 Black Mountain
54 Burbank
14 Burnt Peak
51 Calabasas
52 Canoga Park
46 Chilao Flat
22 Cobblestone Mountain
45 Condor Peak
48 Crystal Lake
16 Del Sur
31 El Mirage
67 El Monte
5 Fairmont Butte
1 Frazier Mountain
58 Glendora
25 Green Valley
20 Hi Vista
65 Hollywood
72 Inglewood
38 Juniper Hills
11 Kramer S. W.
75 La Habra
15 Lake Hughes
3 La Liebre Ranch
18 Lancaster East
17 Lancaster West
2 Lebec
13 Liebre Mountain
6 Little Buttes
29 Littlerock
79 Long Beach
80 Los Alamitos
66 Los Angeles
30 Lovejoy Buttes
62 Malibu Beach
40 Mescal Creek
34 Mint Canyon
59 Mount Baldy
10 Mount Mesa
49 Mount San Antonio
56 Mount Wilson
4 Neenach School
33 Newhall
42 Oat Mountain
70 Ontario
37 Pacifico Mountain
28 Palmdale
55 Pasadena
61 Point Dume
9 Redman School
77 Redondo Beach
27 Ritter Ridge
7 Rosamond
8 Rosamond Lake
88 San Clemente Island Central
87 San Clemente Island North
89 San Clemente Island South
69 San Dimas
43 San Fernando
81 San Pedro
86 Santa Catalina East
84 Santa Catalina North
85 Santa Catalina South
83 Santa Catalina West
41 Santa Susana
82 Seal Beach
26 Sleepy Valley
73 South Gate
44 Sunland
50 Thousand Oaks
63 Topanga
78 Torrance
60 Triunfo Pass
32 Val Verde
39 Valyermo
53 Van Nuys
71 Venice
24 Warm Springs Mountain
47 Waterman Mountain
23 Whitaker Peak
74 Whittier
76 Yorba Linda

U. S. GEOLOGICAL SURVEY QUAD SHEETS

LOS ANGELES COUNTY

1. Frazier Mountain
2. Lebec
3. La Liebre Ranch
4. Neenach School
5. Fairmont Butte
6. Little Buttes
7. Rosamond
8. Rosamond Lake
9. Redman School
10. Mount Mesa
11. Kramer S. W.
12. Black Mountain
13. Liebre Mountain
14. Burnt Peak
15. Lake Hughes
16. Del Sur
17. Lancaster West
18. Lancaster East
19. Alpine Butte
20. Hi Vista
21. Adobe Mountain
22. Cobblestone Mountain
23. Whitaker Peak
24. Warm Springs Mountain
25. Green Valley
26. Sleepy Valley
27. Ritter Ridge
28. Palmdale
29. Littlerock
30. Lovejoy Buttes
31. El Mirage
32. Val Verde
33. Newhall
34. Mint Canyon
35. Agua Dulce
36. Acton
37. Pacifico Mountain
38. Juniper Hills
39. Valyermo
40. Mescal Creek
41. Santa Susana
42. Oat Mountain
43. San Fernando
44. Sunland
45. Condor Peak
46. Chilao Flat
47. Waterman Mountain
48. Crystal Lake
49. Mount San Antonio
50. Thousand Oaks
51. Calabasas
52. Canoga Park
53. Van Nuys
54. Burbank
55. Pasadena
56. Mount Wilson
57. Azusa
58. Glendora
59. Mount Baldy
60. Triunfo Pass
61. Point Dume
62. Malibu Beach
63. Topanga
64. Beverly Hills
65. Hollywood
66. Los Angeles
67. El Monte
68. Baldwin Park
69. San Dimas
70. Ontario
71. Venice
72. Inglewood
73. South Gate
74. Whittier
75. La Habra
76. Yorba Linda
77. Redondo Beach
78. Torrance
79. Long Beach
80. Los Alamitos
81. San Pedro
82. Seal Beach
83. Santa Catalina West
84. Santa Catalina North
85. Santa Catalina South
86. Santa Catalina East
87. San Clemente Island North
88. San Clemente Island Central
89. San Clemente Island South

LUP 1 & 2



REGIONAL PLANNING COMMISSION
APPROVAL APRIL 13, 1973

BOARD OF SUPERVISORS
ADOPTION JUNE 28, 1973

REVISION	R.P.C.	B. of S.

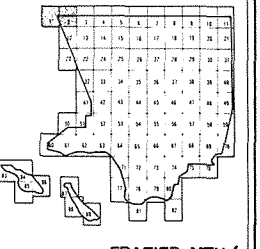
1990 LAND USE POLICY GUIDE

UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

Land Use Categories

RURAL I	N_1	MEDIUM DENSITY	U_3	SPECIALIZED CENTER	S
RURAL II	N_2	MEDIUM HIGH DENSITY	U_4	GENERAL INDUSTRIAL	M
		HIGH DENSITY	U_5	PUBLIC and SEMI PUBLIC	P
VERY LOW DENSITY	U_1	MAJOR COMMERCIAL	C	TRANSPORTATION FACILITIES	T
LOW DENSITY	U_2	MULTI PURPOSE CENTER	X	OPEN SPACE	O



THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES, CALIFORNIA
Owen H. Lewis, Chairman
O. K. Christenson, Director

SCALE 1 24,000

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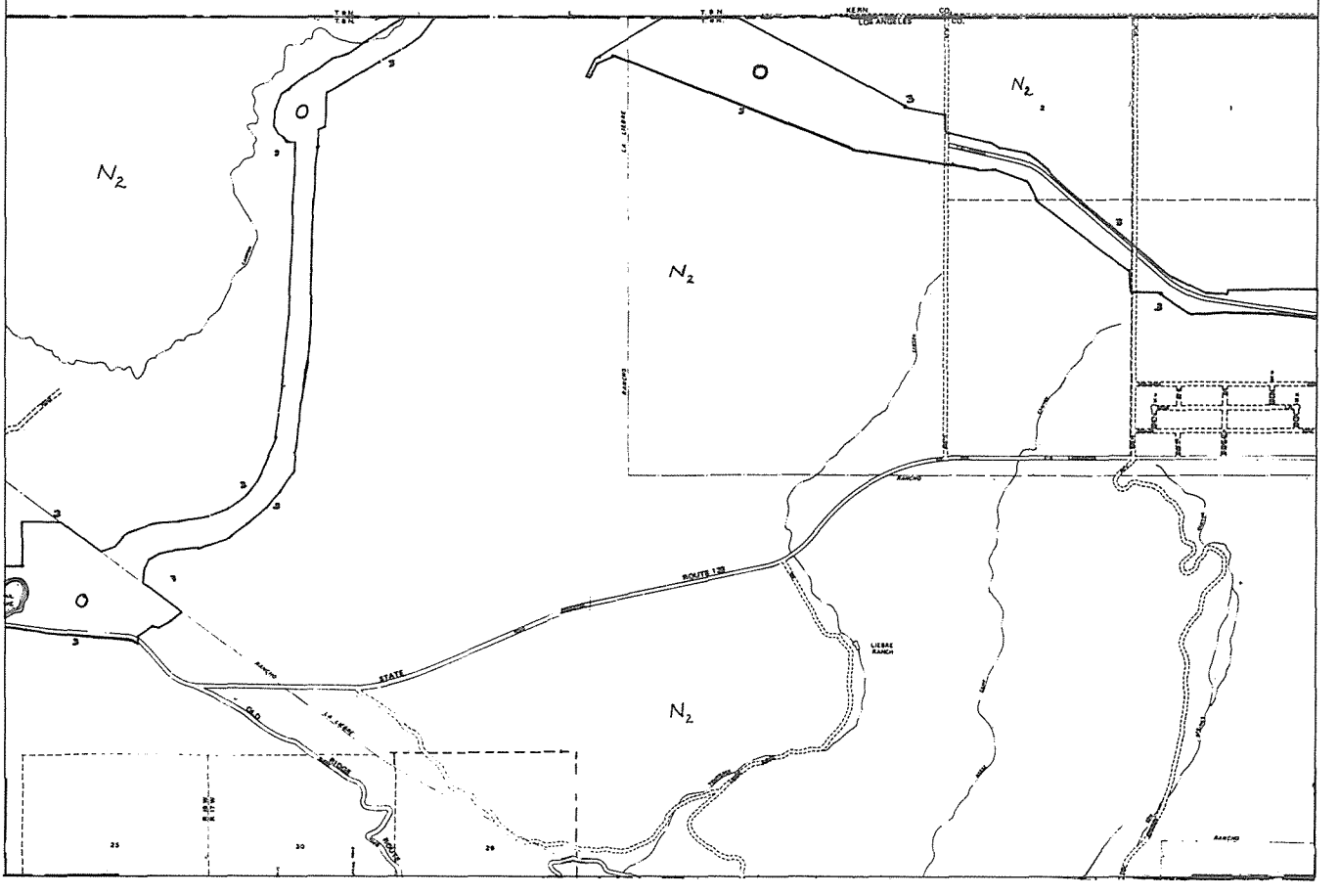
FRAZIER MTN/ LEBEC
Map 1/2 of 89

LUP 3



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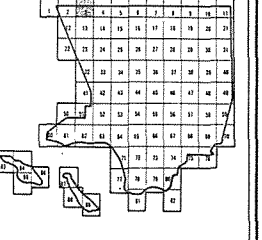
Land Use Categories

RURAL I	N_1	MEDIUM DENSITY	U_3	SPECIALIZED CENTER	S
RURAL II	N_2	MEDIUM HIGH DENSITY	U_4	GENERAL INDUSTRIAL	M
		HIGH DENSITY	U_5	PUBLIC and SEMI-PUBLIC	P
VERY LOW DENSITY	U_1	MAJOR COMMERCIAL	C	TRANSPORTATION FACILITIES	T
LOW DENSITY	U_2	MULTI-PURPOSE CENTER	X	OPEN SPACE	O



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COUNTY OF LOS ANGELES, CALIFORNIA
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O. K. Christenson, Director

SCALE 1:24,000

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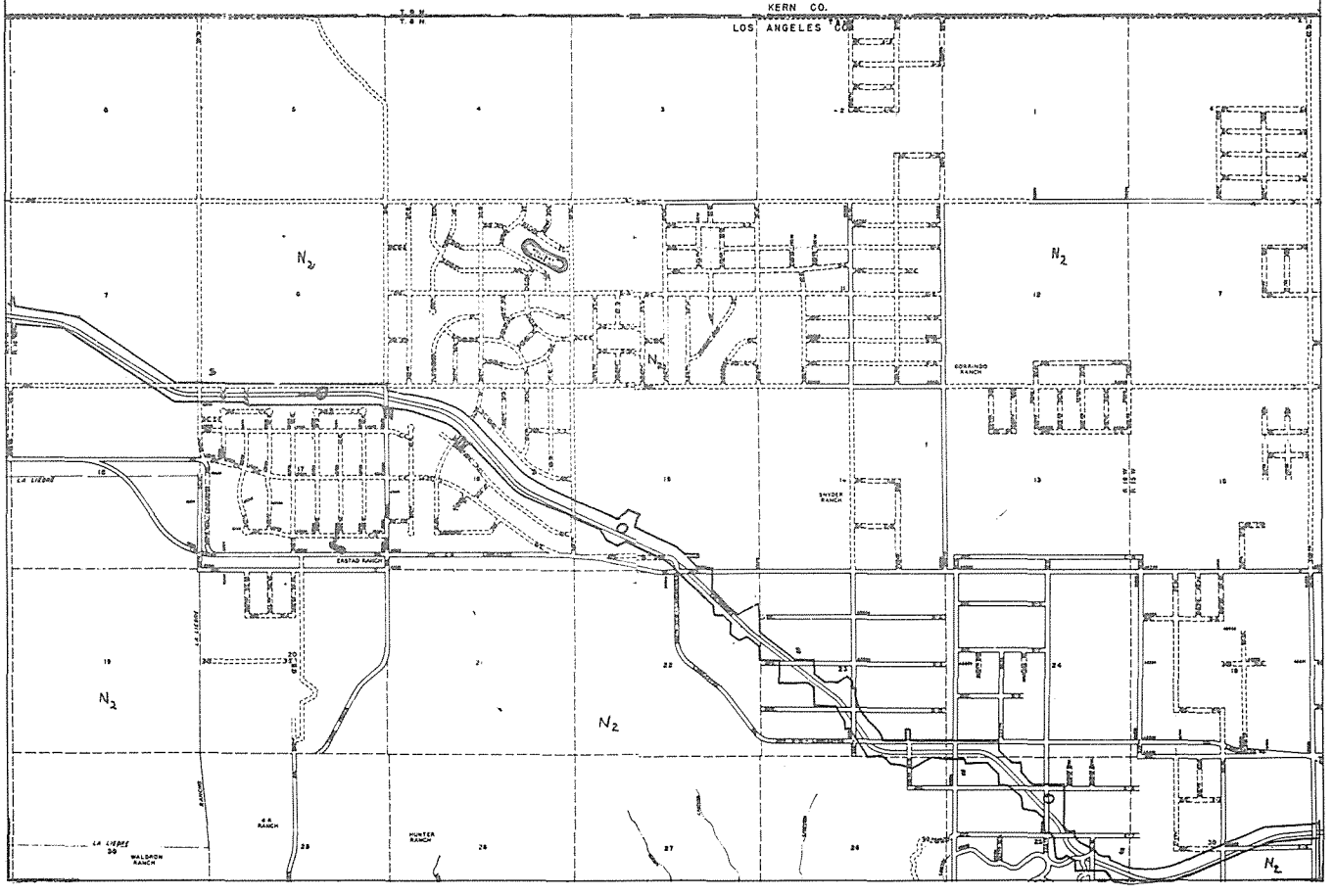
LA LIEBRE RANCH
Map 3 of 89

LUP 4



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BOARD OF SUPERVISORS
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UNINCORPORATED COUNTY TERRITORY

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VERY LOW DENSITY	U_1	MAJOR COMMERCIAL	C	TRANSPORTATION FACILITIES	T
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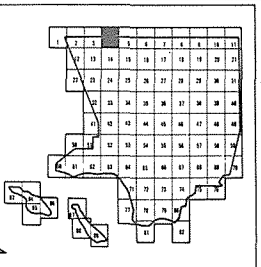

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COUNTY OF LOS ANGELES, CALIFORNIA
Owen H. Lewis, Chairman
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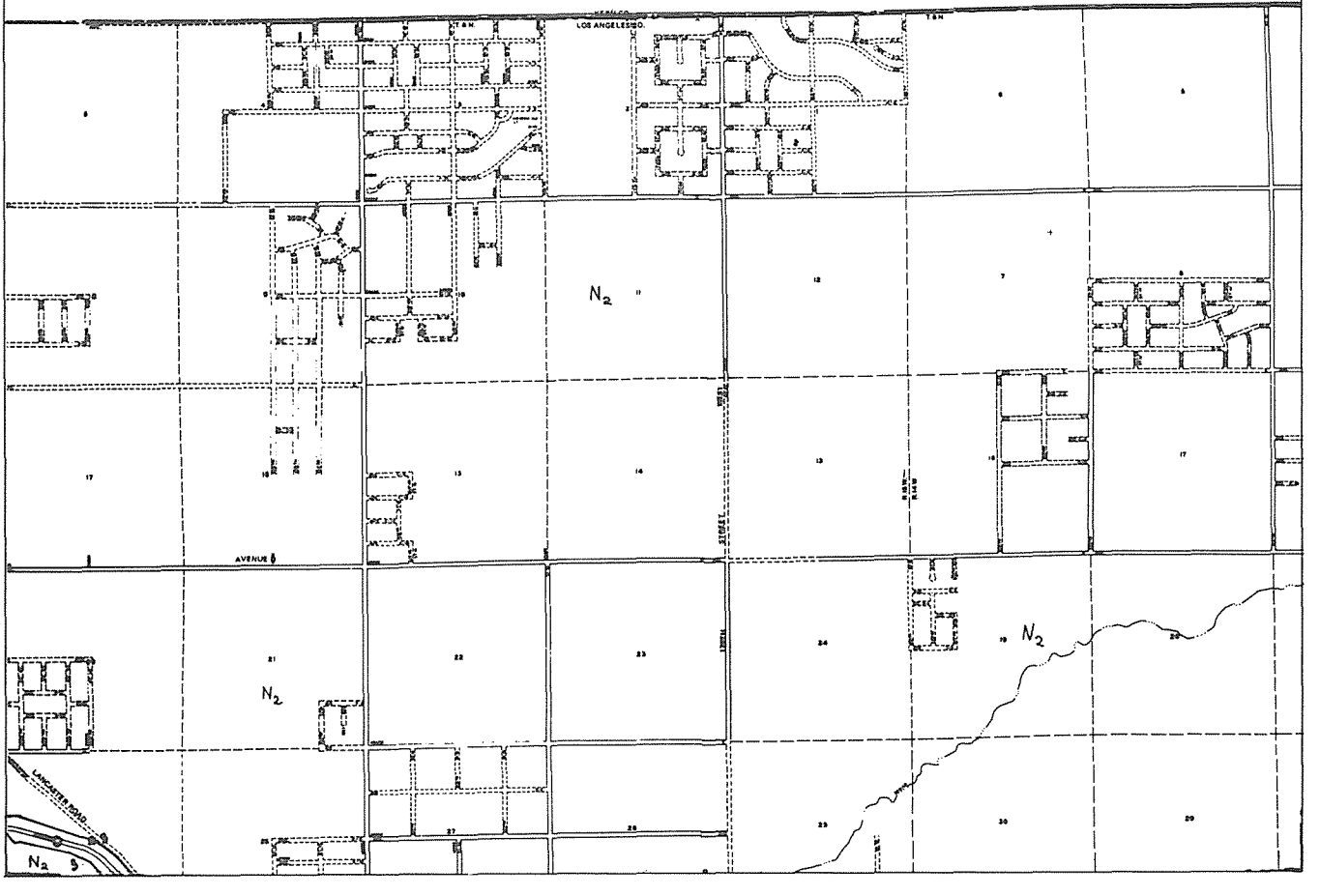
NEENACH SCHOOL
Map 4 of 89



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UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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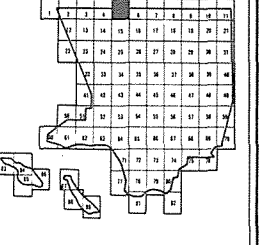

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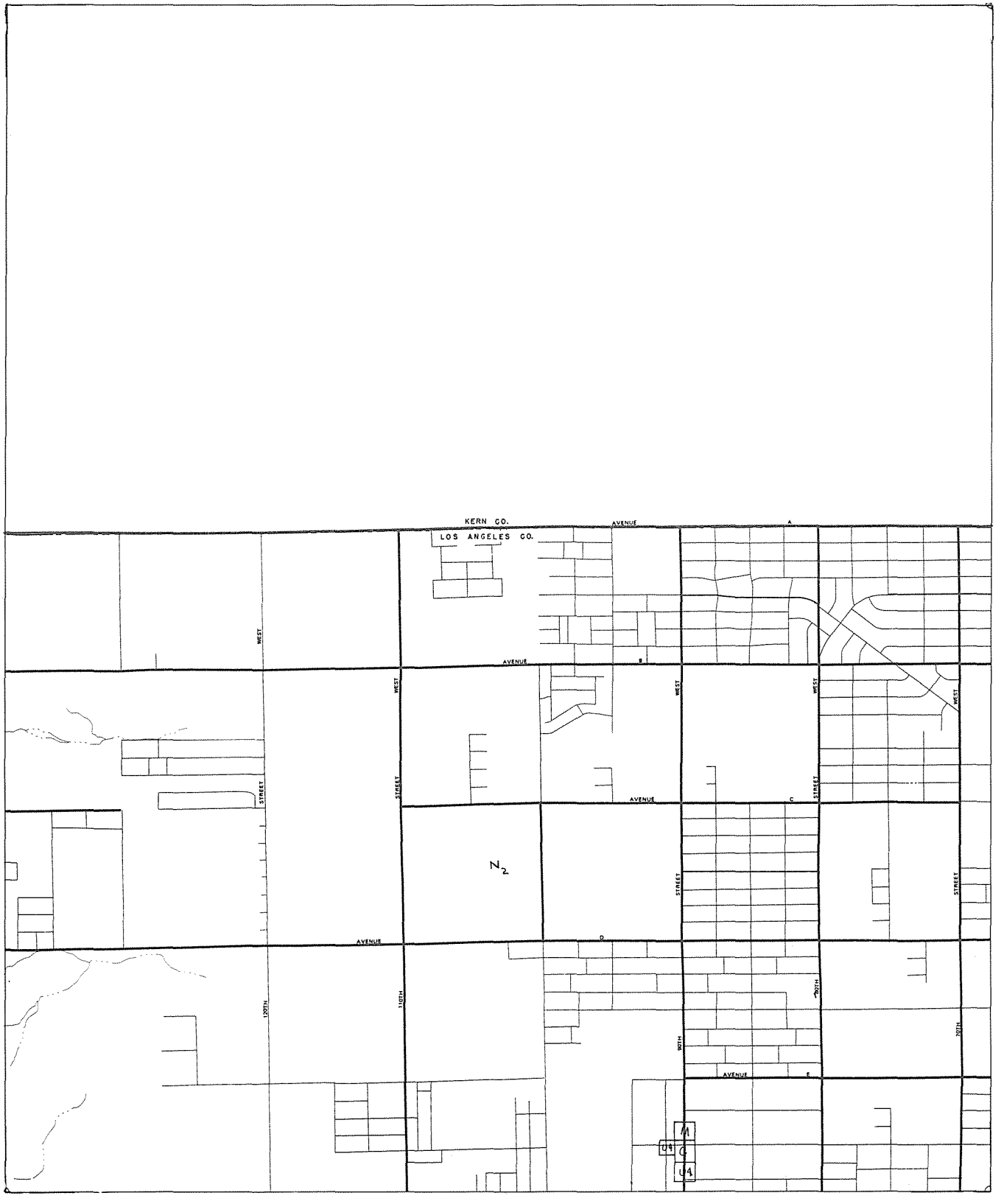
FAIRMONT' BUTTE
Map 5 of 89



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UNINCORPORATED COUNTY TERRITORY

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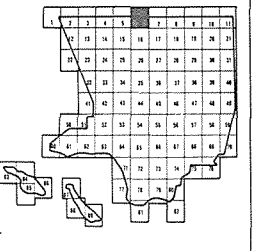
LOW DENSITY	U_2	MULTI-PURPOSE CENTER	X	OPEN SPACE	O



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LITTLE BUTTES
Map 6 of 89

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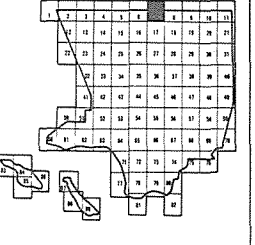

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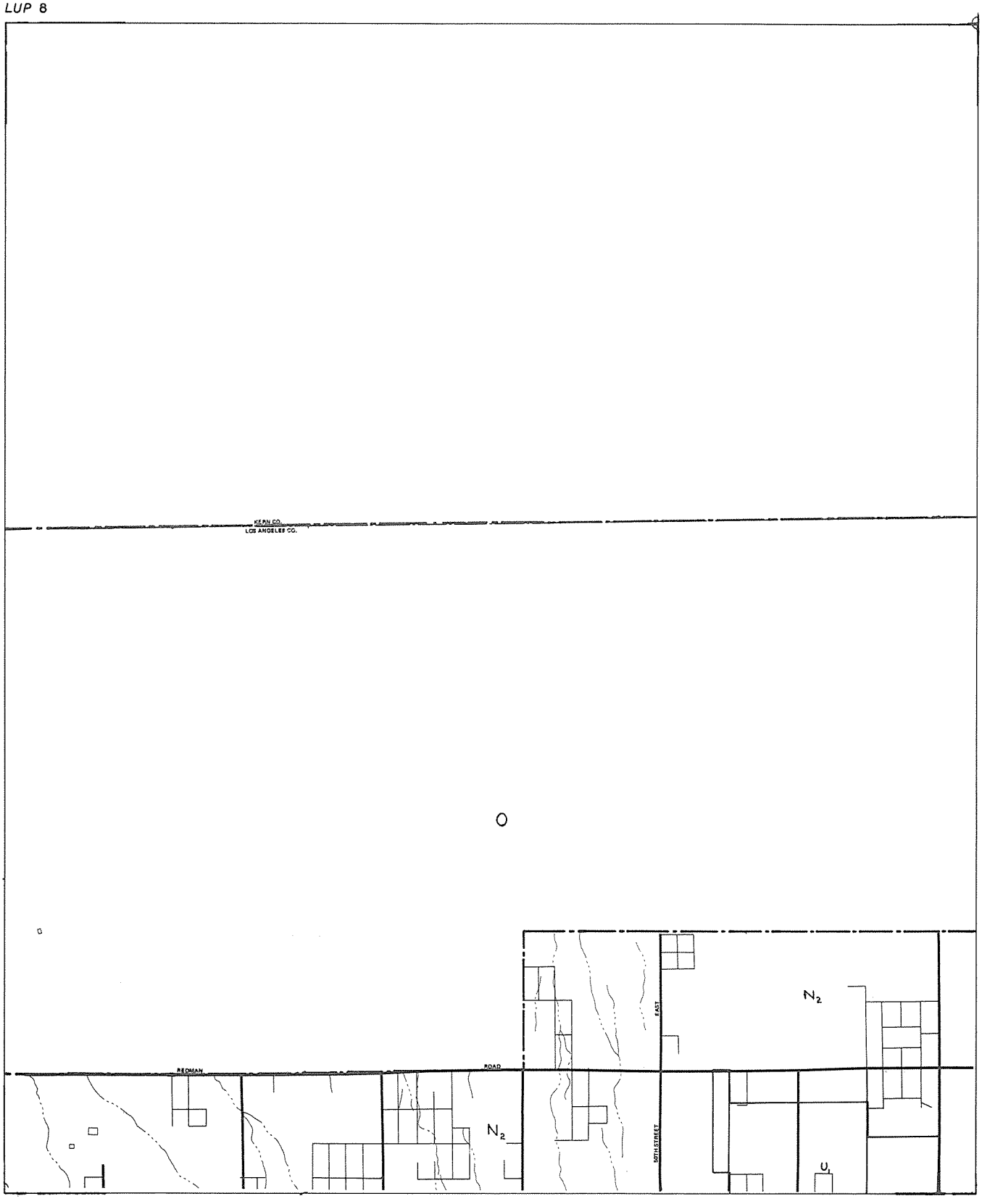
ROSAMOND
Map 7 of 89



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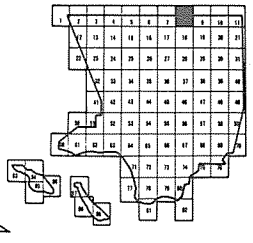

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O. K. Christenson, Director

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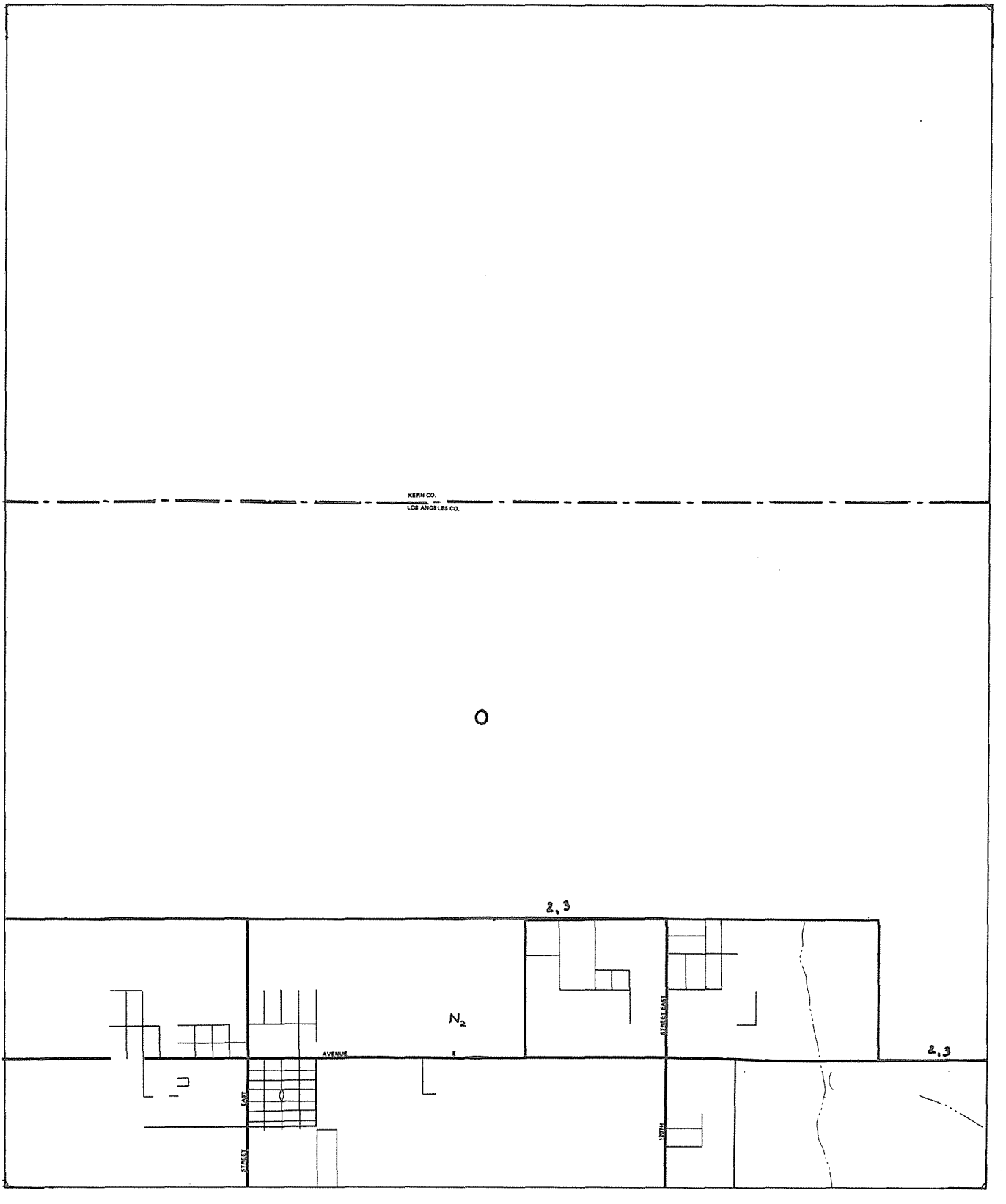
ROSAMOND LAKE
Map 8 of 89

LUP 9



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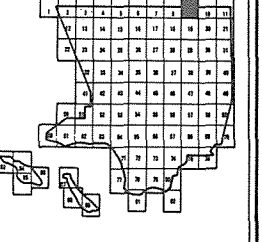

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES, CALIFORNIA
Owen H. Lewis, Chairman
O. K. Christenson, Director

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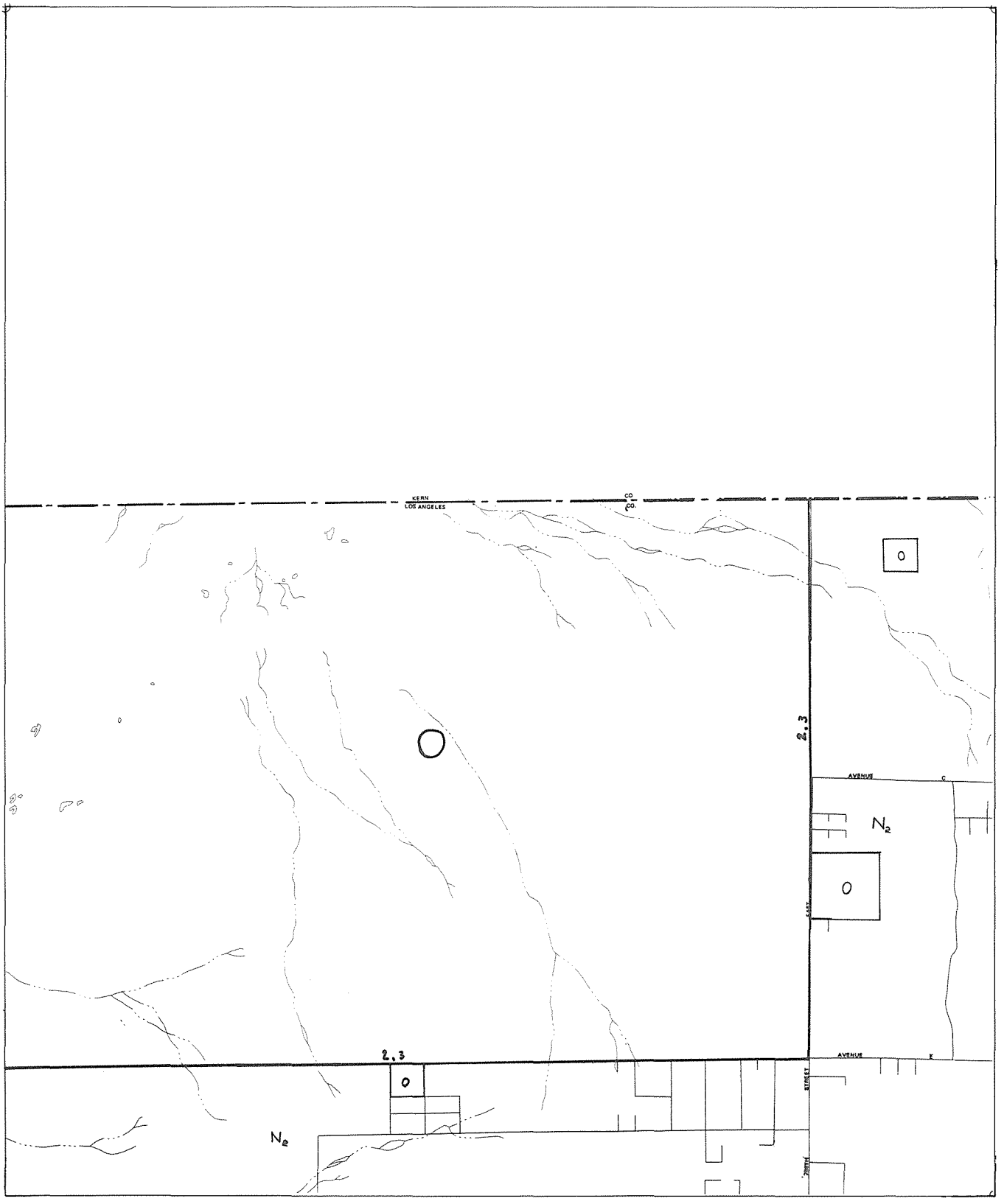
REDMAN SCHOOL
Map 9 of 89

LUP 10



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UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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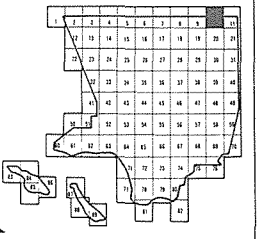

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES, CALIFORNIA
Owen H. Lewis, Chairman
O. K. Christenson, Director

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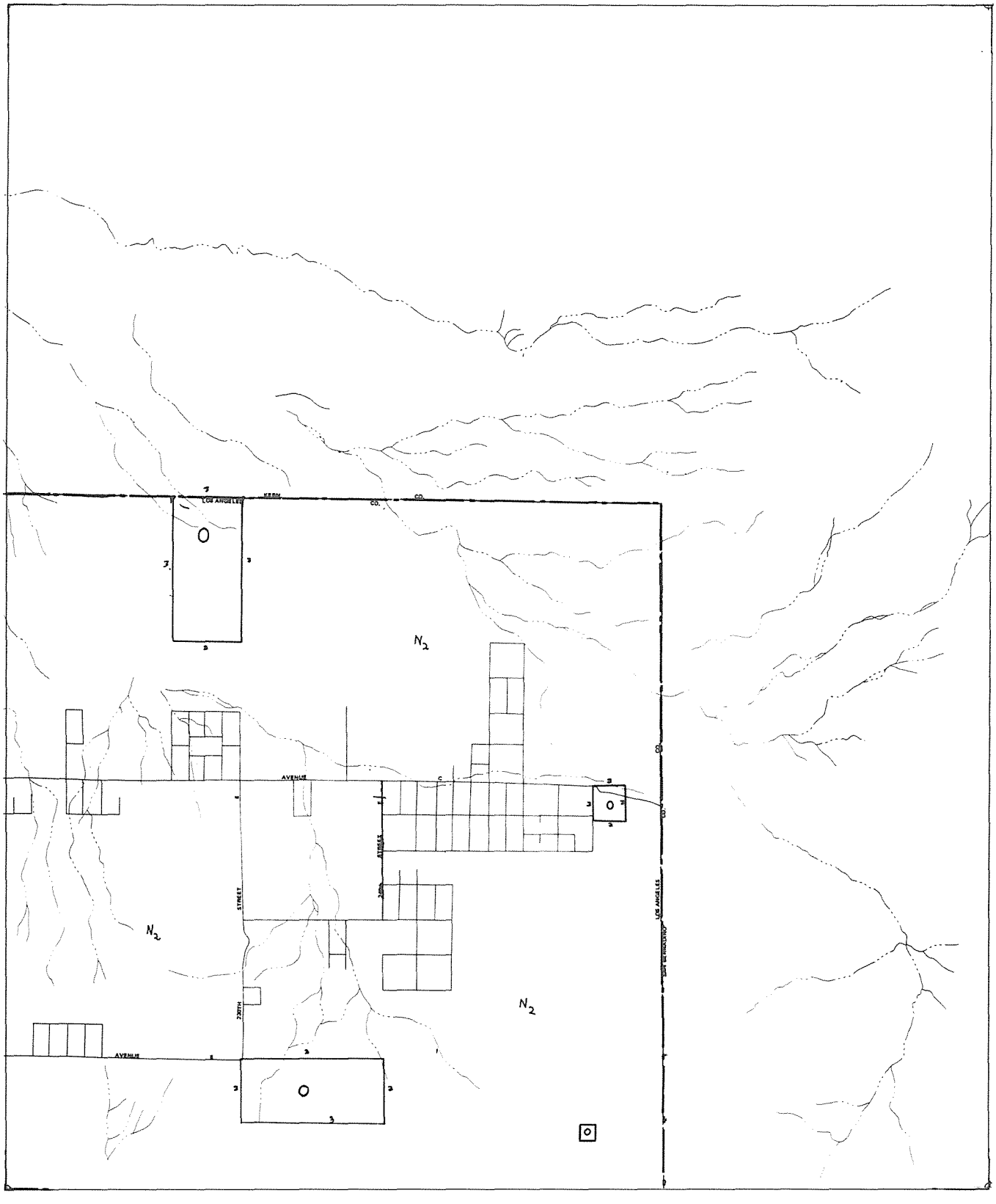
MT MESA
Map 10 of 89

LUP II



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UNINCORPORATED COUNTY TERRITORY

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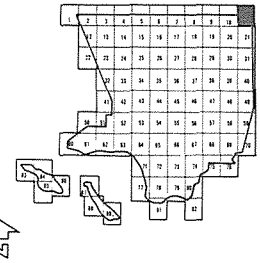

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES, CALIFORNIA
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O. K. Christenson, Director

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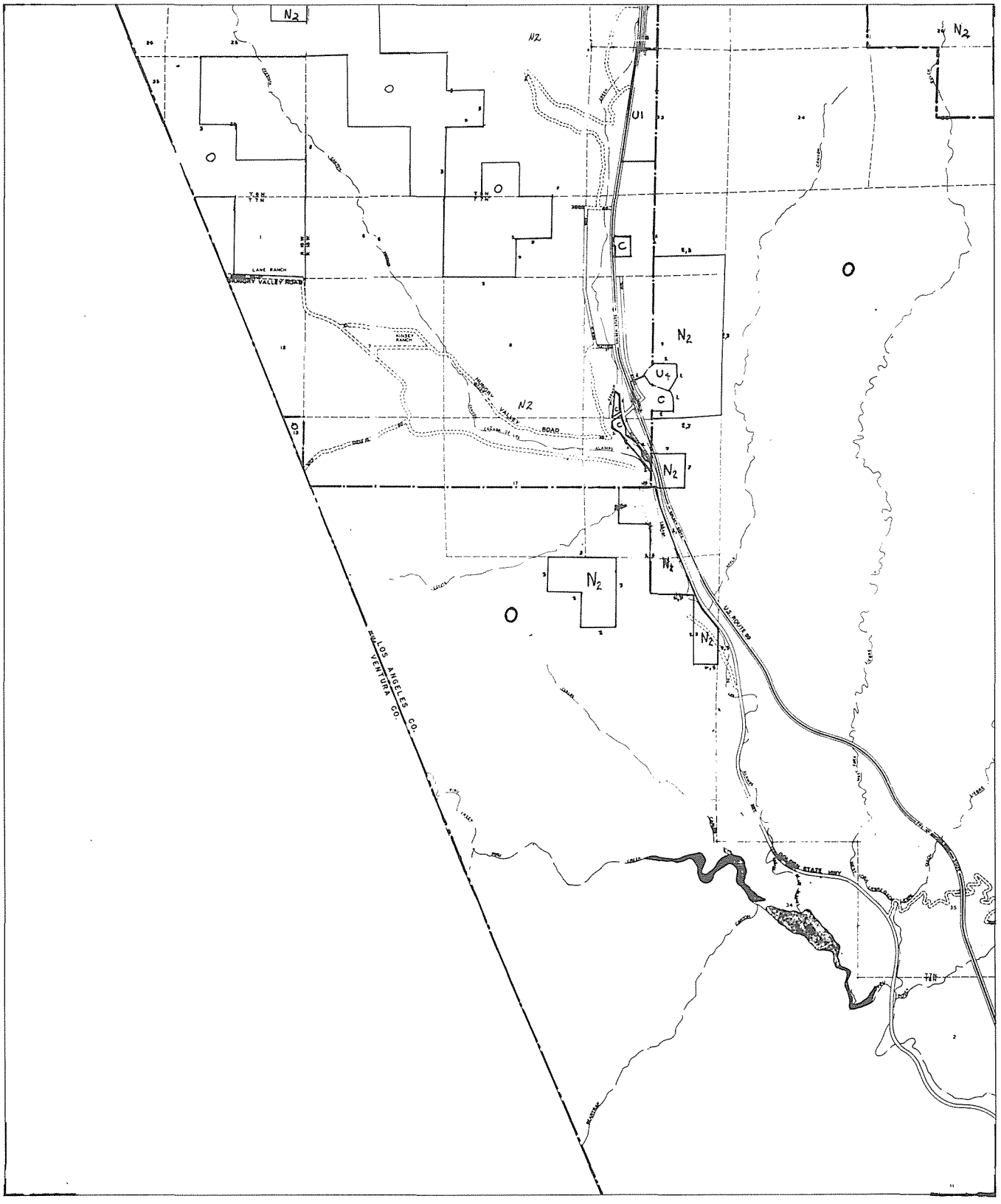
KRAMER SW
Map 11 of 89



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APPROVAL APRIL 13, 1973

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REVISION	R P C	B of S

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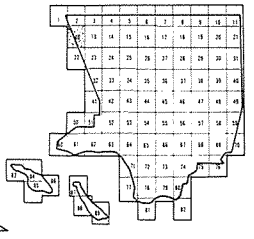

THE REGIONAL PLANNING COMMISSION
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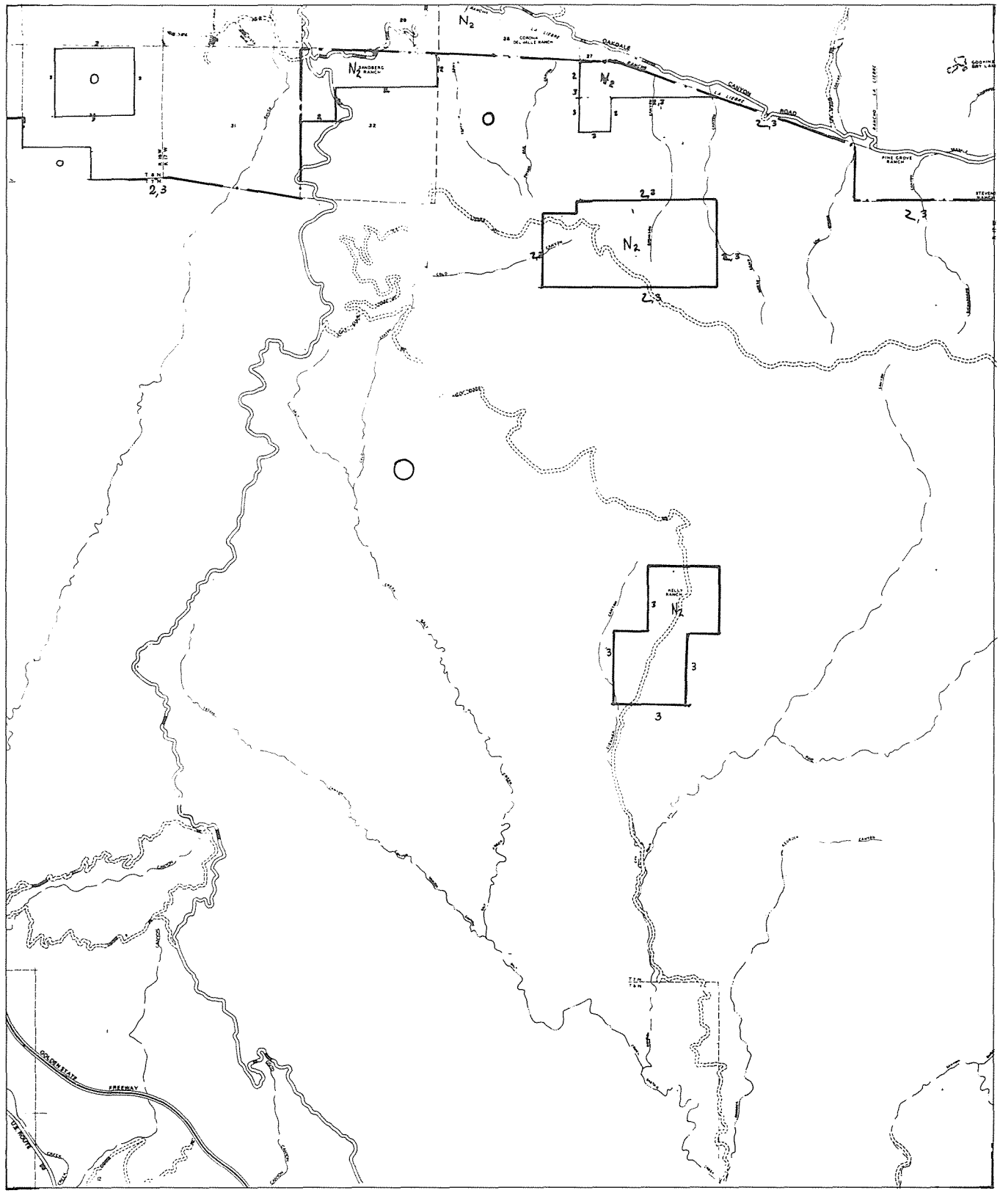
Map 12 of 89

LUP 13



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general plan of Los Angeles County, California

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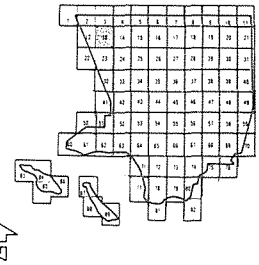

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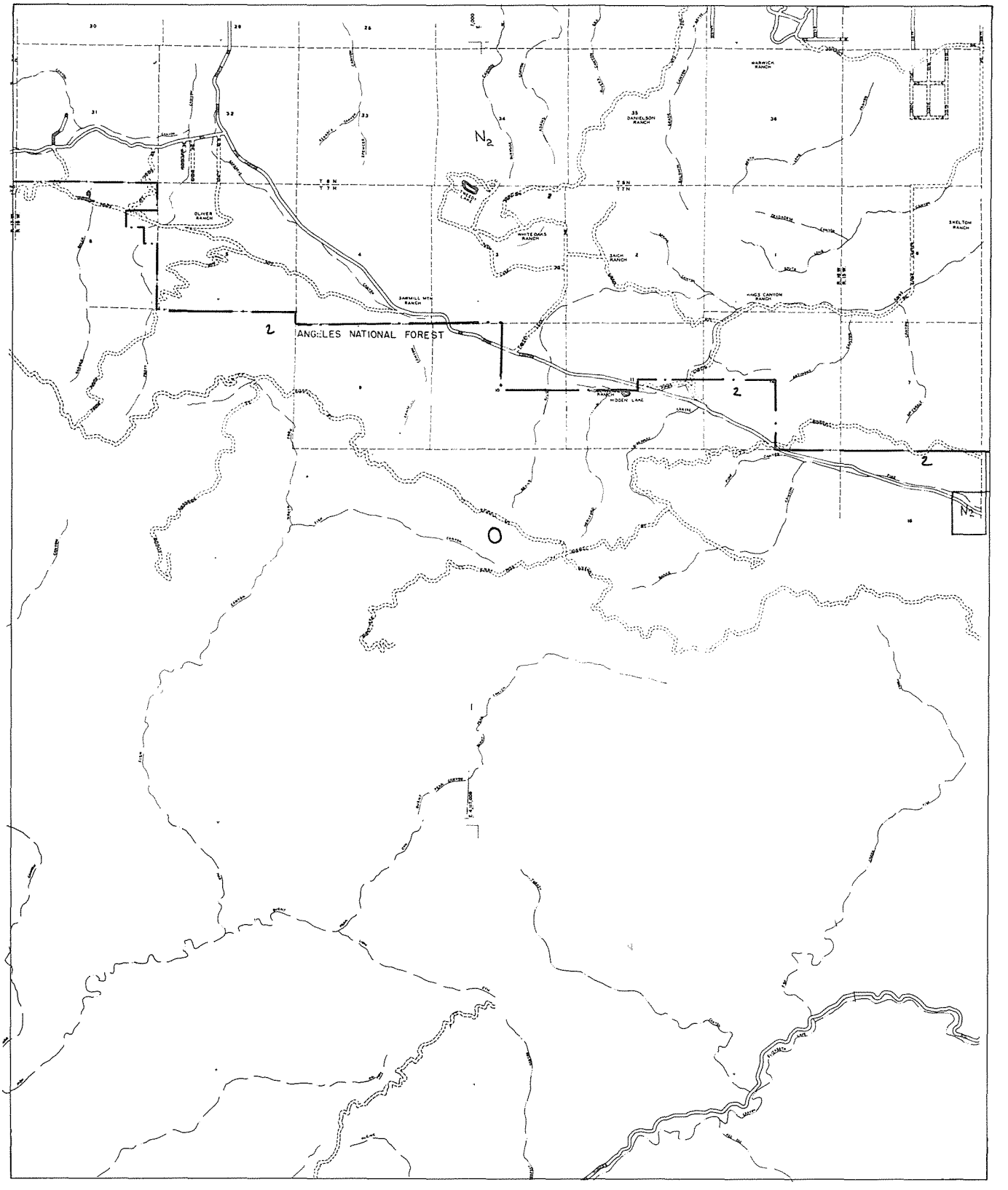
LIEBRE MTN
Map 13 of 89

LUP 14



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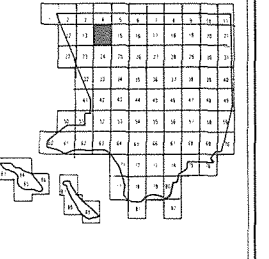
LOW DENSITY	U2	MULTI PURPOSE CENTER	X	OPEN SPACE	O



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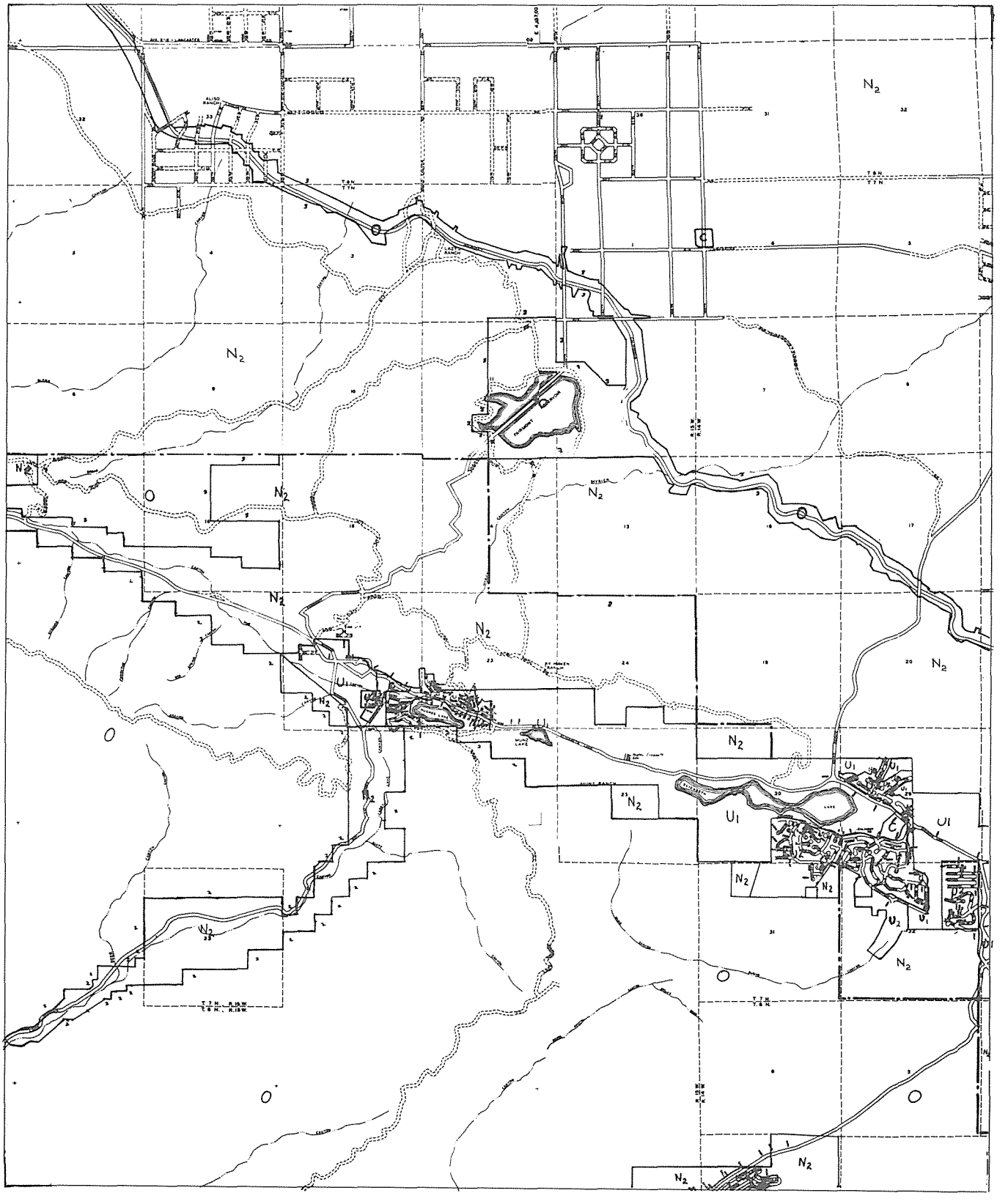
BURNT PEAK
Map 14 of 89

LUP 15



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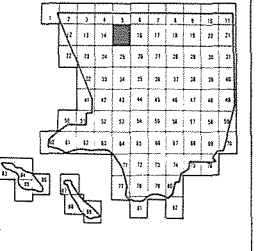

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COUNTY OF LOS ANGELES, CALIFORNIA
Owen H Lewis Chairman
O K Christenson Director

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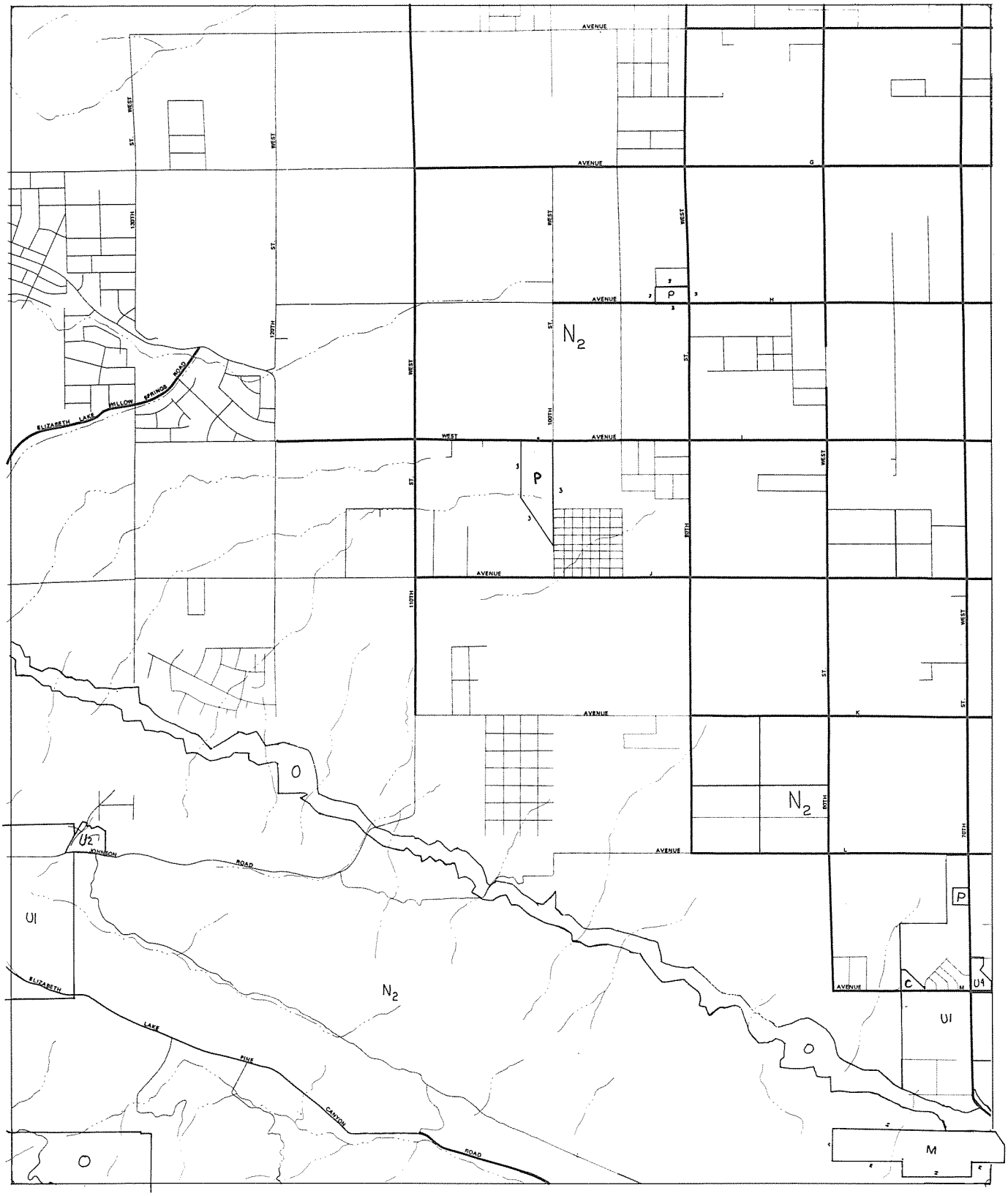
LAKE HUGHES
Map 15 of 89

LUP 16



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BOARD OF SUPERVISORS ADOPTION JUNE 28, 1973

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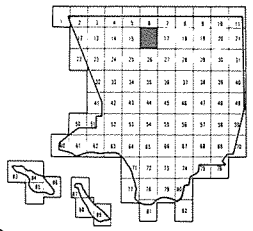
UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

Land Use Categories

RURAL I	N_1	MEDIUM DENSITY	U_3	SPECIALIZED CENTER	S
RURAL II	N_2	MEDIUM HIGH DENSITY	U_4	GENERAL INDUSTRIAL	M
		HIGH DENSITY	U_5	PUBLIC and SEMI PUBLIC	P
VERY LOW DENSITY	U_1	MAJOR COMMERCIAL	C	TRANSPORTATION FACILITIES	T
LOW DENSITY	U_2	MULTI PURPOSE CENTER	X	OPEN SPACE	O



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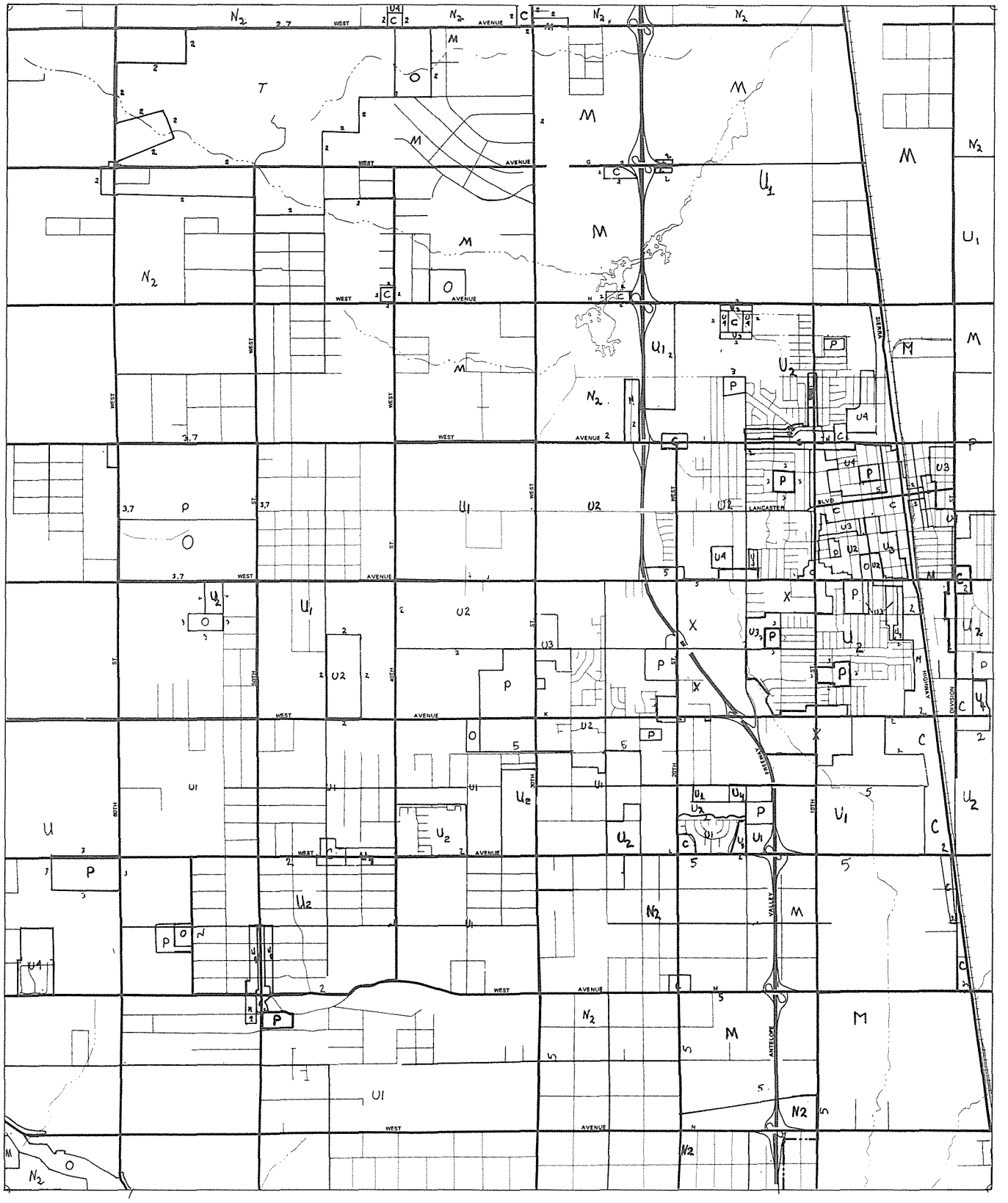
Map 16 of 89



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BOARD OF SUPERVISORS ADOPTION JUNE 28, 1973

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UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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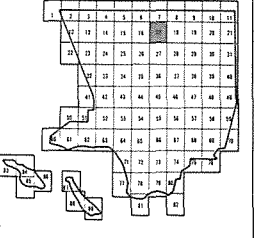
VERY LOW DENSITY	U1	HIGH DENSITY	U5	PUBLIC and SEMI-PUBLIC	P
LOW DENSITY	U2	MAJOR COMMERCIAL	C	TRANSPORTATION FACILITIES	T
		MULTI-PURPOSE CENTER	X	OPEN SPACE	O



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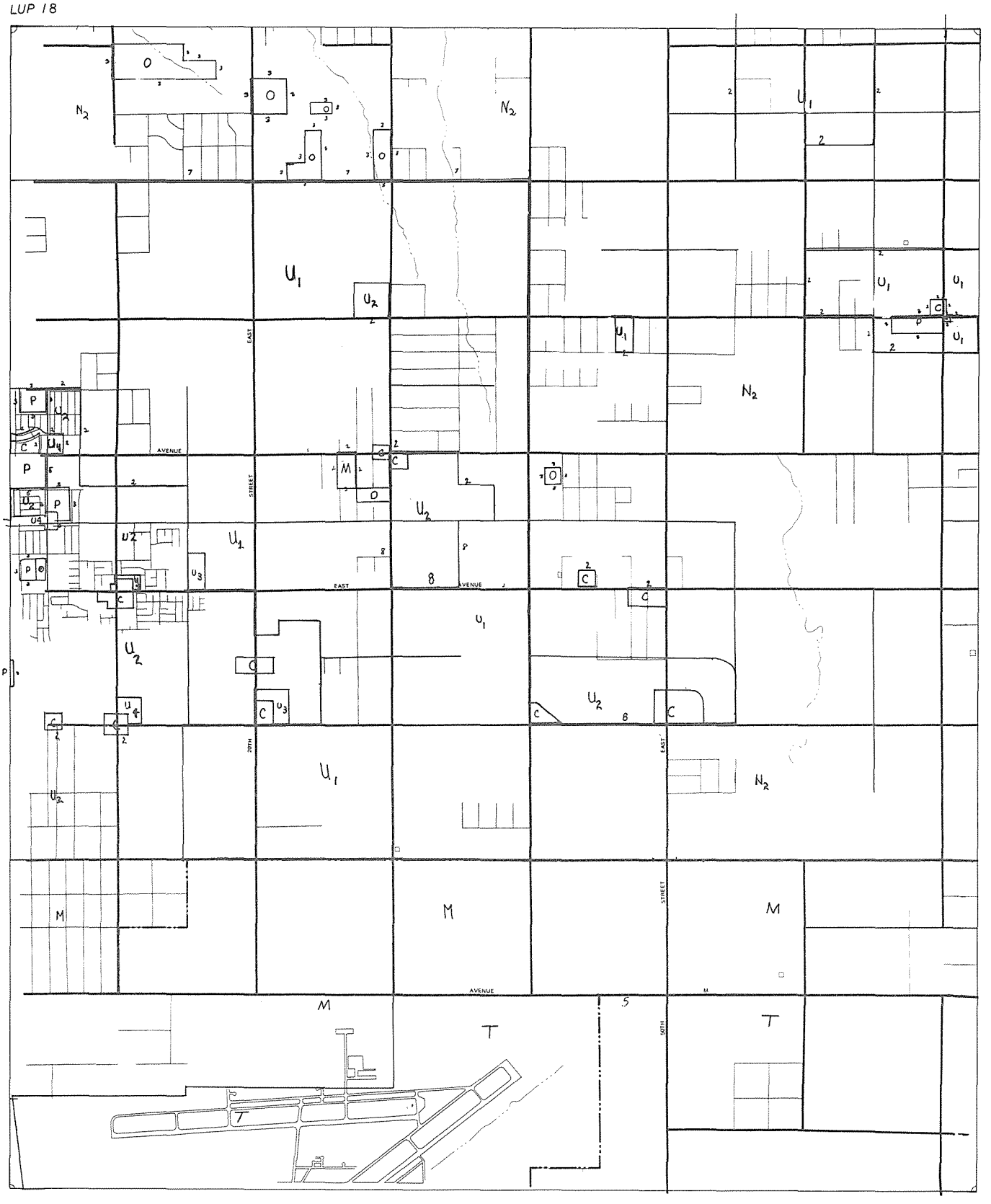
LANCASTER WEST
Map 17 of 89



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BOARD OF SUPERVISORS ADOPTION JUNE 28, 1973

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UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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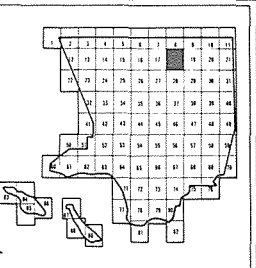
VERY LOW DENSITY	U_1	MAJOR COMMERCIAL	C	TRANSPORTATION FACILITIES	T
LOW DENSITY	U_2	MULTI PURPOSE CENTER	X	OPEN SPACE	O



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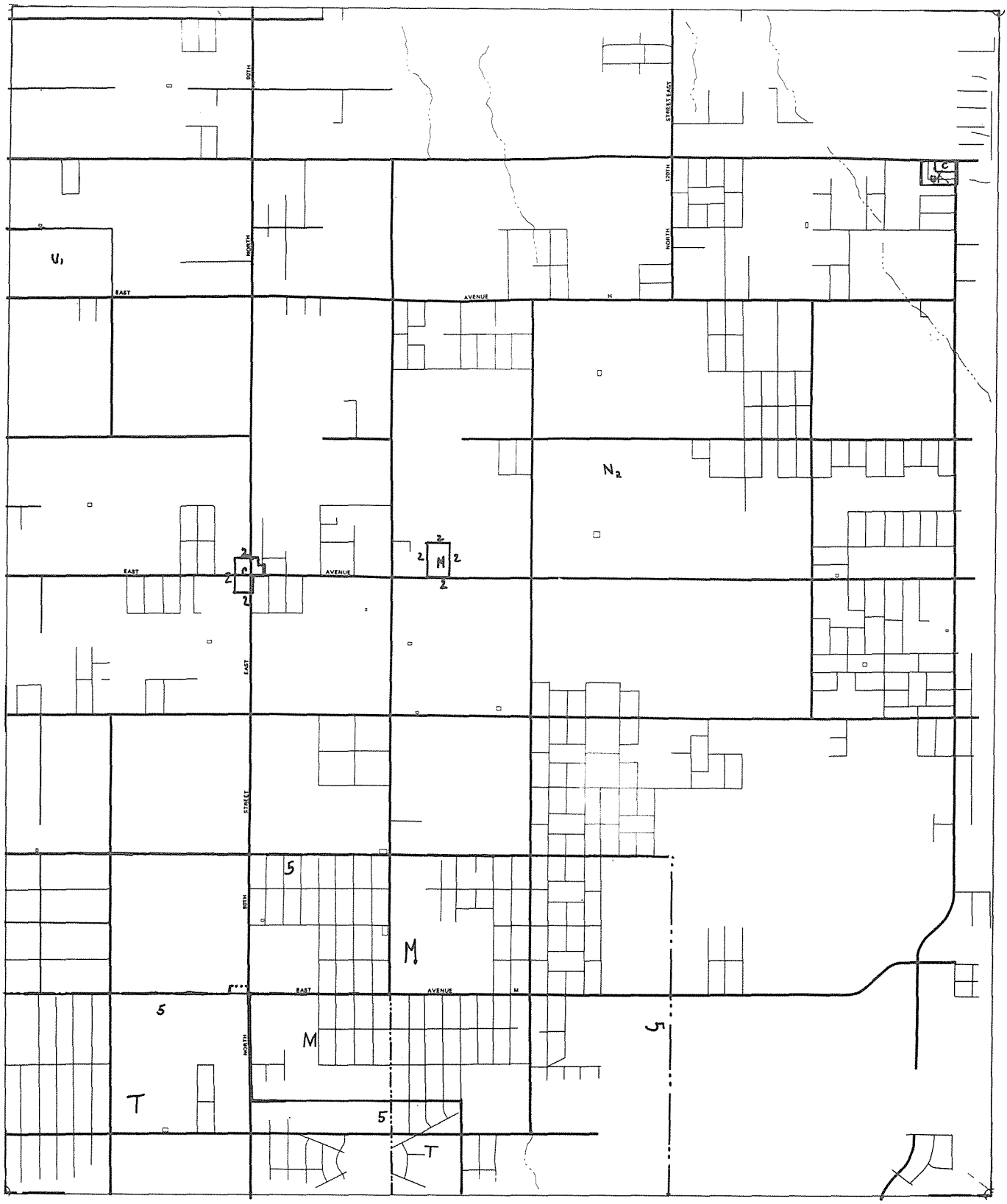
LANCASTER EAST
Map 18 of 89

LUP 19



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BOARD OF SUPERVISORS ADOPTION JUNE 28, 1973

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UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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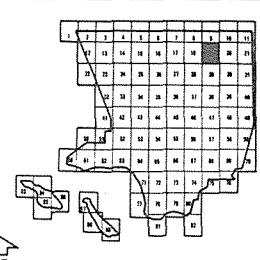
VERY LOW DENSITY ..... U_1	MAJOR COMMERCIAL C	TRANSPORTATION FACILITIES ..... T
LOW DENSITY ..... U_2	MULTI-PURPOSE CENTER X	OPEN SPACE ..... O



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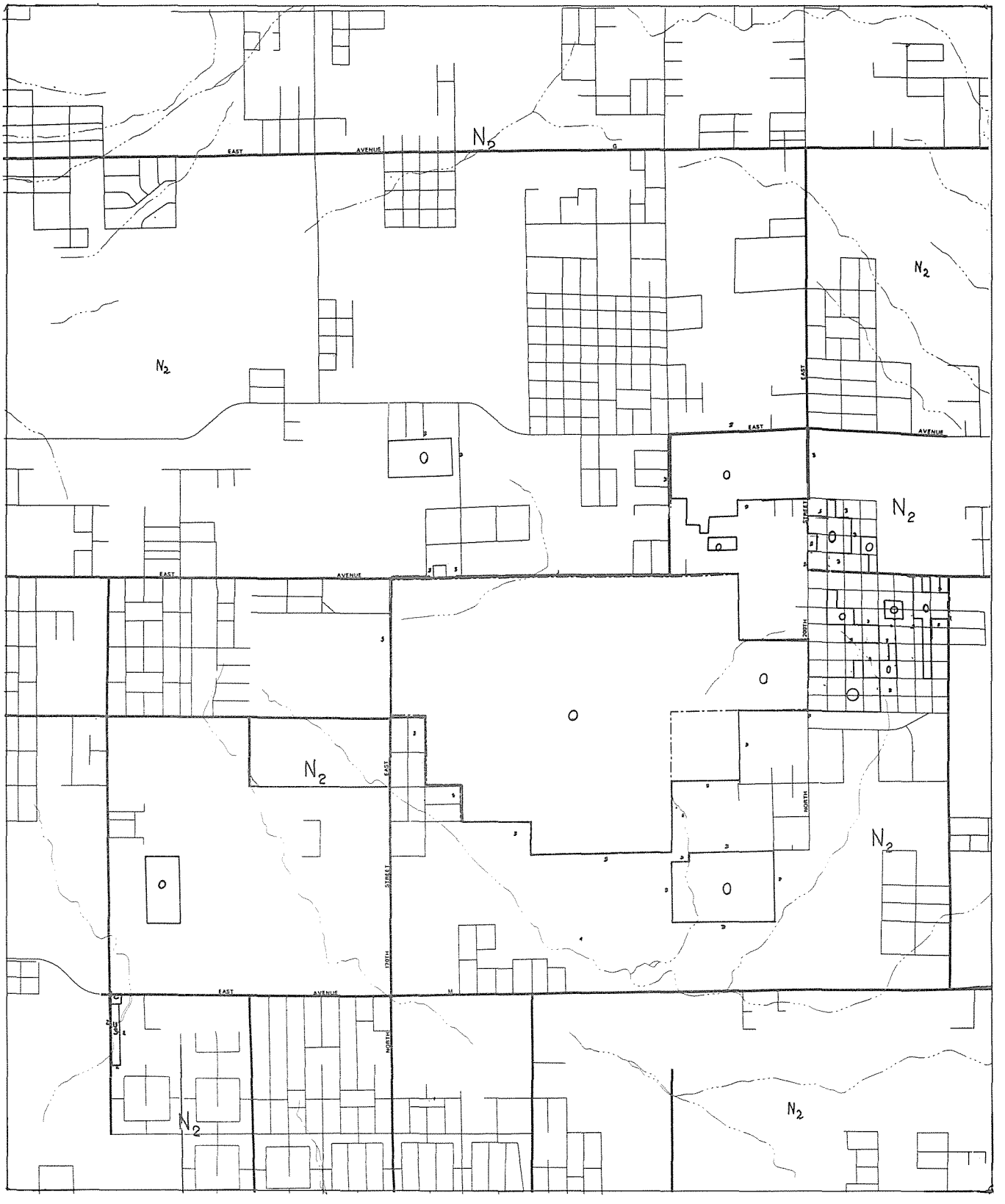
ALPINE BUTTE
Map 19 of 89

LUP 20



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BOARD OF SUPERVISORS ADOPTION JUNE 28, 1973

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1990 LAND USE POLICY GUIDE

UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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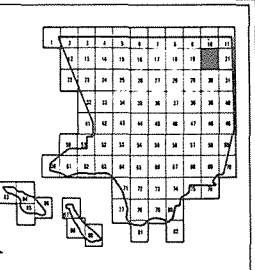

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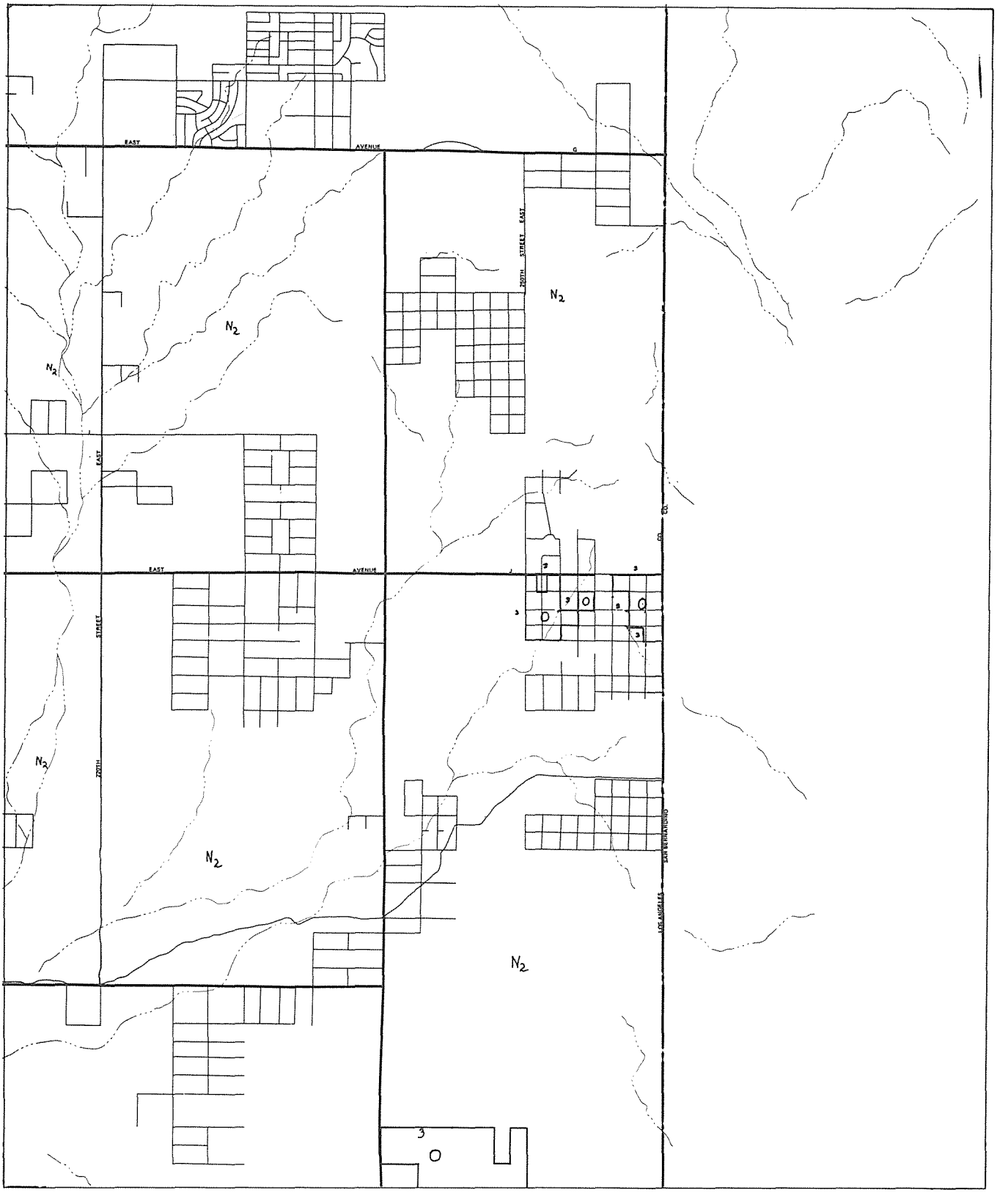
HI VISTA
Map 20 of 89

LUP 21



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BOARD OF SUPERVISORS ADOPTION JUNE 28, 1973

REVISION	R.P.C.	B. of S.

1990 LAND USE POLICY GUIDE

UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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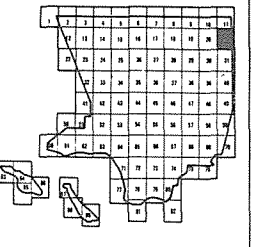

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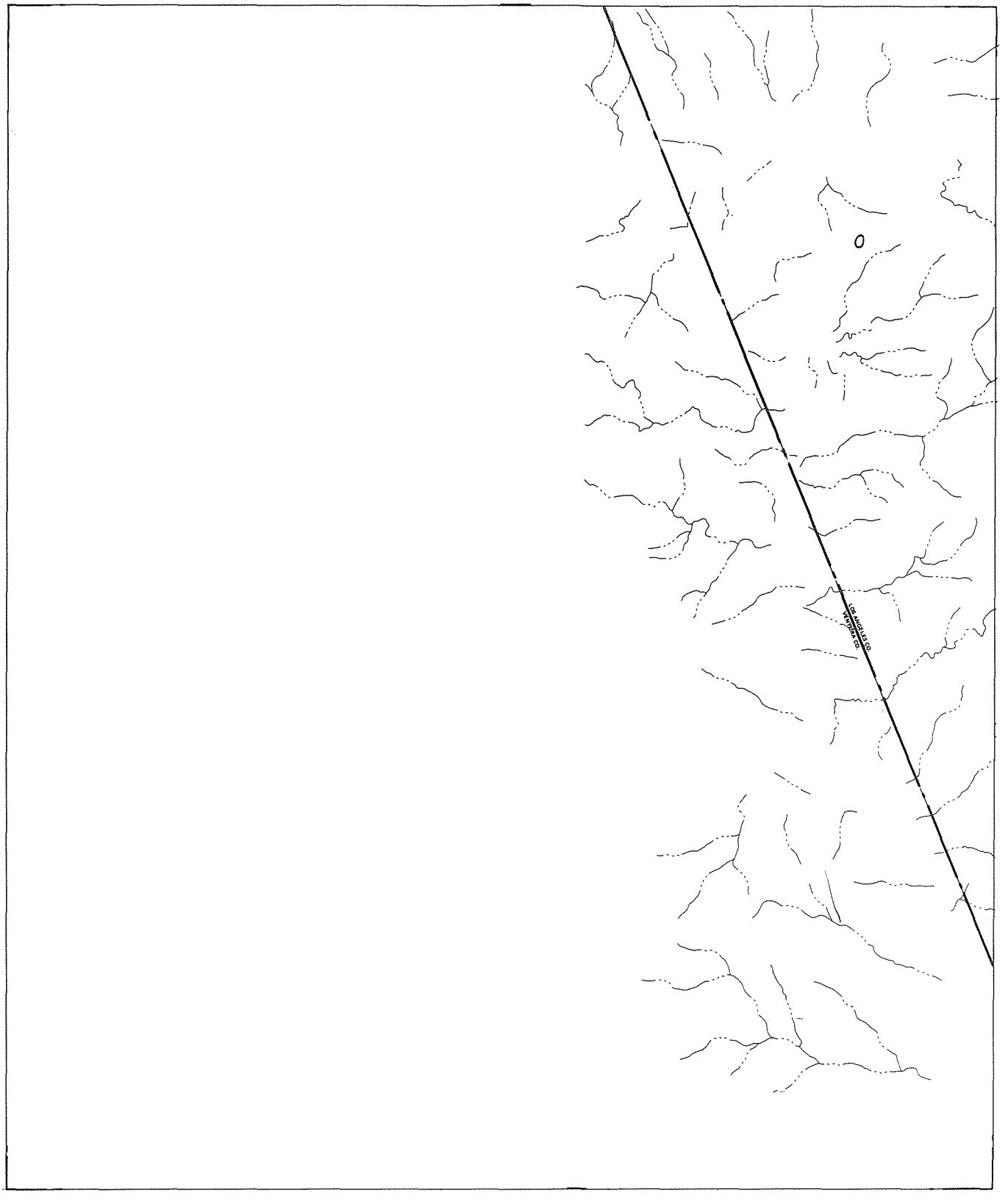
ADOBE MTN
Map 21 of 89



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BOARD OF SUPERVISORS
ADOPTION JUNE 28, 1973

REVISION	R.P.C.	B. of S.

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UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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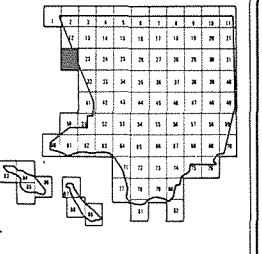

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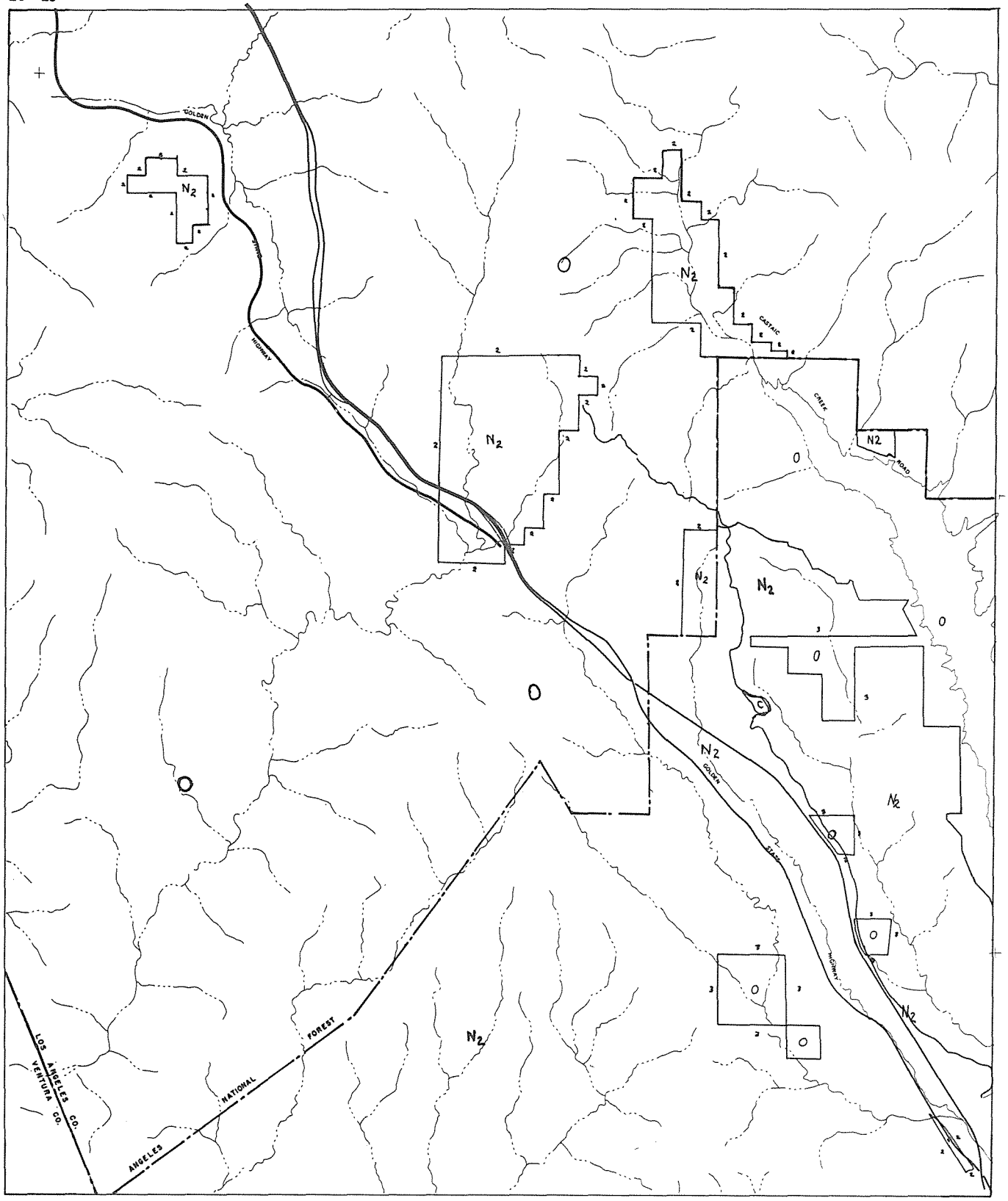
COBBLESTONE MTN
Map 22 of 89



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BOARD OF SUPERVISORS ADOPTION JUNE 28, 1973

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UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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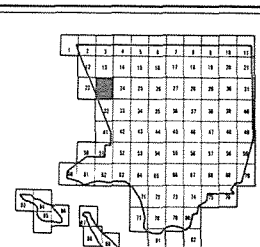
LOW DENSITY	U_2	MULTI-PURPOSE CENTER	X	OPEN SPACE	O



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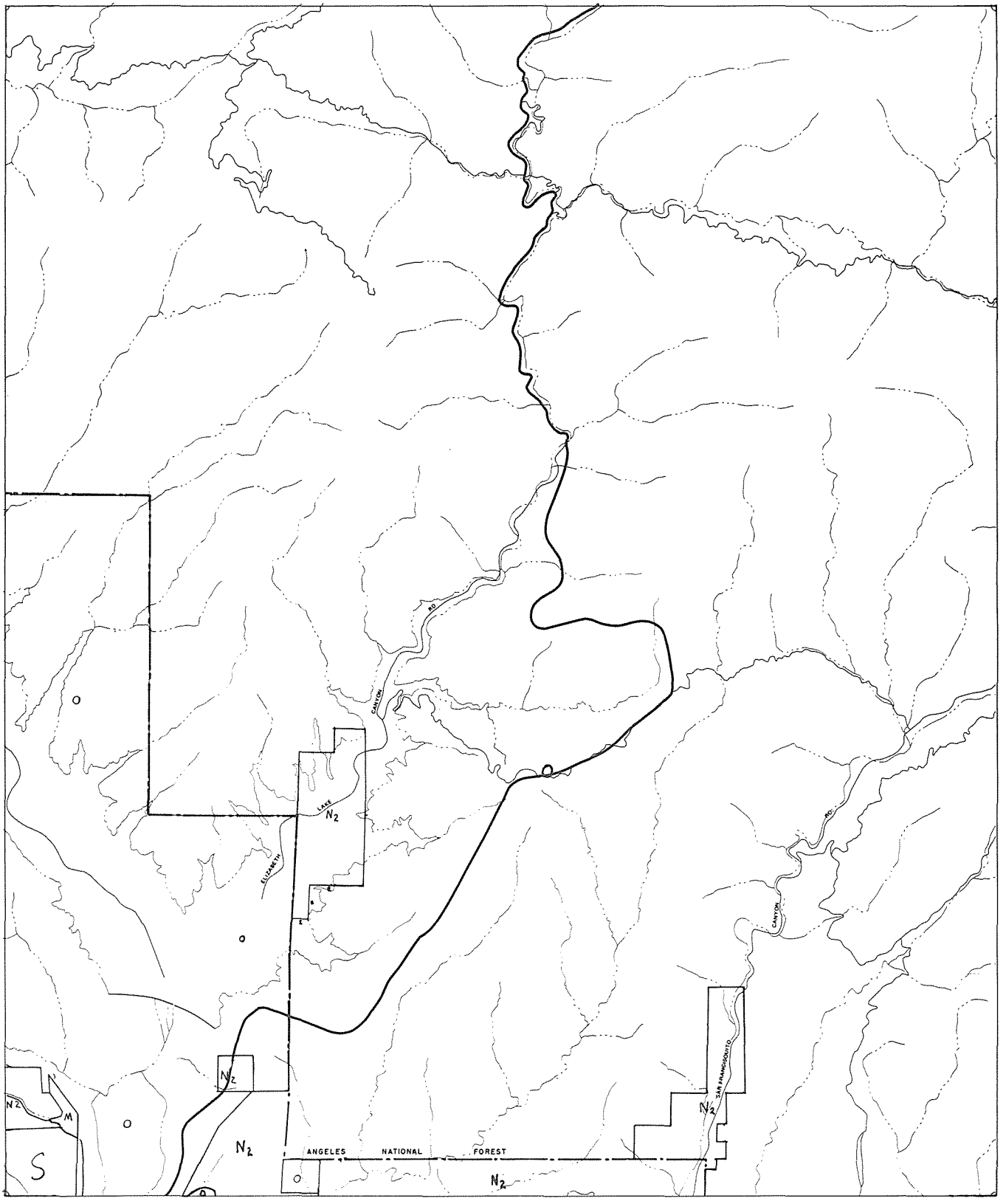
WHITAKER PEAK
Map 23 of 89



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general plan of Los Angeles County, California

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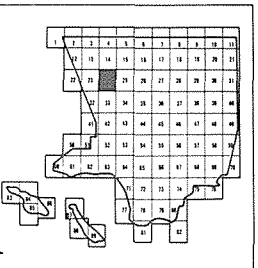
LOW DENSITY	U_2	MULTI PURPOSE CENTER	X	OPEN SPACE	O



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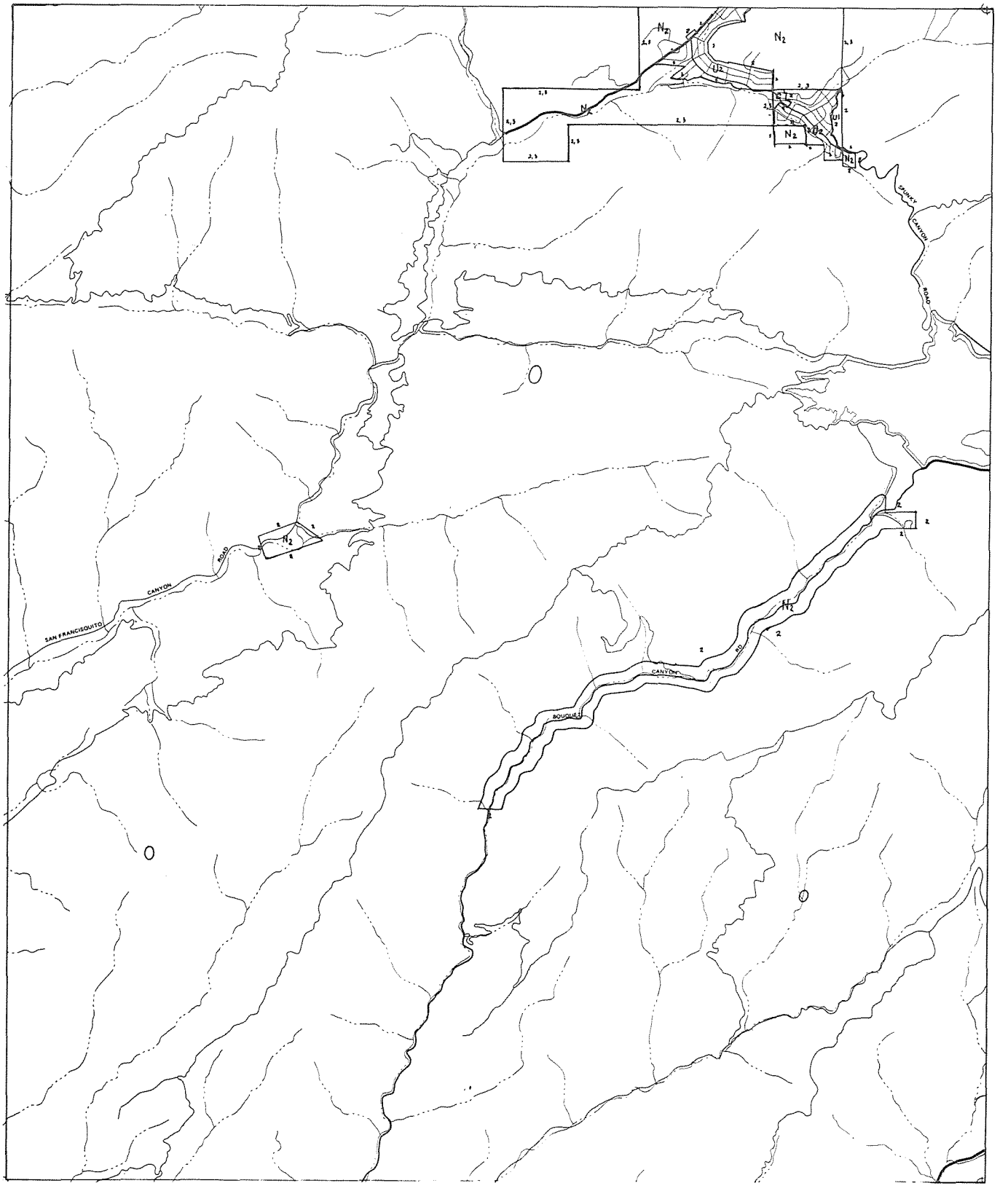
WARM SPRINGS MTN
Map 24 of 89



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BOARD OF SUPERVISORS
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UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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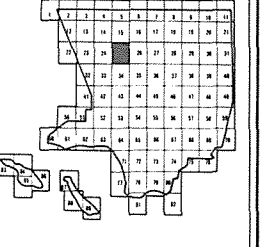

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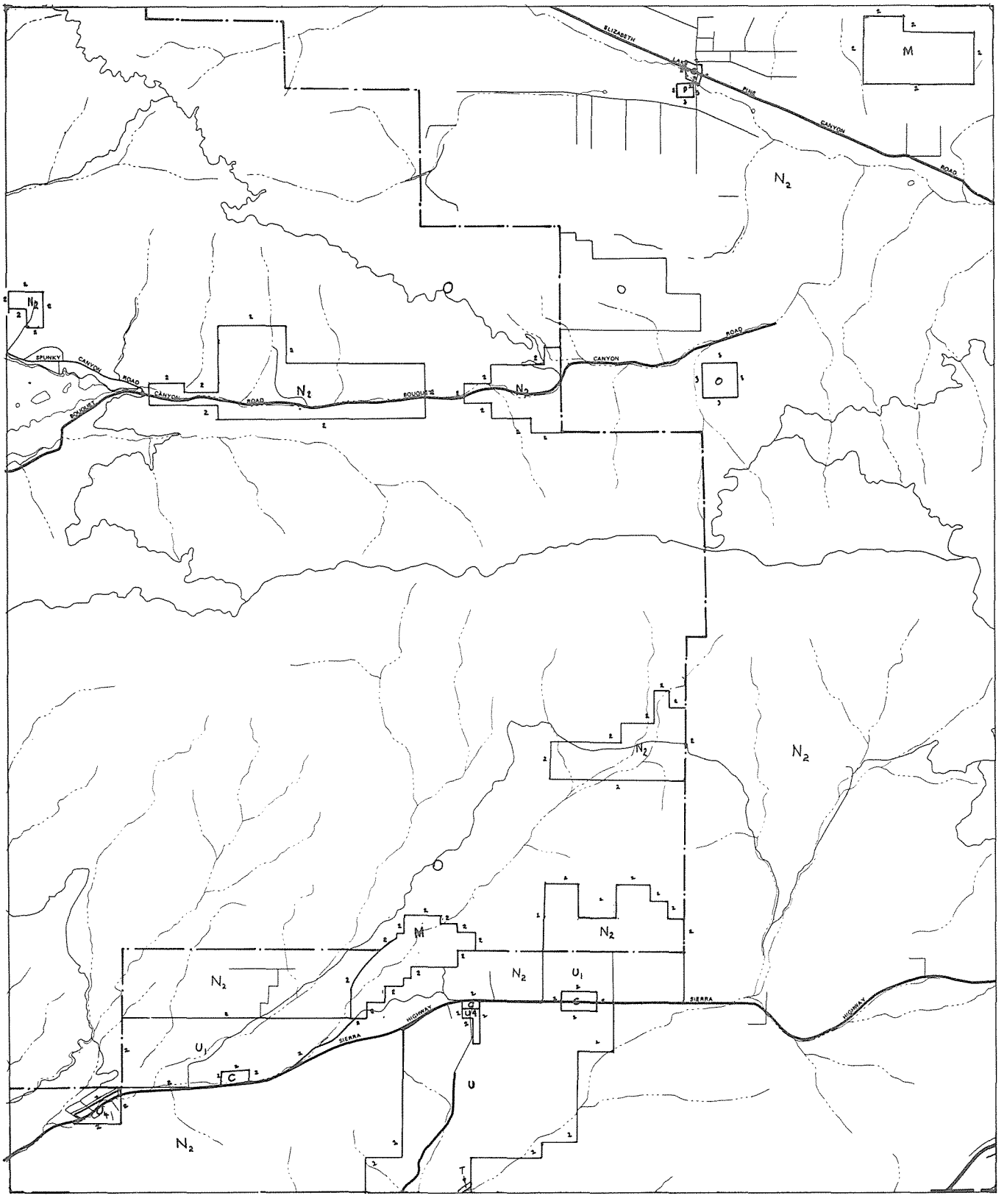
GREEN VALLEY
Map 25 of 89

LUP 26



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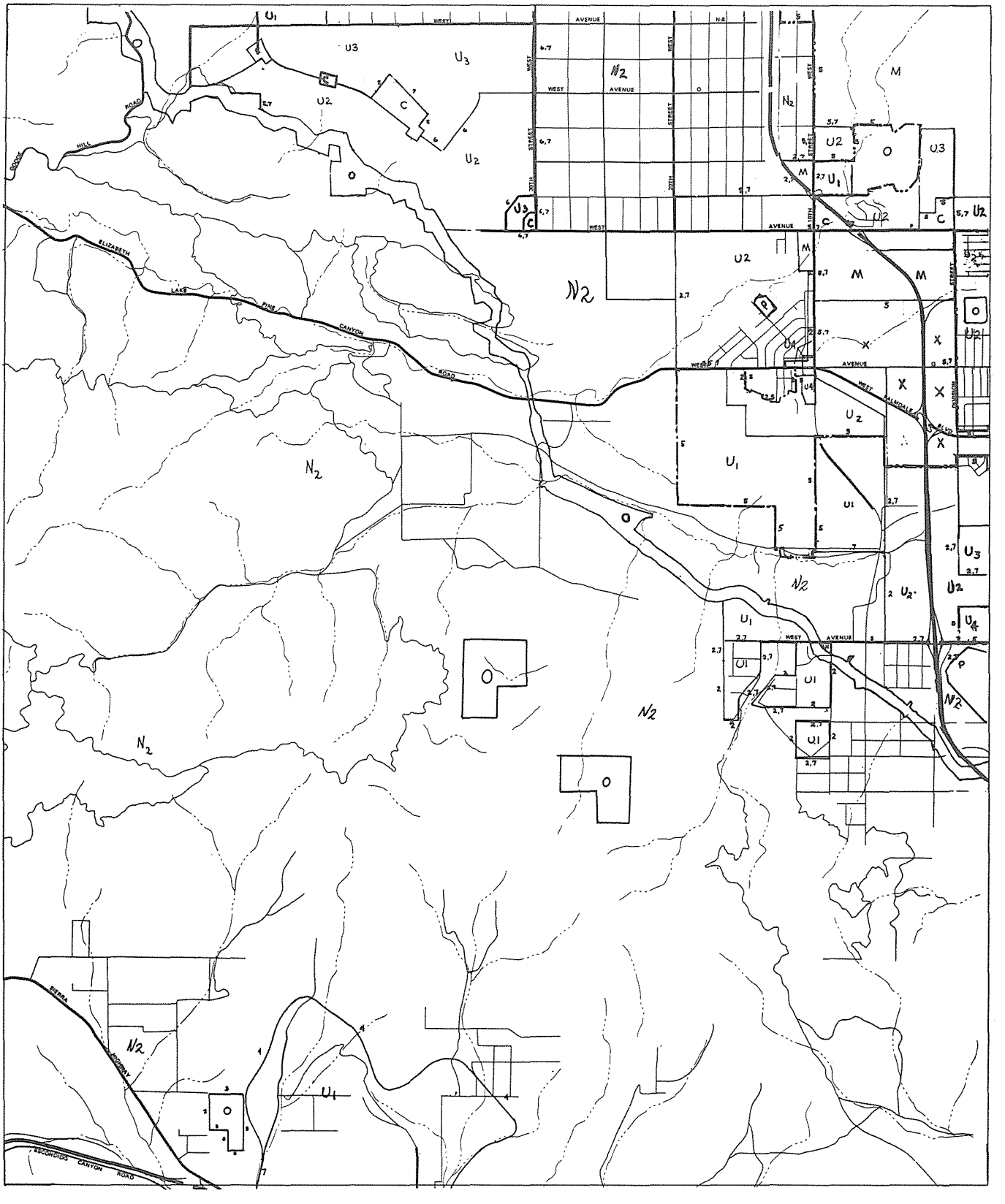
SLEEPY VALLEY
Map 26 of 89

LUP 27



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UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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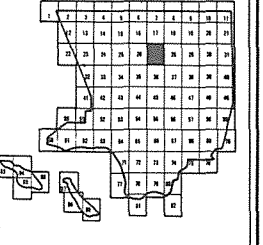
		MULTI-PURPOSE CENTER	X	OPEN SPACE	O



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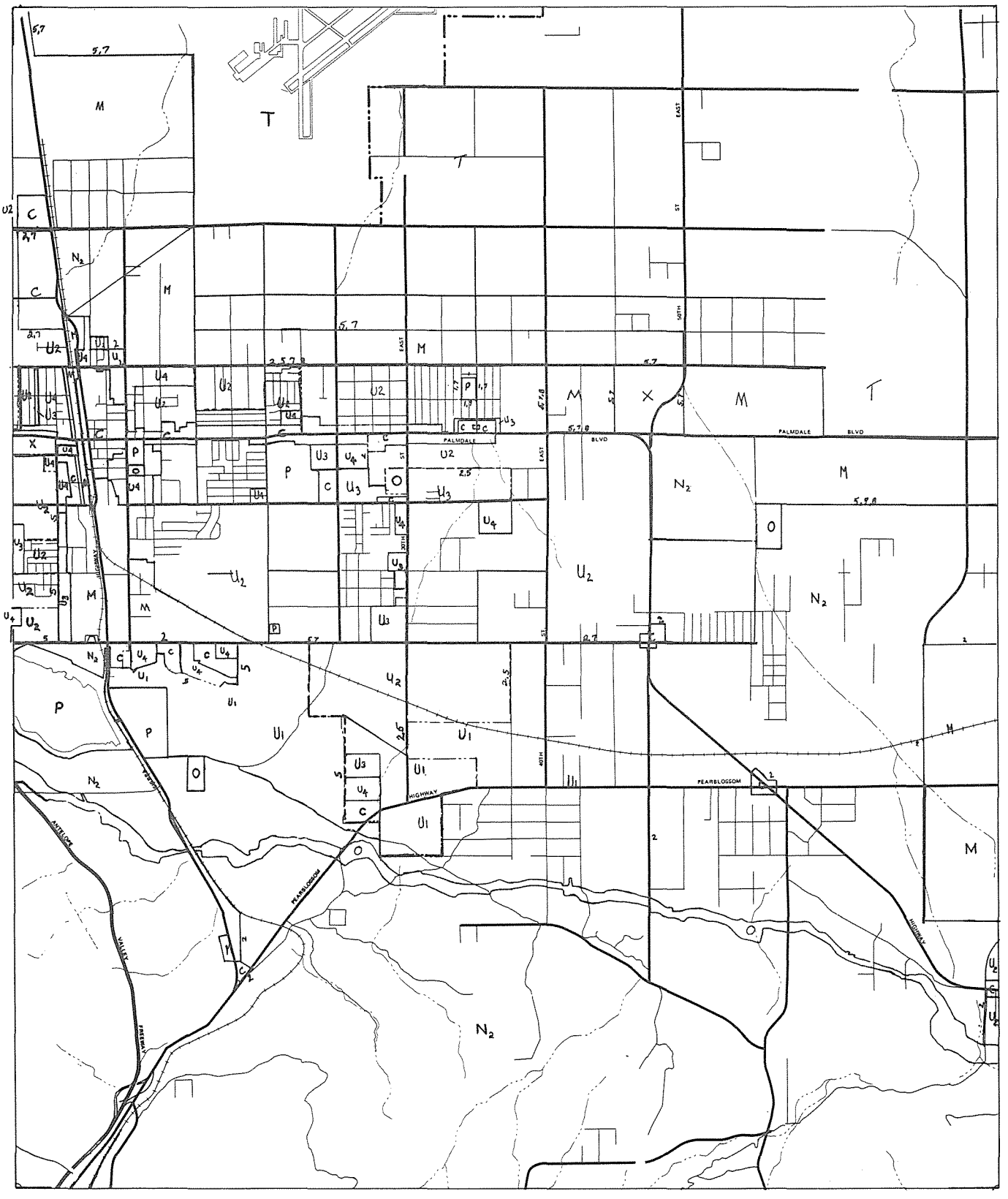
RITTER RIDGE
Map 27 of 89

LUP 28



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UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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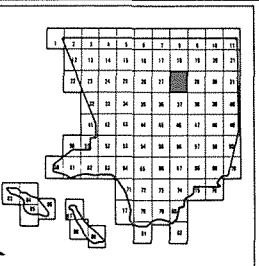

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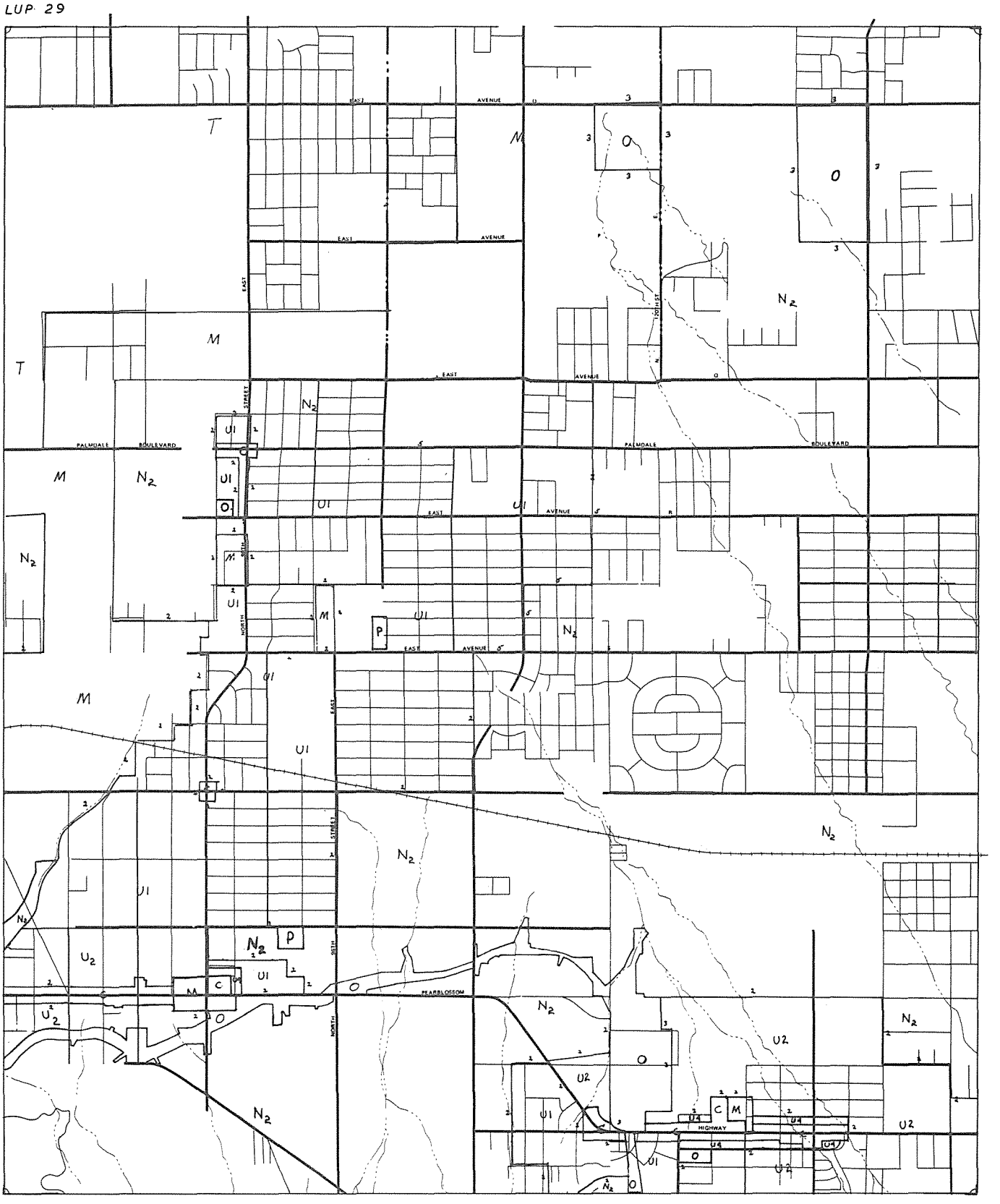
PALMDALE
Map 28 of 89

LUP 29



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BOARD OF SUPERVISORS ADOPTION JUNE 26, 1973

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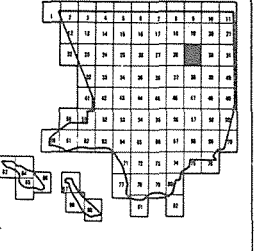
UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

Land Use Categories

RURAL I	N_1	MEDIUM DENSITY	U_3	SPECIALIZED CENTER	S
RURAL II	N_2	MEDIUM HIGH DENSITY	U_4	GENERAL INDUSTRIAL	M
VERY LOW DENSITY	U_1	HIGH DENSITY	U_5	PUBLIC and SEMI-PUBLIC	P
LOW DENSITY	U_2	MAJOR COMMERCIAL	C	TRANSPORTATION FACILITIES	T
		MULTI-PURPOSE CENTER	X	OPEN SPACE	O



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COUNTY OF LOS ANGELES, CALIFORNIA
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O. K. Christenson, Director

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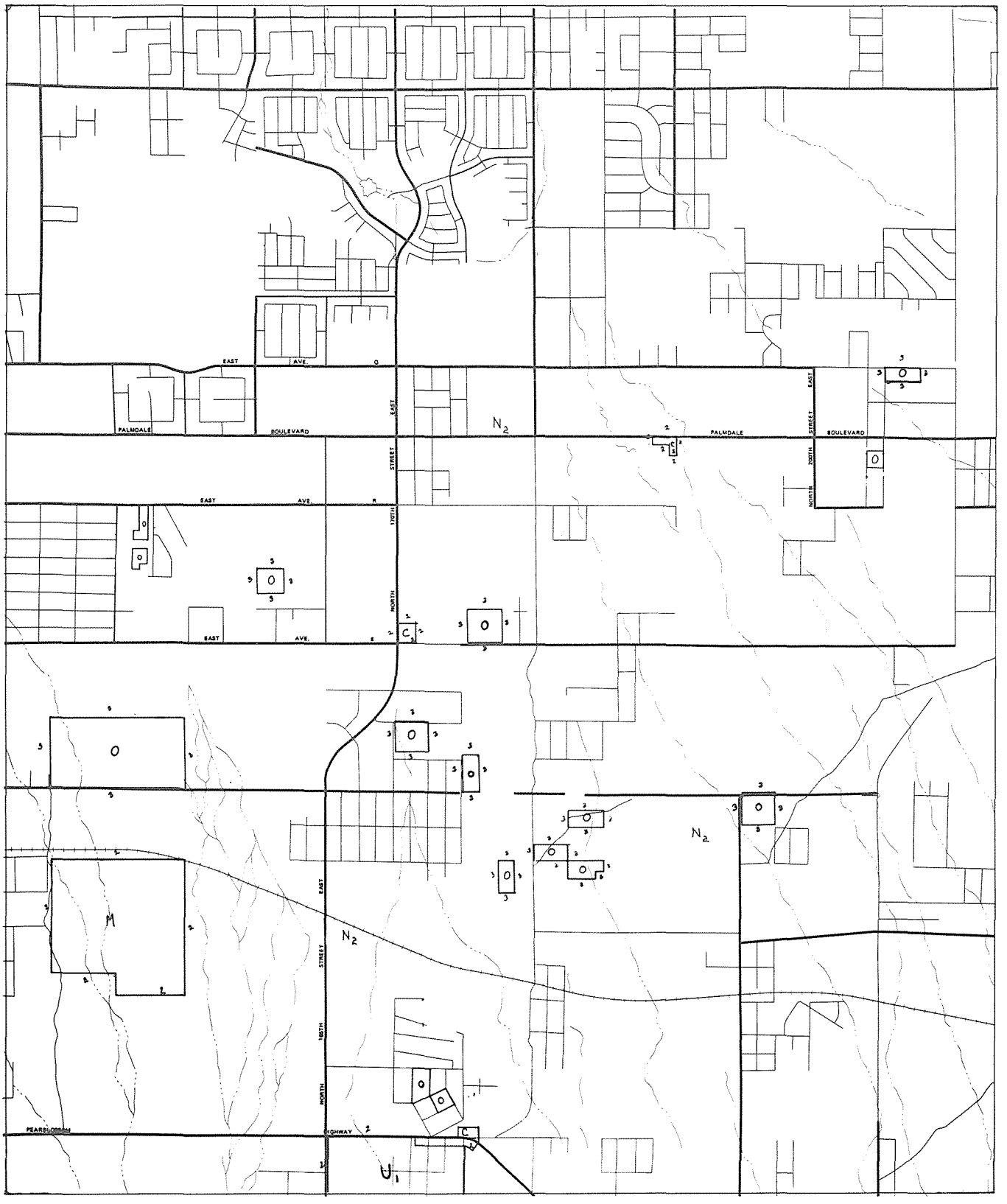
LITTLEROCK
Map 29 of 89



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UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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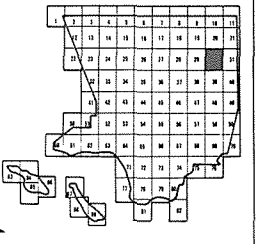
LOW DENSITY	U_2	MULTI-PURPOSE CENTER	X	OPEN SPACE	O



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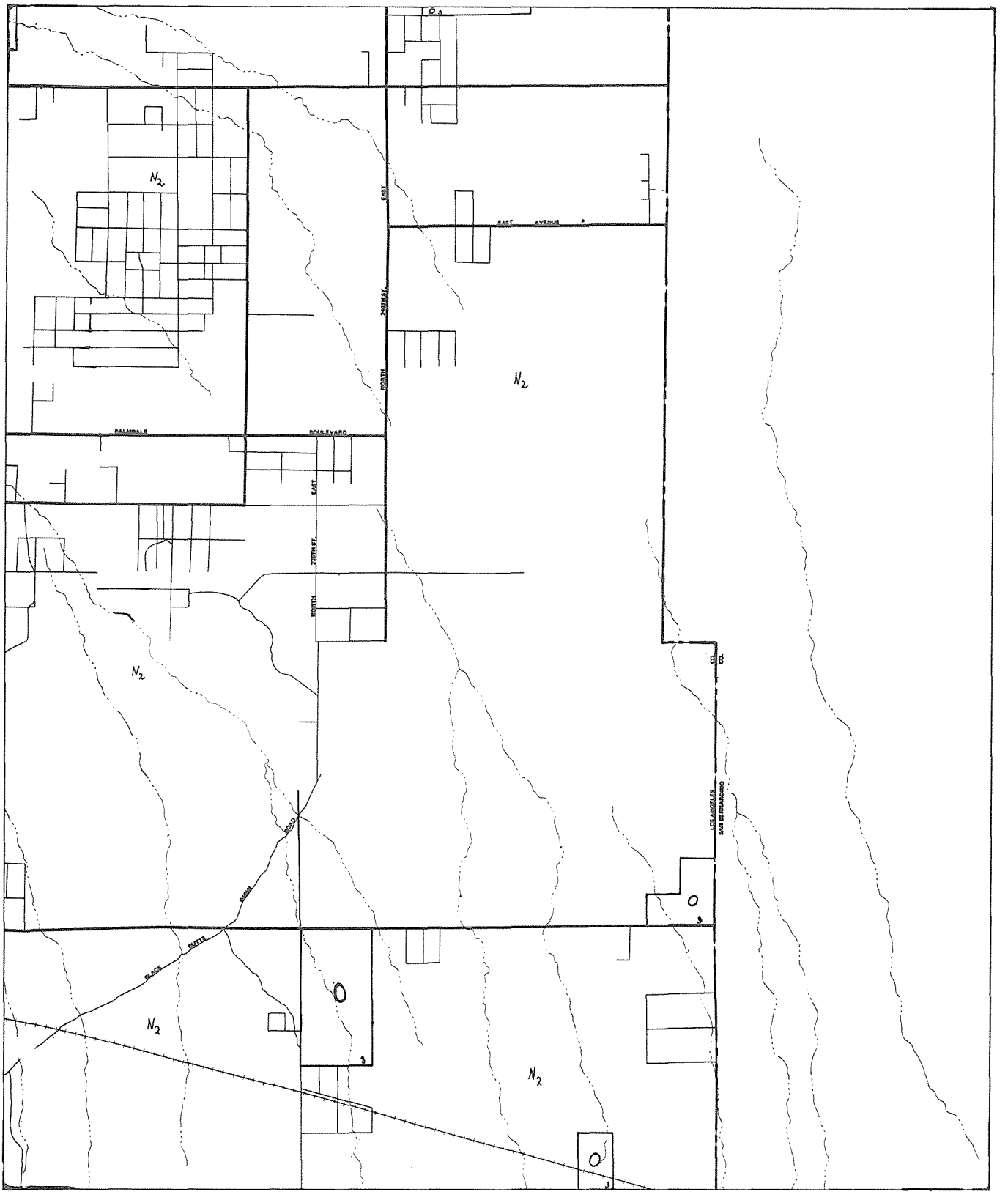
LOVEJOY BUTTES
Map 30 of 89

LUP 31



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BOARD OF SUPERVISORS ADOPTION JUNE 28, 1973

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UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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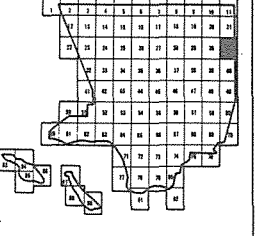
LOW DENSITY	U_2	MULTI-PURPOSE CENTER	X	OPEN SPACE	O



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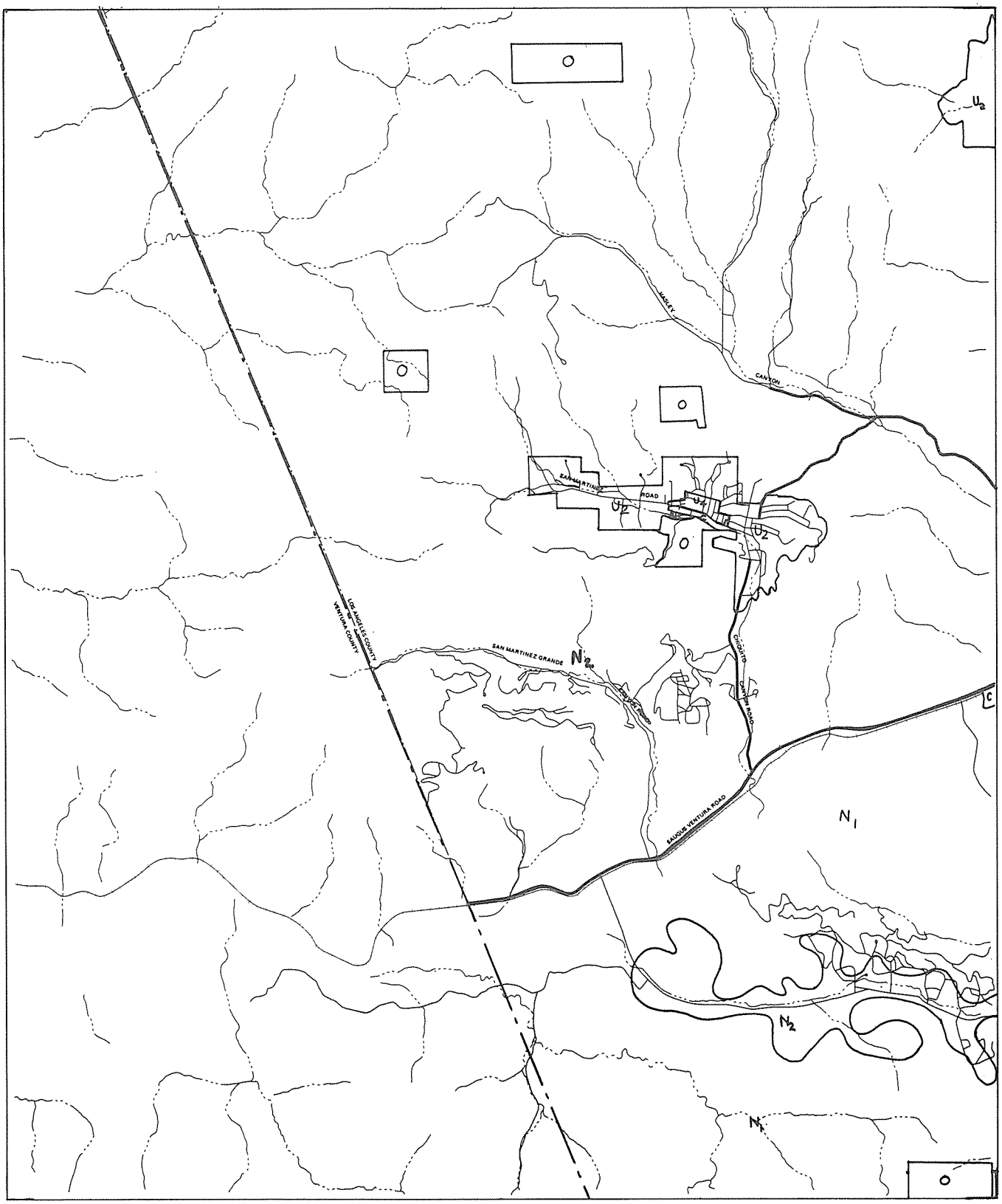
EL MIRAGE
Map 31 of 89



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APPROVAL APRIL 13, 1973

BOARD OF SUPERVISORS
ADOPTION JUNE 28, 1973

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1990 LAND USE POLICY GUIDE

UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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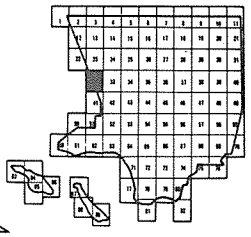
LOW DENSITY	U_2	MULTI-PURPOSE CENTER	X	OPEN SPACE	O



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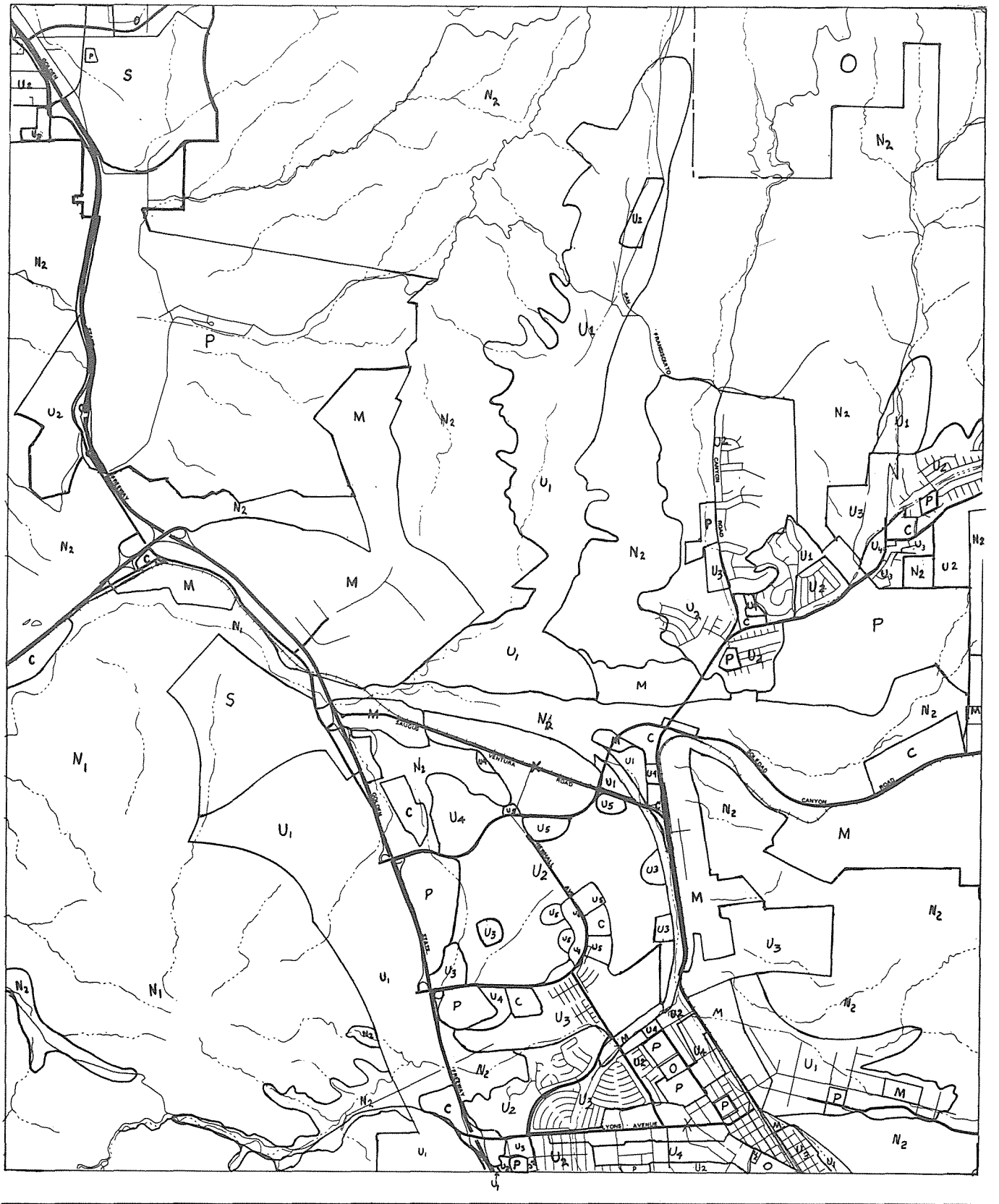
VAL VERDE
Map 32 of 89



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BOARD OF SUPERVISORS ADOPTION JUNE 28, 1973

REVISION	R.P.C.	B. of S.

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UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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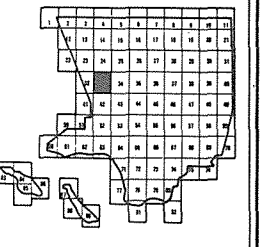
LOW DENSITY	U_2	MULTI-PURPOSE CENTER	X	OPEN SPACE	O



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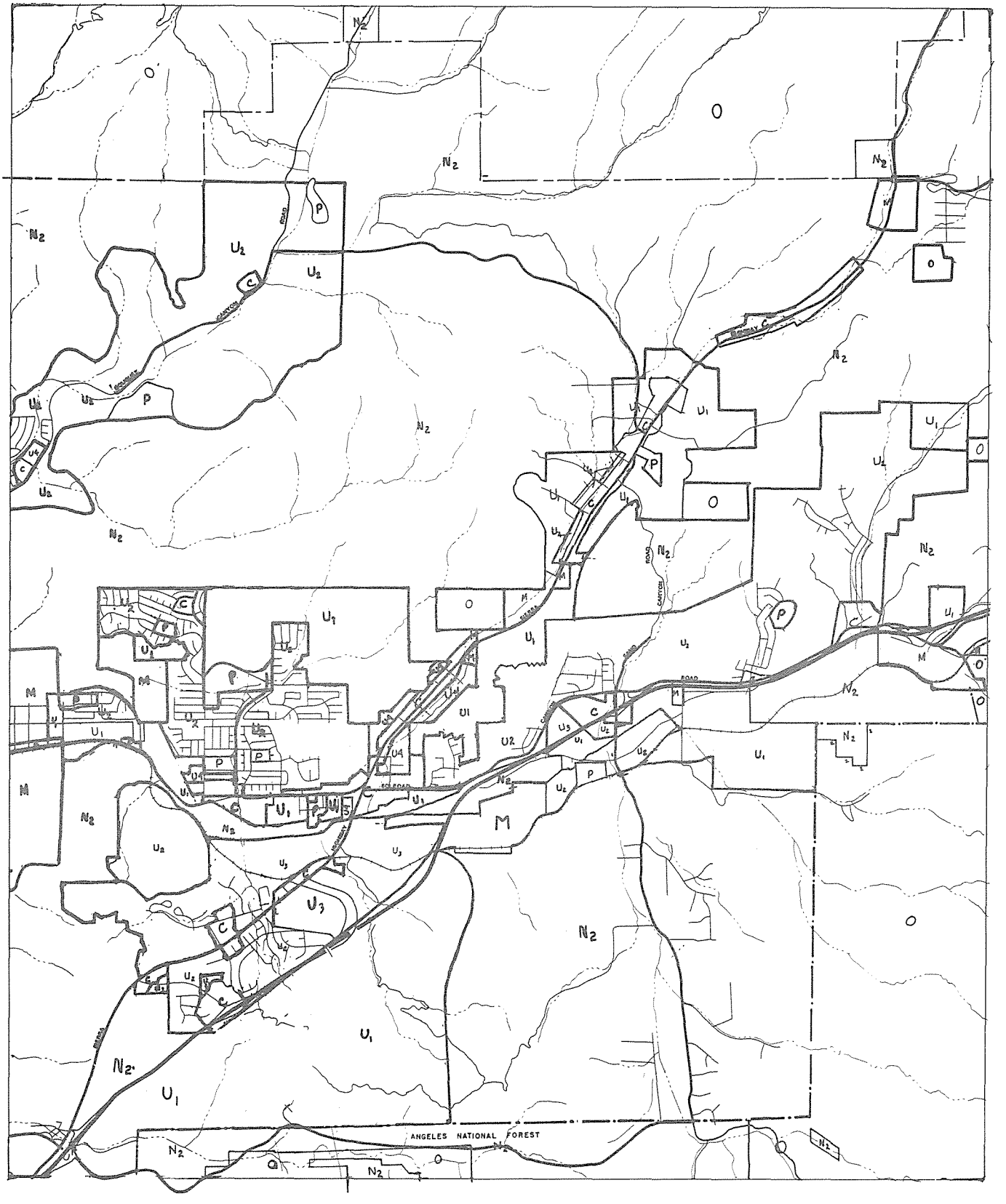
NEWHALL
Map 33 of 89



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BOARD OF SUPERVISORS ADOPTION JUNE 28, 1973

REVISION	R.P.C.	B. of S.

1990 LAND USE POLICY GUIDE

UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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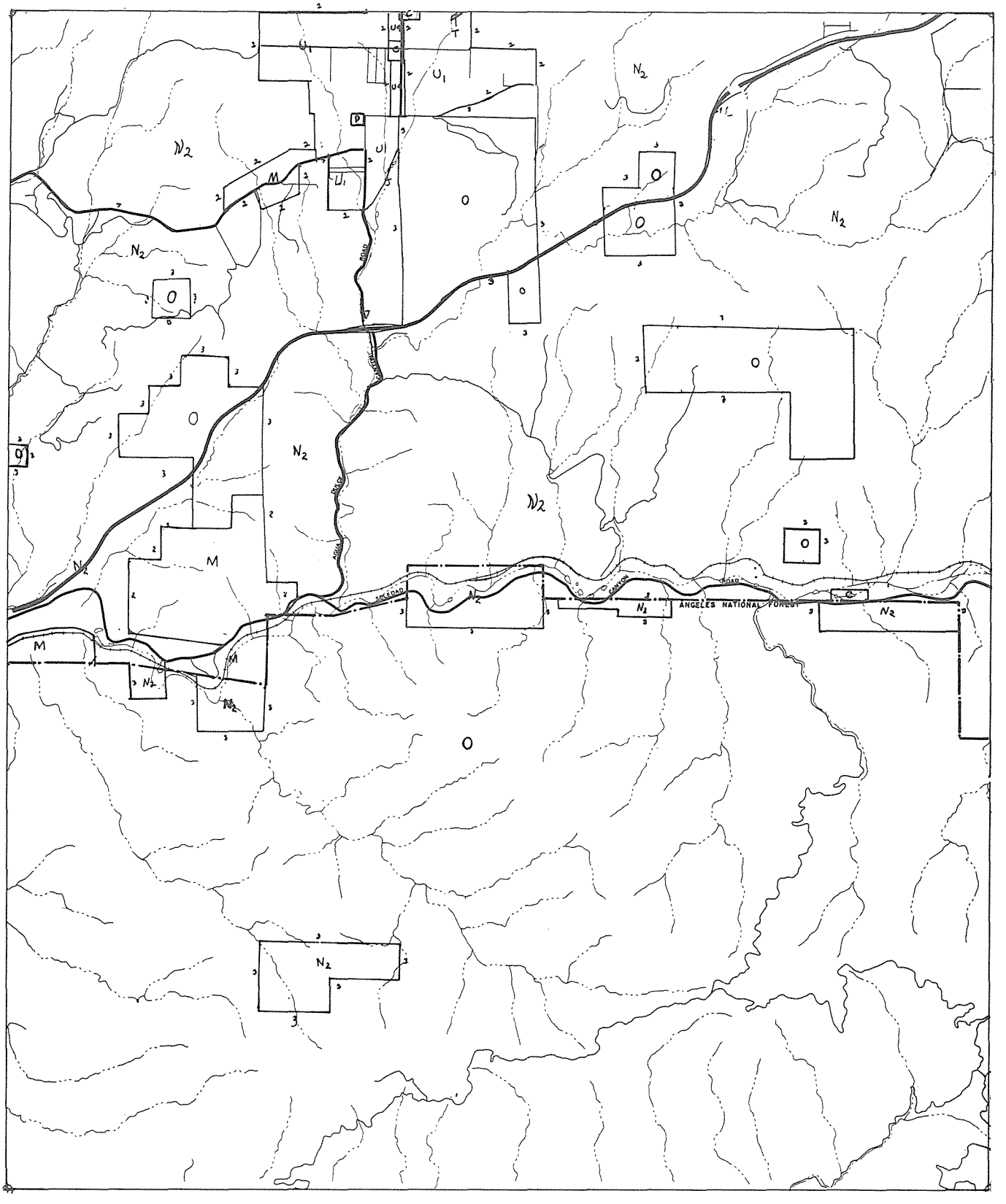
MINT CANYON
Map 34 of 89



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BOARD OF SUPERVISORS ADOPTION JUNE 28, 1973

REVISION	R.P.C.	B. of S.

1990 LAND USE POLICY GUIDE

UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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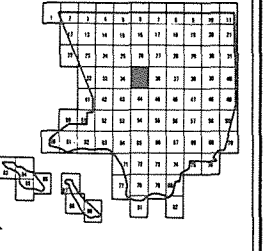
		MULTI-PURPOSE CENTER	X	OPEN SPACE	O



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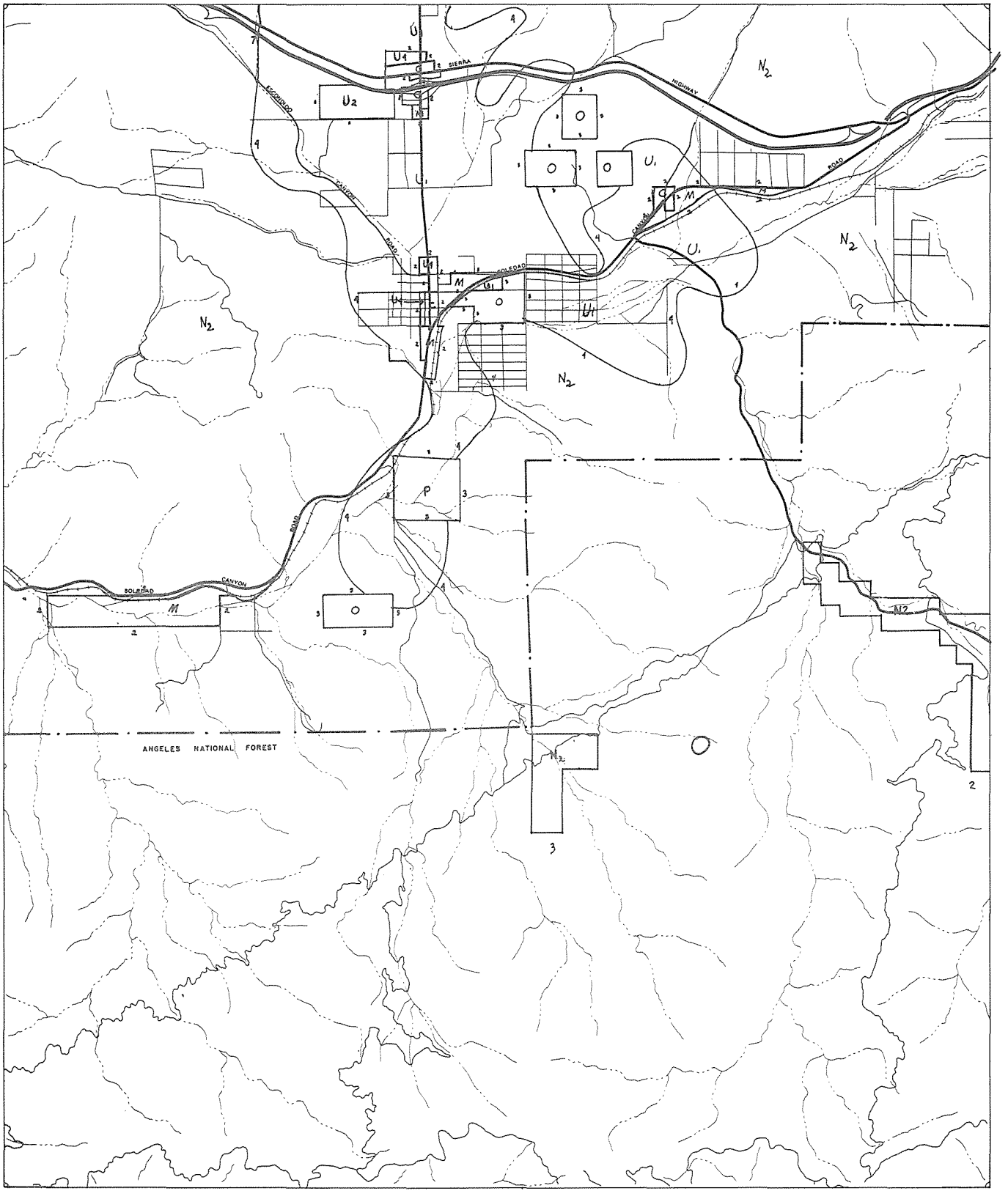
AGUA DULCE
Map 35 of 89



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BOARD OF SUPERVISORS ADOPTION JUNE 26, 1973

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1990 LAND USE POLICY GUIDE

UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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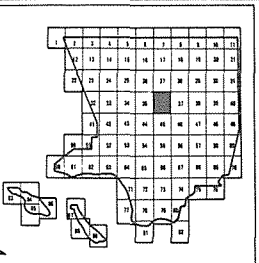

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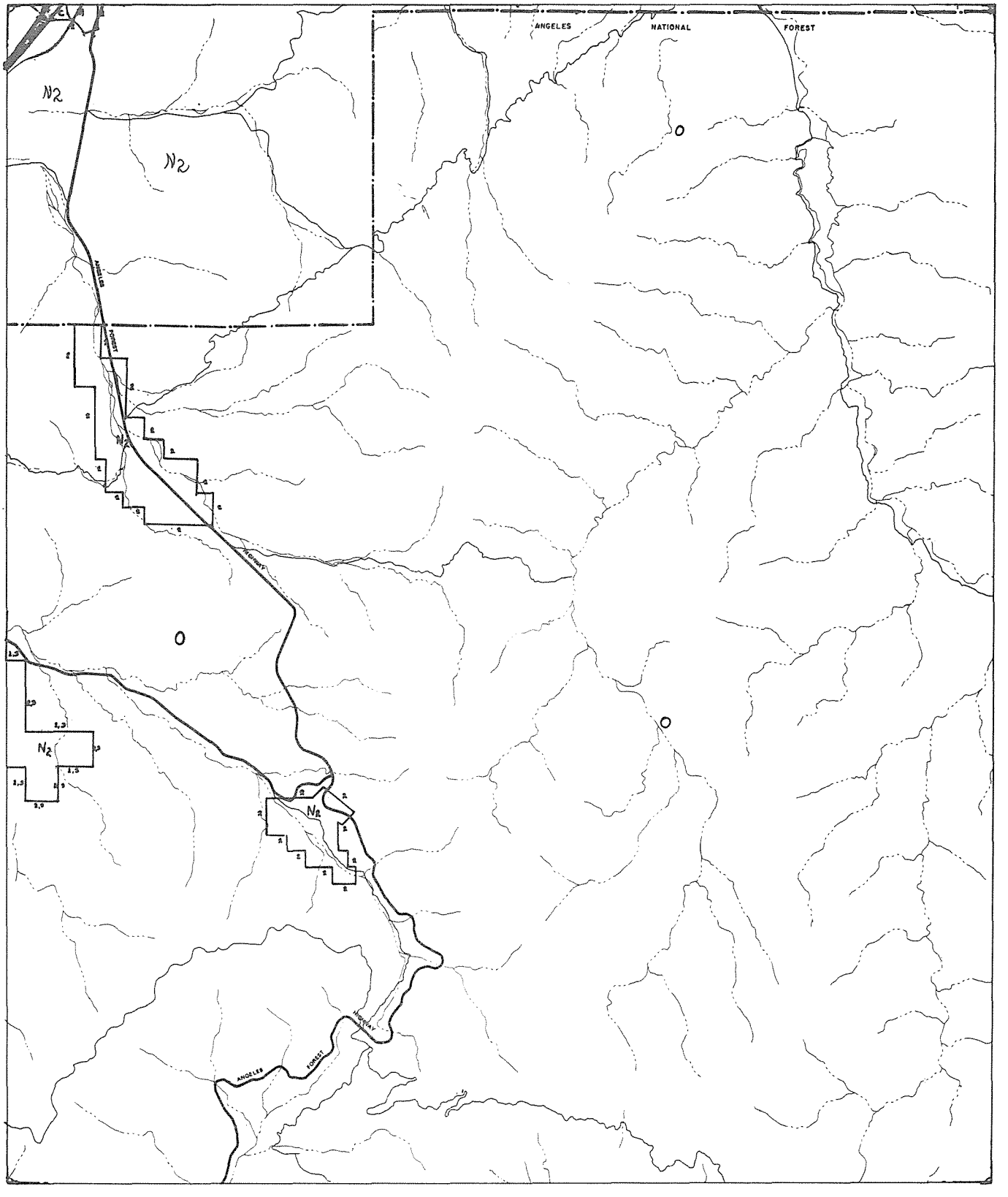
ACTON
Map 36 of 69

LUP 37



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BOARD OF SUPERVISORS ADOPTION JUNE 26, 1973

REVISION	R.P.C.	B. of S.

1990 LAND USE POLICY GUIDE

UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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RURAL I	N_1	MEDIUM DENSITY	U_3	SPECIALIZED CENTER	S
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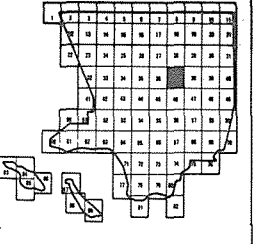
LOW DENSITY	U_2	MULTI-PURPOSE CENTER	X	OPEN SPACE	O



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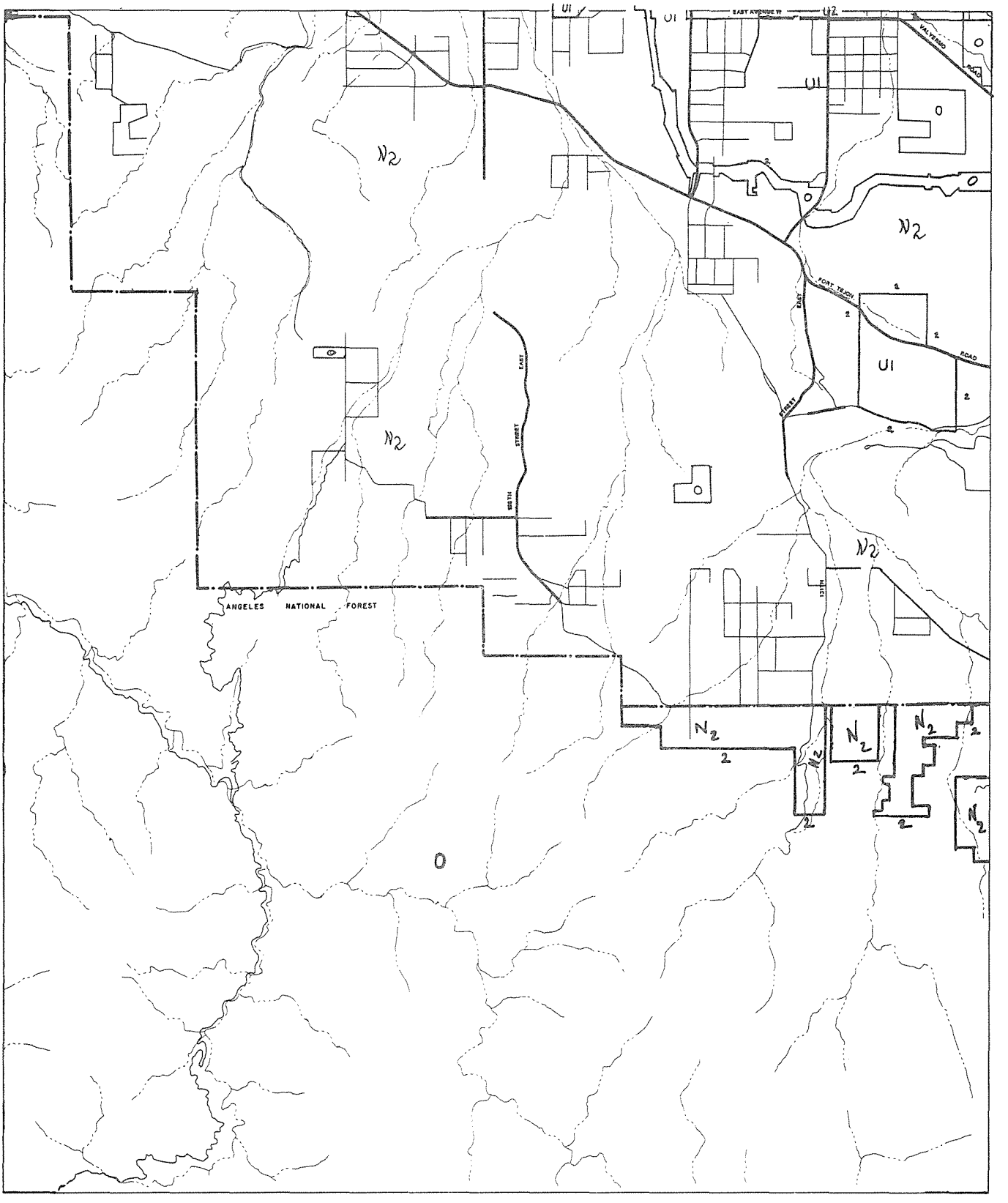
PACIFICO MTN
Map 37 of 89



REGIONAL PLANNING COMMISSION APPROVAL APRIL 13, 1973

BOARD OF SUPERVISORS ADOPTION JUNE 26, 1973

REVISION	R.P.C.	B. of S.

1990 LAND USE POLICY GUIDE

UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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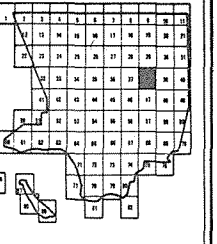

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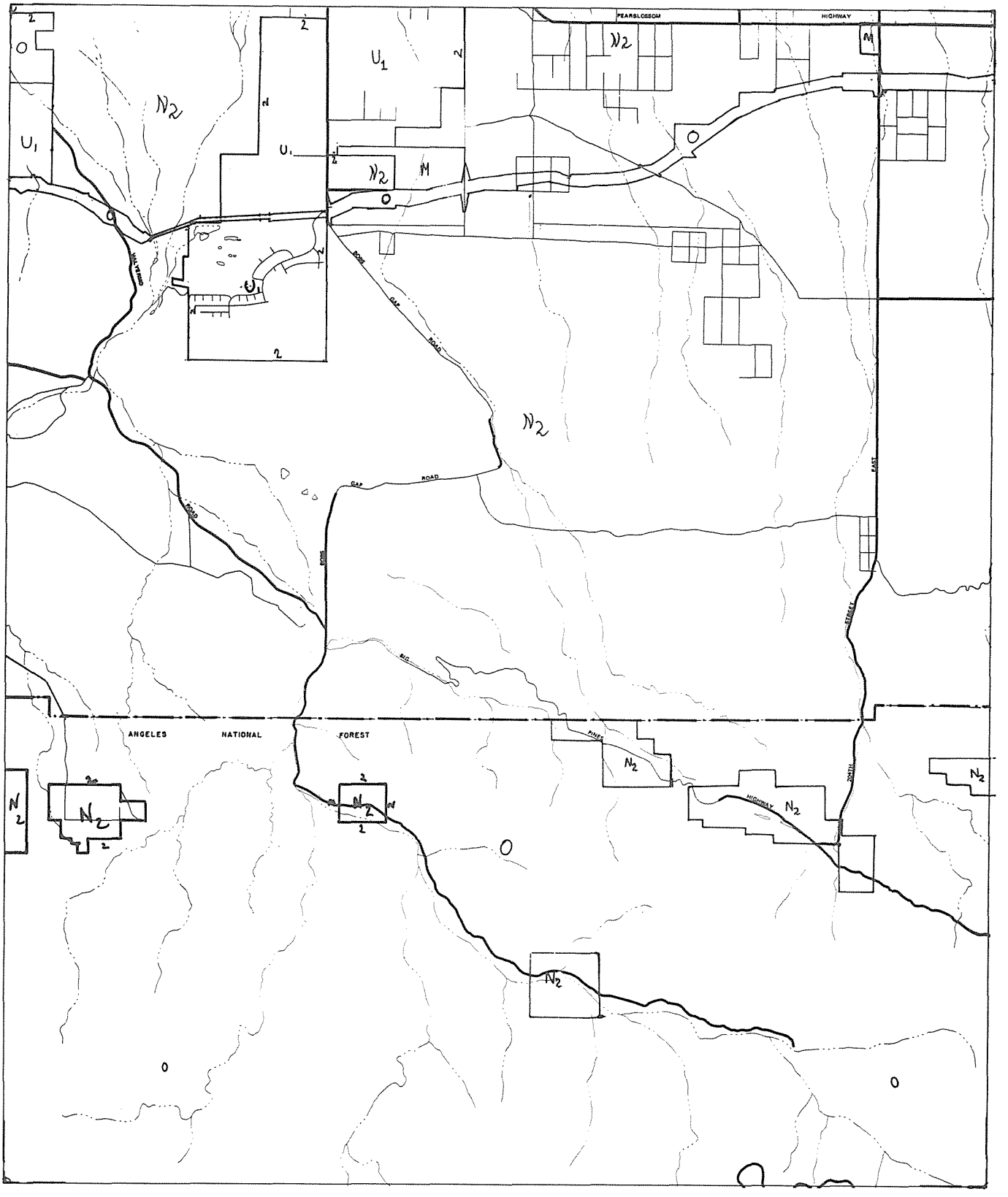
JUNIPER HILLS
Map 38 of 89



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BOARD OF SUPERVISORS ADOPTION JUNE 28, 1973

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UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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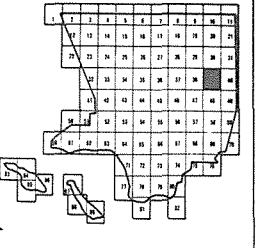
		MULTI-PURPOSE CENTER	X	OPEN SPACE	O



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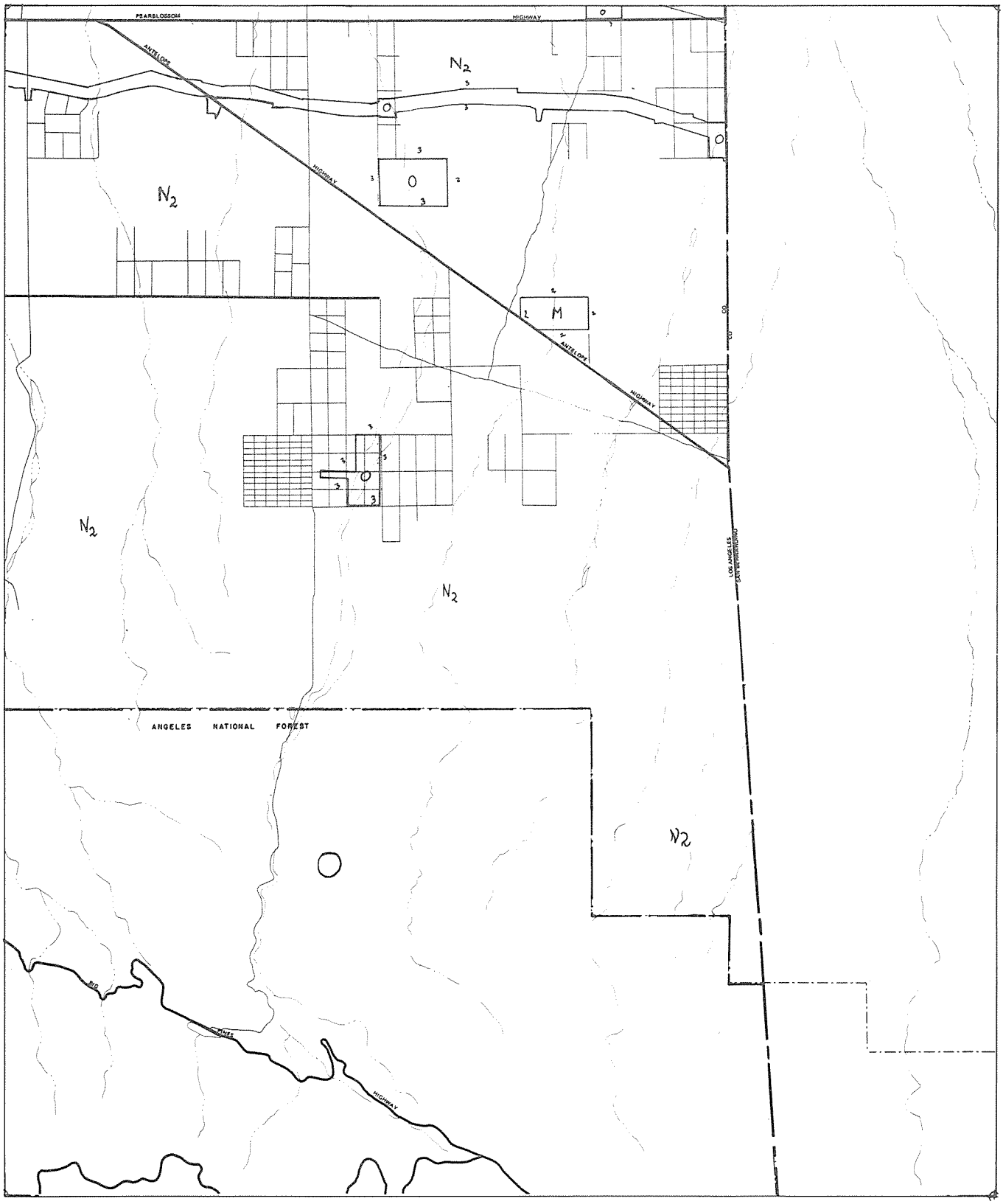
VALYERMO
Map 39 of 89



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APPROVAL APRIL 13, 1973

BOARD OF SUPERVISORS
ADOPTION JUNE 28, 1973

REVISION	R.P.C.	B. of S.

1990 LAND USE POLICY GUIDE

UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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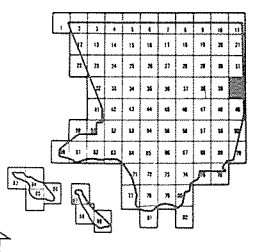

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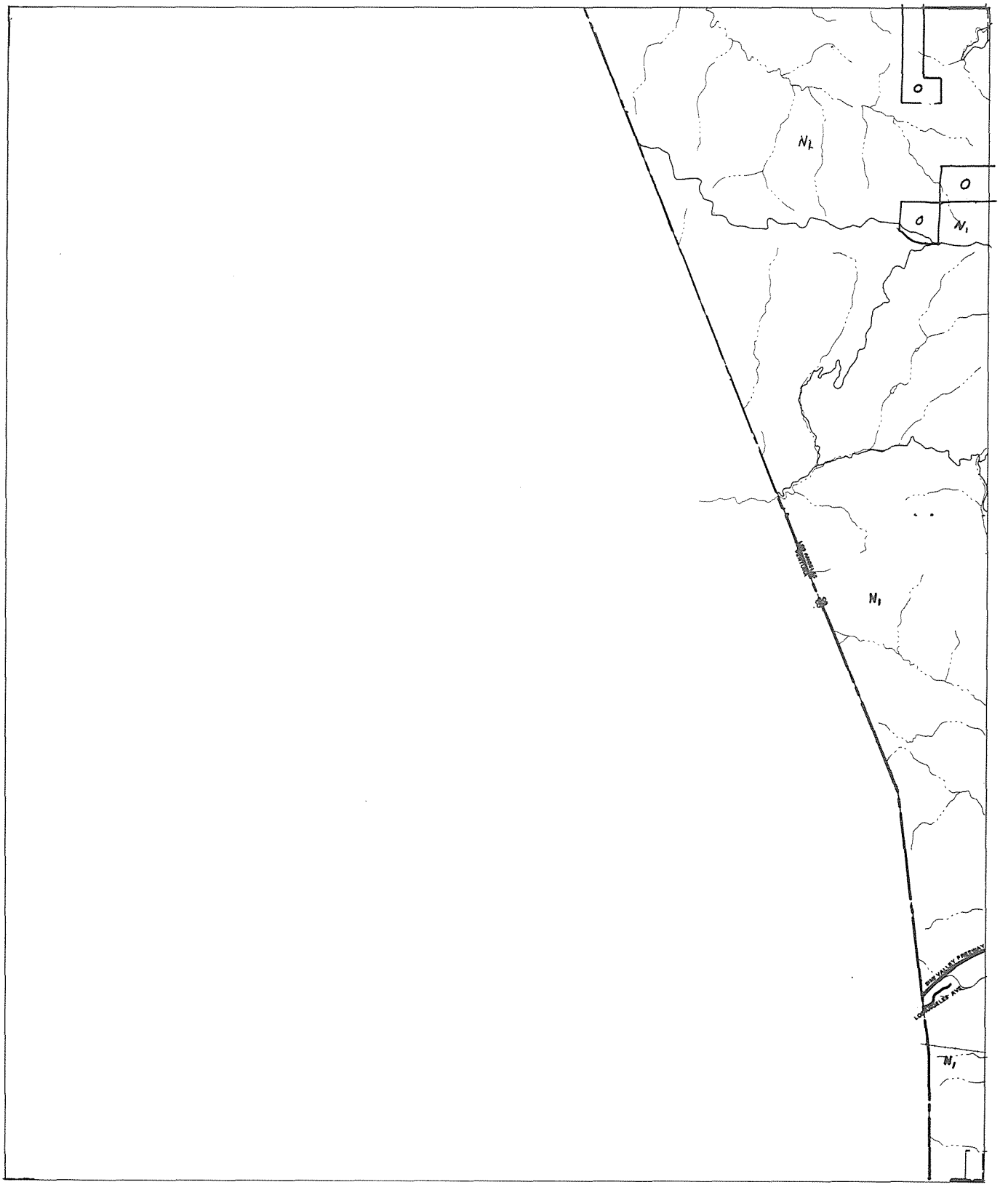
MESCAL CREEK
Map 40 of 89

LUP 41



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UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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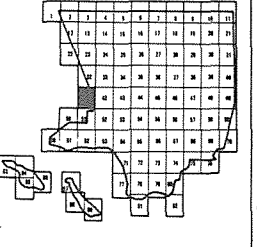

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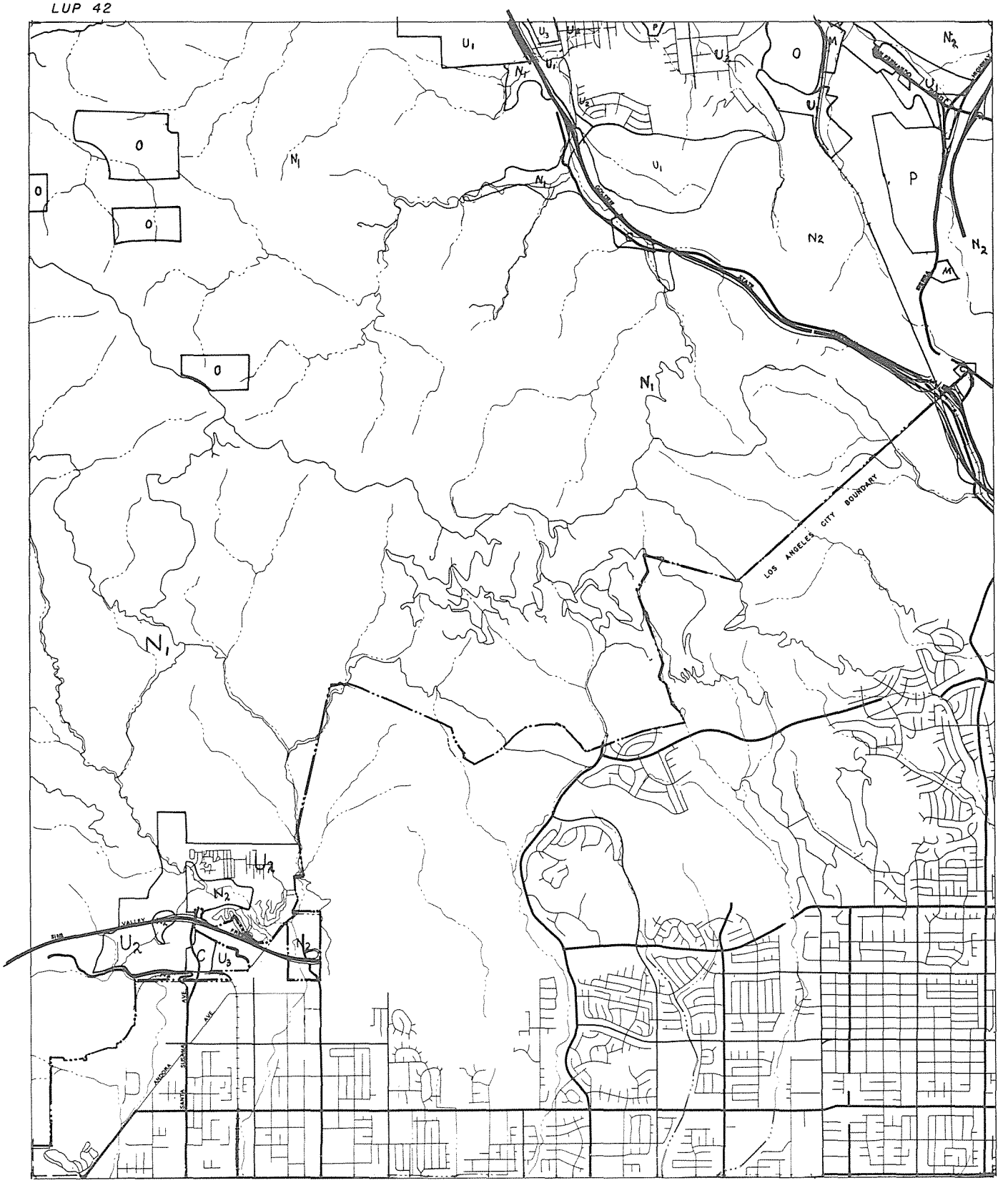
SANTA SUSANA
Map 41 of 89

LUP 42



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APPROVAL APRIL 13, 1973

BOARD OF SUPERVISORS
ADOPTION JUNE 28, 1973

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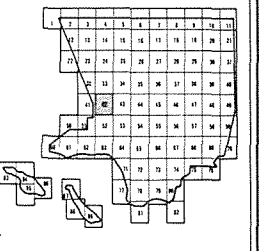
1990 LAND USE POLICY GUIDE

UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

Land Use Categories

RURAL I	N_1	MEDIUM DENSITY	U_3	SPECIALIZED CENTER	S
RURAL II	N_2	MEDIUM HIGH DENSITY	U_4	GENERAL INDUSTRIAL	M
		HIGH DENSITY	U_5	PUBLIC and SEMI-PUBLIC	P
VERY LOW DENSITY	U_1	MAJOR COMMERCIAL	C	TRANSPORTATION FACILITIES	T
LOW DENSITY	U_2	MULTI PURPOSE CENTER	X	OPEN SPACE	O



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O. K. Christenson, Director

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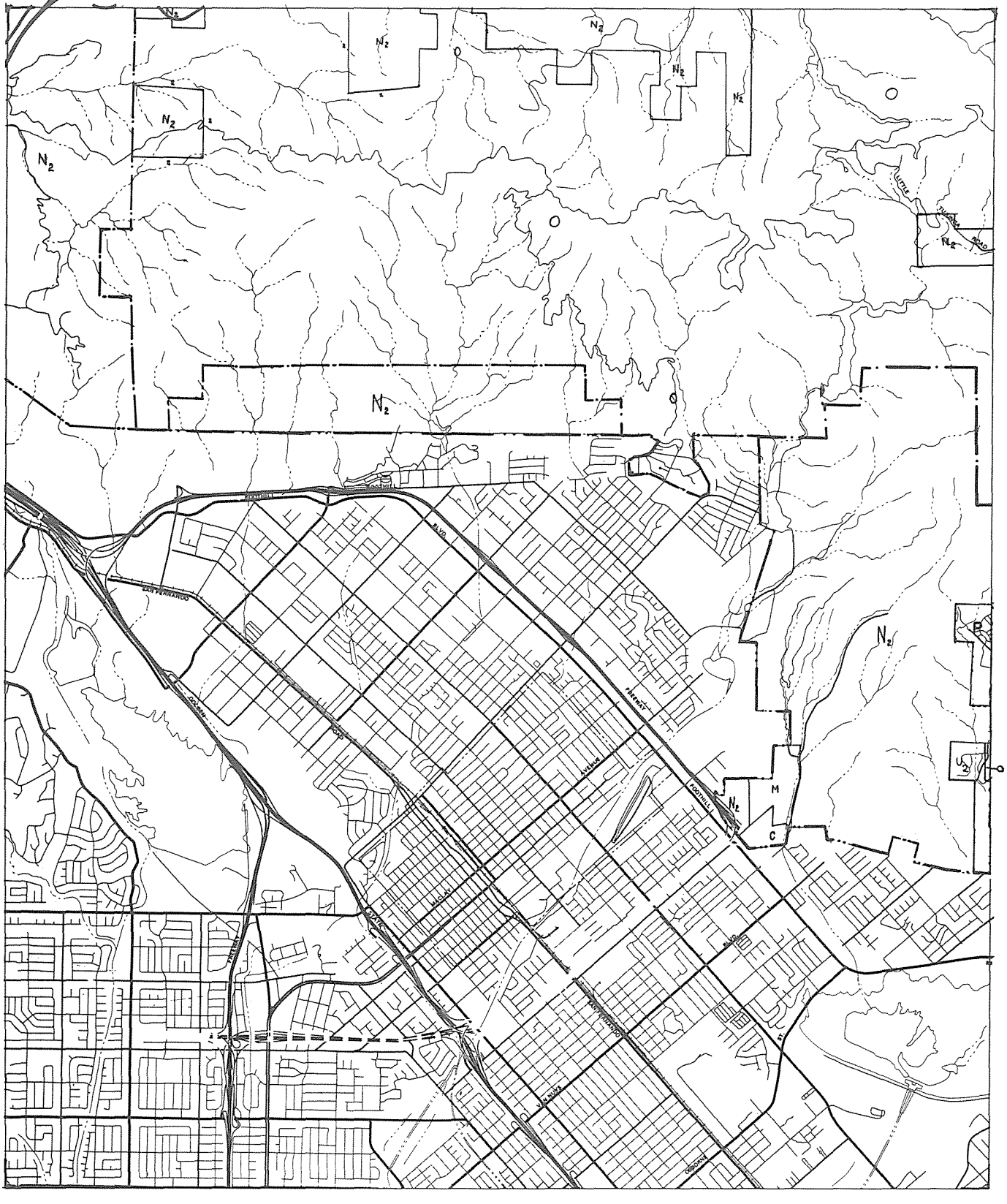
OAT MTN
Map 42 of 89

LUP 43



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BOARD OF SUPERVISORS ADOPTION JUNE 28, 1973

REVISION	R.P.C.	B. of S.

1990 LAND USE POLICY GUIDE

UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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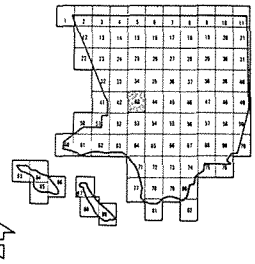

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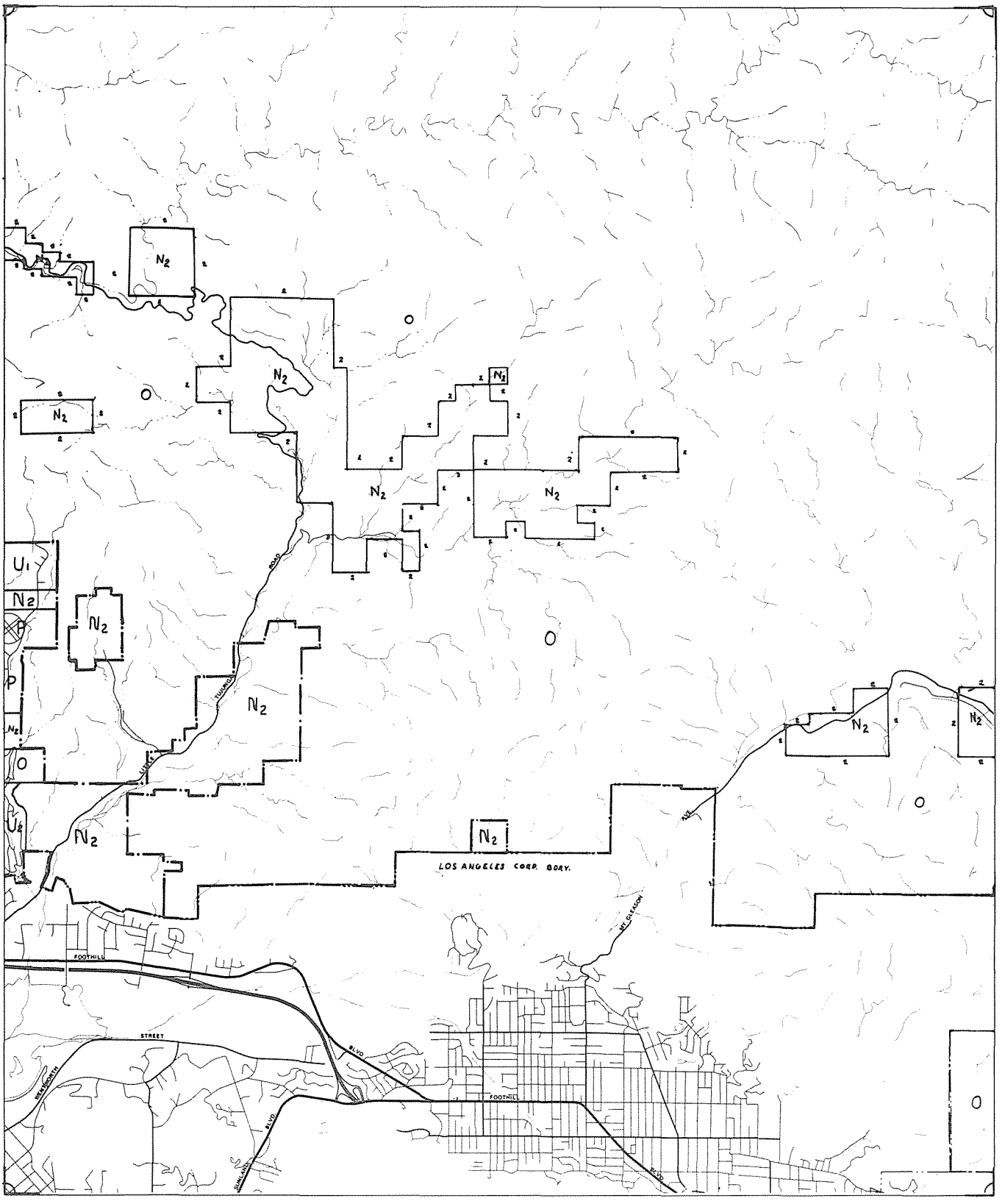
SAN FERNANDO
Map 43 of 89



REGIONAL PLANNING COMMISSION
APPROVAL APRIL 13, 1973

BOARD OF SUPERVISORS
ADOPTION JUNE 26, 1973

REVISION	R.P.C.	B. of S.

1990 LAND USE POLICY GUIDE

UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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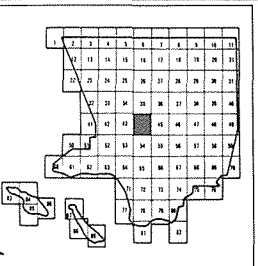

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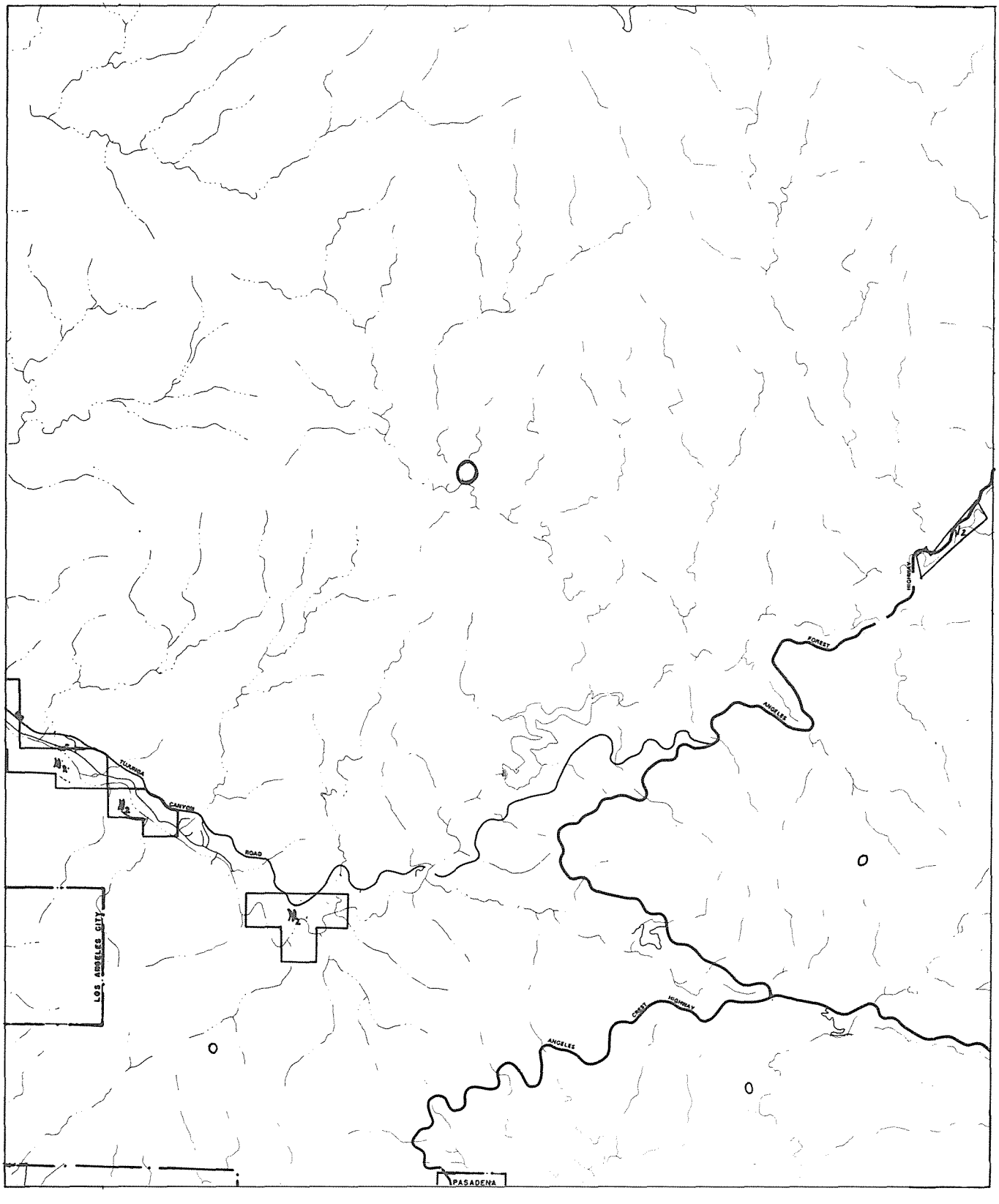
SUNLAND
Map 44 of 89



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BOARD OF SUPERVISORS ADOPTION JUNE 28, 1973

REVISION	R.P.C.	B. of S.

1990 LAND USE POLICY GUIDE

UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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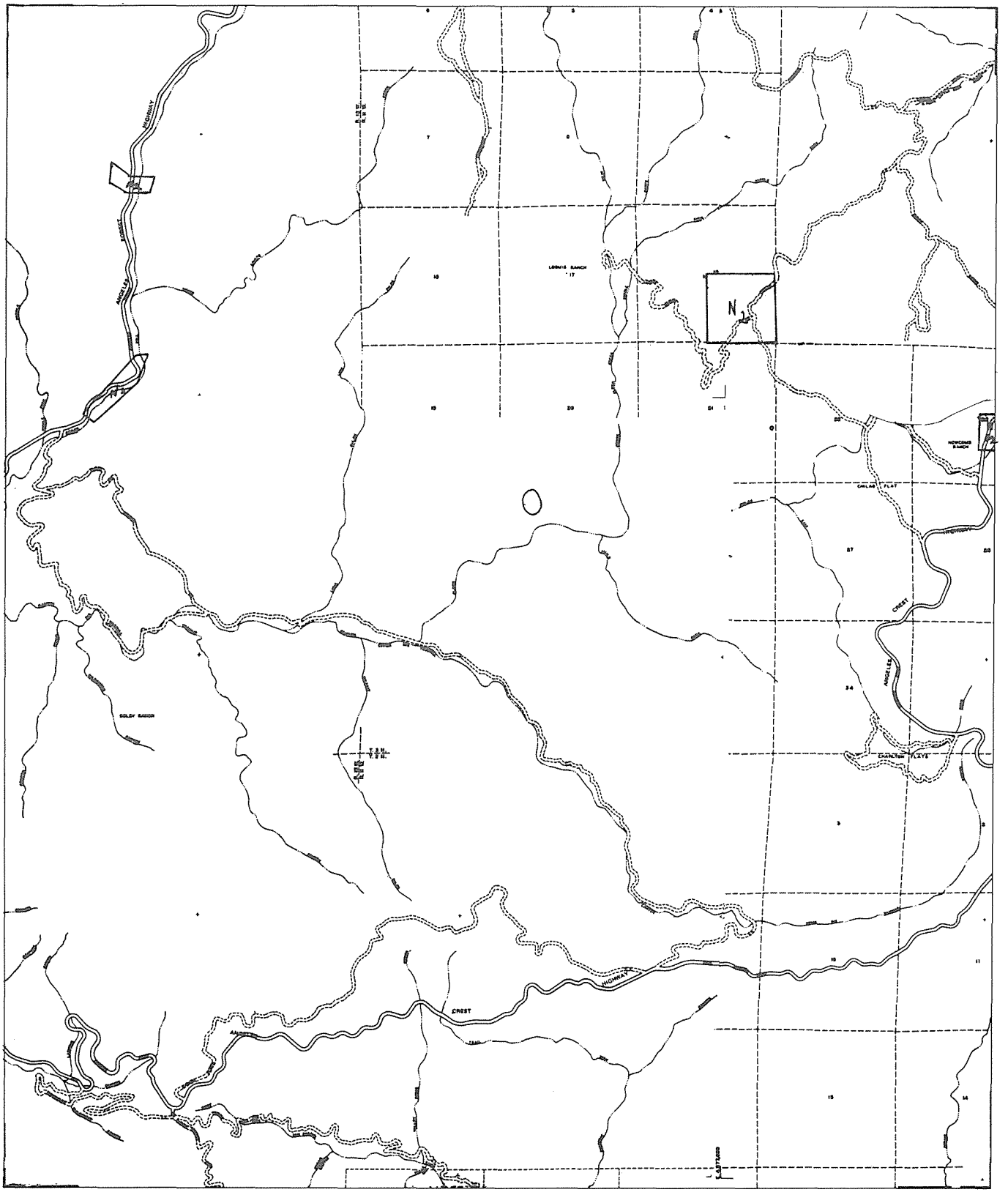
CONDOR PEAK
Map 45 of 89



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APPROVAL APRIL 13, 1973

BOARD OF SUPERVISORS
ADOPTION JUNE 28, 1973

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UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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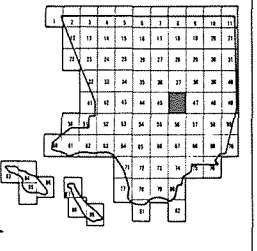

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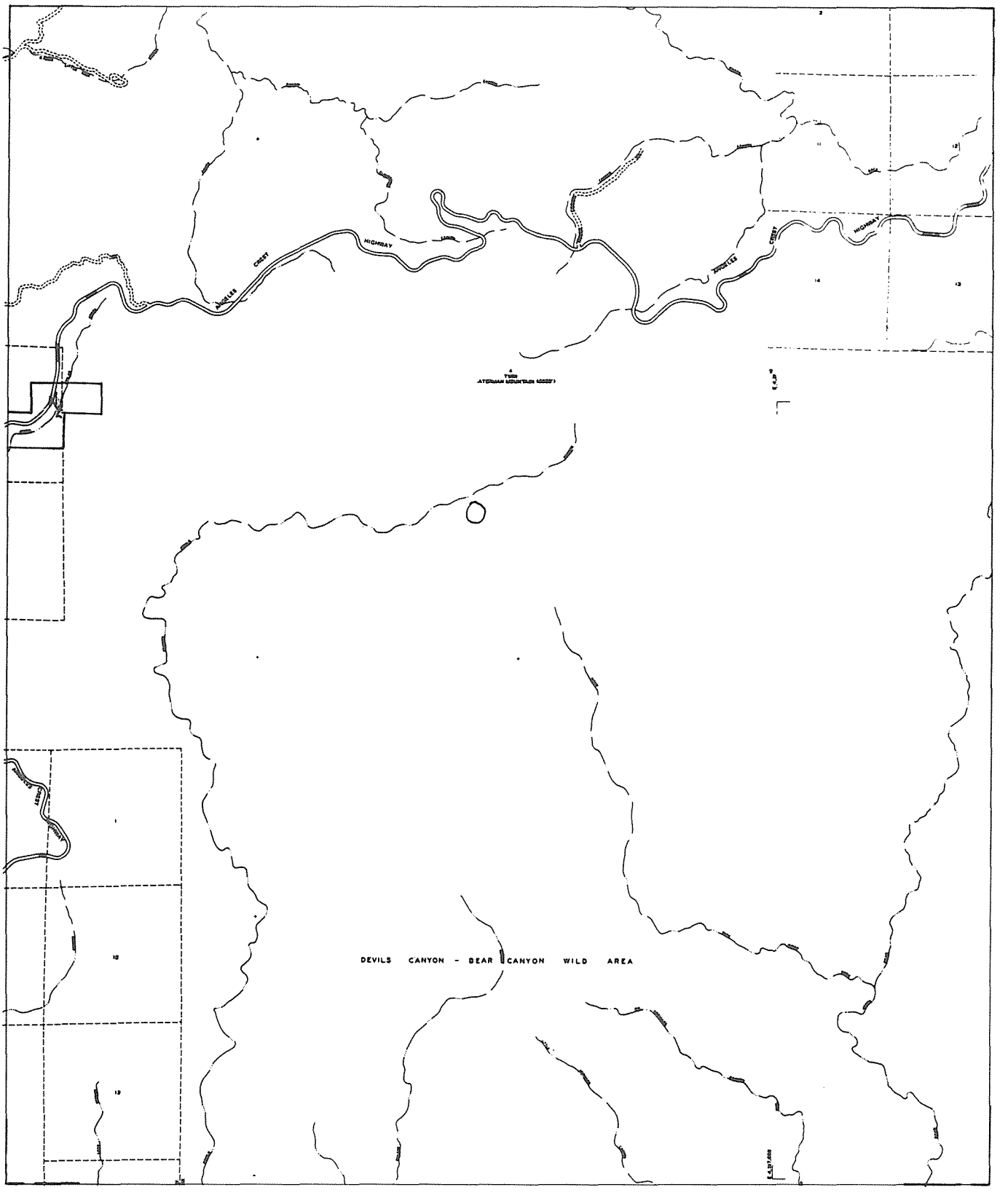
CHILAO FLAT
Map 46 of 89



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BOARD OF SUPERVISORS ADOPTION JUNE 26, 1973

REVISION	R.P.C.	B. of S.

1990 LAND USE POLICY GUIDE

UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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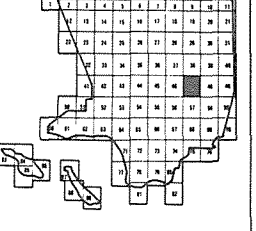

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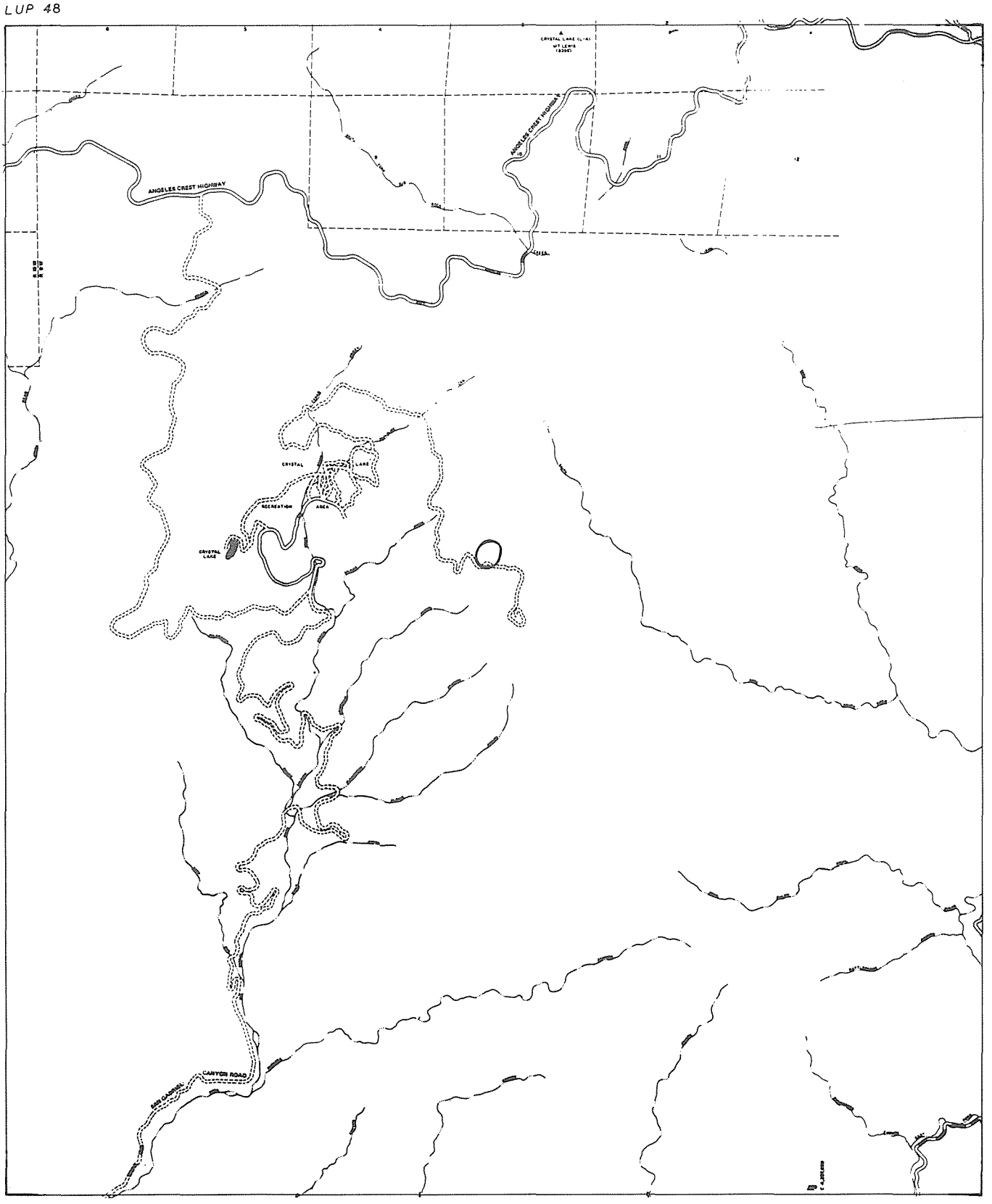
WATERMAN MTN
Map 47 of 89



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BOARD OF SUPERVISORS ADOPTION JUNE 28, 1973

REVISION	R.P.C.	B. of S.

1990 LAND USE POLICY GUIDE

UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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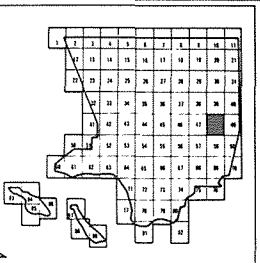

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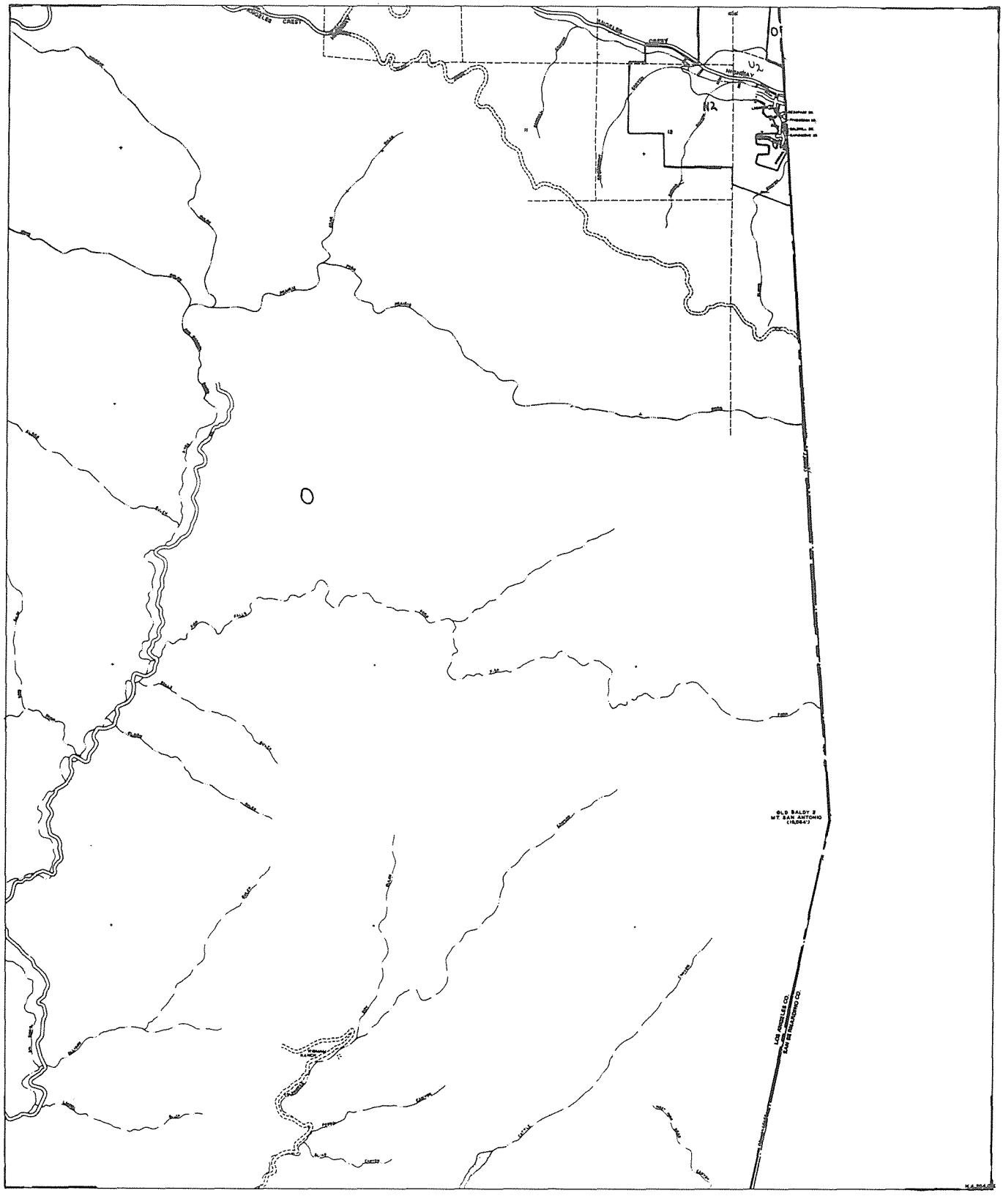
CRYSTAL LAKE
Map 48 of 89



REGIONAL PLANNING COMMISSION
APPROVAL APRIL 13, 1973

BOARD OF SUPERVISORS
ADOPTION JUNE 28, 1973

REVISION	R.P.C.	B. of S.

1990 LAND USE POLICY GUIDE

UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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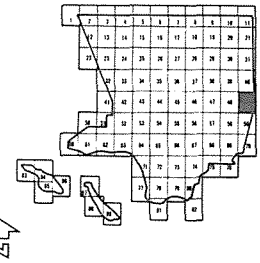

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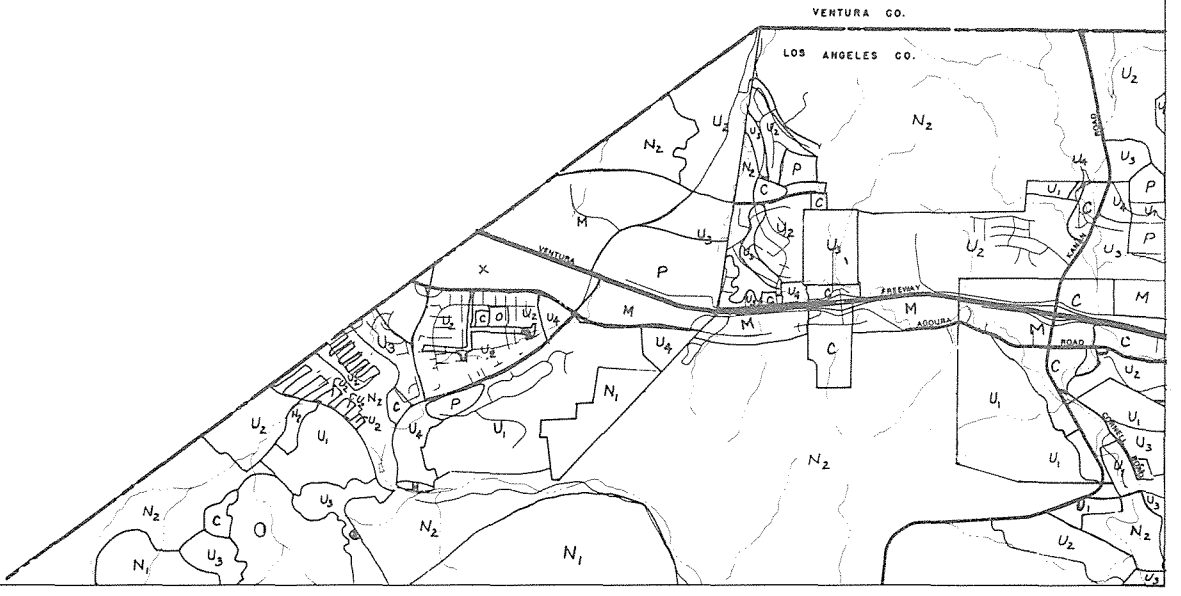
MT SAN ANTONIO
Map 49 of 89



REGIONAL PLANNING COMMISSION APPROVAL APRIL 13, 1973

BOARD OF SUPERVISORS ADOPTION JUNE 26, 1973

REVISION	R.P.C.	B. of S.

1990 LAND USE POLICY GUIDE

UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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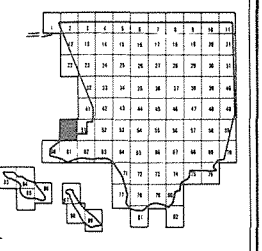
	HIGH DENSITY ..... U_5	PUBLIC and SEMI-PUBLIC ..... P	
VERY LOW DENSITY ..... U_1	MAJOR COMMERCIAL C	TRANSPORTATION FACILITIES ..... T	
LOW DENSITY ..... U_2	MULTI-PURPOSE CENTER X	OPEN SPACE ..... O	



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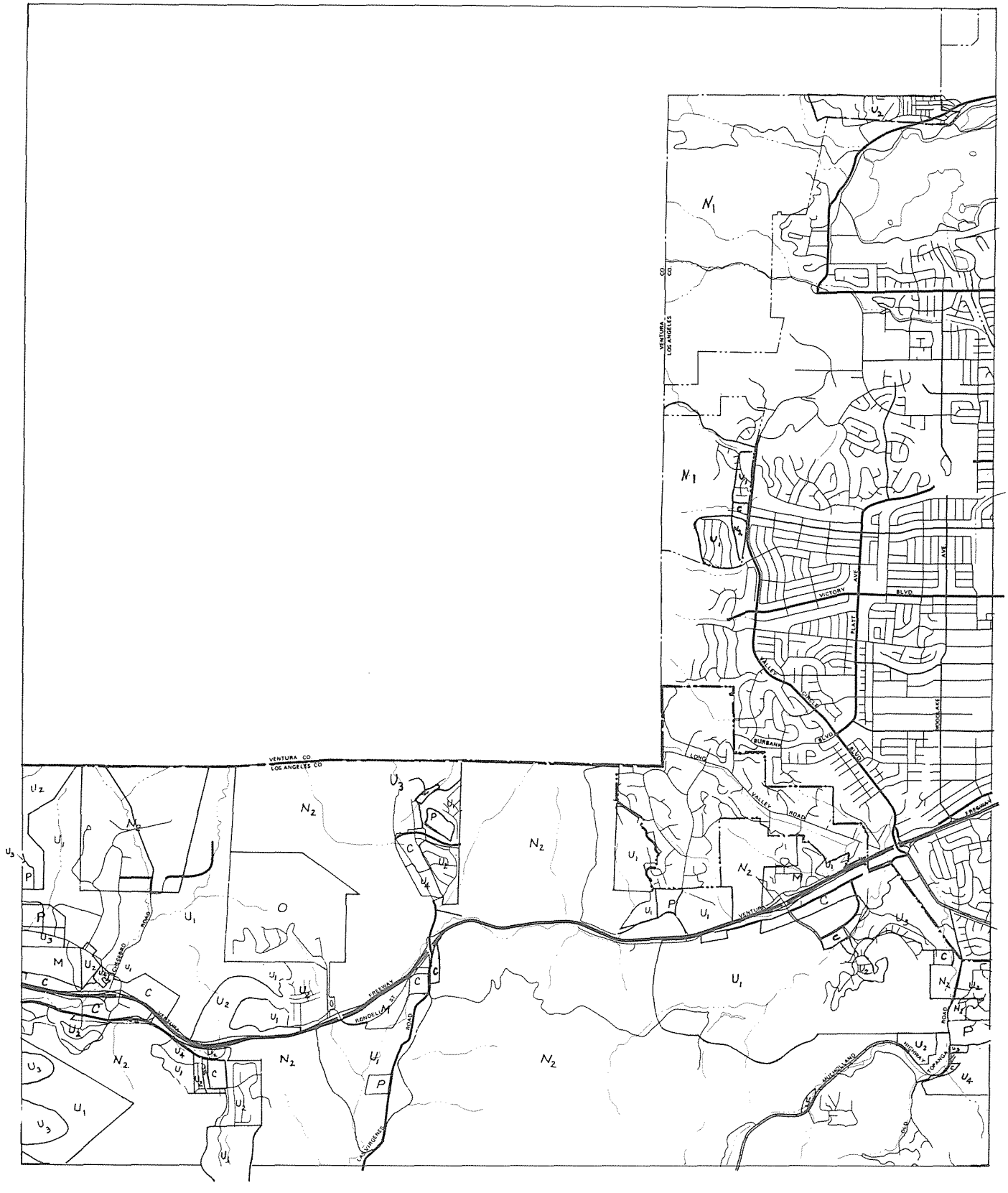
THOUSAND OAKS
Map 50 of 89



REGIONAL PLANNING COMMISSION
APPROVAL APRIL 13, 1973

BOARD OF SUPERVISORS
ADOPTION JUNE 28, 1973

REVISION	R.P.C.	B. of S.

1990 LAND USE POLICY GUIDE

UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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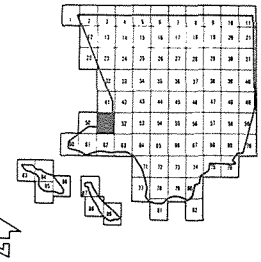

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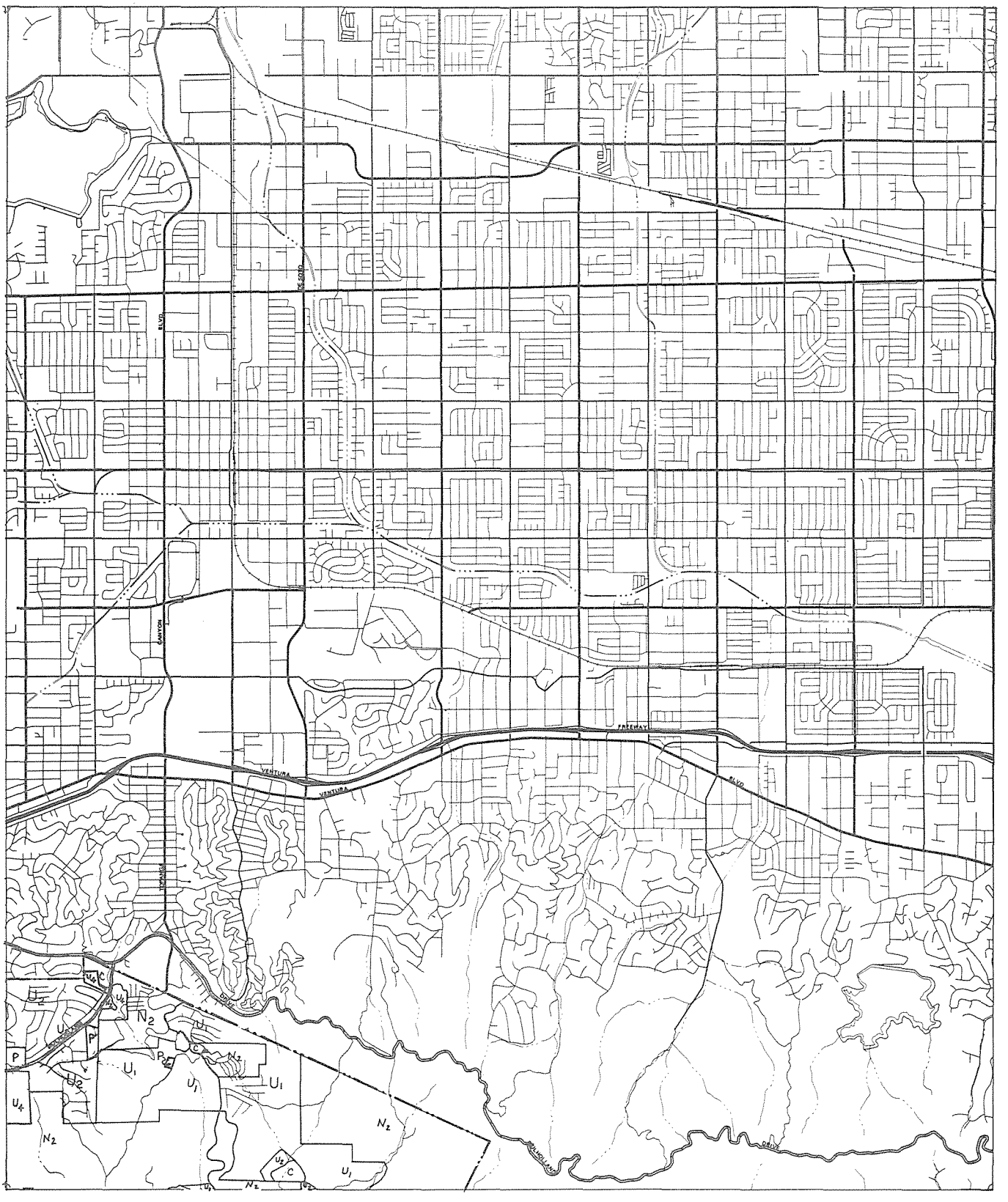
CALABASAS
Map 51 of 89



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BOARD OF SUPERVISORS ADOPTION JUNE 26, 1973

REVISION	R.P.C.	B. of S.

1990 LAND USE POLICY GUIDE

UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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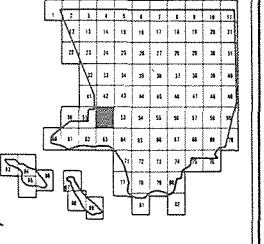

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REGIONAL PLANNING COMMISSION Base Map
Control by U.S. Geological Survey
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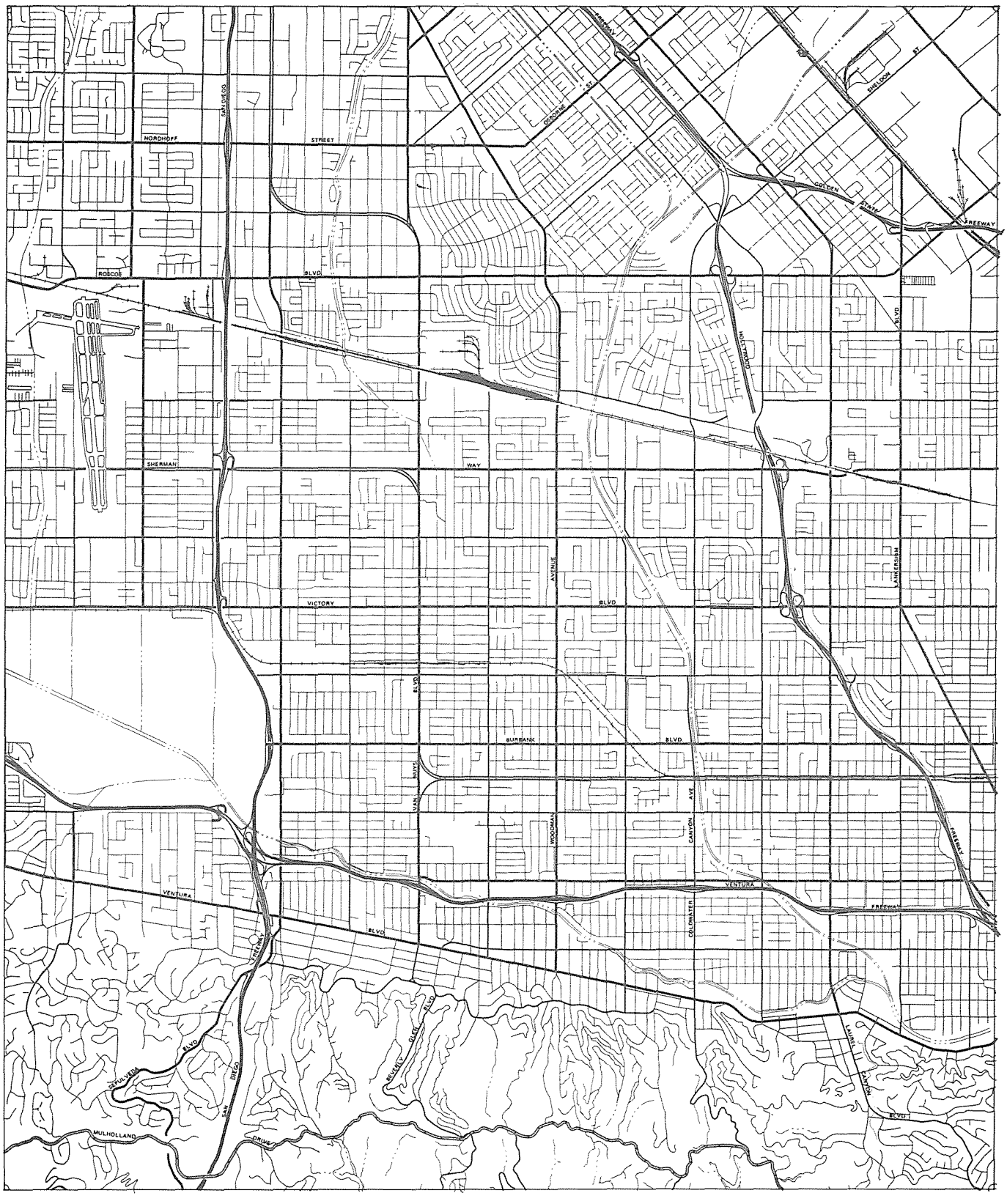
CANOGA PARK
Map 52 of 89



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APPROVAL APRIL 13, 1973

BOARD OF SUPERVISORS
ADOPTION JUNE 28, 1973

REVISION	R.P.C.	B. of S.

1990 LAND USE POLICY GUIDE

UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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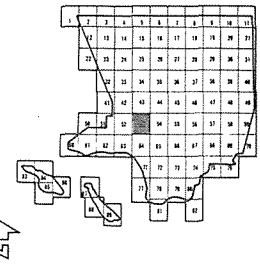

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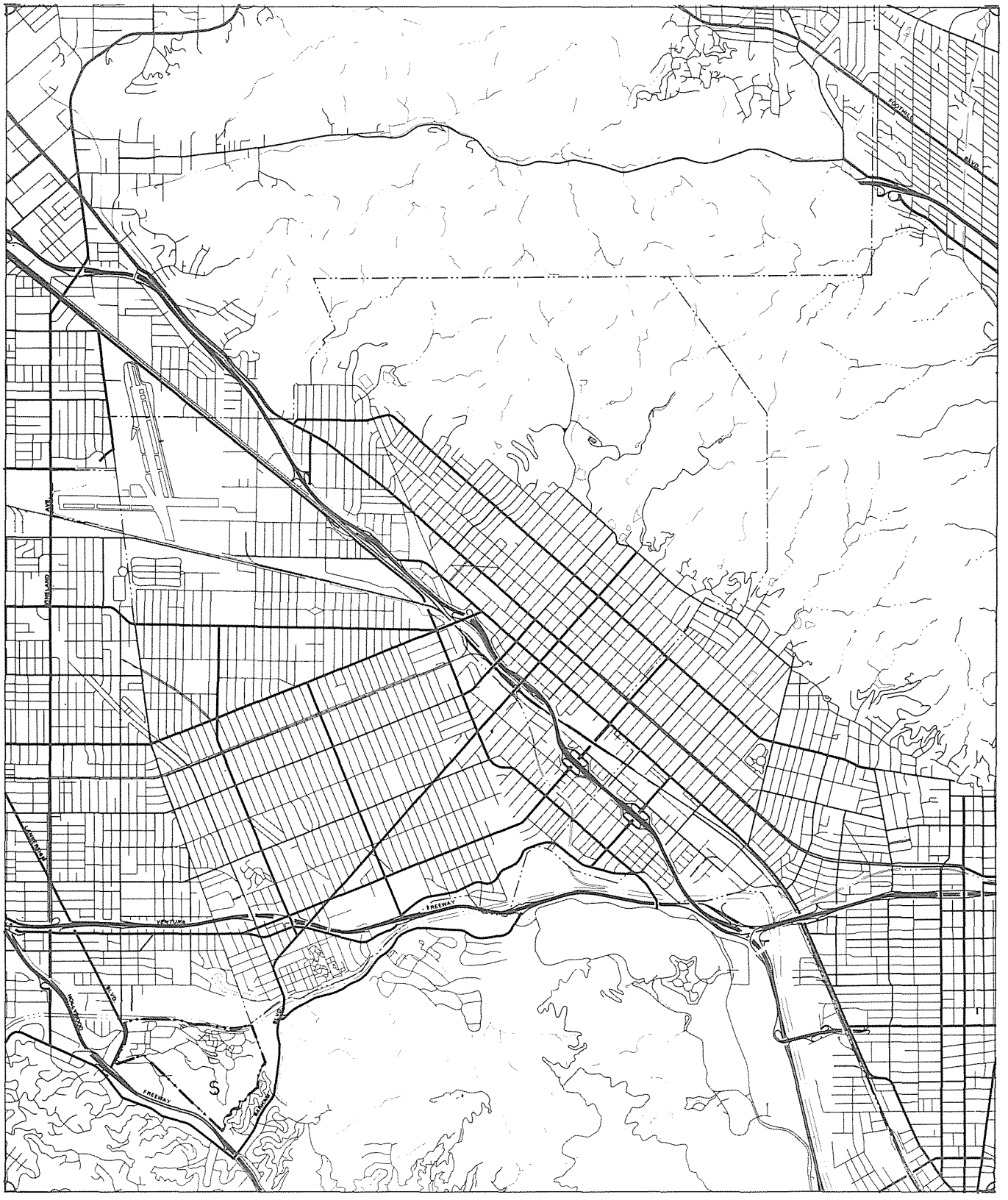
VAN NUYS
Map 53 of 89



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1990 LAND USE POLICY GUIDE

UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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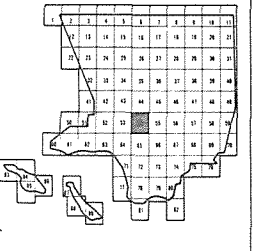

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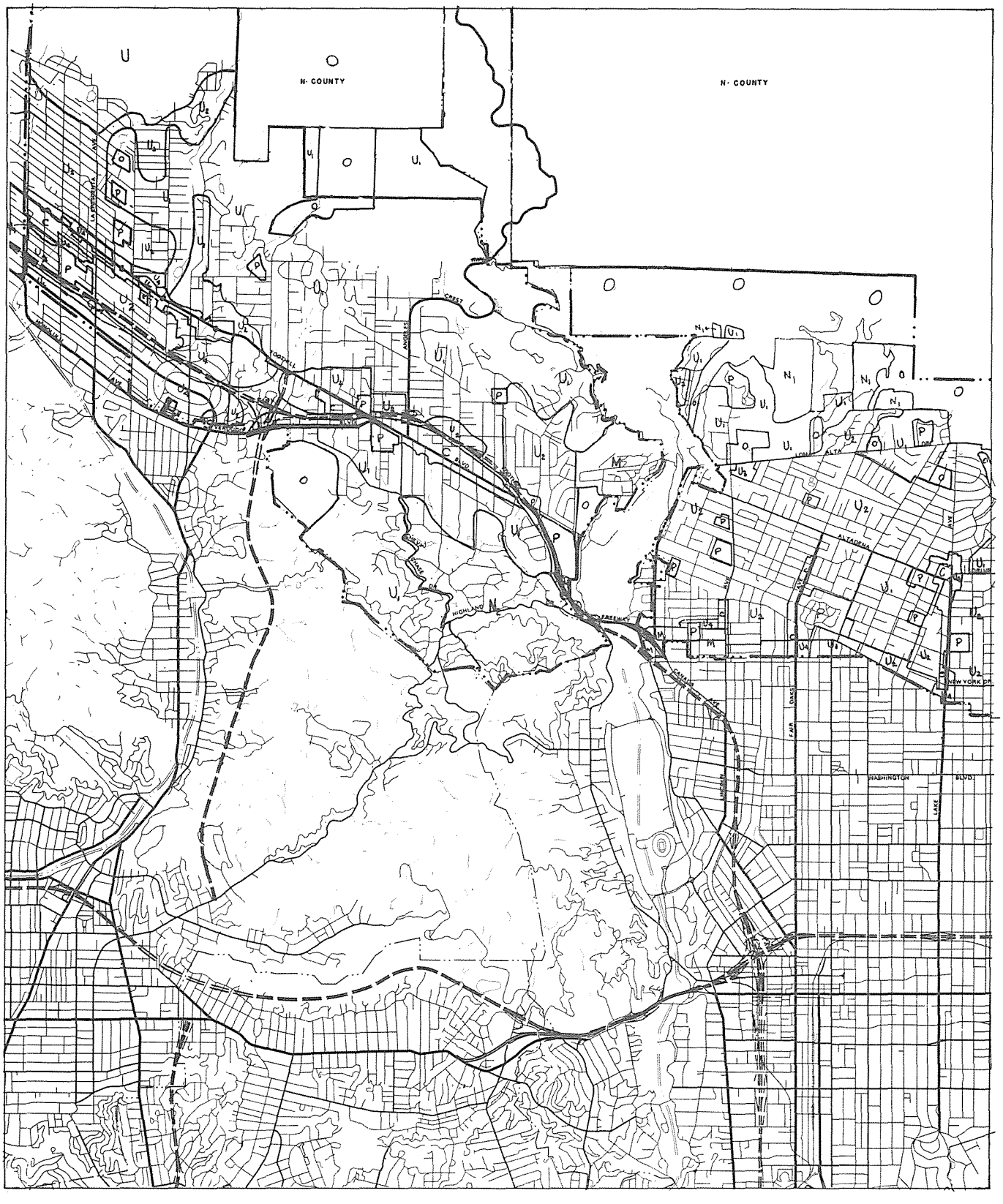
BURBANK
Map 54 of 89



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BOARD OF SUPERVISORS ADOPTION JUNE 26, 1973

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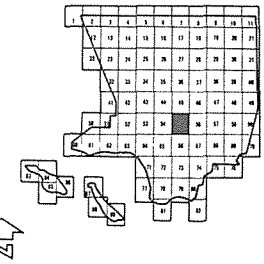
1990 LAND USE POLICY GUIDE

UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

Land Use Categories

RURAL I	N_1	MEDIUM DENSITY	U_3	SPECIALIZED CENTER	S
RURAL II	N_2	MEDIUM HIGH DENSITY	U_4	GENERAL INDUSTRIAL	M
		HIGH DENSITY	U_5	PUBLIC and SEMI-PUBLIC	P
VERY LOW DENSITY	U_1	MAJOR COMMERCIAL	C	TRANSPORTATION FACILITIES	T
LOW DENSITY	U_2	MULTI PURPOSE CENTER	X	OPEN SPACE	O



THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES, CALIFORNIA
Owen H. Lewis, Chairman
O. K. Christenson, Director

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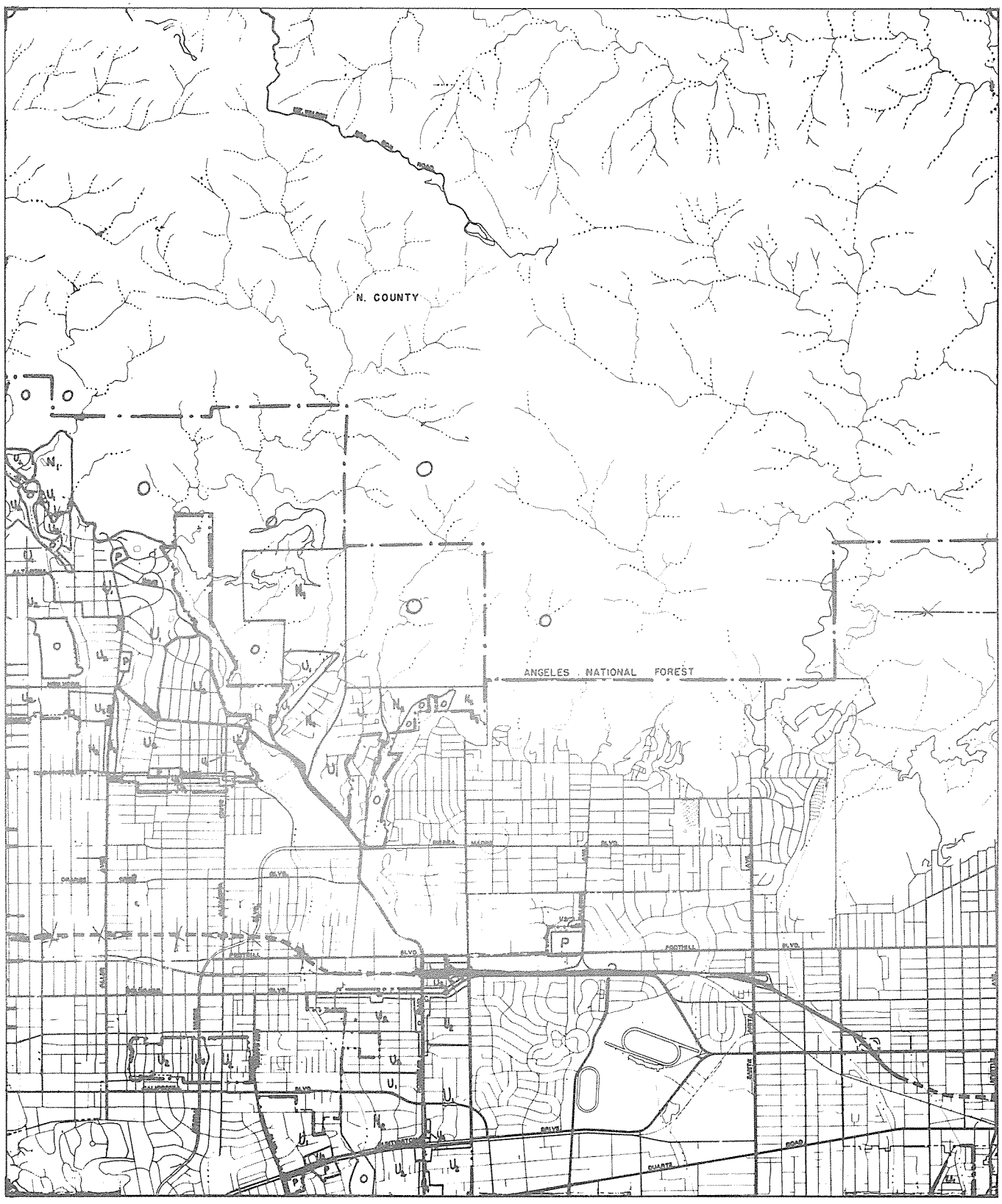
PASADENA
Map 55 of 89



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UNINCORPORATED COUNTY TERRITORY

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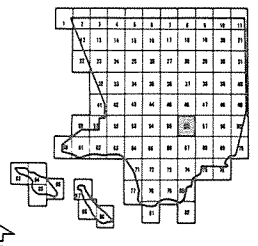
VERY LOW DENSITY	U_1	MAJOR COMMERCIAL	C	TRANSPORTATION FACILITIES	T
LOW DENSITY	U_2	MULTI-PURPOSE CENTER	X	OPEN SPACE	O



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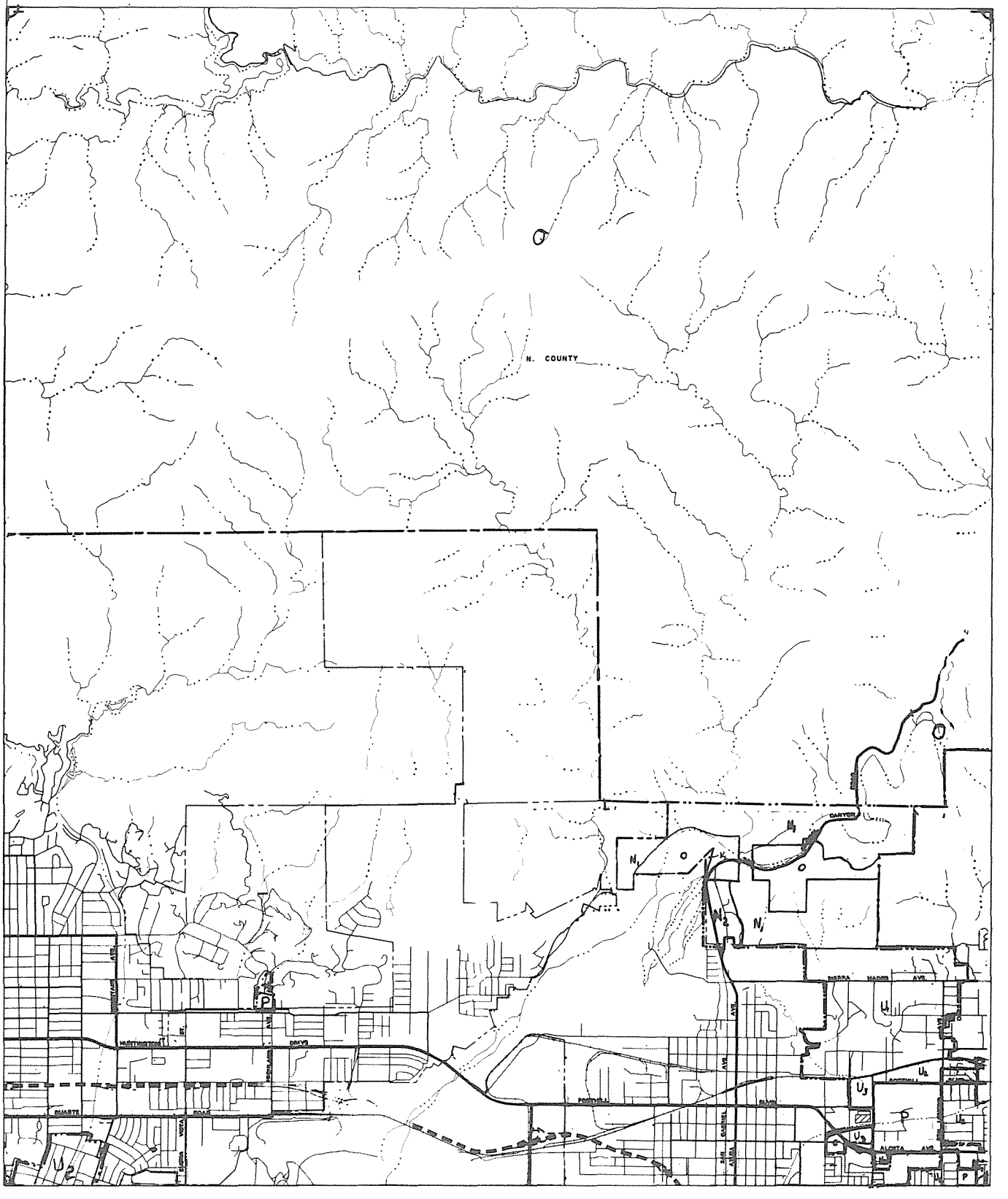
MT. WILSON
Map 56 of 89

LUP 57



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BOARD OF SUPERVISORS ADOPTION JUNE 28, 1973

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UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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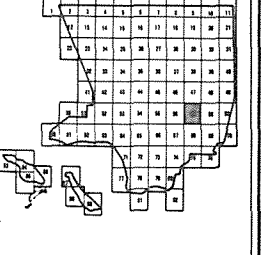

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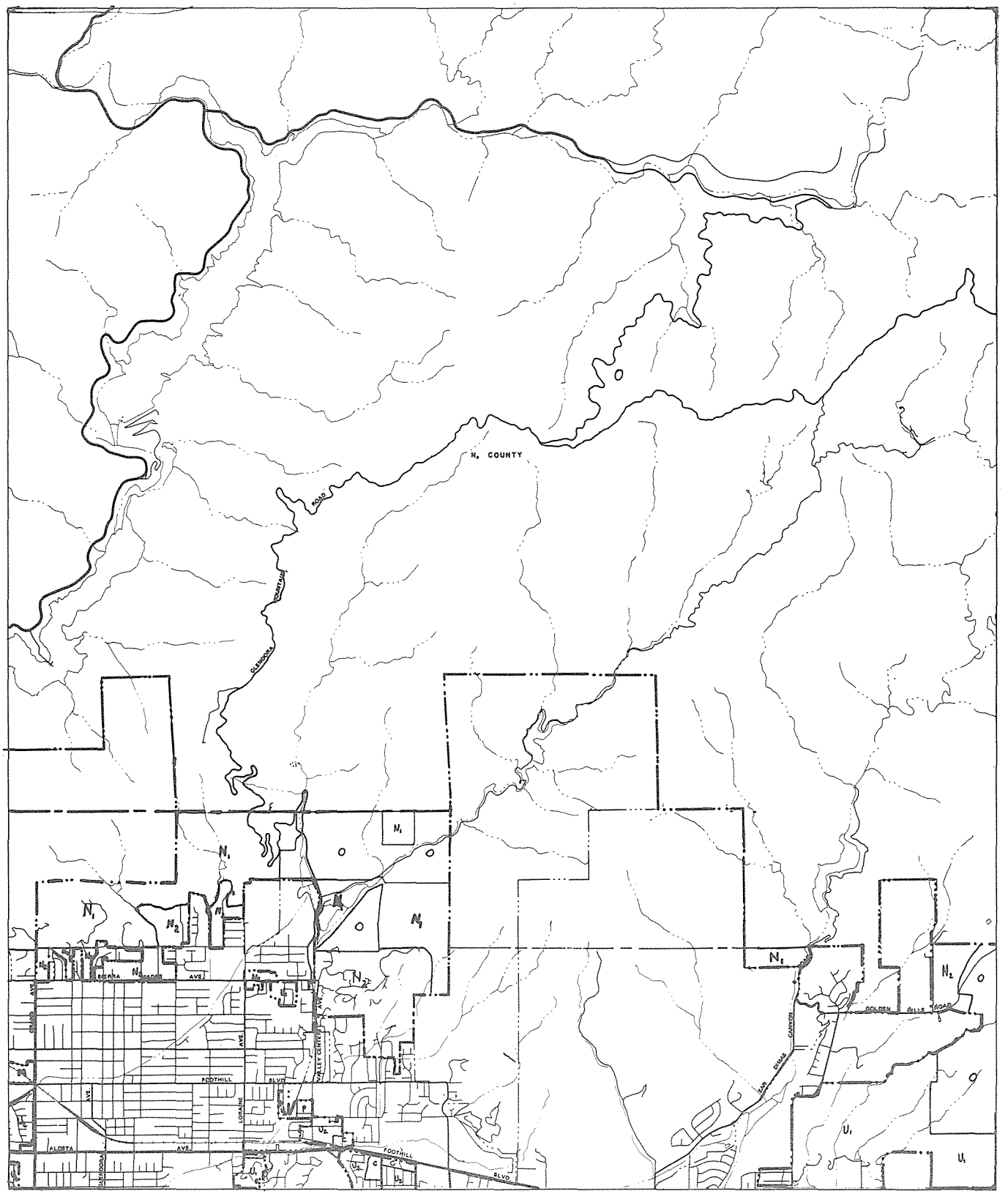
AZUSA
Map 57 of 89



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BOARD OF SUPERVISORS ADOPTION JUNE 28, 1973

REVISION	R.P.C.	B. of S.

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UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

Land Use Categories

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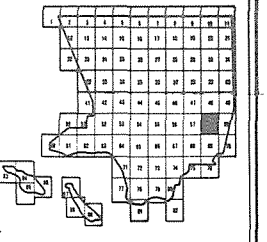

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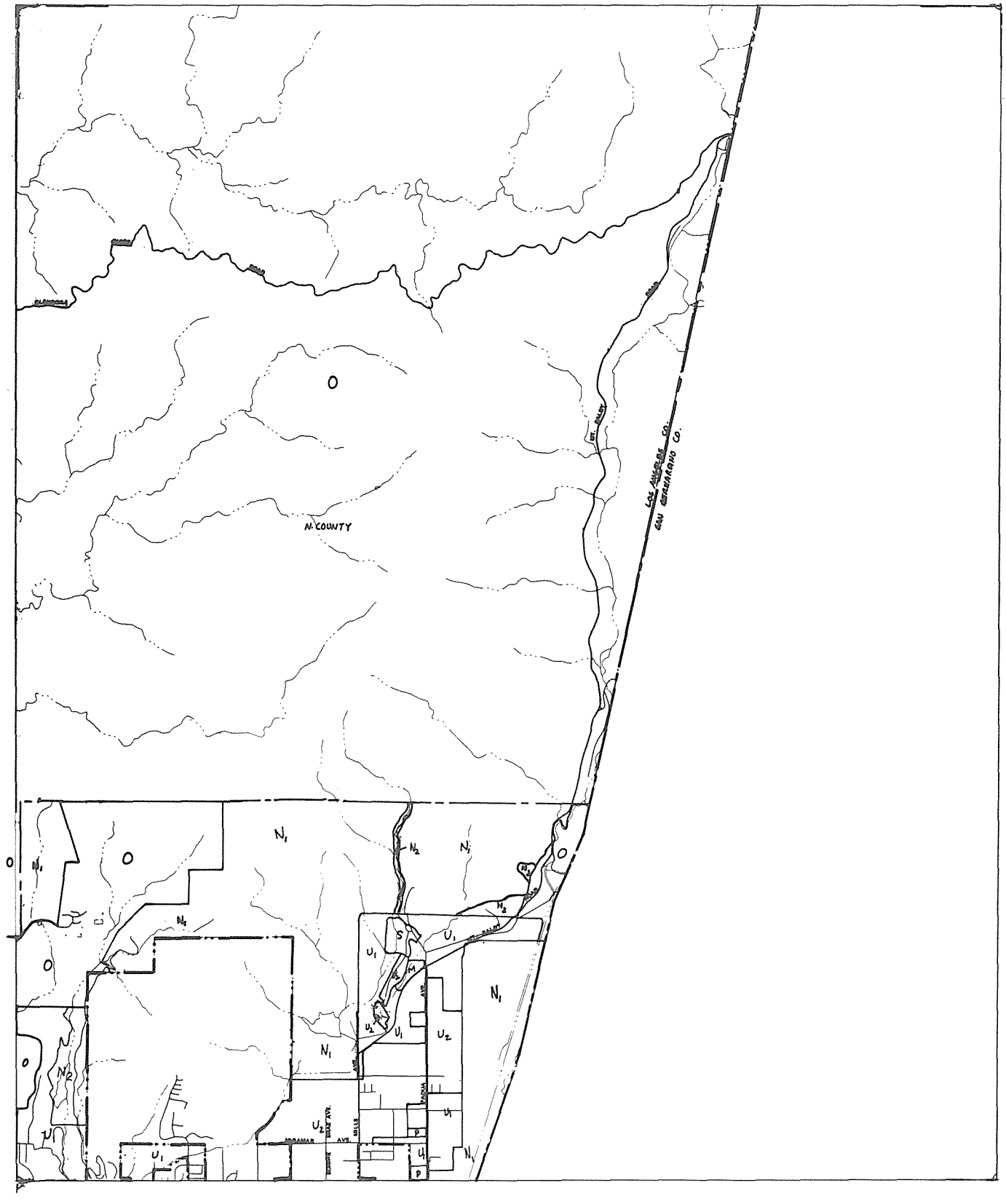
GLENDORA
Map 58 of 89



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BOARD OF SUPERVISORS ADOPTION JUNE 28, 1973

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general plan of Los Angeles County, California

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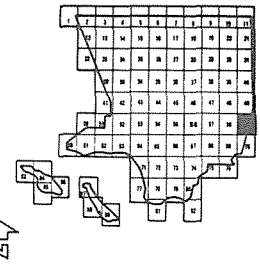

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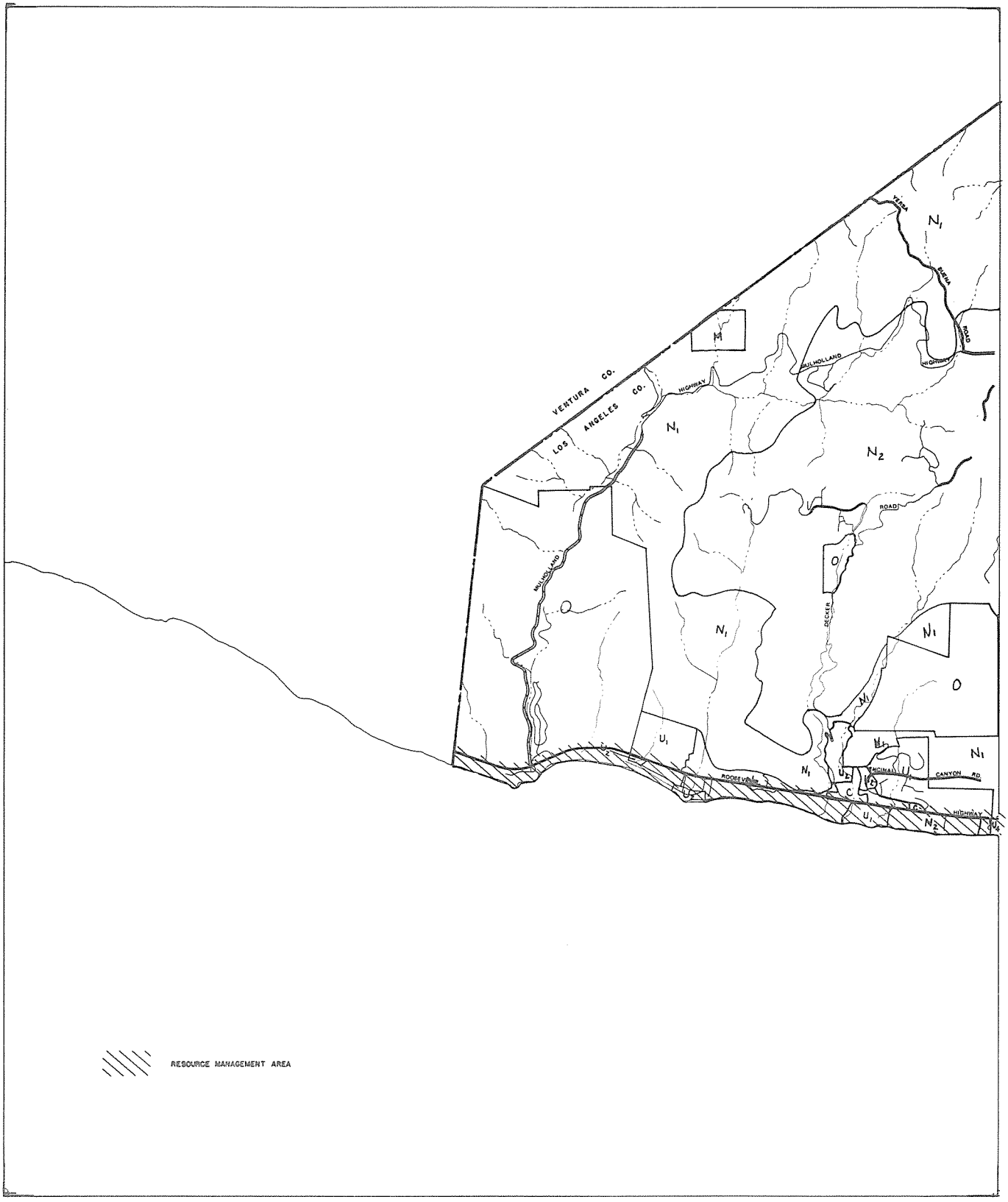
MT. BALDY
Map 59 of 89



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BOARD OF SUPERVISORS ADOPTION - JUNE 28, 1973

REVISION	R.P.C.	B. of S.

1990 LAND USE POLICY GUIDE

UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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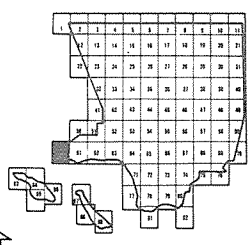

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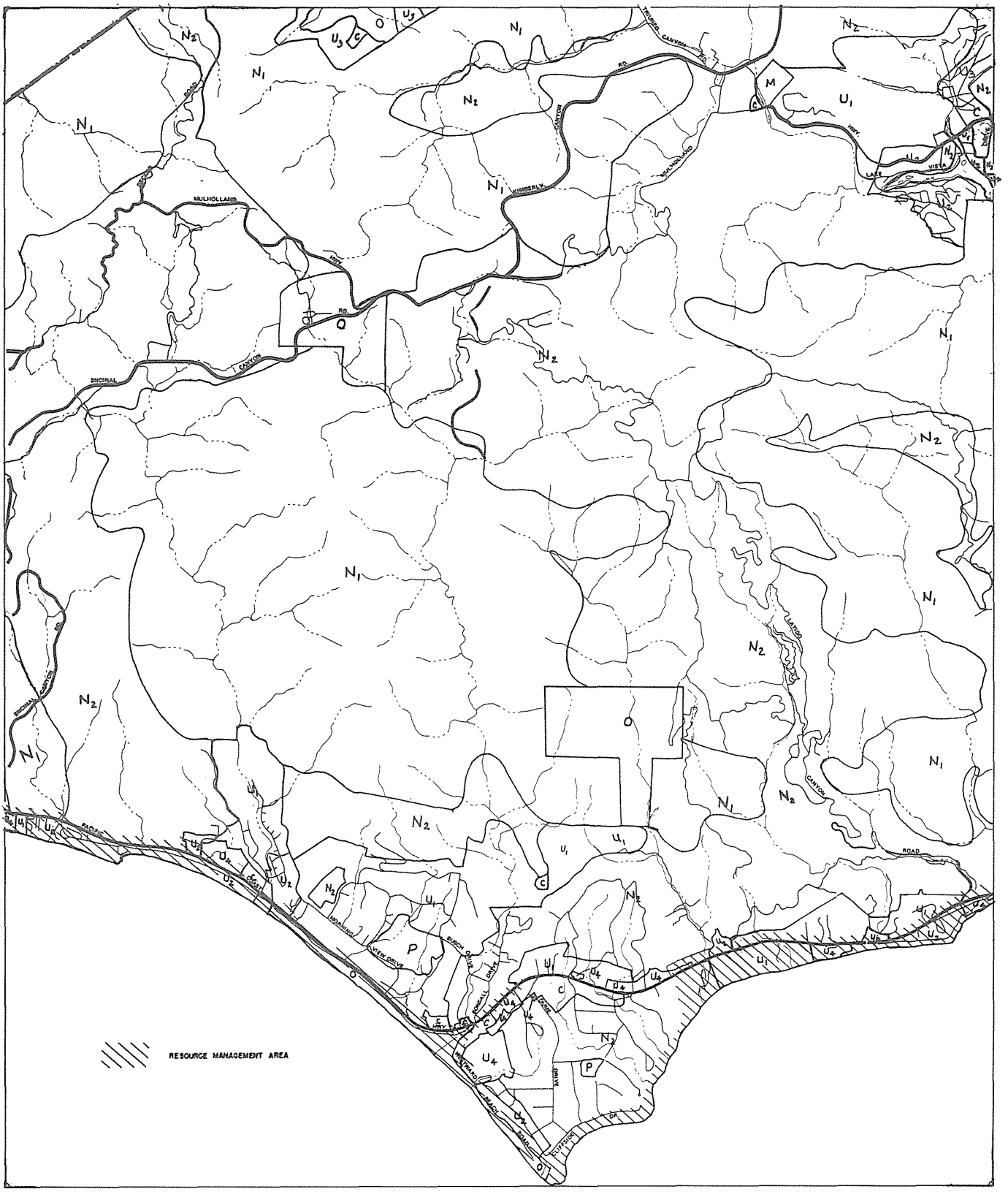
TRIUNFO PASS
Map 60 of 89



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BOARD OF SUPERVISORS ADOPTION JUNE 28, 1973

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1990 LAND USE POLICY GUIDE

UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

Land Use Categories

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		MULTI-PURPOSE CENTER	X	OPEN SPACE	O

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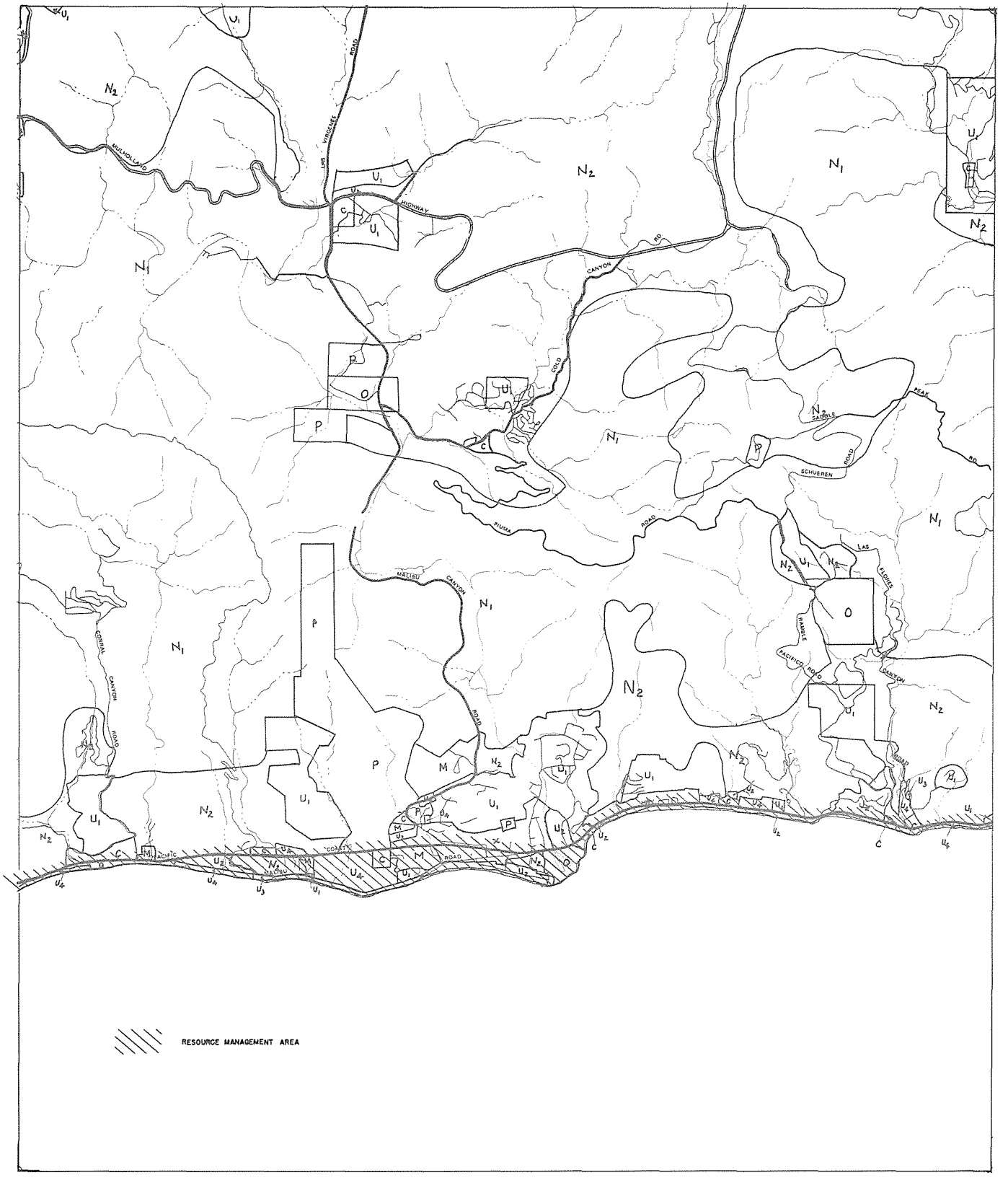
POINT DUME
Map 61 of 89

LUP 62



REGIONAL PLANNING COMMISSION APPROVAL APRIL 13, 1973

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UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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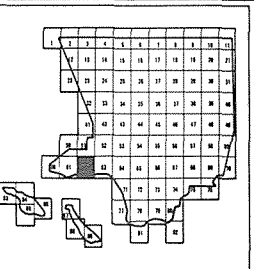

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O. K. Christenson, Director

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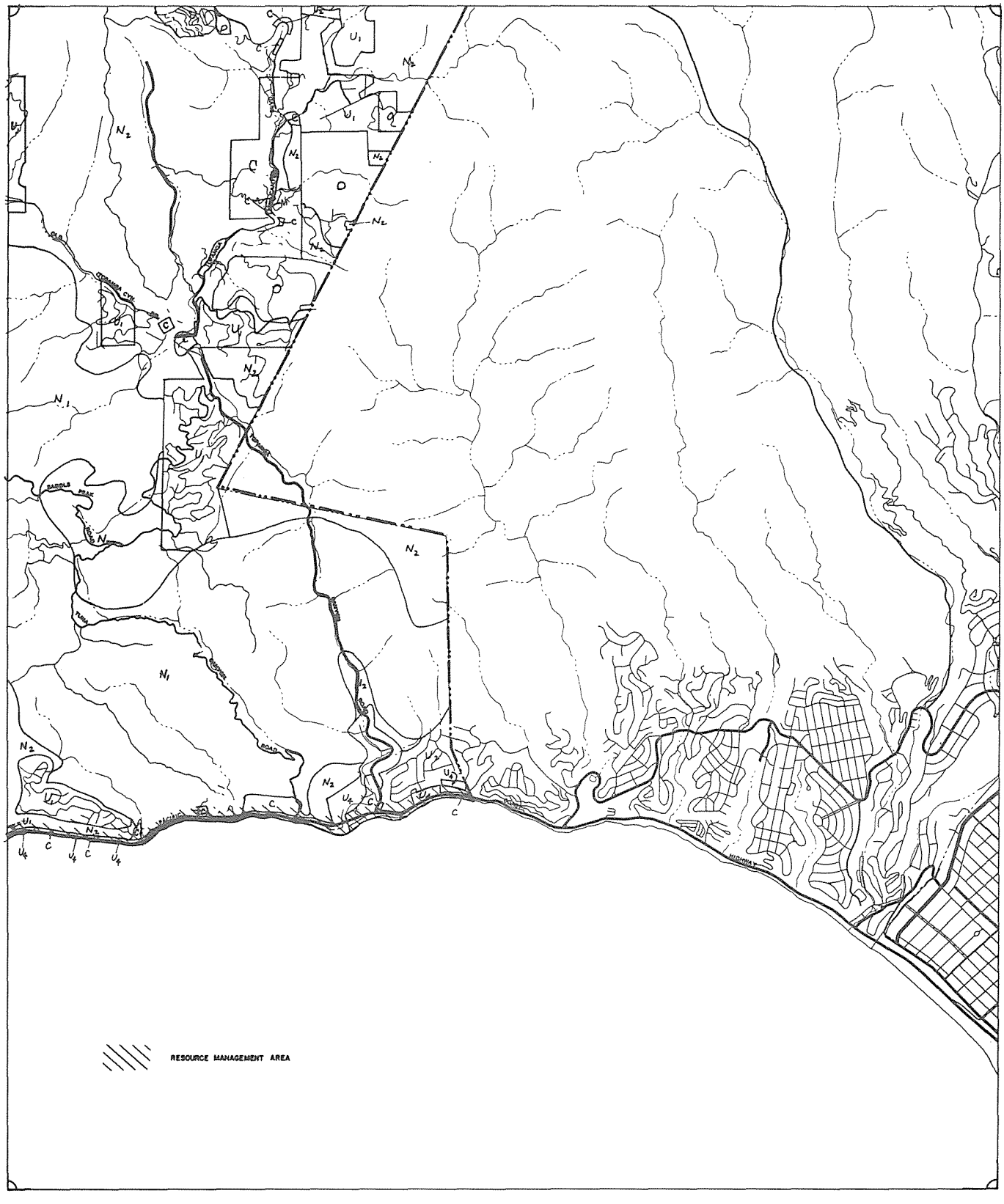
MALIBU BEACH
Map 62 of 89



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BOARD OF SUPERVISORS ADOPTION JUNE 28, 1973

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UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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LOW DENSITY	U_2	MULTI-PURPOSE CENTER	X	OPEN SPACE	O

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Owen H. Lewis, Chairman
O. K. Christenson, Director

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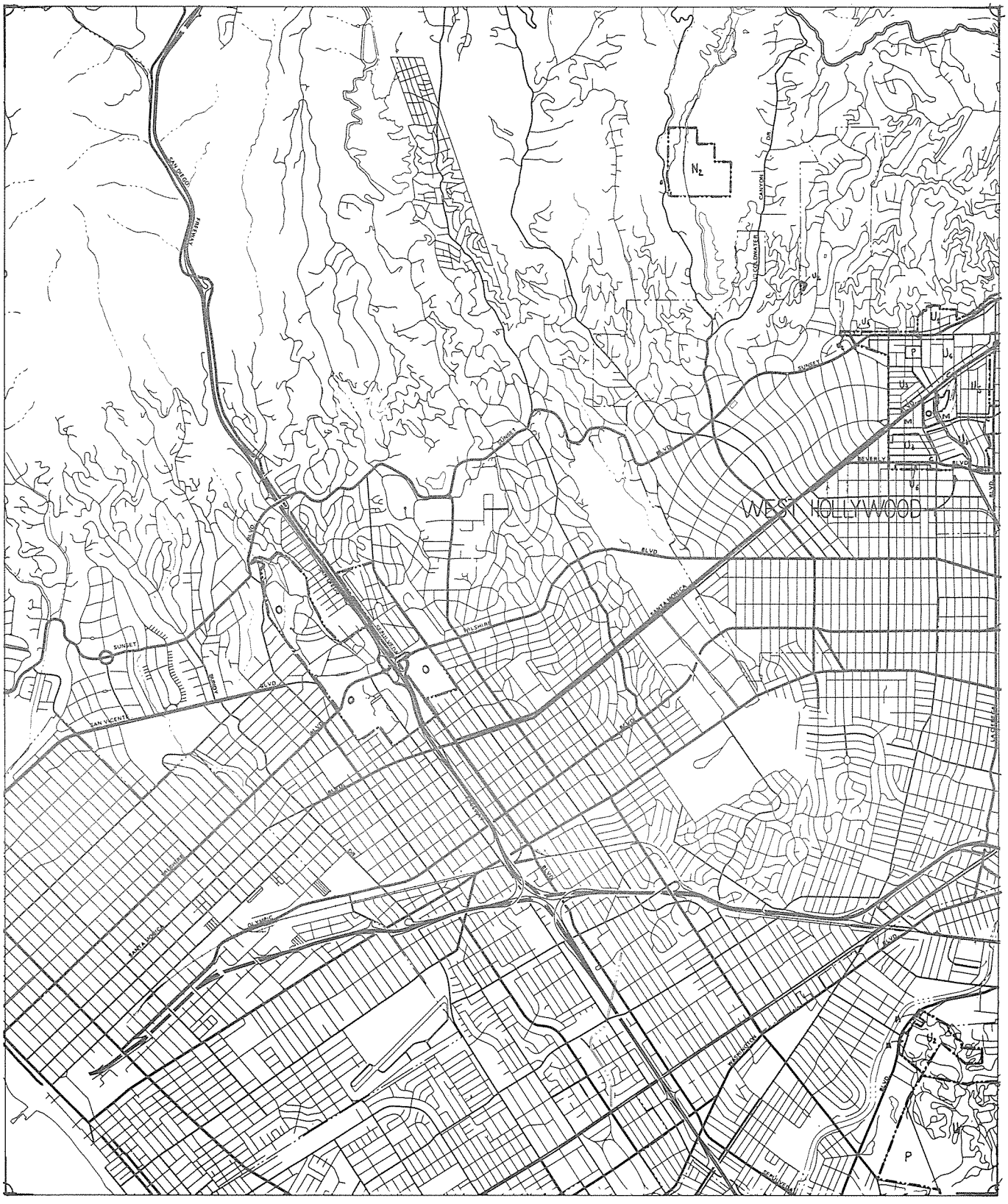
TOPANGA
Map 63 of 89



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UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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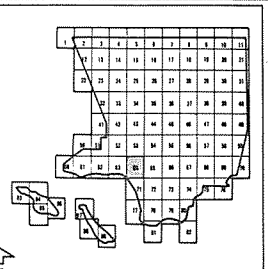

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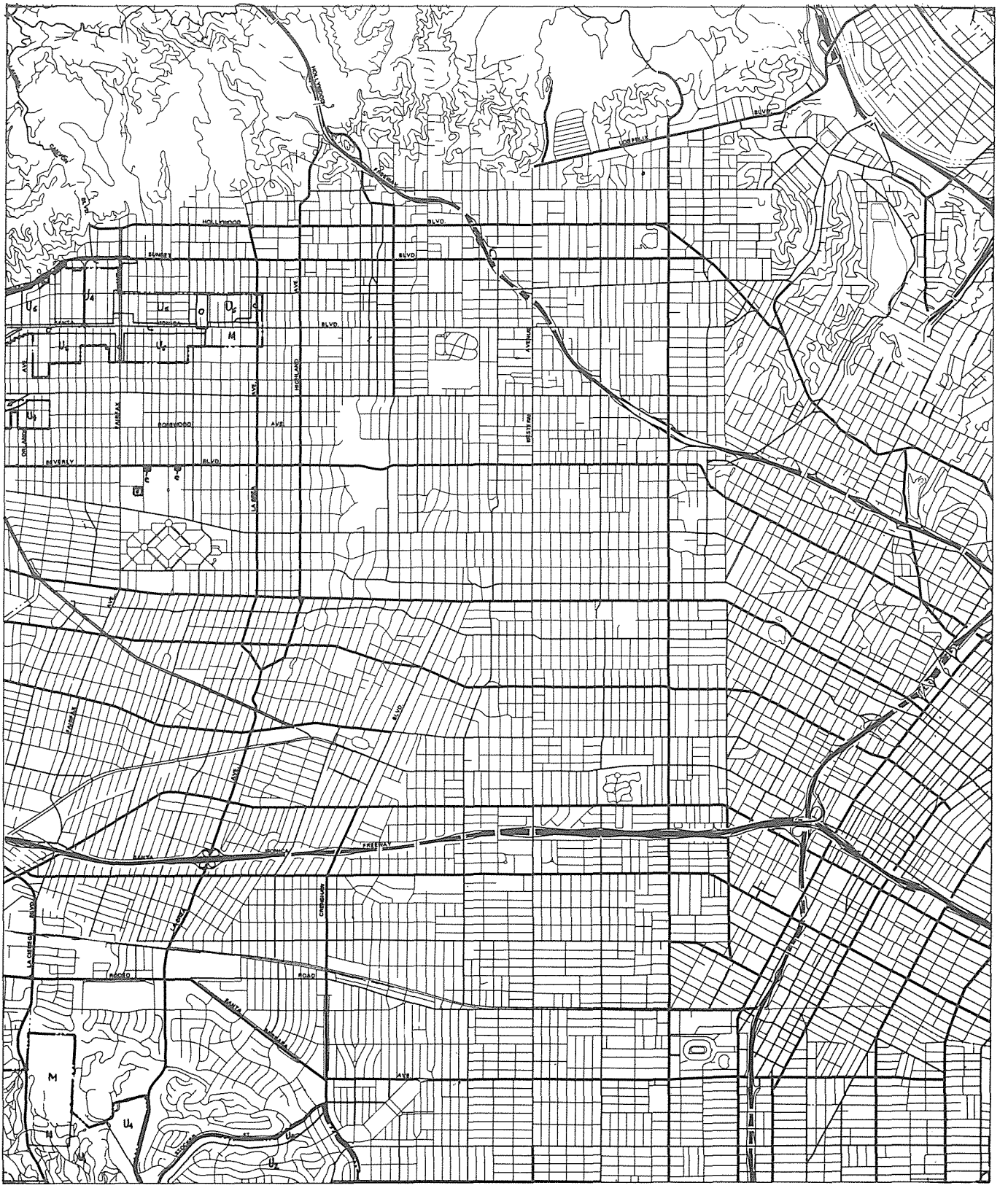
BEVERLY HILLS
Map 64 of 89



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UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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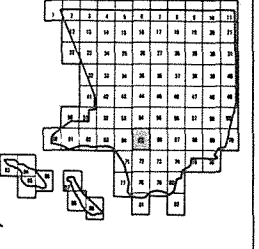

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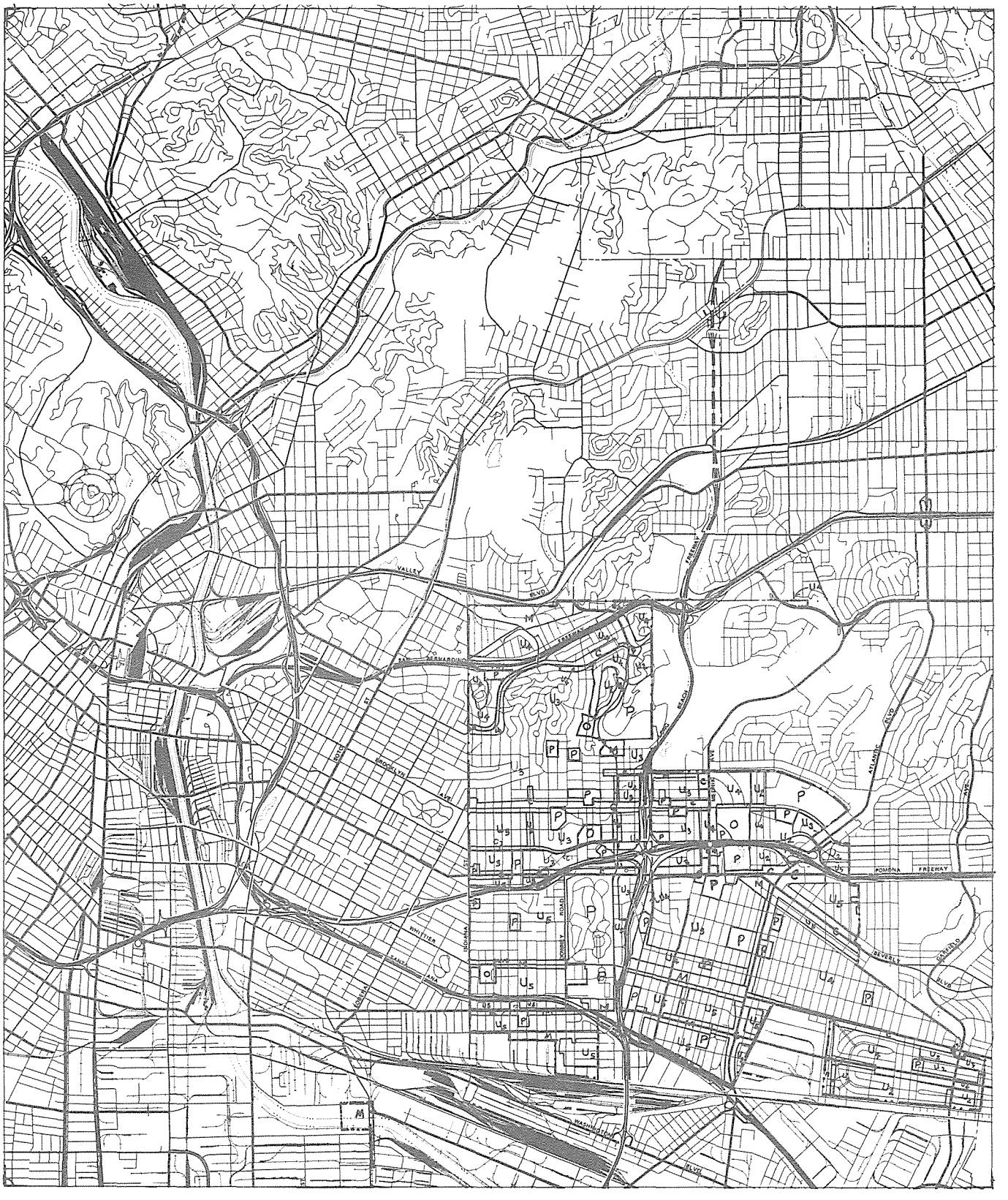
HOLLYWOOD
Map 65 of 89



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UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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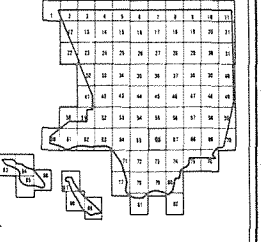

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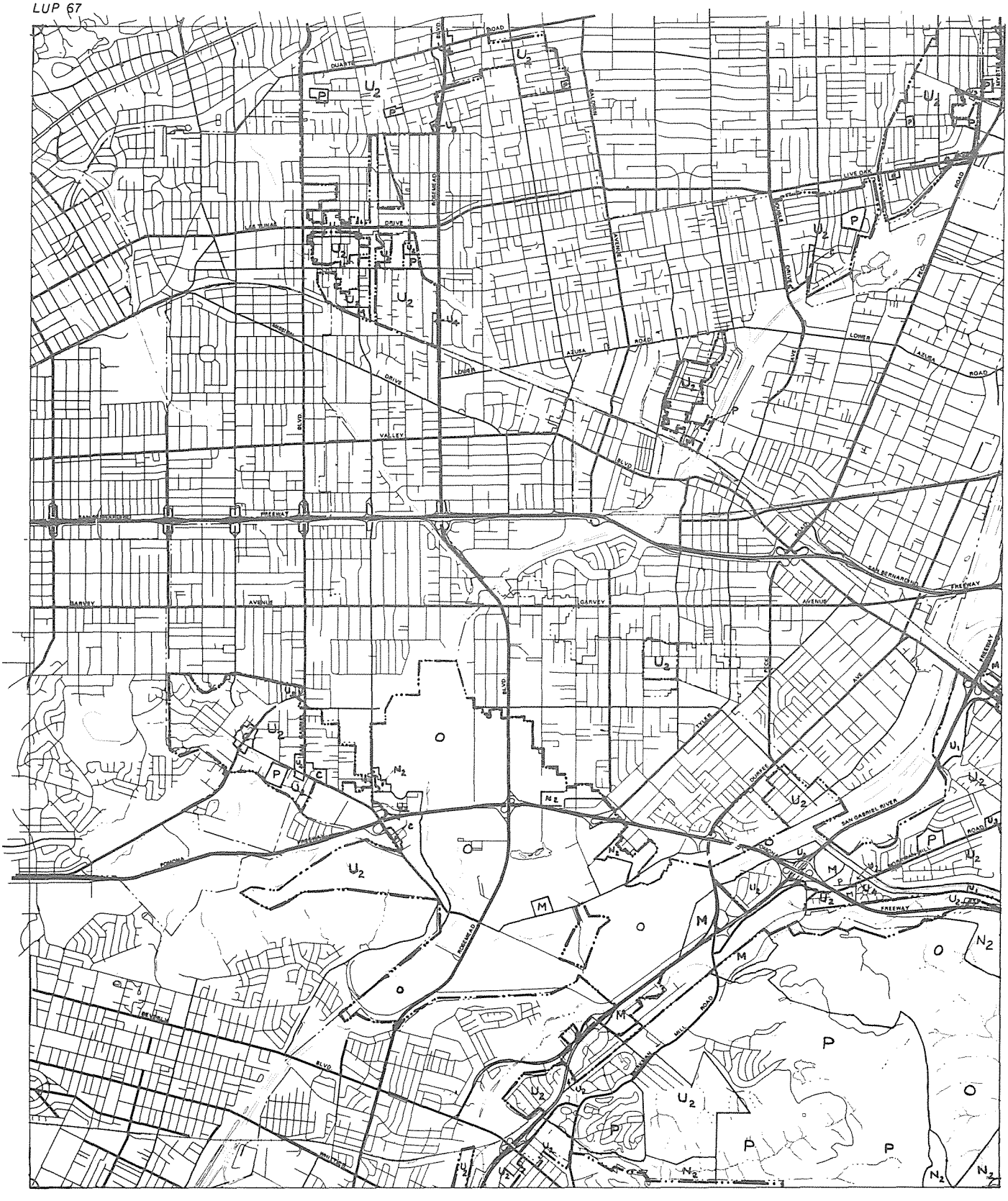
LOS ANGELES
Map 66 of 89

LUP 67



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1990 LAND USE POLICY GUIDE

UNINCORPORATED COUNTY TERRITORY

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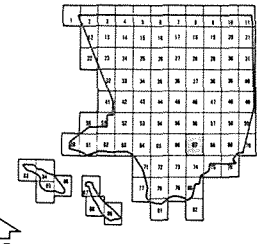

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Map 67 of 89

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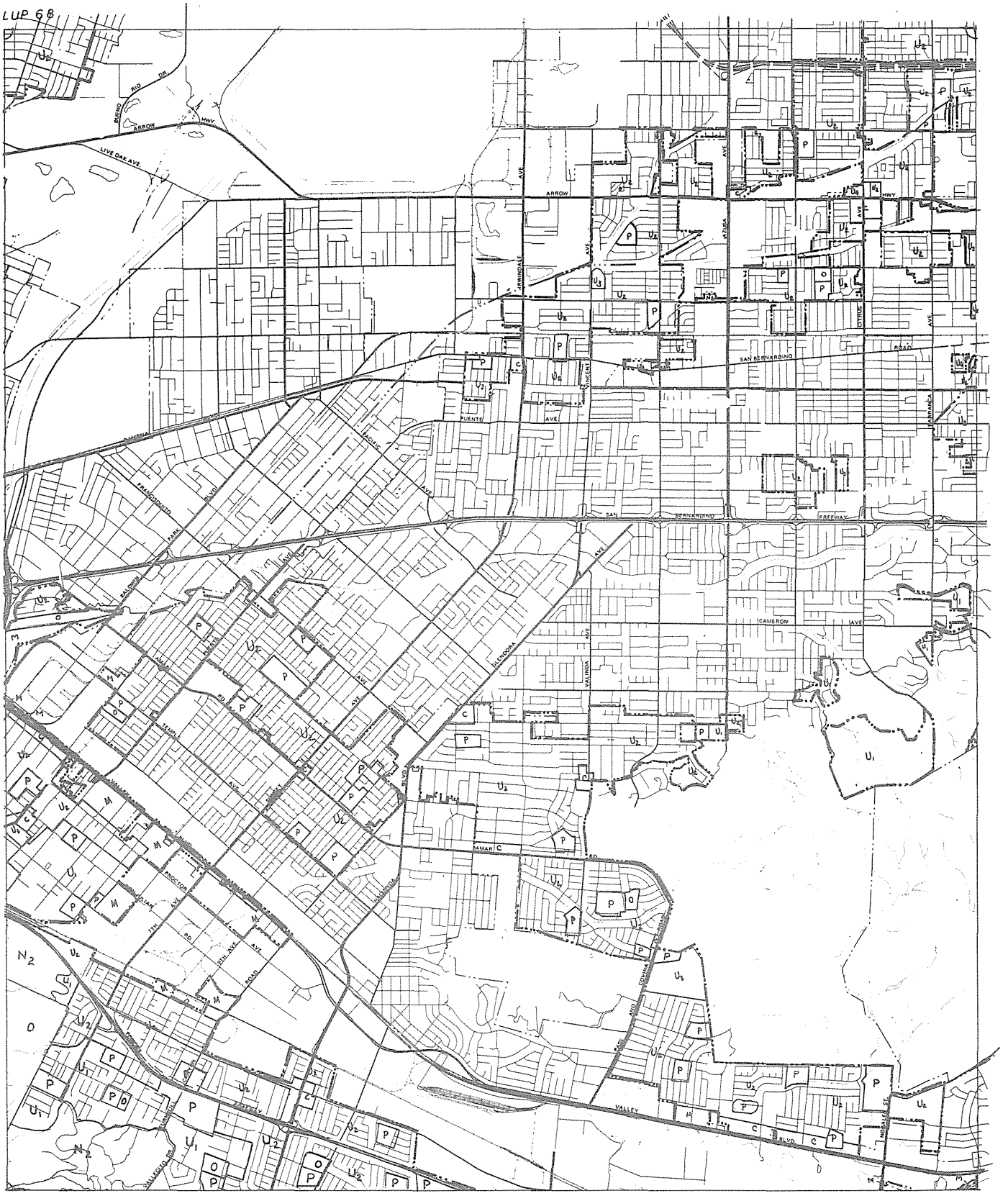

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UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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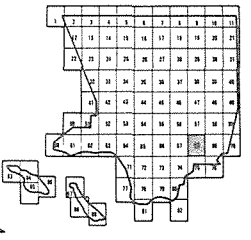
LOW DENSITY	U_2	MAJOR COMMERCIAL	C	TRANSPORTATION FACILITIES	T
		MULTI PURPOSE CENTER	X	OPEN SPACE	O



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COUNTY OF LOS ANGELES, CALIFORNIA
Owen H. Lewis, Chairman
O. K. Christenson, Director

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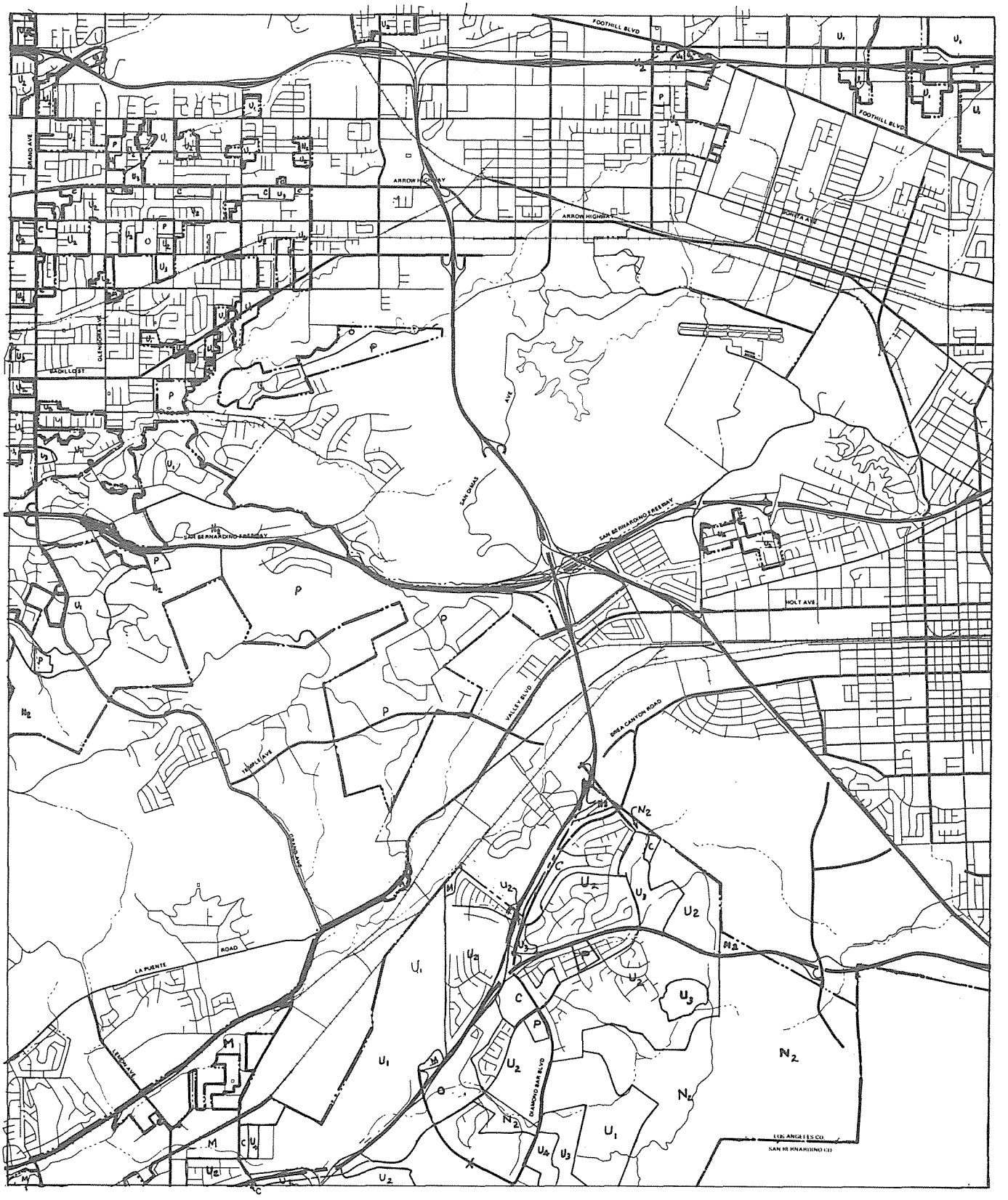
BALDWIN PARK
Map 68 of 89



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BOARD OF SUPERVISORS ADOPTION JUNE 28, 1973

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1990 LAND USE POLICY GUIDE

UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

Land Use Categories

RURAL I	N_1	MEDIUM DENSITY	U_3	SPECIALIZED CENTER	S
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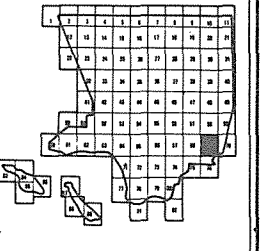
		HIGH DENSITY	U_5	PUBLIC and SEMI-PUBLIC	P
VERY LOW DENSITY	U_1	MAJOR COMMERCIAL	C	TRANSPORTATION FACILITIES	T
LOW DENSITY	U_2	MULTI-PURPOSE CENTER	X	OPEN SPACE	O



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SAN DIMAS
Map 69 of 89

LUP 70

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BOARD OF SUPERVISORS ADOPTION . JUNE 28, 1973

REVISION	R.P.C.	B. of S.

1990 LAND USE POLICY GUIDE

UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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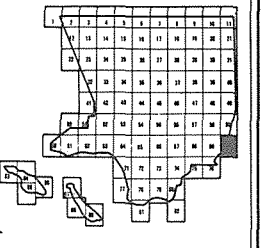
LOW DENSITY	U_2	MULTI-PURPOSE CENTER	X	OPEN SPACE	O



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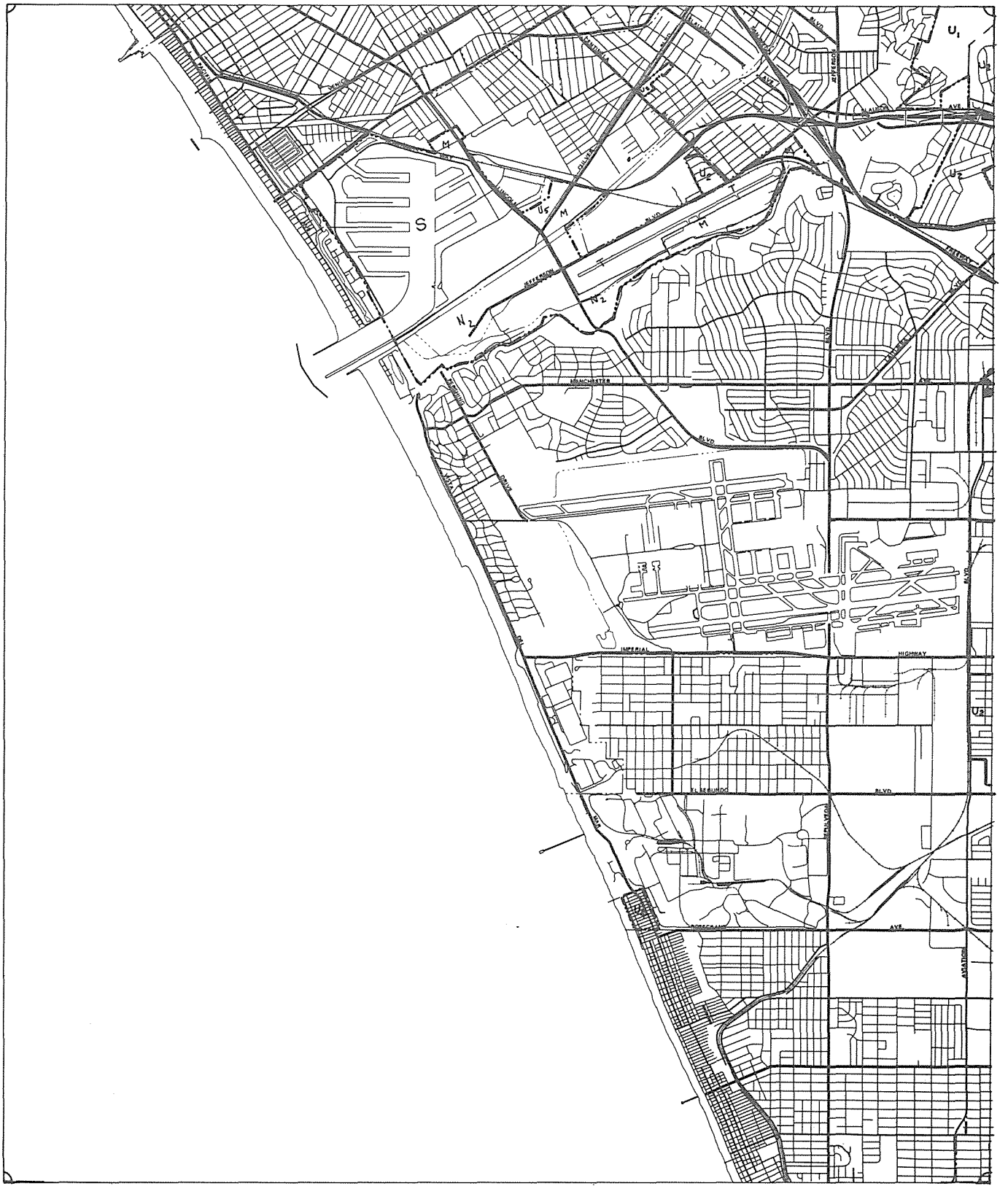
ONTARIO
Map 70 of 89



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BOARD OF SUPERVISORS ADOPTION JUNE 26,1973

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UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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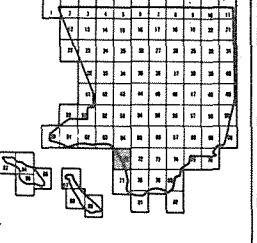
LOW DENSITY	U_2	MULTI-PURPOSE CENTER	X	OPEN SPACE	O



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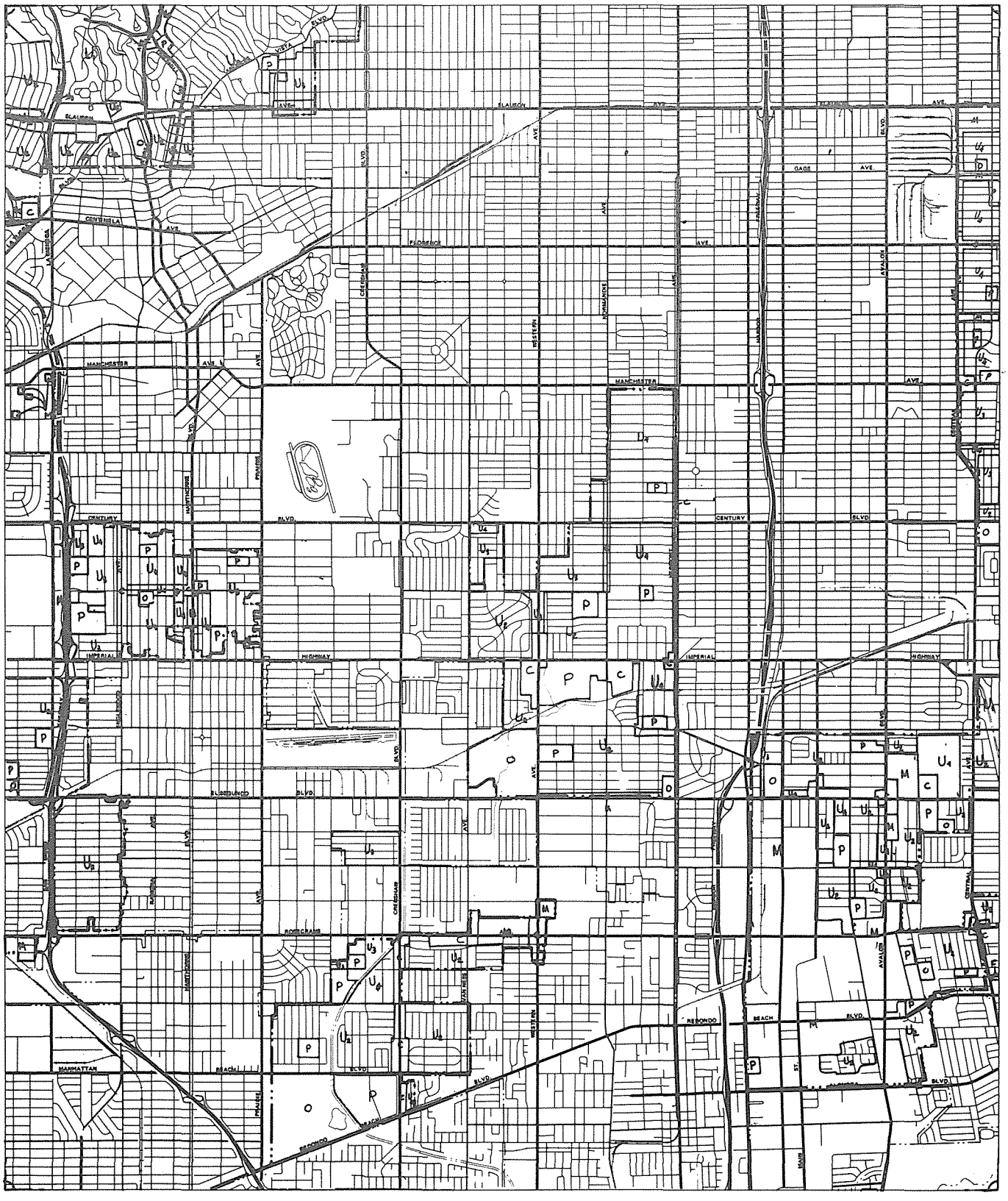
VENICE
Map 71 of 89

LUP 72



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BOARD OF SUPERVISORS ADOPTION · JUNE 28, 1973

REVISION	R.P.C.	B. of S.

1990 LAND USE POLICY GUIDE

UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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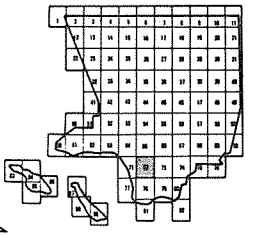

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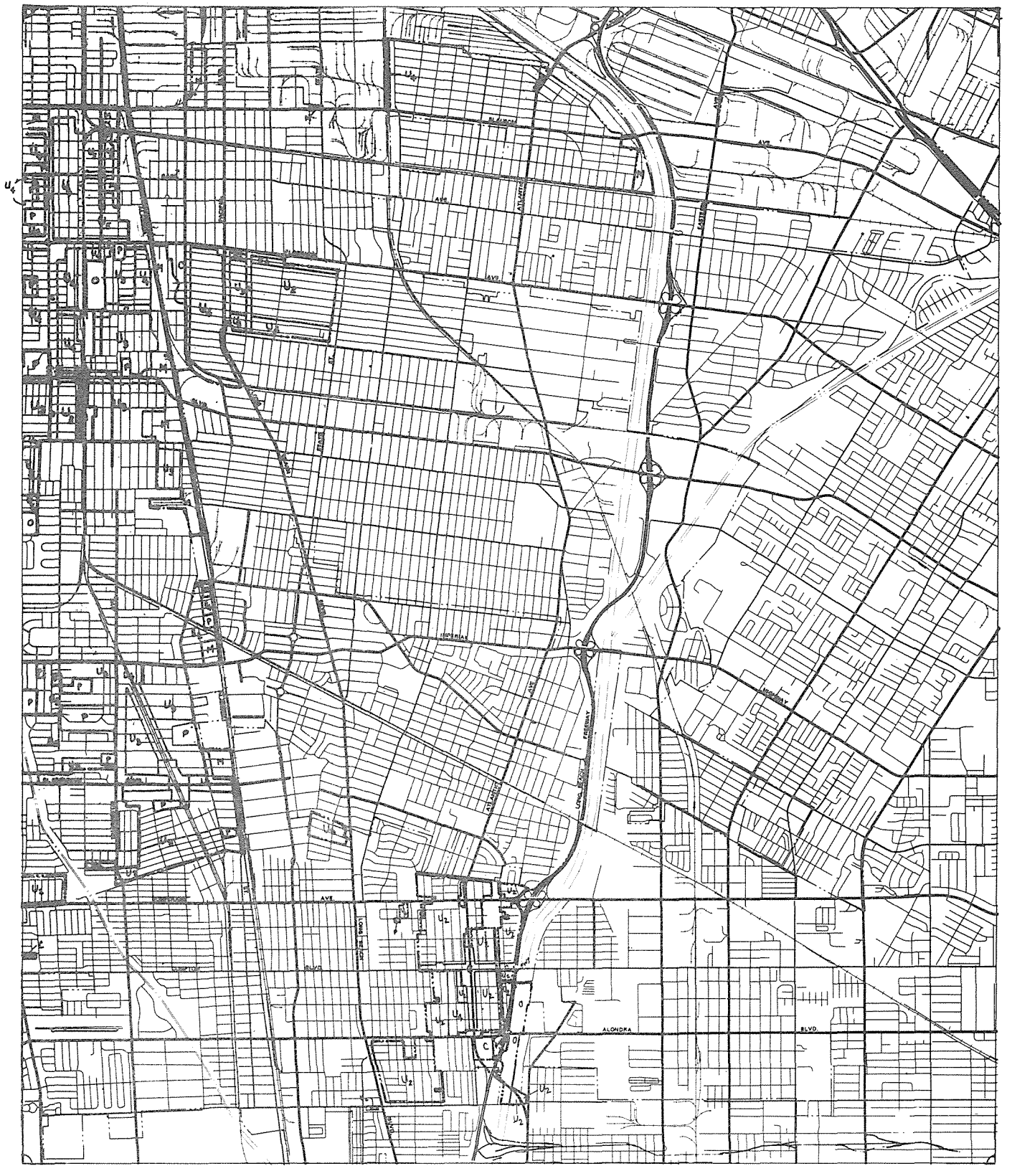
INGLEWOOD
Map 72 of 89



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APPROVAL APRIL 13, 1973

BOARD OF SUPERVISORS
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UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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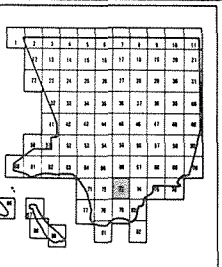

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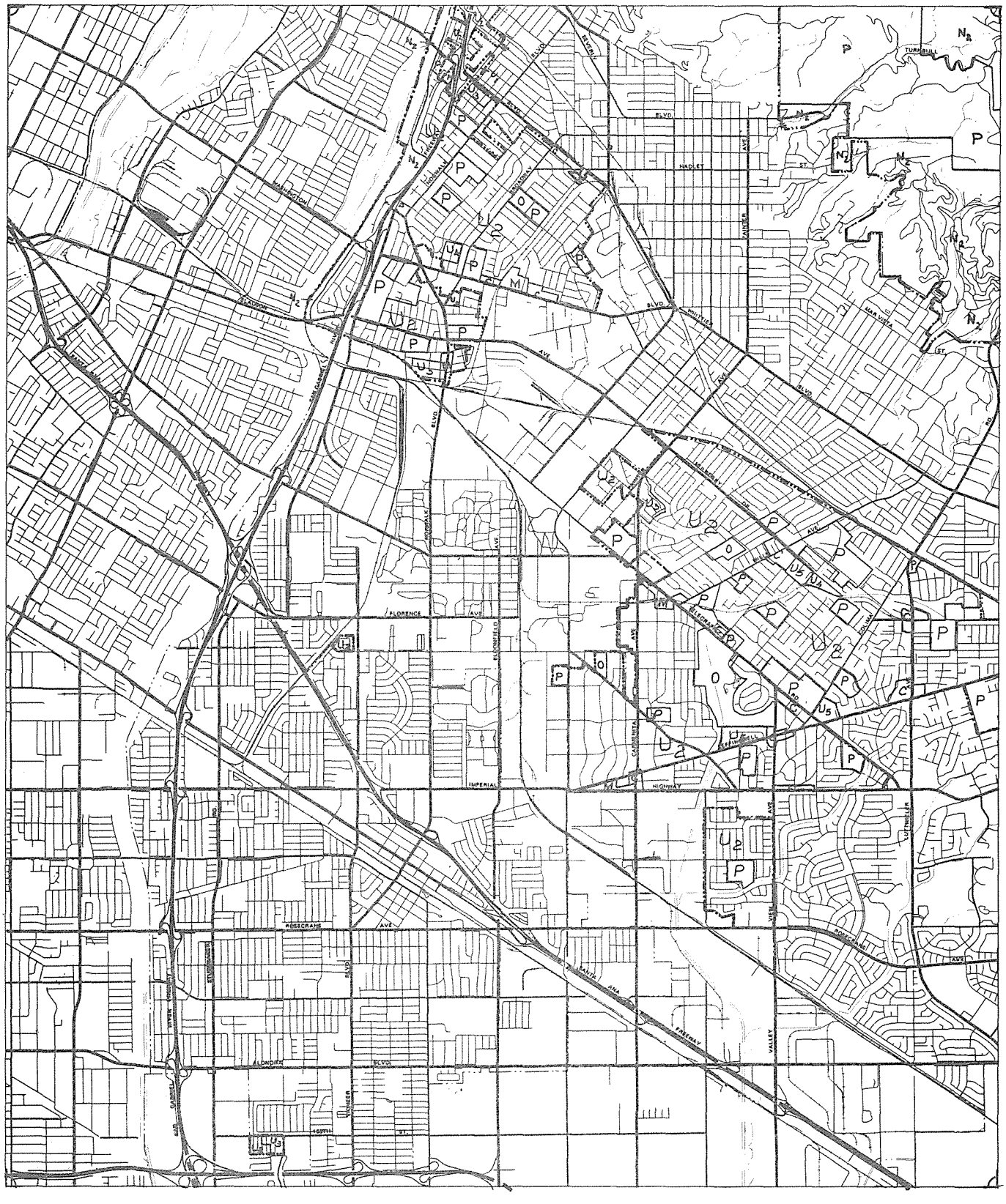
SOUTH GATE
Map 73 of 89



REGIONAL PLANNING COMMISSION APPROVAL APRIL 13, 1973

BOARD OF SUPERVISORS ADOPTION JUNE 26, 1973

REVISION	R.P.C.	B. of S.

1990 LAND USE POLICY GUIDE

UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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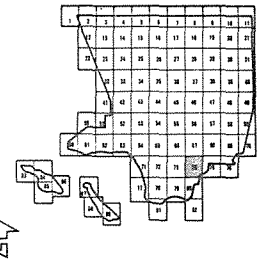

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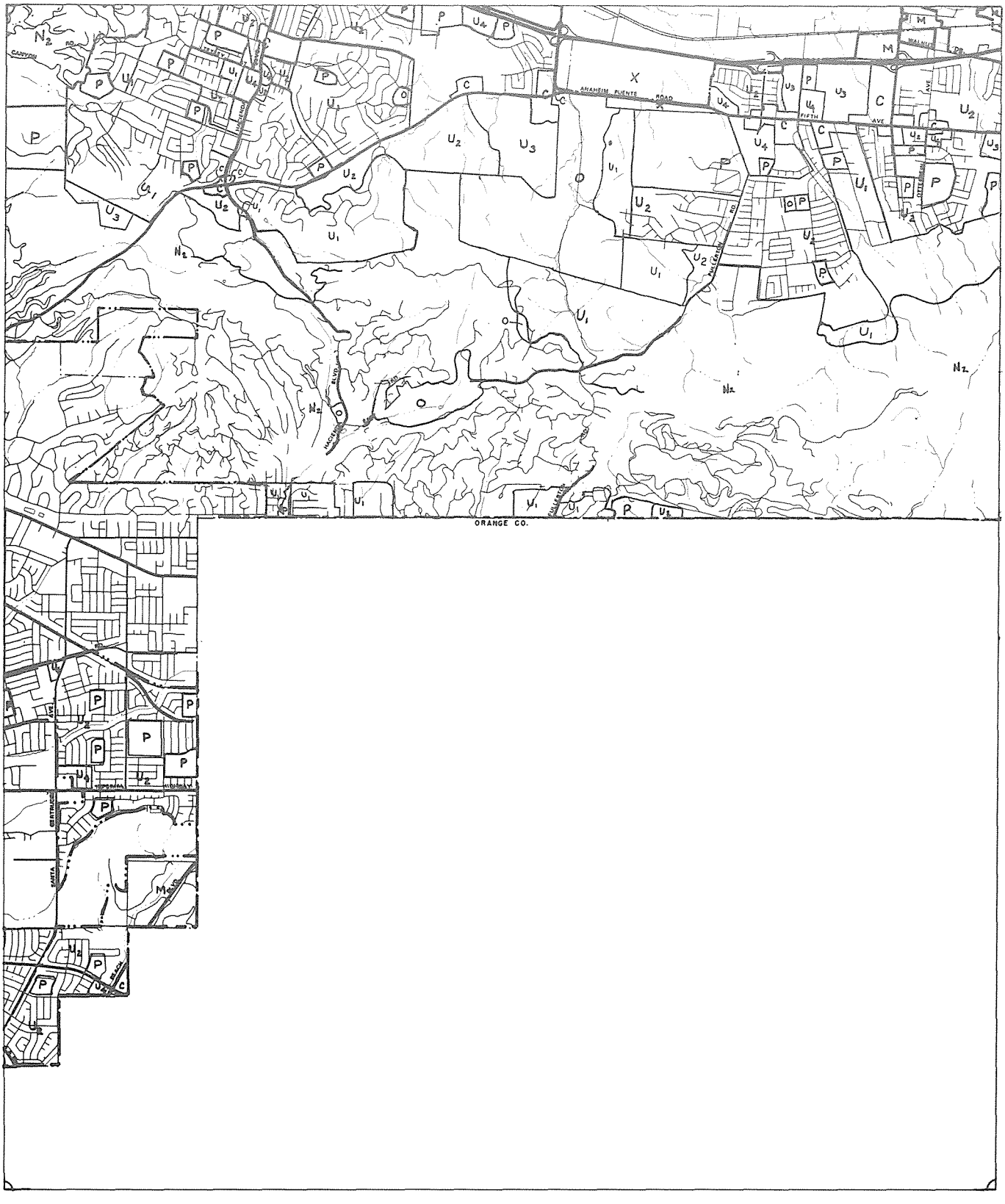
WHITTIER
Map 74 of 89



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BOARD OF SUPERVISORS ADOPTION JUNE 26, 1973

REVISION	R.P.C.	B. of S.

1990 LAND USE POLICY GUIDE

UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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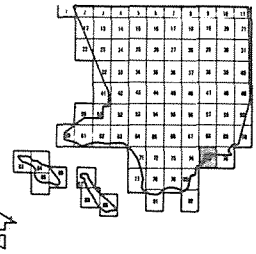

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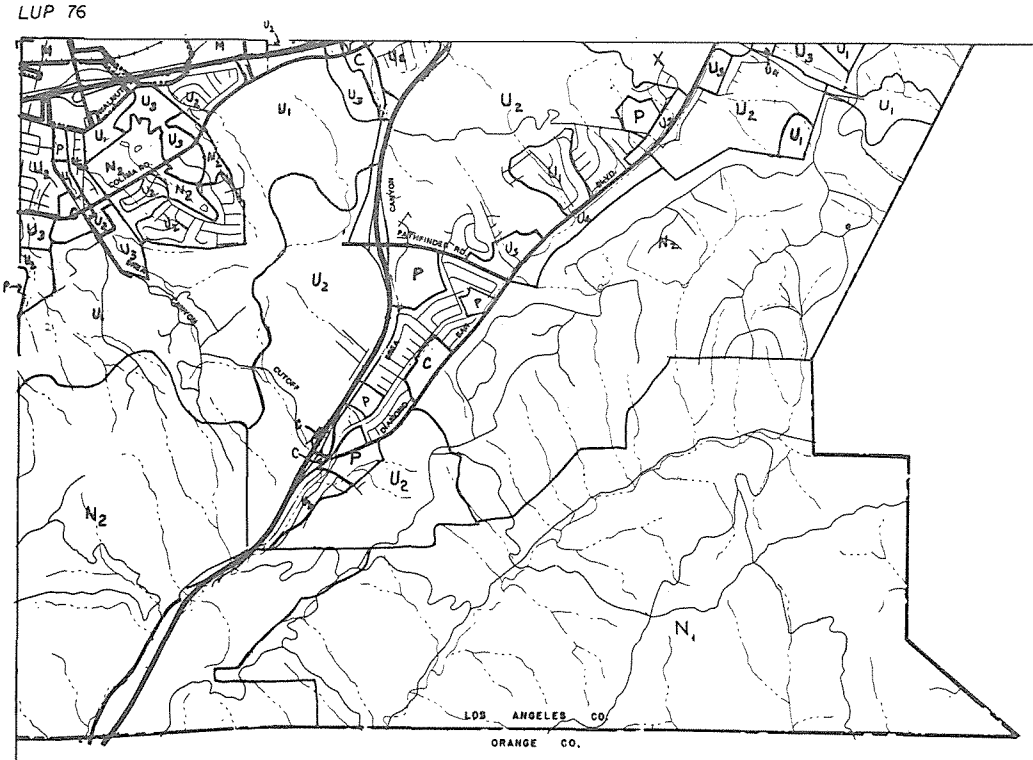
LA HABRA
Map 75 of 89



REGIONAL PLANNING COMMISSION APPROVAL APRIL 13, 1973

BOARD OF SUPERVISORS ADOPTION JUNE 28, 1973

REVISION	R.P.C.	B. of S.

1990 LAND USE POLICY GUIDE

UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

Land Use Categories

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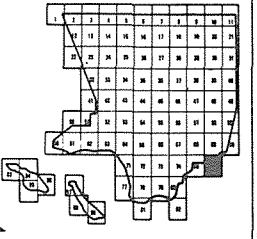
		MULTI-PURPOSE CENTER	X	OPEN SPACE	O



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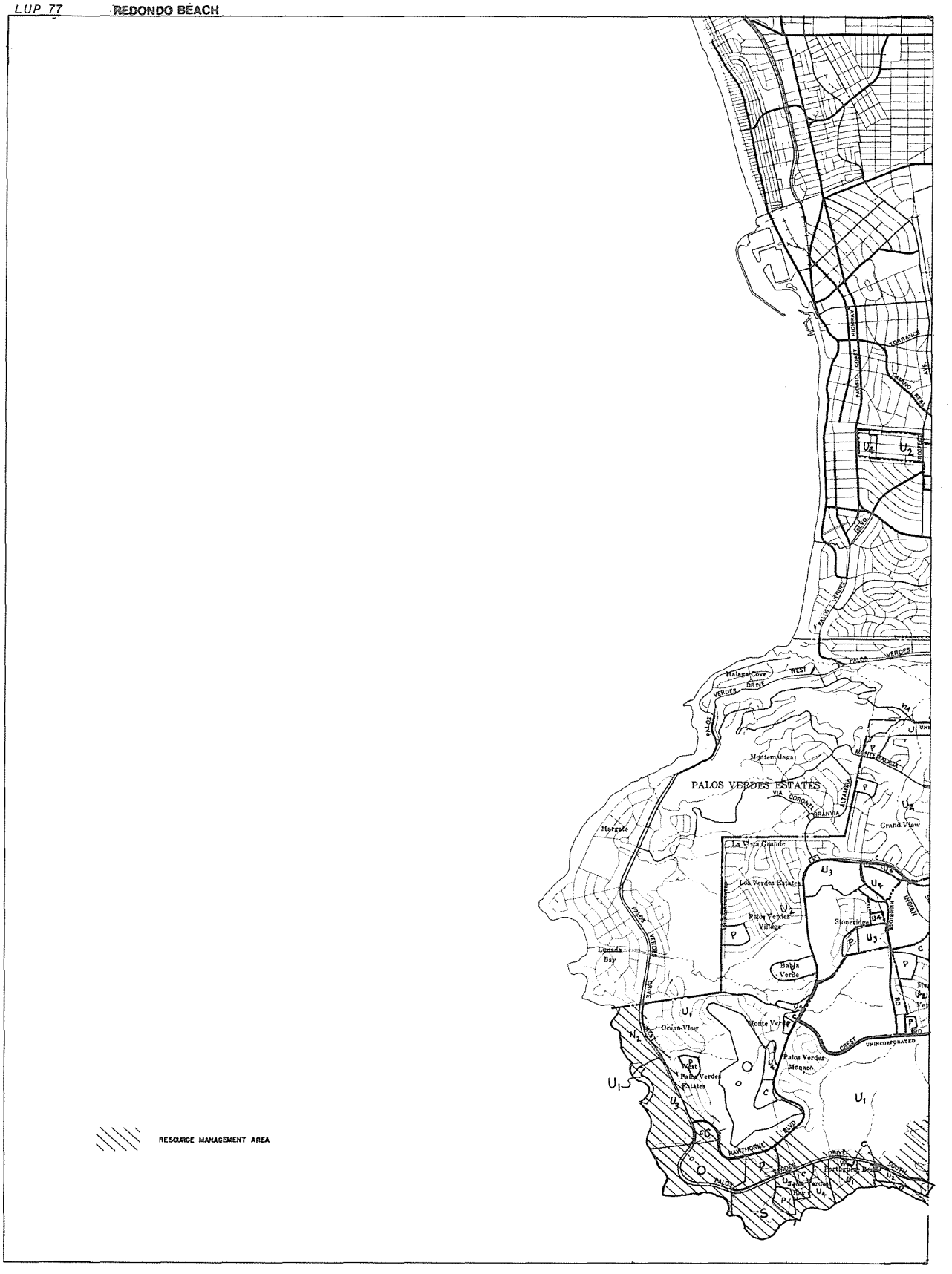
YORBA LINDA
Map 76 of 89



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BOARD OF SUPERVISORS ADOPTION JUNE 28, 1973

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UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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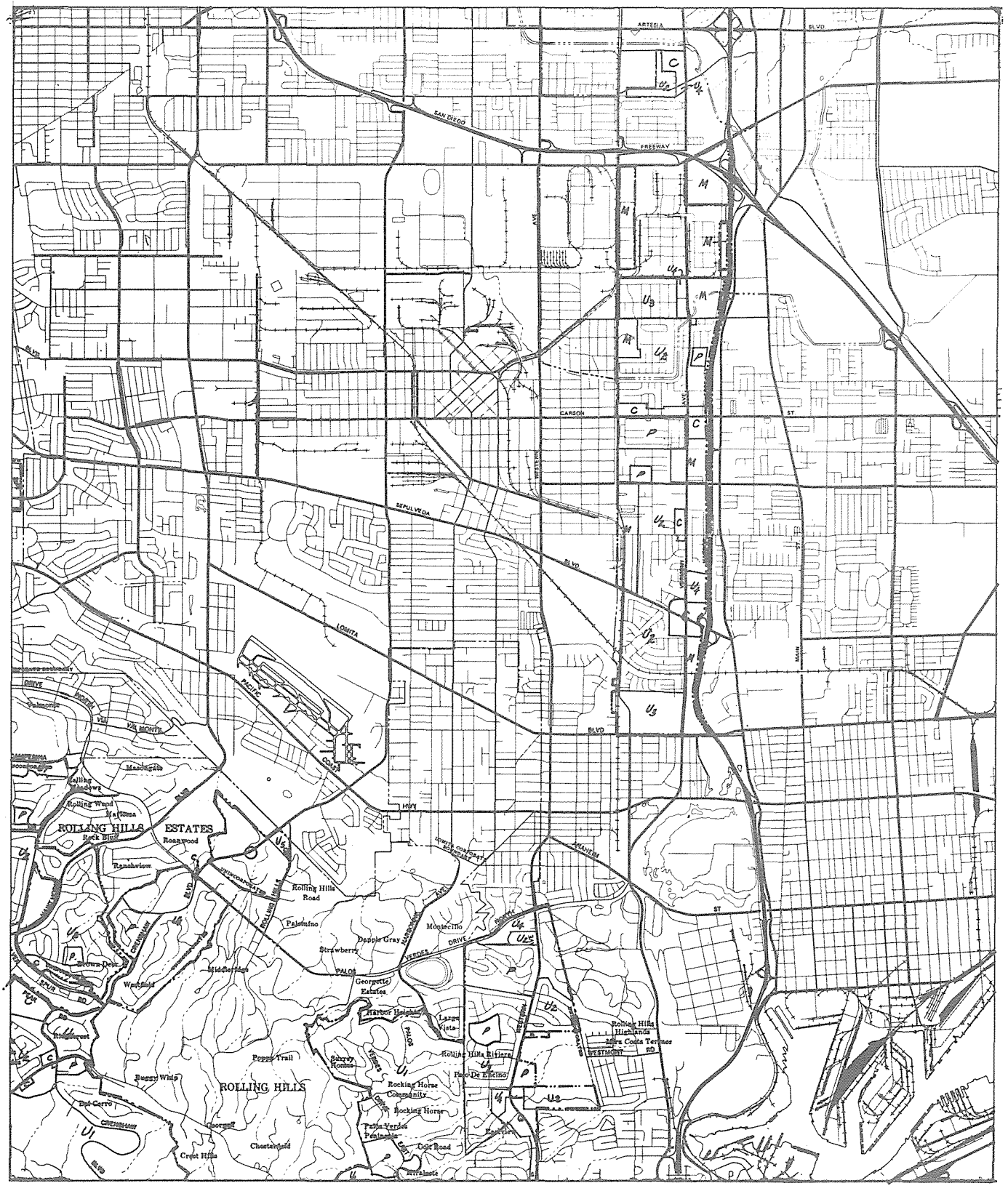
REDONDO BEACH
Map 77 of 89



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BOARD OF SUPERVISORS ADOPTION JUNE 28, 1973

REVISION	R.P.C.	B. of S.

1990 LAND USE POLICY GUIDE

UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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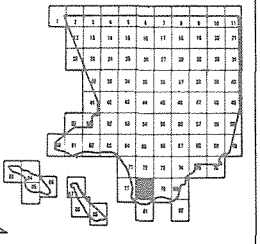

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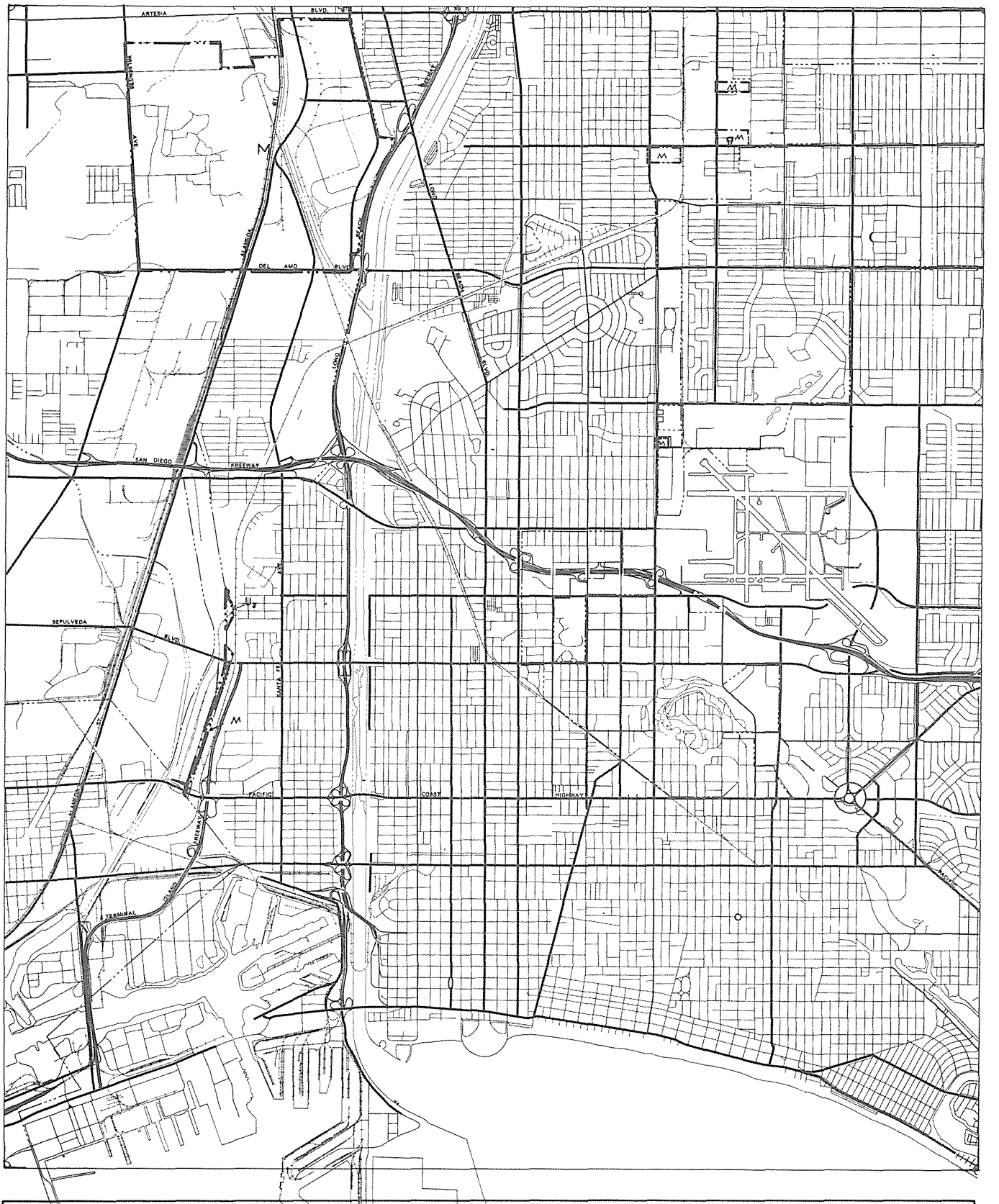
TORRANCE
Map 78 of 89



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BOARD OF SUPERVISORS ADOPTION JUNE 28, 1973

REVISION	R.P.C.	B. of S.

1990 LAND USE POLICY GUIDE

UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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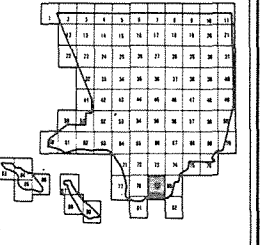

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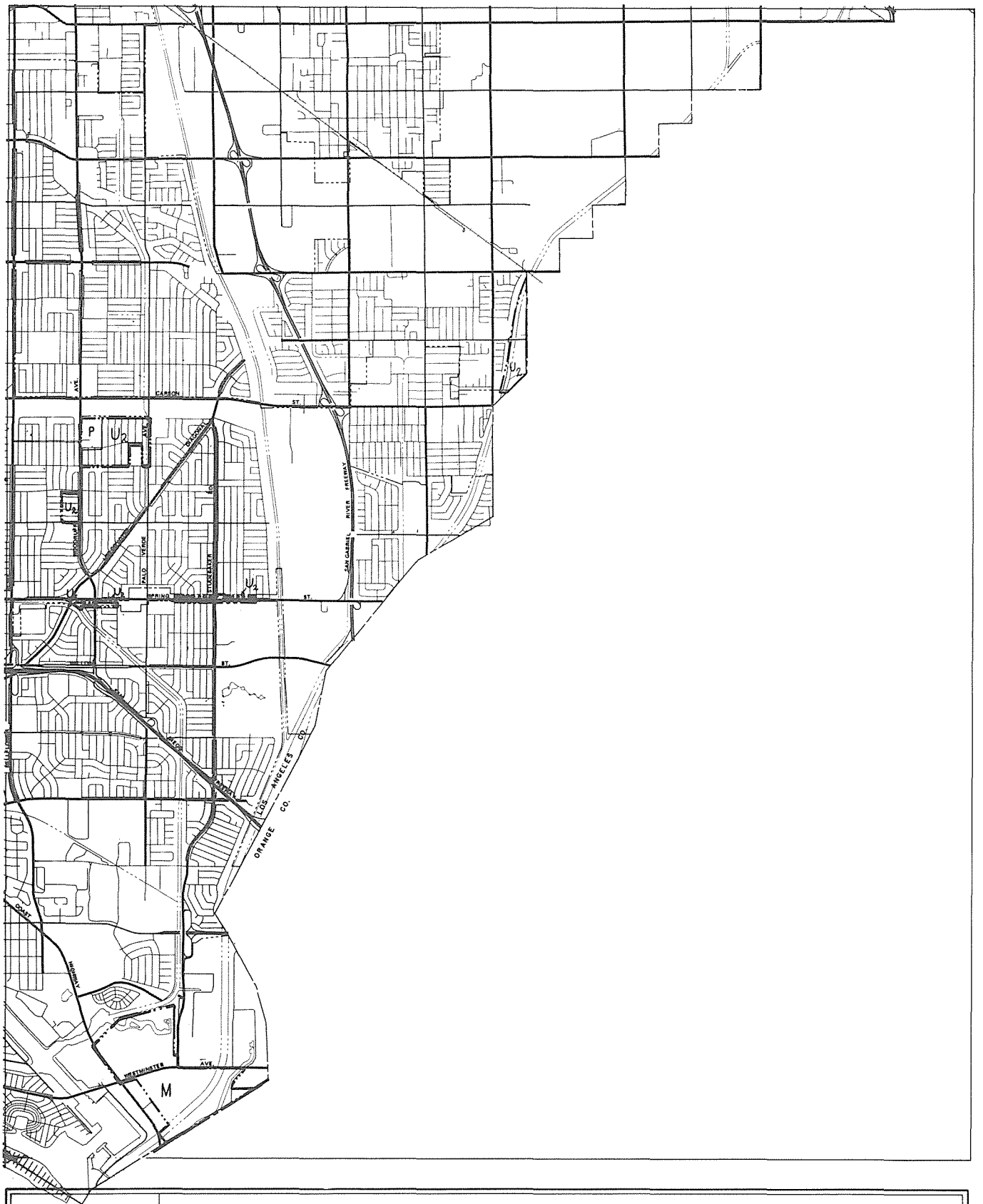
LONG BEACH
Map 79 of 89



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BOARD OF SUPERVISORS ADOPTION JUNE 28, 1973

REVISION	R.P.C.	B. of S.

1990 LAND USE POLICY GUIDE

UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

Land Use Categories

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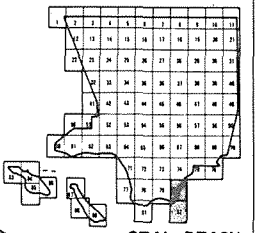

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REGIONAL PLANNING COMMISSION Base Map
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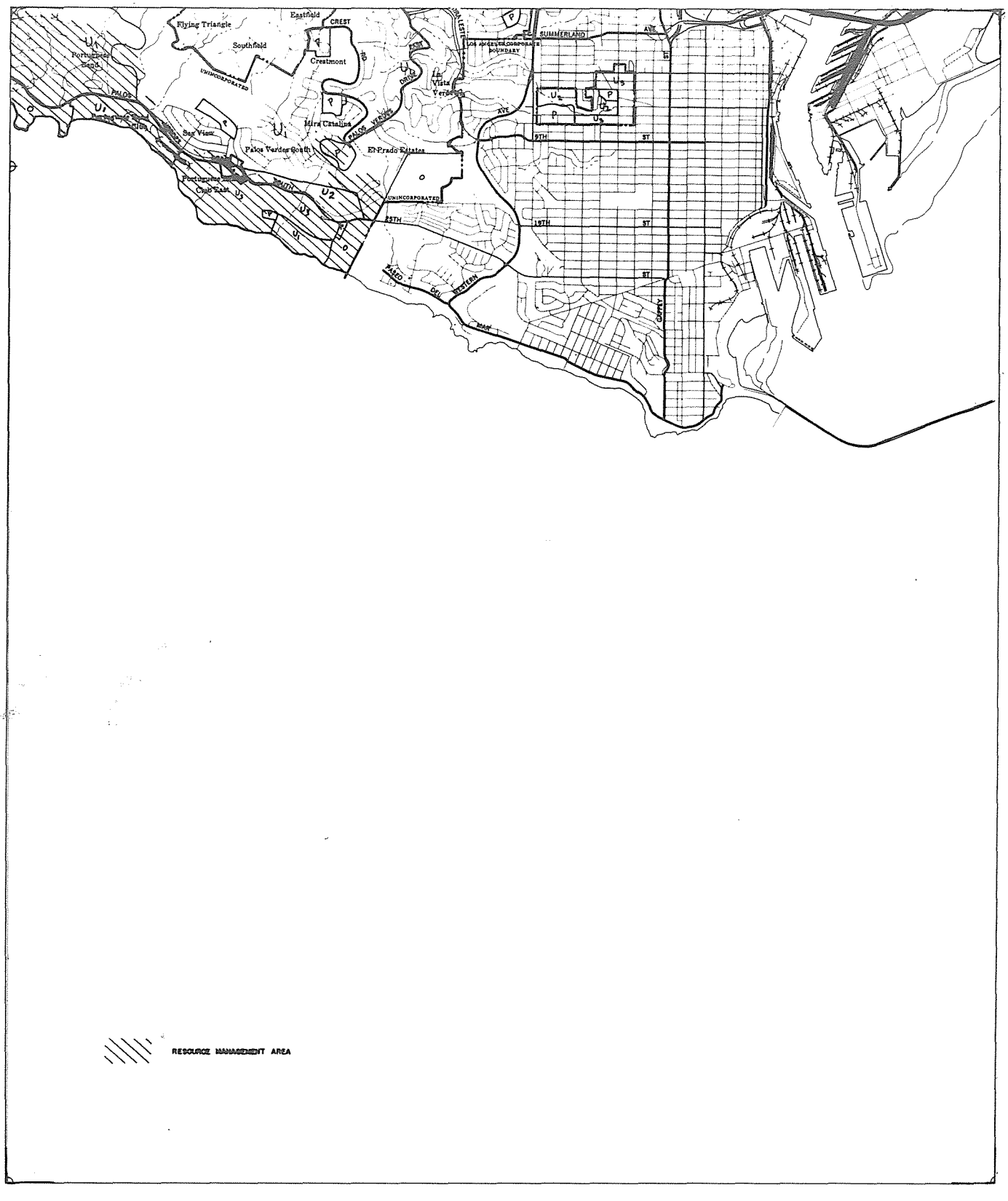
SEAL BEACH
Map 82 of 89

LOS ALAMITOS
Map 80 of 89



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BOARD OF SUPERVISORS ADOPTION JUNE 28, 1973

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UNINCORPORATED COUNTY TERRITORY

general plan of Los Angeles County, California

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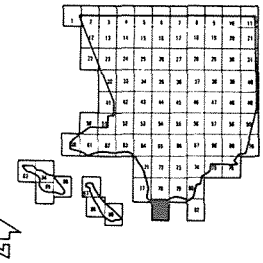

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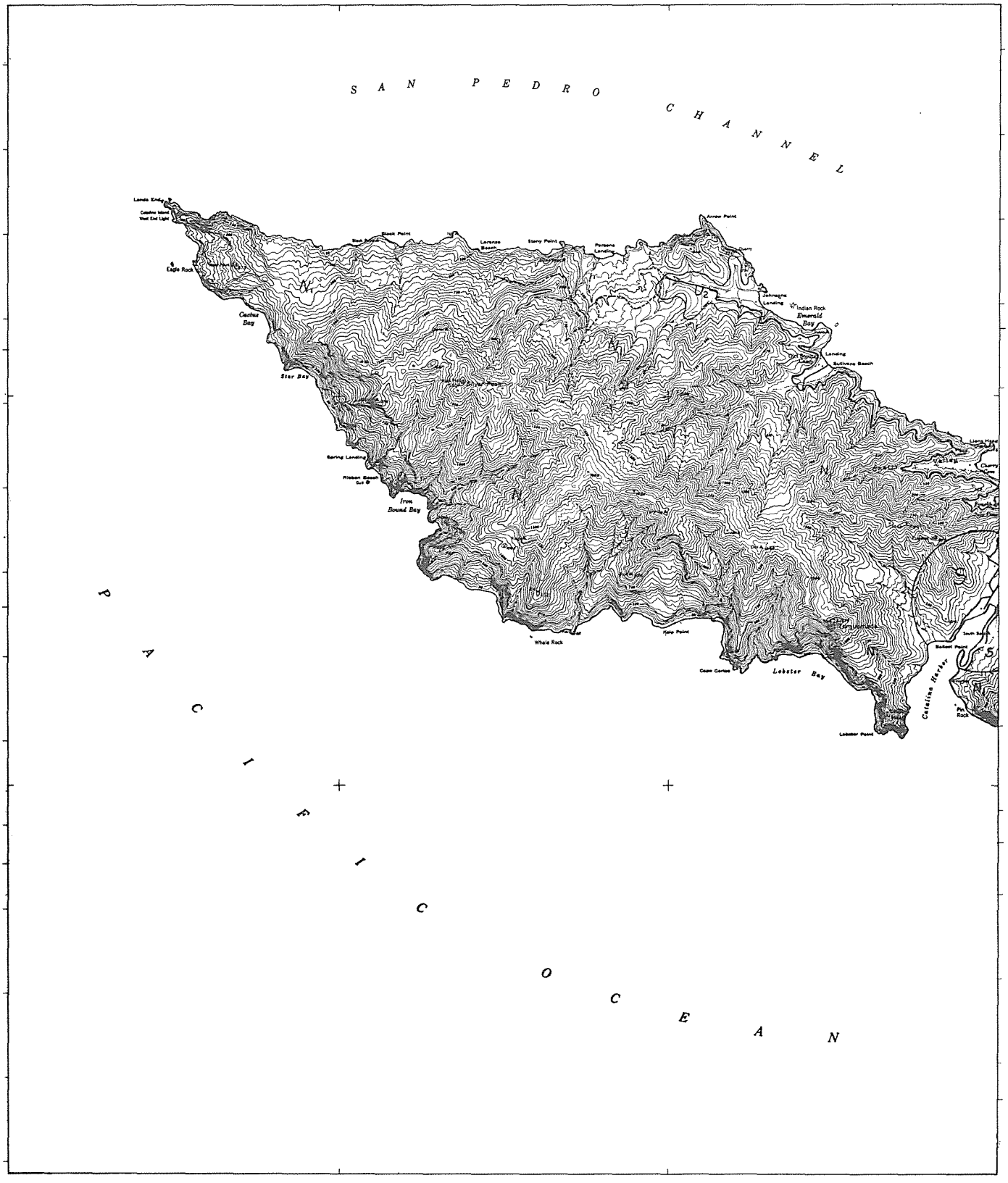
Map 81 of 89



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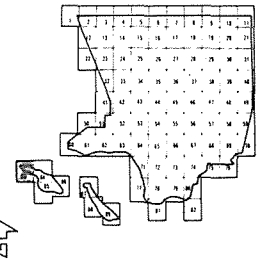
RURAL II	N_2	MEDIUM HIGH DENSITY	U_4	GENERAL INDUSTRIAL	M
		HIGH DENSITY	U_5	PUBLIC and SEMI PUBLIC	P
VERY LOW DENSITY	U_1	MAJOR COMMERCIAL	C	TRANSPORTATION FACILITIES	T
LOW DENSITY	U_2	MULTI PURPOSE CENTER	X	OPEN SPACE	O



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COUNTY OF LOS ANGELES, CALIFORNIA
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O K Christenson Director

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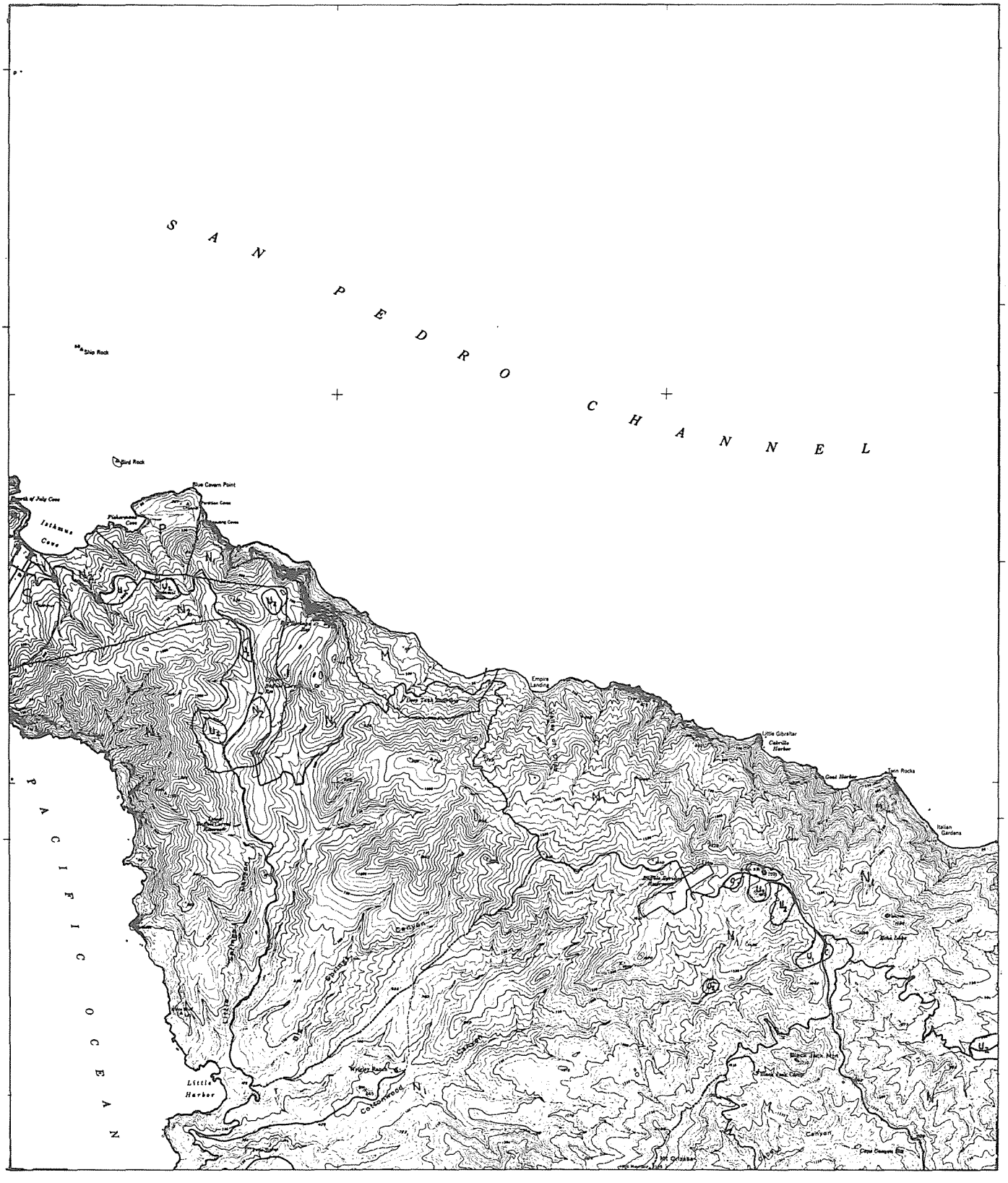
S. CATALINA W
Map 83 of 89



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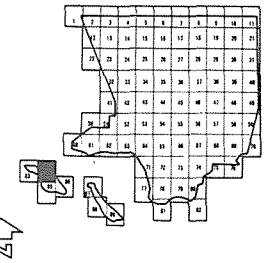

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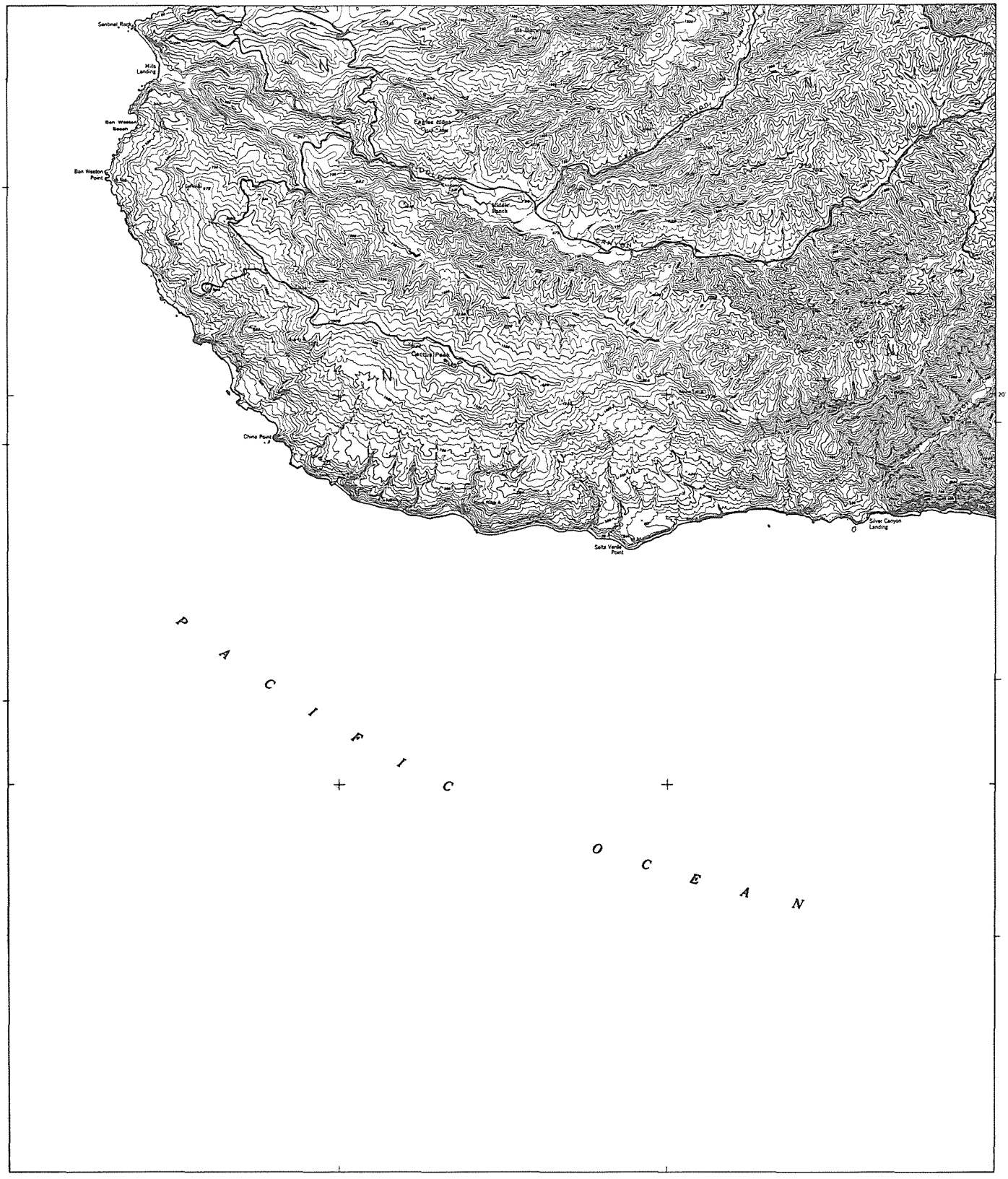
S. CATALINA N
Map 84 of 89



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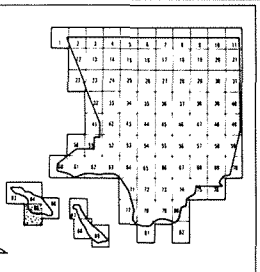

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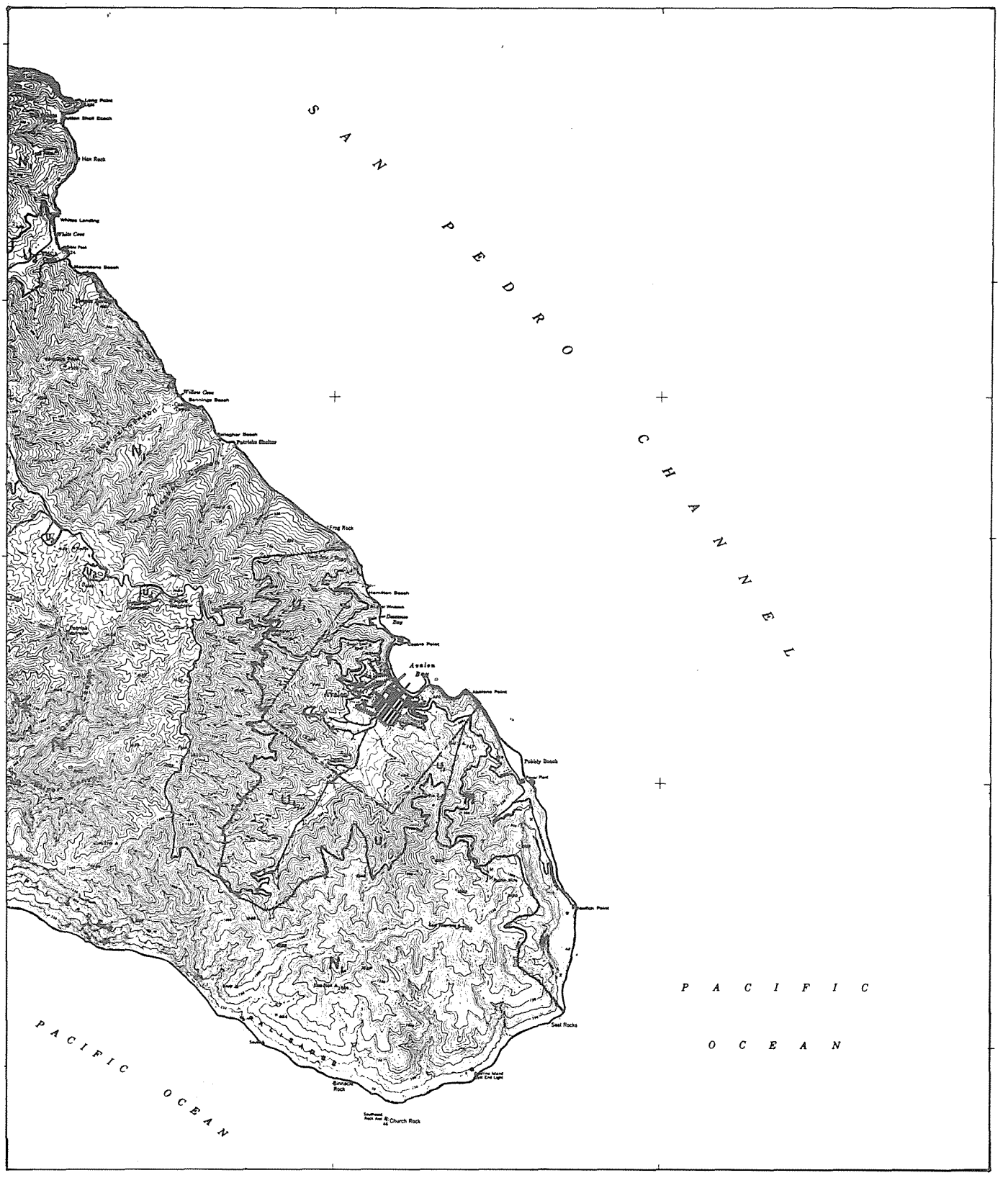
S. CATALINA S
Map 85 of 89



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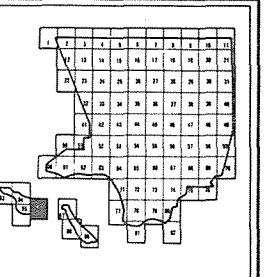

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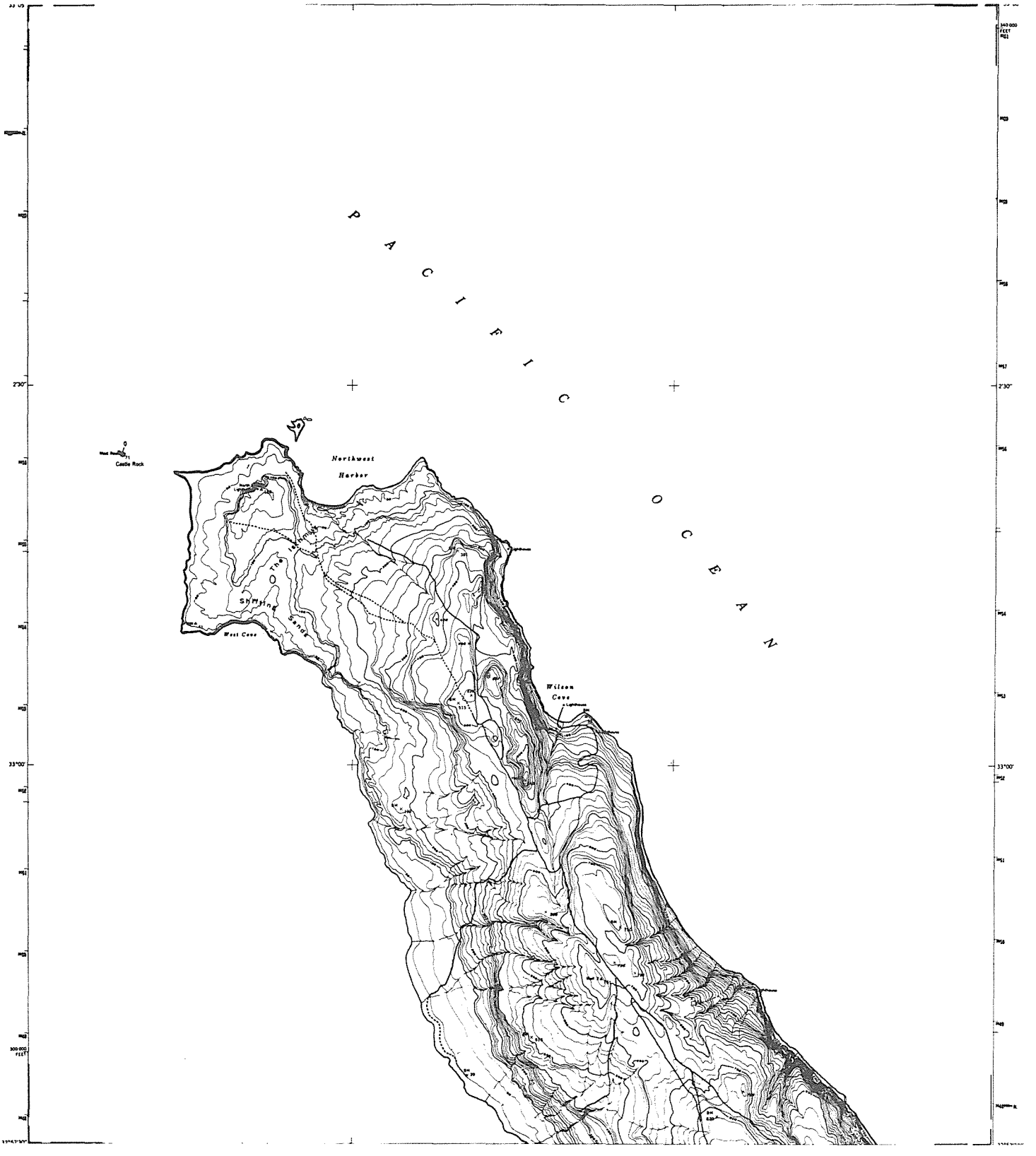
S. CATALINA E
Map 86 of 89

LUP 87



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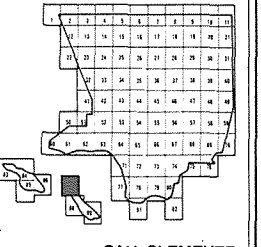

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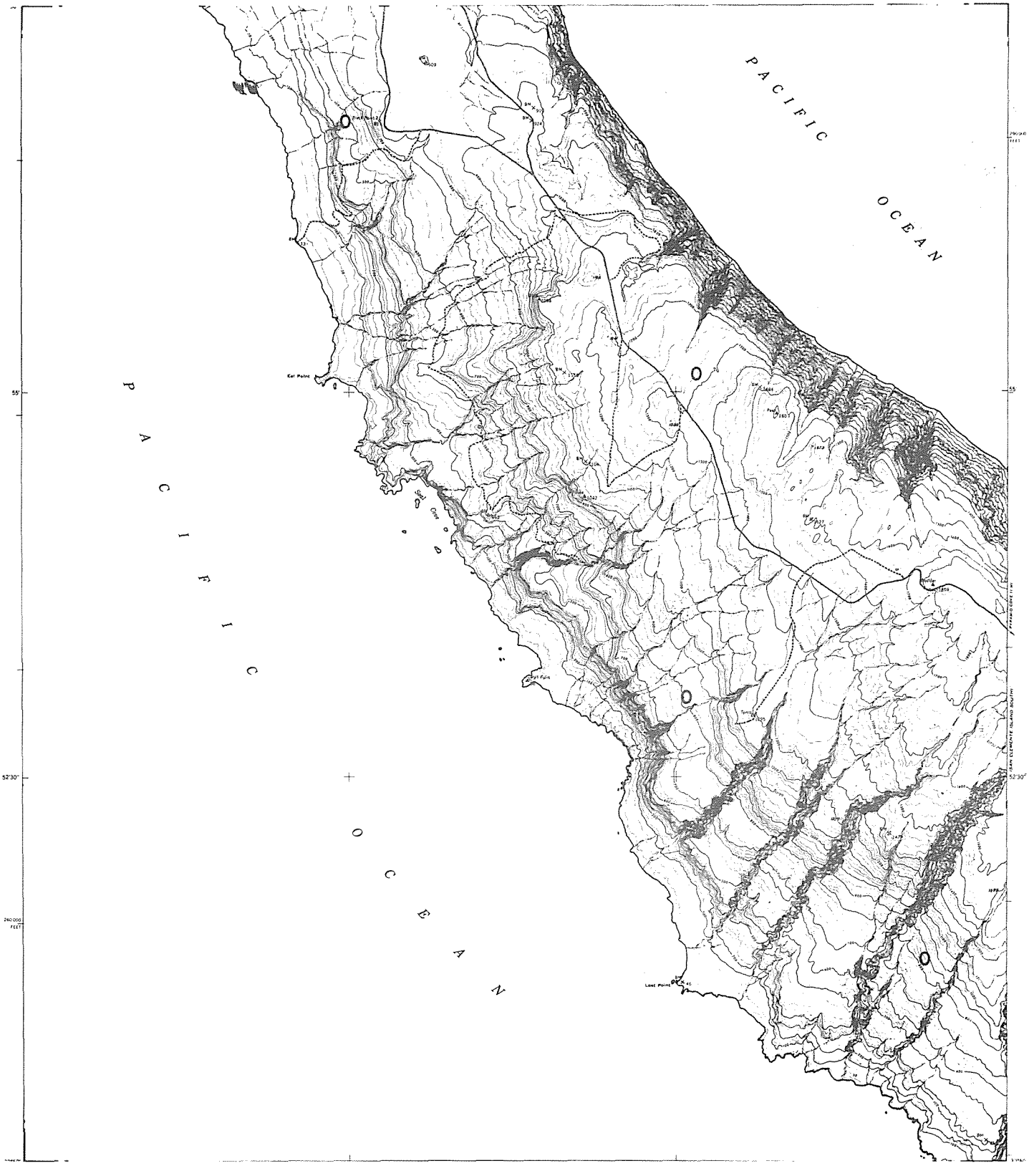
SAN CLEMENTE ISLAND NORTH
Map 87 of 89



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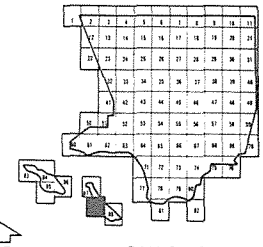

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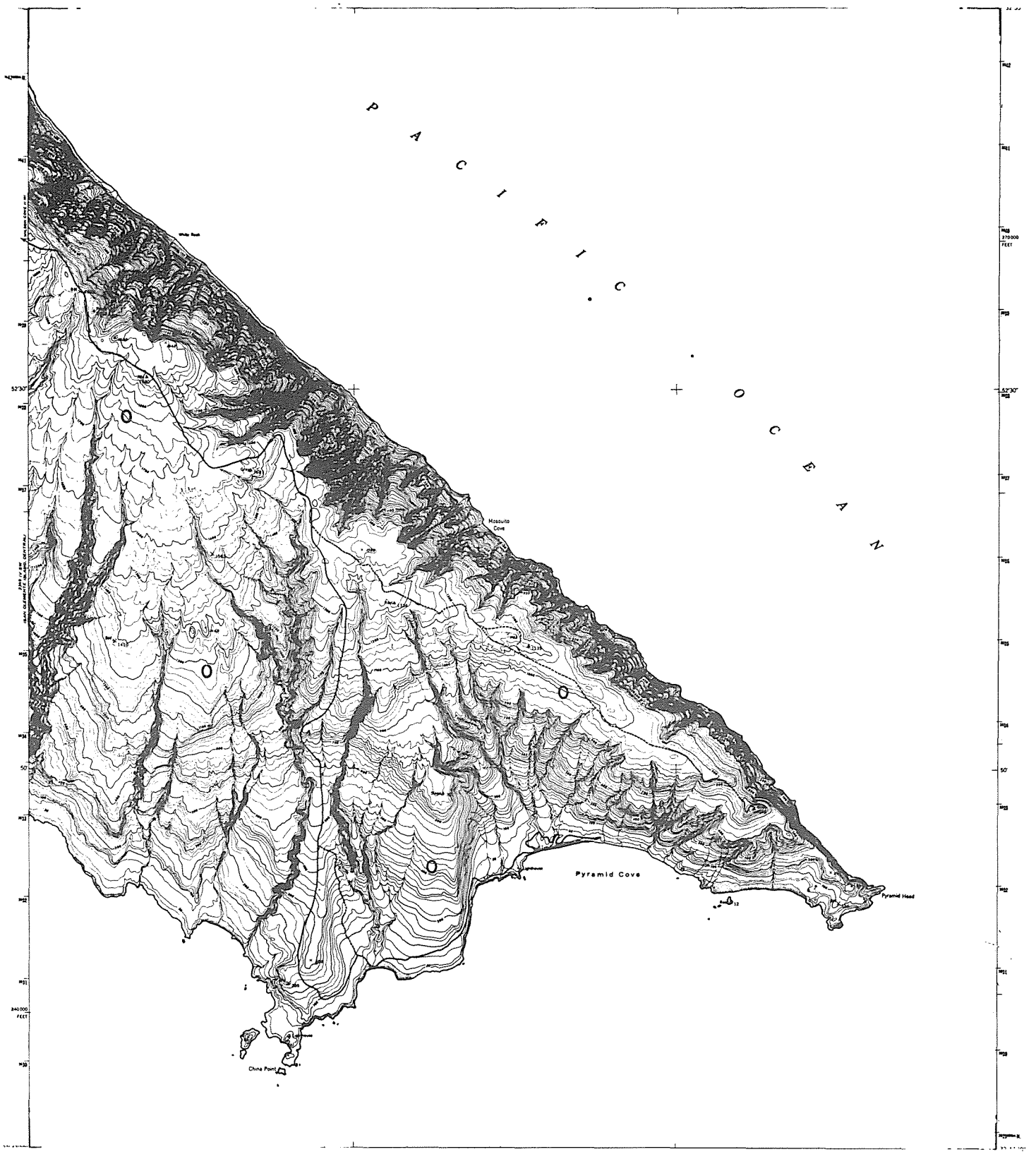
SAN CLEMENTE ISLAND CENTRAL
Map 88 of 89



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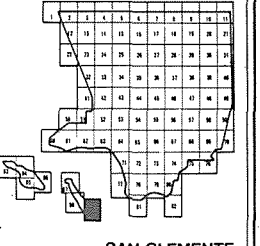

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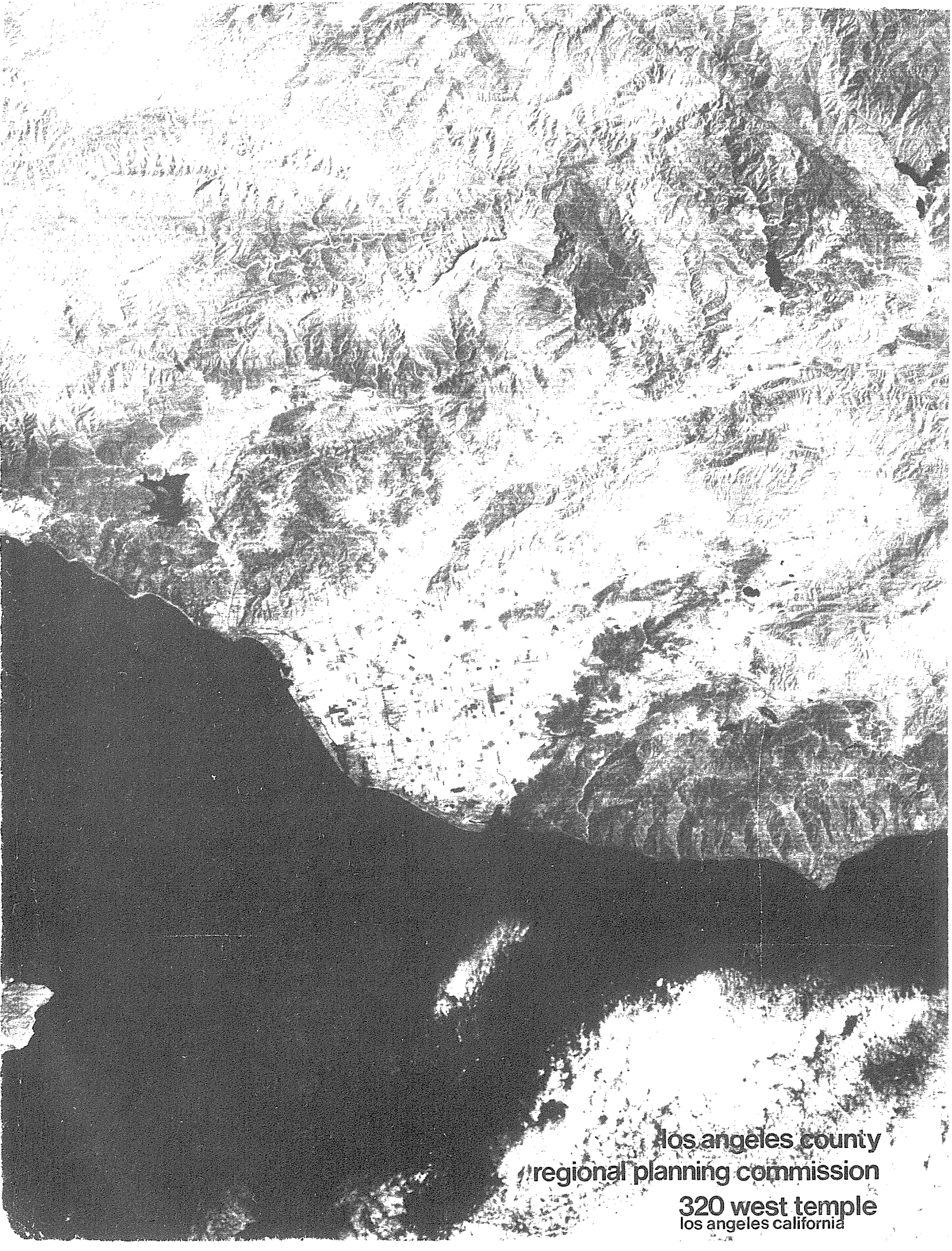
SAN CLEMENTE ISLAND SOUTH
Map 89 of 89

PREPARED BY THE STAFF OF THE REGIONAL PLANNING COMMISSION

The Regional Planning Commission wishes to acknowledge the assistance of many public and private groups and individuals in the preparation of this general plan; in particular, the Citizens Planning Council, the General Plan Policy Review Board and the Los Angeles County Association of Planning Officials.

For further information concerning the General Plan Program, contact the Regional Planning Commission, Community Relations Section, 320 West Temple Street, Los Angeles 90012, Telephone - (213) 974-6458.



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