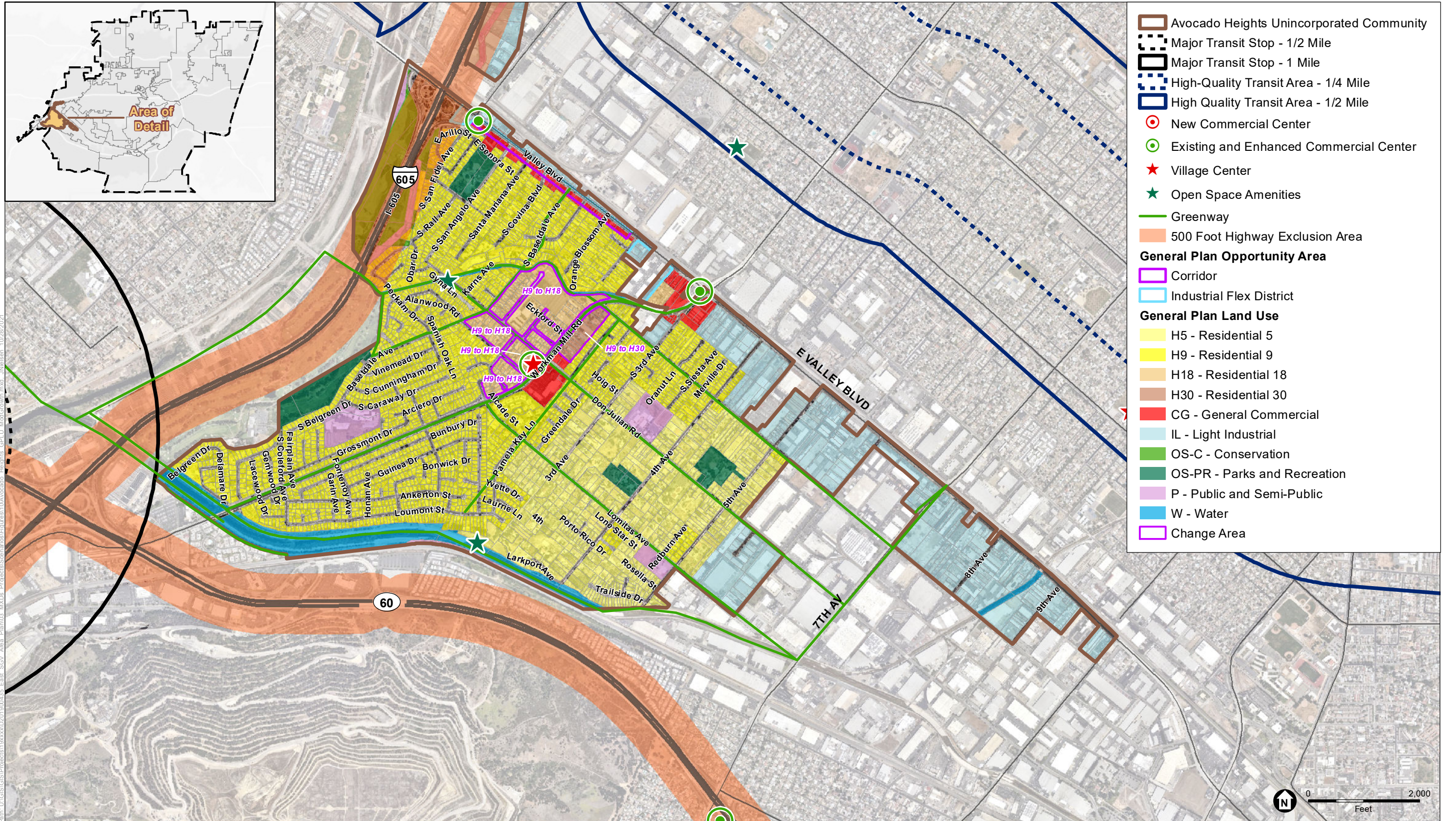


Appendix C
**ESGVAP Plan Area
Communities: Land Use and
Zoning Change Figures**



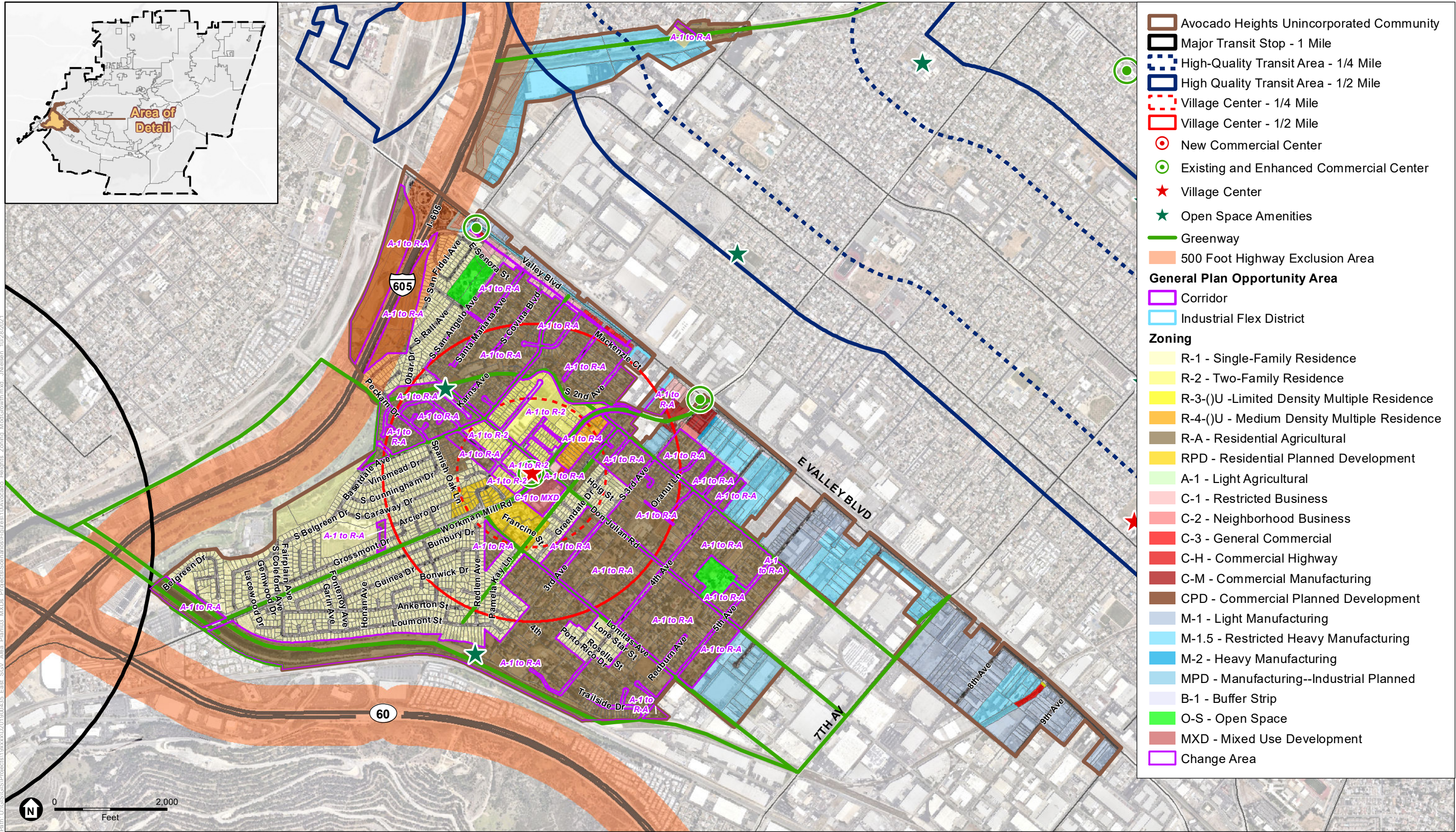


- Avocado Heights Unincorporated Community
- Major Transit Stop - 1/2 Mile
- Major Transit Stop - 1 Mile
- High-Quality Transit Area - 1/4 Mile
- High Quality Transit Area - 1/2 Mile
- New Commercial Center
- Existing and Enhanced Commercial Center
- Village Center
- Open Space Amenities
- Greenway
- 500 Foot Highway Exclusion Area
- General Plan Opportunity Area**
 - Corridor
 - Industrial Flex District
- General Plan Land Use**
 - H5 - Residential 5
 - H9 - Residential 9
 - H18 - Residential 18
 - H30 - Residential 30
 - CG - General Commercial
 - IL - Light Industrial
 - OS-C - Conservation
 - OS-PR - Parks and Recreation
 - P - Public and Semi-Public
 - W - Water
 - Change Area

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SOURCE: ESRI; Los Angeles County GIS; ESA, 2021.





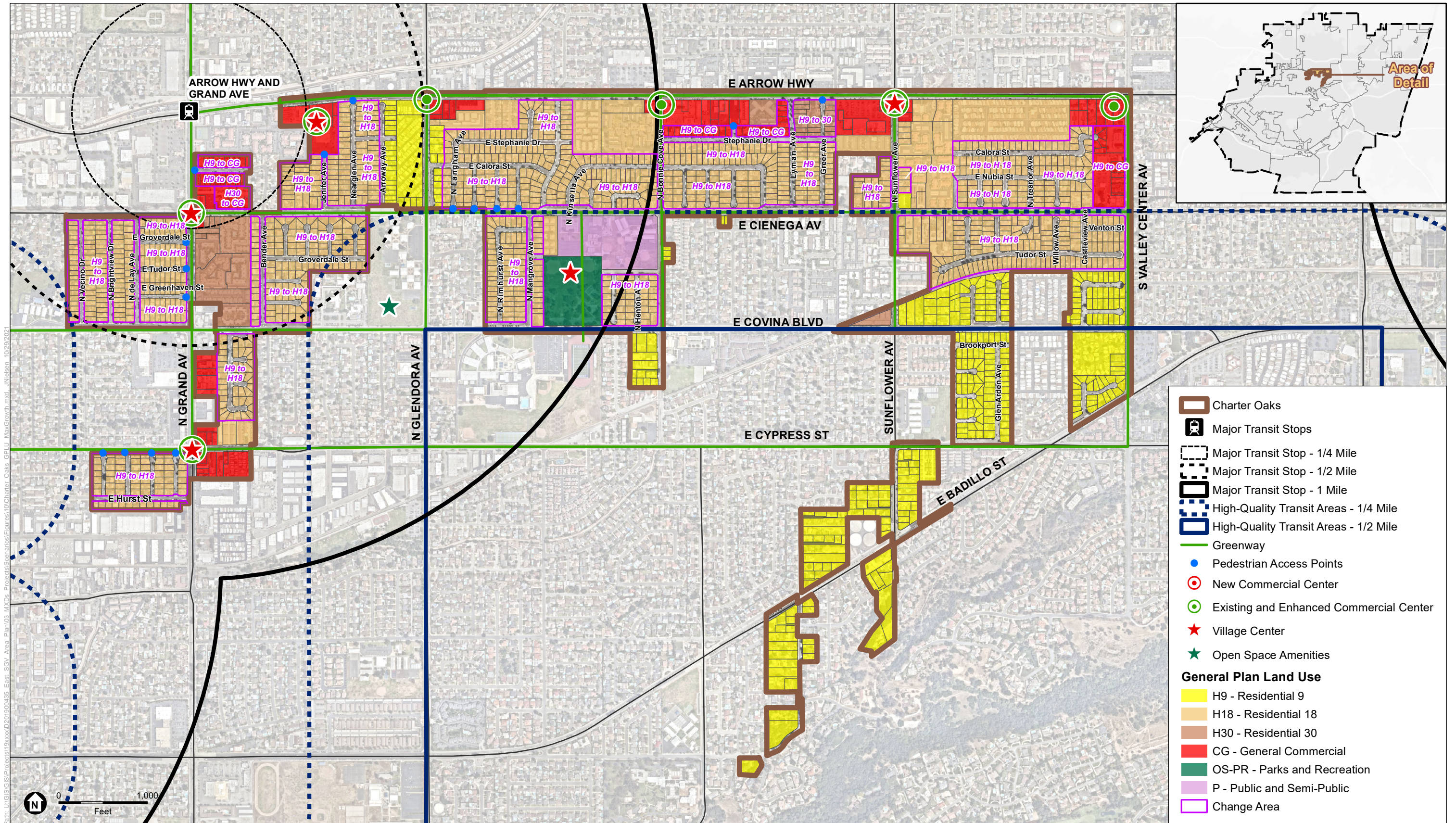
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SOURCE: ESRI; Los Angeles County GIS; ESA, 2021.

East San Gabriel Valley Area Plan

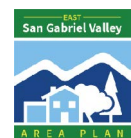


Avocado Heights
Zoning Map

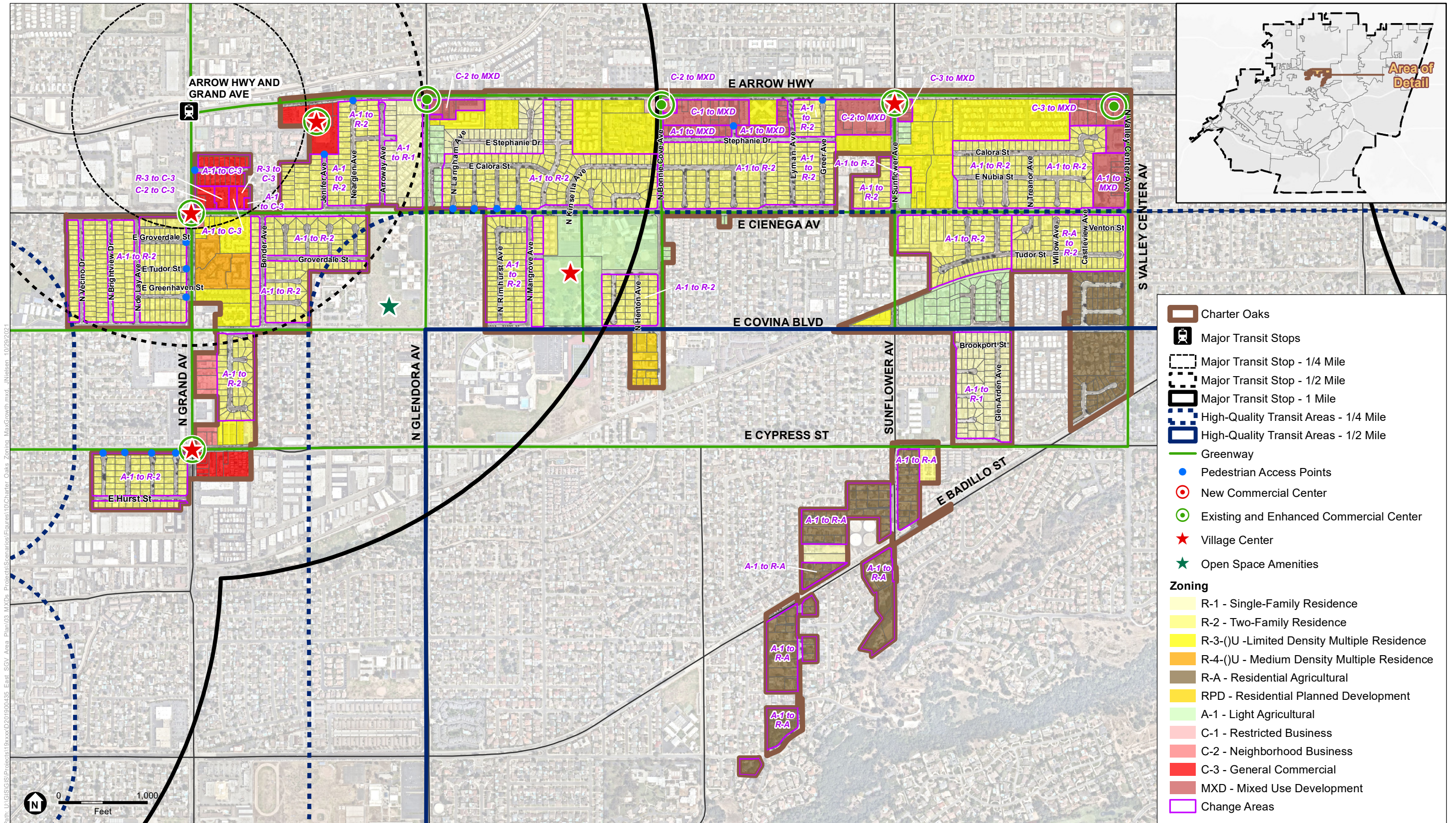


SOURCE: ESRI; Los Angeles County GIS; Nearmap; ESA, 2021.

East San Gabriel Valley Area Plan

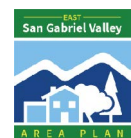


Charter Oaks
Land Use Map



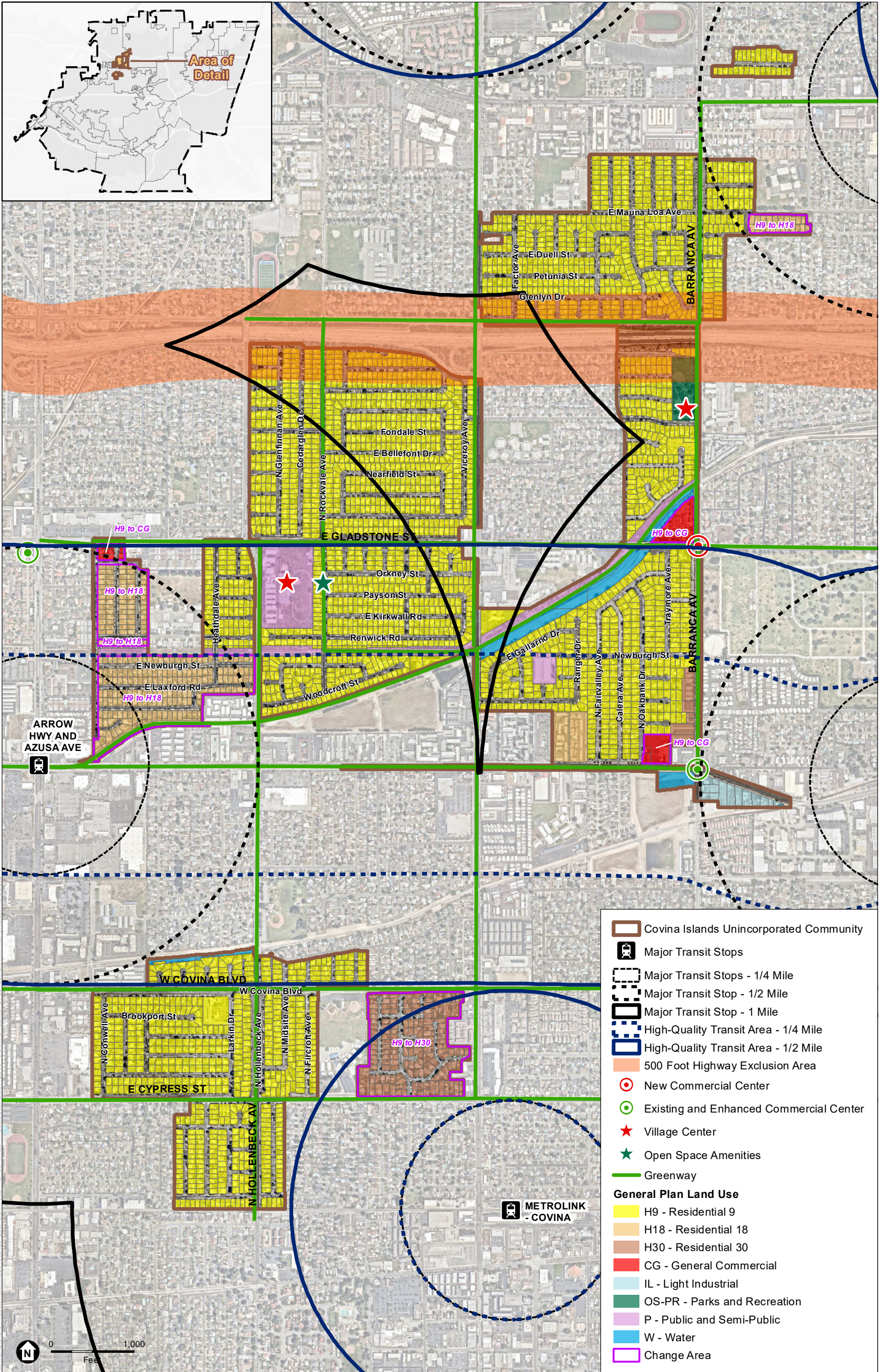
SOURCE: ESRI; Los Angeles County GIS; Nearmap; ESA, 2021.

East San Gabriel Valley Area Plan



Charter Oaks
Zoning Map

- Charter Oaks
 - Major Transit Stops
 - Major Transit Stop - 1/4 Mile
 - Major Transit Stop - 1/2 Mile
 - Major Transit Stop - 1 Mile
 - High-Quality Transit Areas - 1/4 Mile
 - High-Quality Transit Areas - 1/2 Mile
 - Greenway
 - Pedestrian Access Points
 - New Commercial Center
 - Existing and Enhanced Commercial Center
 - Village Center
 - Open Space Amenities
- Zoning**
- R-1 - Single-Family Residence
 - R-2 - Two-Family Residence
 - R-3-(U) - Limited Density Multiple Residence
 - R-4-(U) - Medium Density Multiple Residence
 - R-A - Residential Agricultural
 - RPD - Residential Planned Development
 - A-1 - Light Agricultural
 - C-1 - Restricted Business
 - C-2 - Neighborhood Business
 - C-3 - General Commercial
 - MXD - Mixed Use Development
 - Change Areas

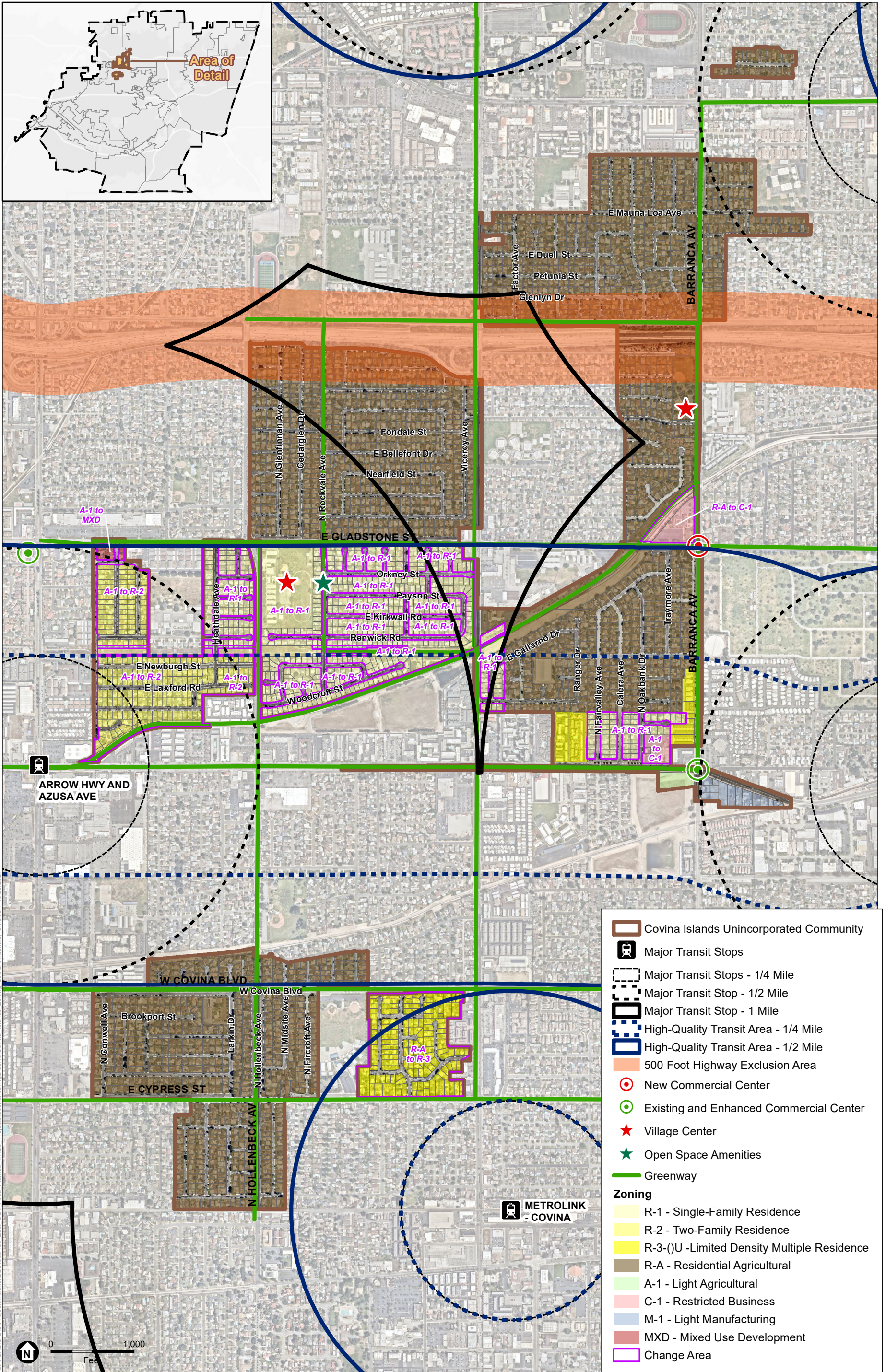


SOURCE: ESRI; Los Angeles County GIS; ESA, 2021.

East San Gabriel Valley Area Plan

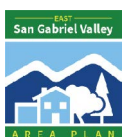


Covina Islands Land Use Map

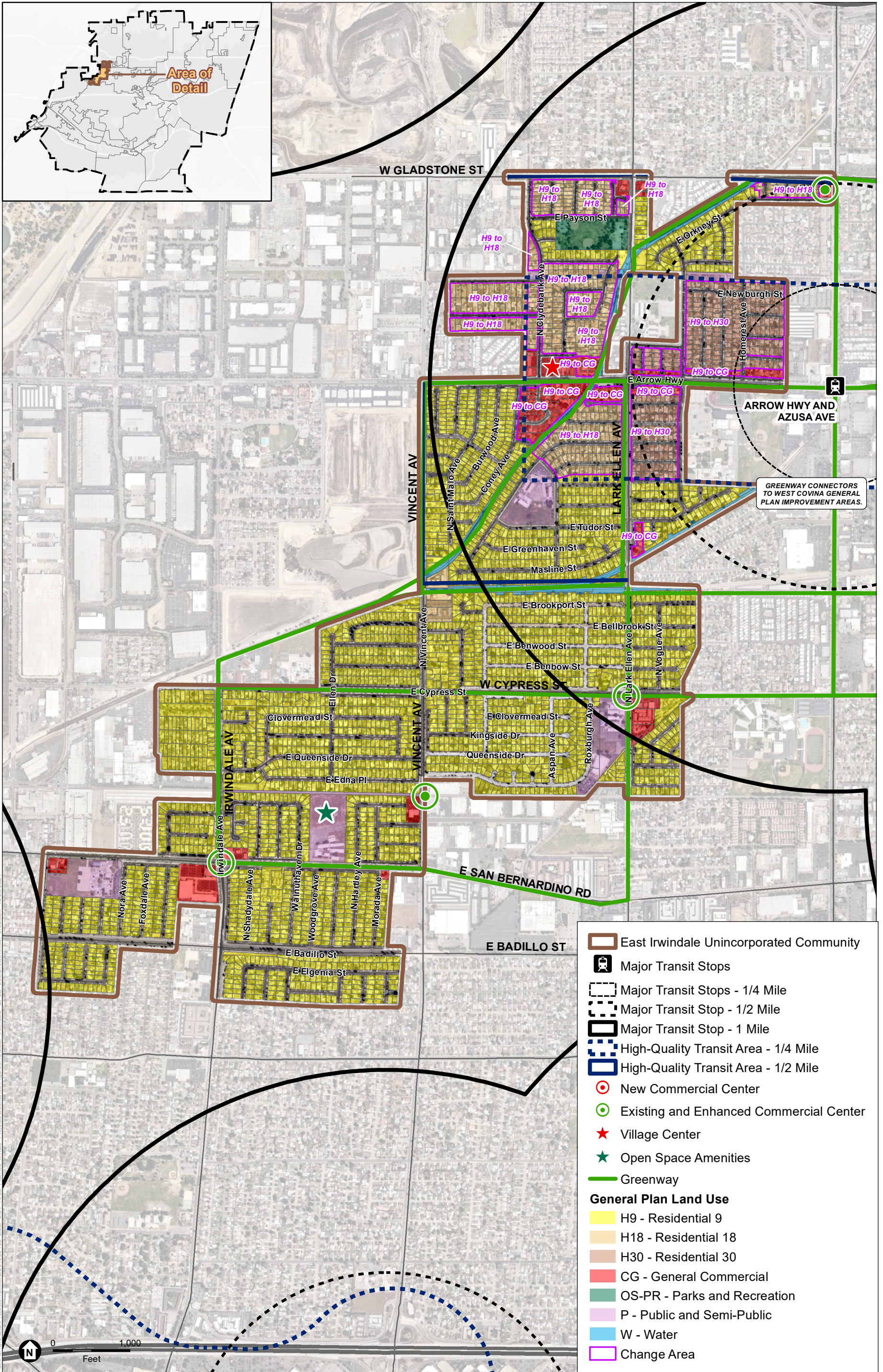


SOURCE: ESRI; Los Angeles County GIS; ESA, 2021.

East San Gabriel Valley Area Plan



Covina Islands
Zoning Map



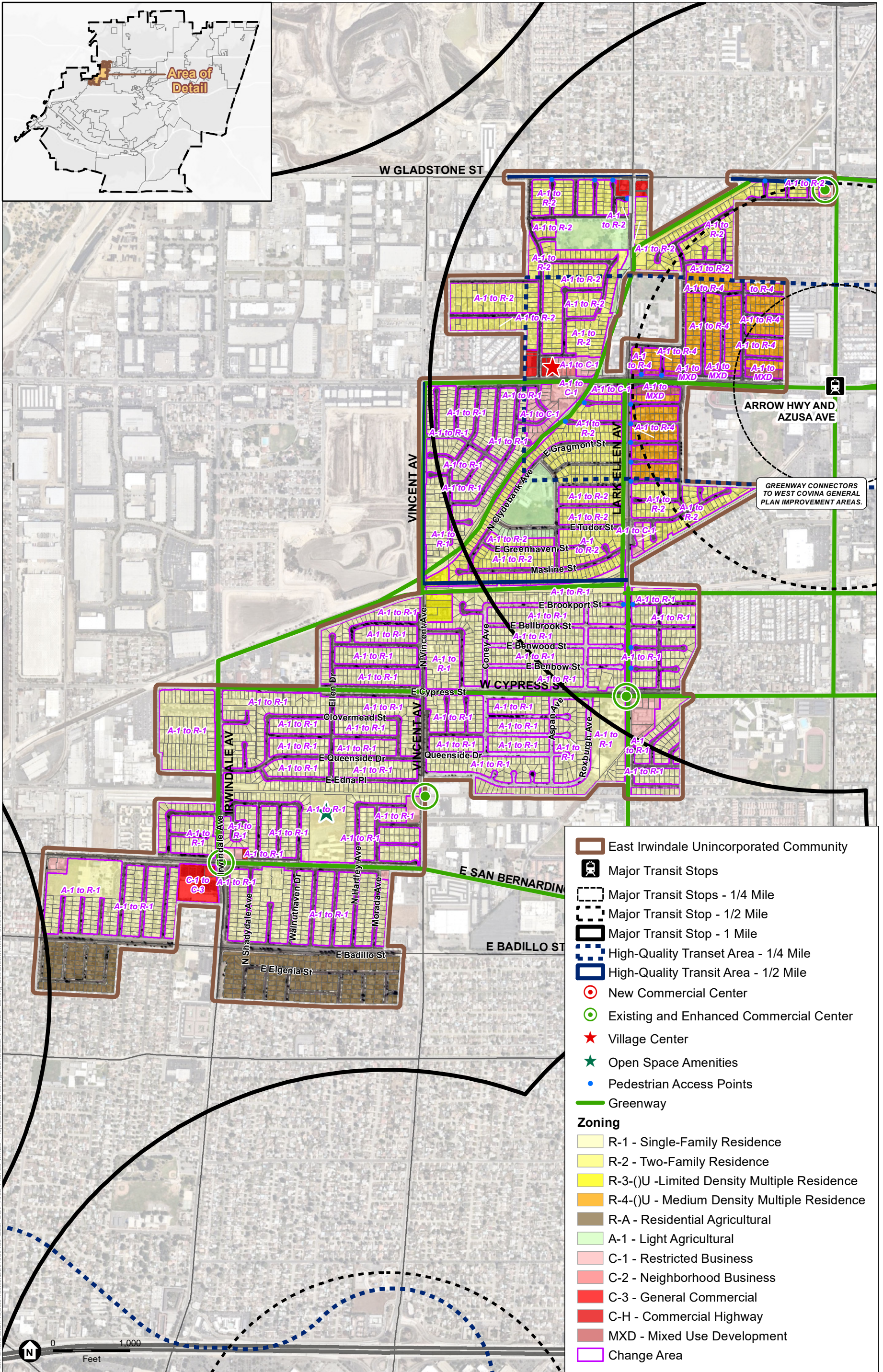
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SOURCE: ESRI; Los Angeles County GIS; Nearmap; ESA, 2021.

East San Gabriel Valley Area Plan



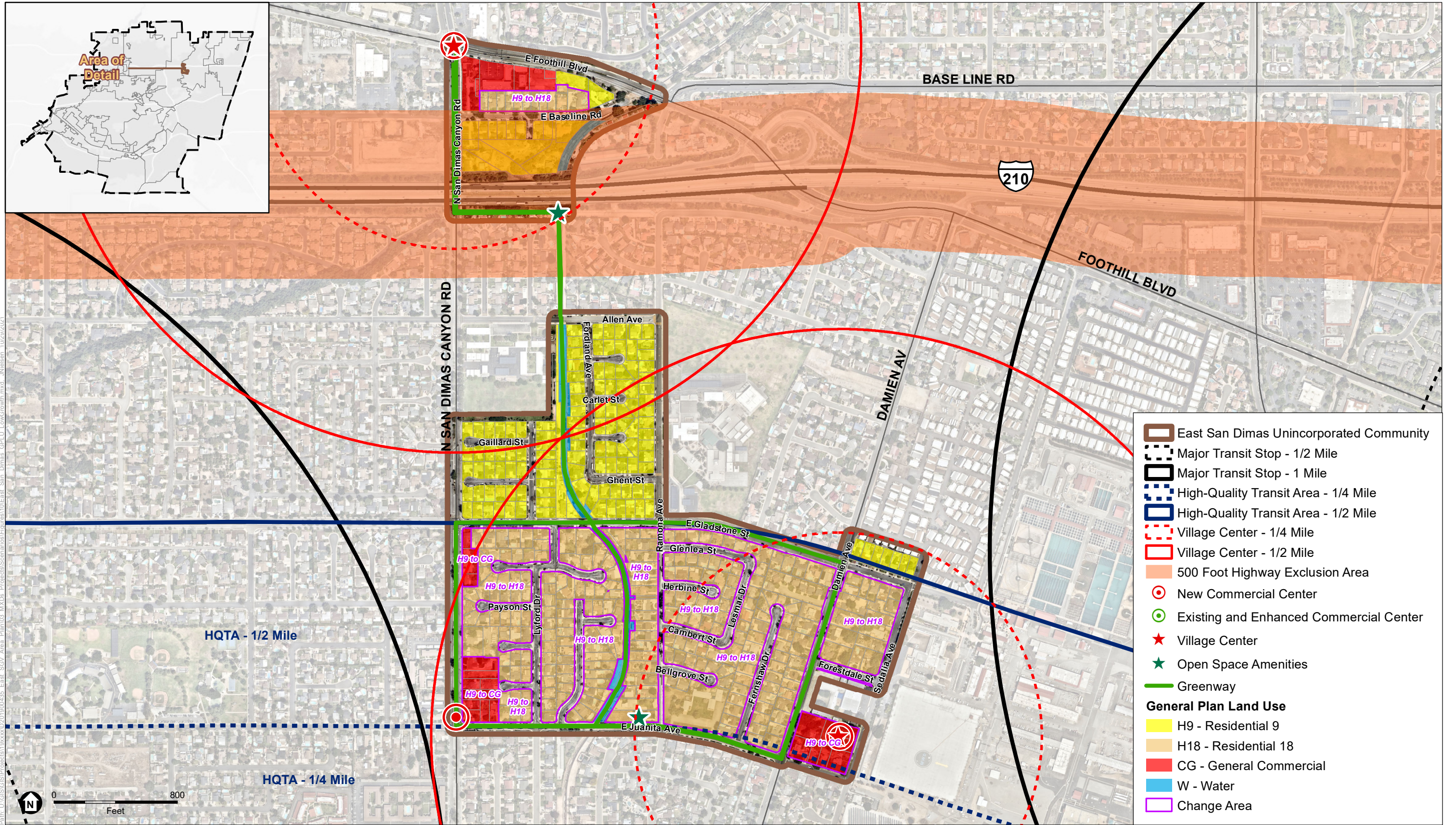
East Irwindale
Land Use Map



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SOURCE: ESRI; Los Angeles County GIS; Nearmap; ESA, 2021.





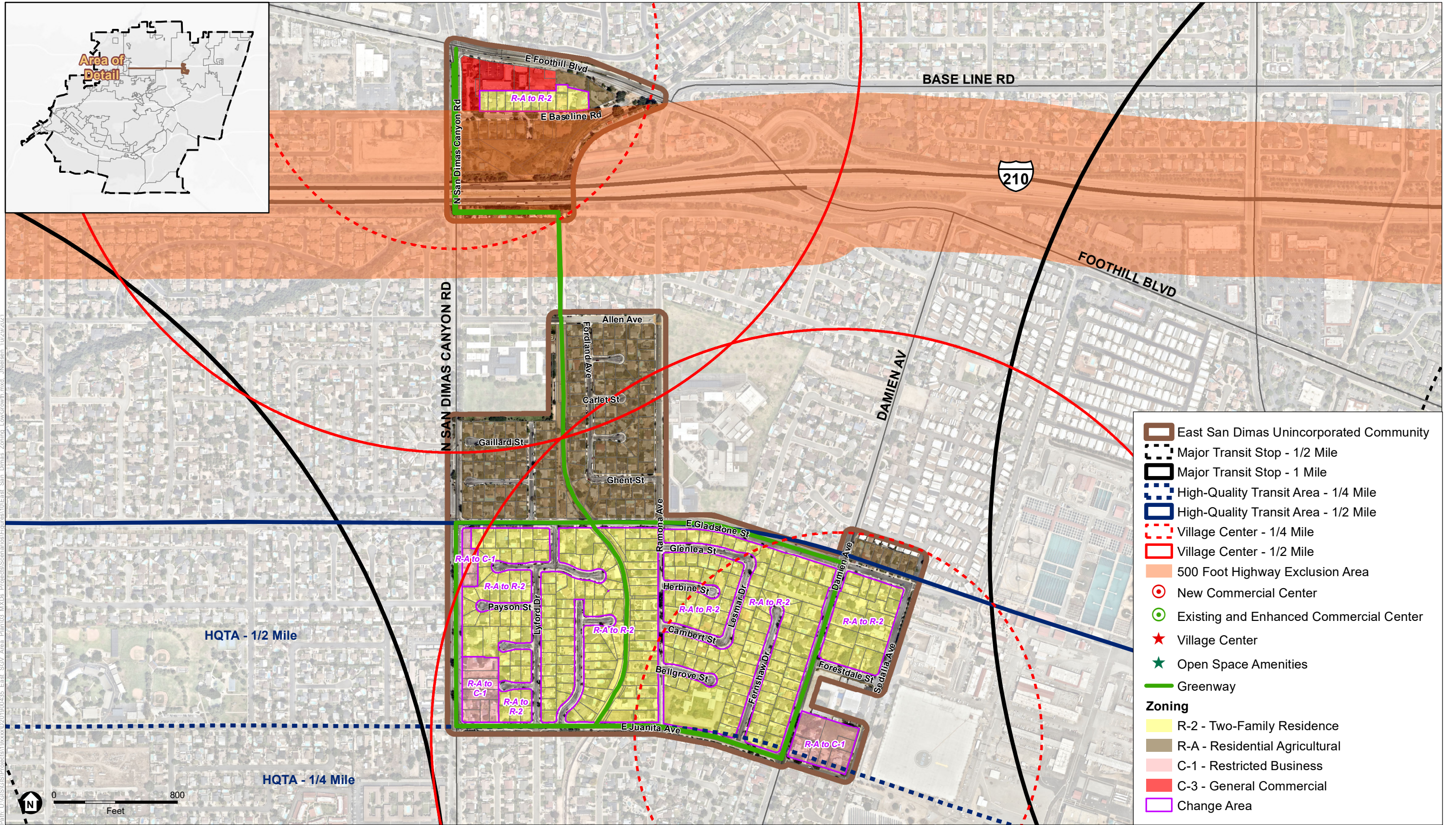
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SOURCE: ESRI; Los Angeles County GIS; Nearmap; ESA, 2021.

East San Gabriel Valley Area Plan



East San Dimas
Land Use Map



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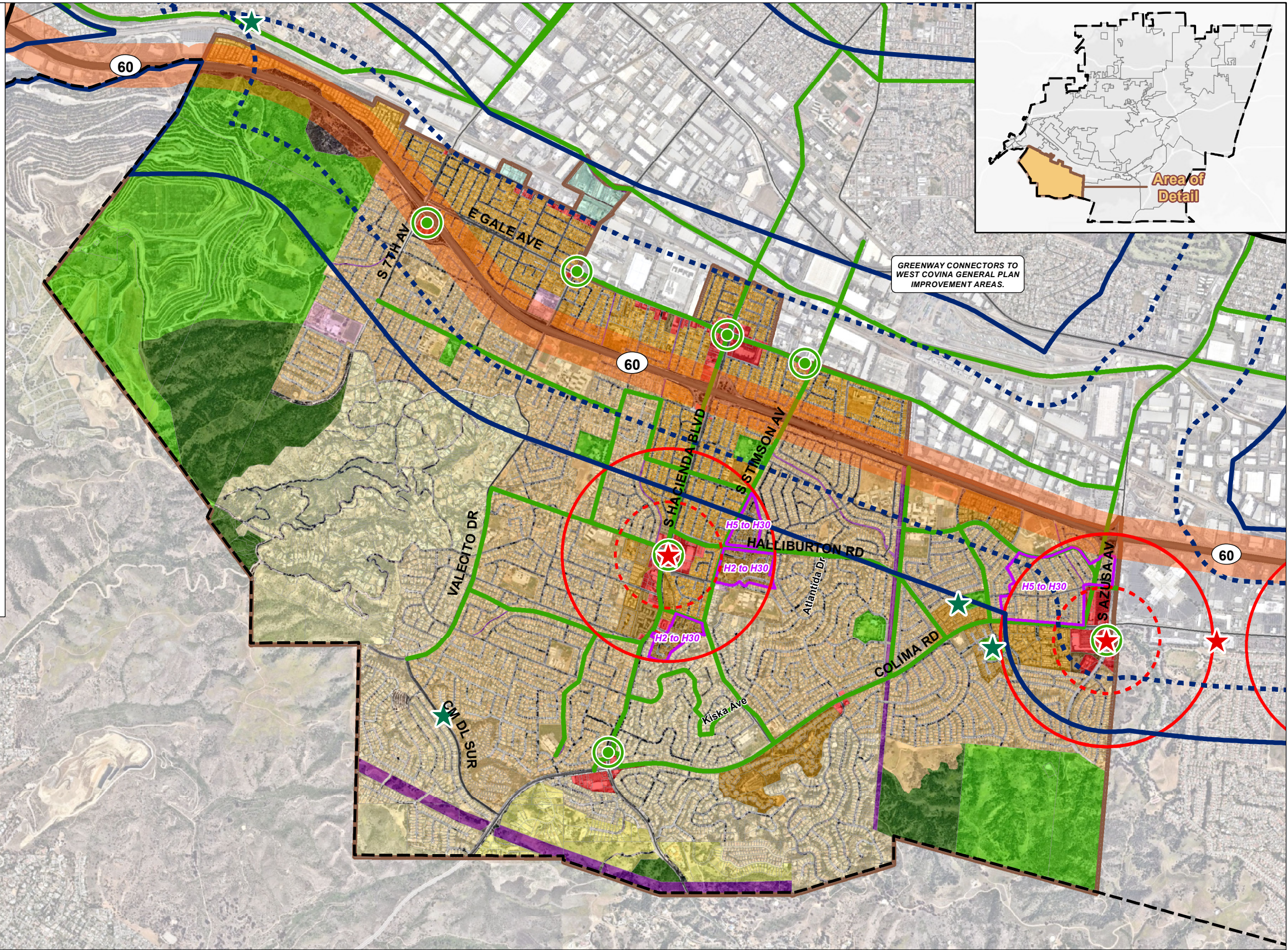
SOURCE: ESRI; Los Angeles County GIS; Nearmap; ESA, 2021.

East San Gabriel Valley Area Plan



East San Dimas
Zoning Map

- Planning Area
- Hacienda Heights Unincorporated Community
- High-Quality Transit Area - 1/4 Mile
- High-Quality Transit Area - 1/2 Mile
- Village Center - 1/4 Mile
- Village Center - 1/2 Mile
- 500 Foot Highway Exclusion Area
- New Commercial Center
- Existing and Enhanced Commercial Center
- Village Center
- Open Space Amenities
- Greenway
- General Plan Land Use**
- RL10 - Rural Lands 10 (1du/10ac)
- RL2 - Rural Lands 2 (1du/2ac)
- H2 - Residential 2 (0-2 du/ac)
- H5 - Residential 5 (0-5 du/ac)
- H9 - Residential 9 (0-9 du/ac)
- H18 - Residential 18 (9-18 du/ac)
- H30 - Residential 30 (18-30 du/ac)
- H50 - Residential 50 (30-50 du/ac)
- CG - General Commercial
- P-CS - Public and Semi-Public Community Serving
- P-UF - Public and Semi-Public Utilities and Facilities
- P-TF - Public and Semi-Public - Transportation Facilities
- IL - Light Industrial
- OS-PR - Open Space Parks and Recreation
- OS-C - Open Space Conservation
- Change Area



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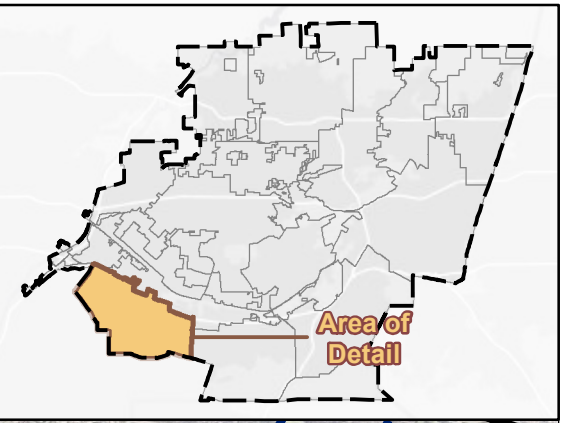
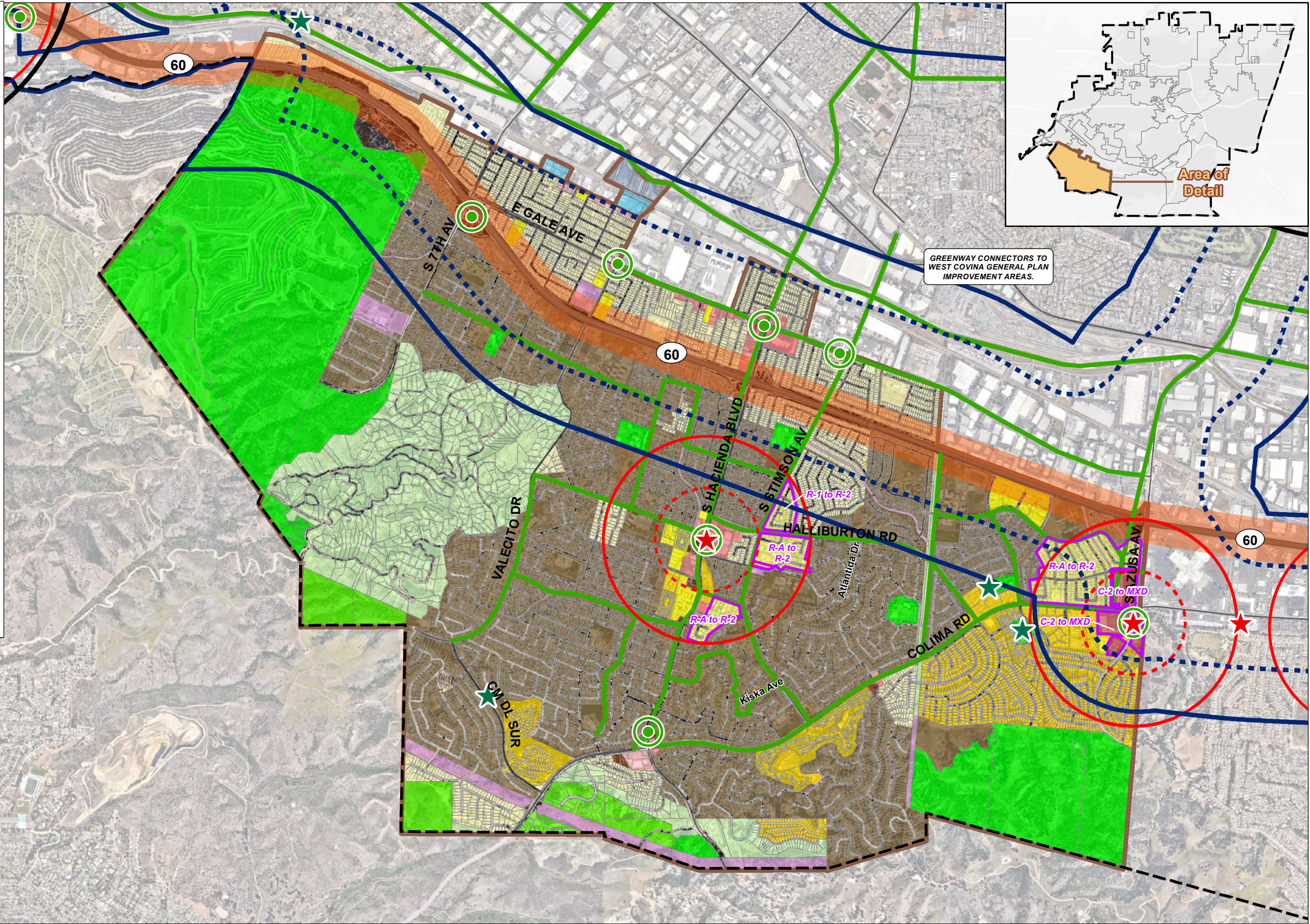
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East San Gabriel Valley Area Plan



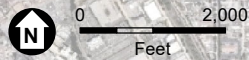
Hacienda Heights
Land Use Map

- Planning Area
- Hacienda Heights Unincorporated Community
- High-Quality Transit Area - 1/4 Mile
- High-Quality Transit Area - 1/2 Mile
- Village Center - 1/4 Mile
- Village Center - 1/2 Mile
- 500 Foot Highway Exclusion Area
- New Commercial Center
- Existing and Enhanced Commercial Center
- Village Center
- Open Space Amenities
- Greenway
- Zoning**
- R-1 - Single-Family Residence
- R-2 - Two-Family Residence
- R-3-(U) - Limited Density Multiple Residence
- R-A - Residential Agricultural
- RPD - Residential Planned Development
- A-1 - Light Agricultural
- A-2 - Heavy Agricultural
- C-1 - Restricted Business
- C-2 - Neighborhood Business
- C-3 - General Commercial
- CPD - Commercial Planned Development
- M-1 - Light Manufacturing
- M-1.5 - Restricted Heavy Manufacturing
- B-1 - Buffer Strip
- IT - Institutional
- O-S - Open Space
- MXD - Mixed Use Development
- Change Area



GREENWAY CONNECTORS TO WEST COVINA GENERAL PLAN IMPROVEMENT AREAS.

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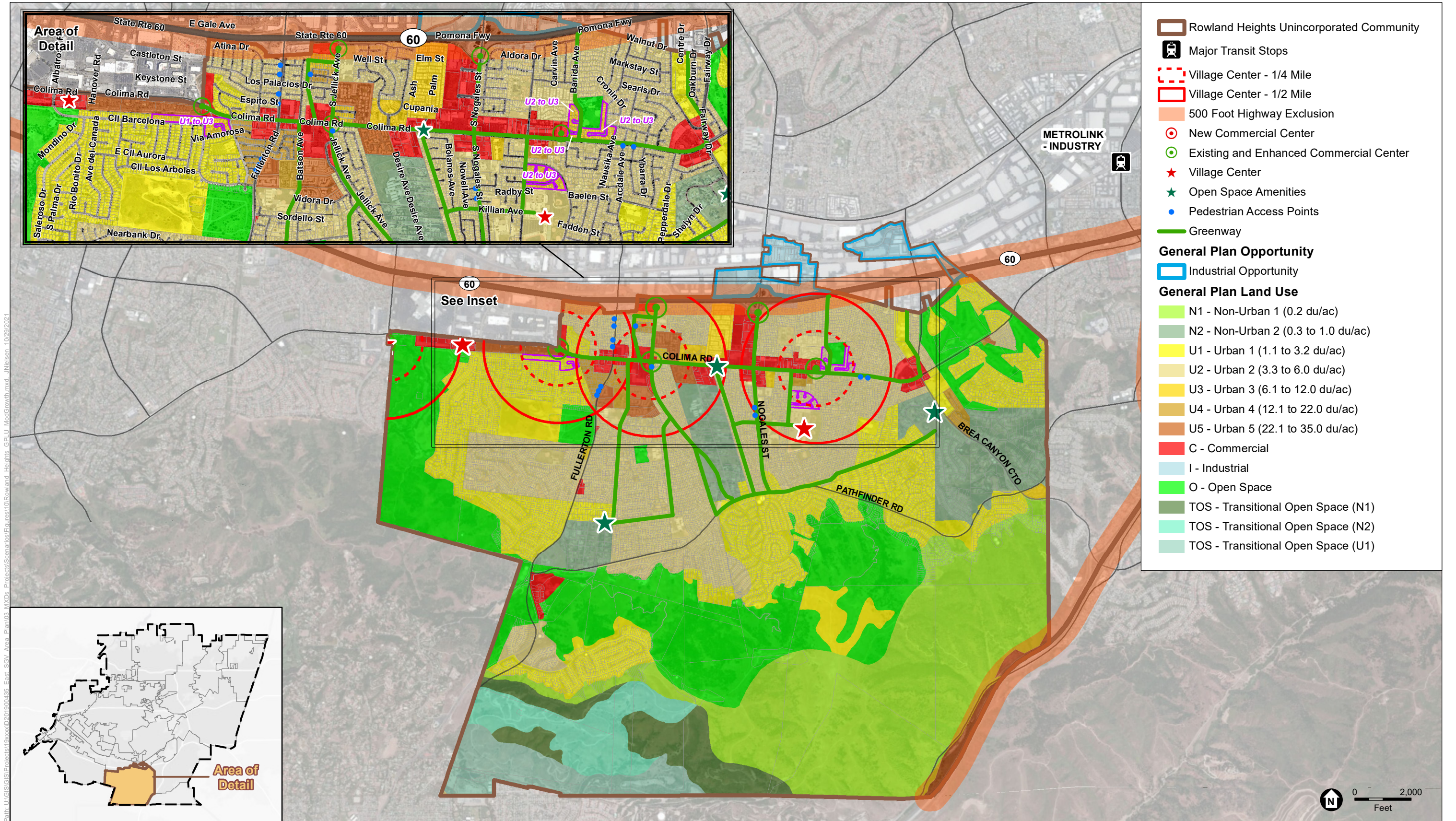


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East San Gabriel Valley Area Plan



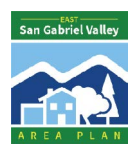
Hacienda Heights
Zoning Map

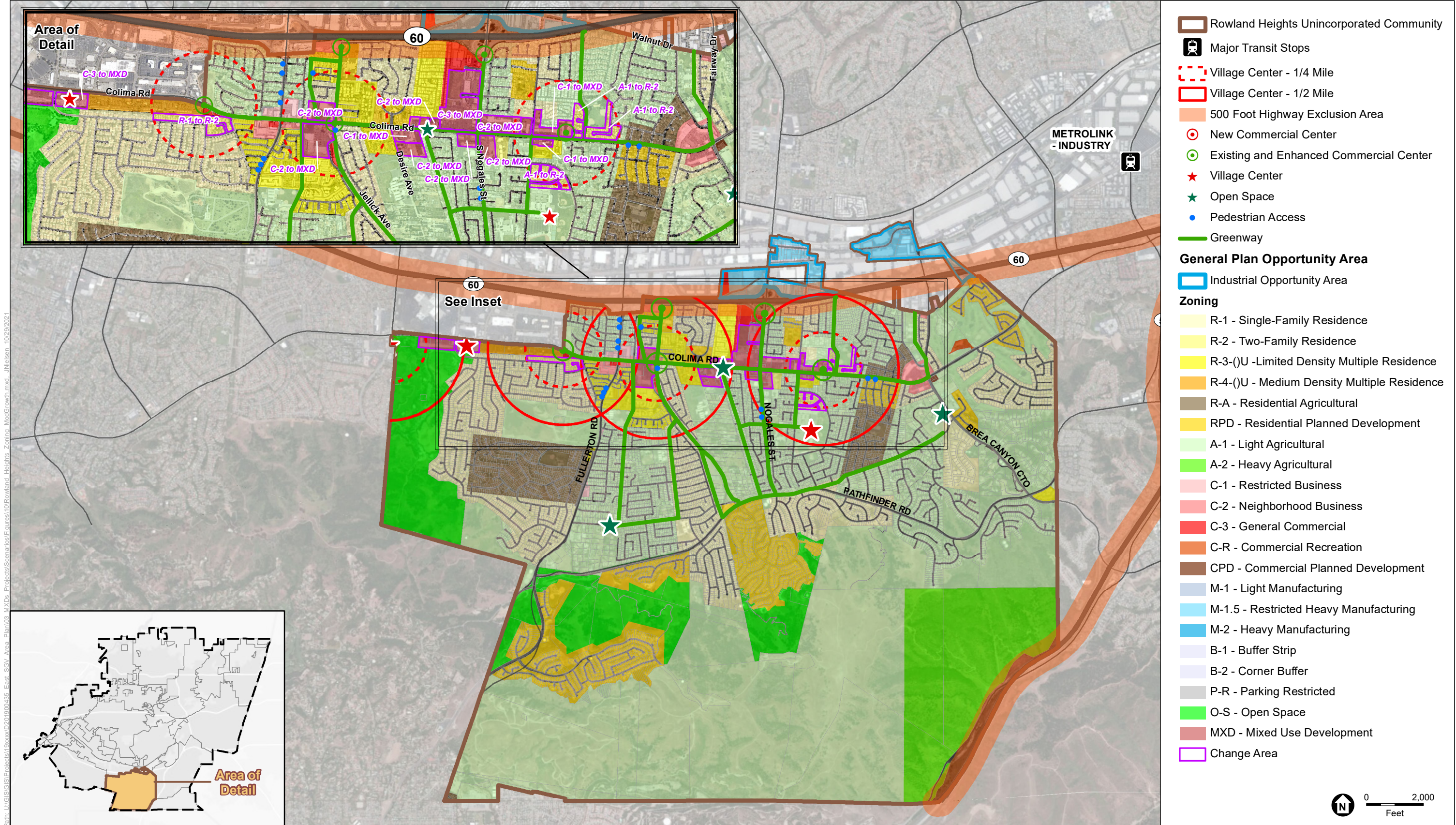


SOURCE: ESRI; Los Angeles County GIS; Nearmap; ESA, 2021.

East San Gabriel Valley Area Plan

Rowland Heights
Land Use Map





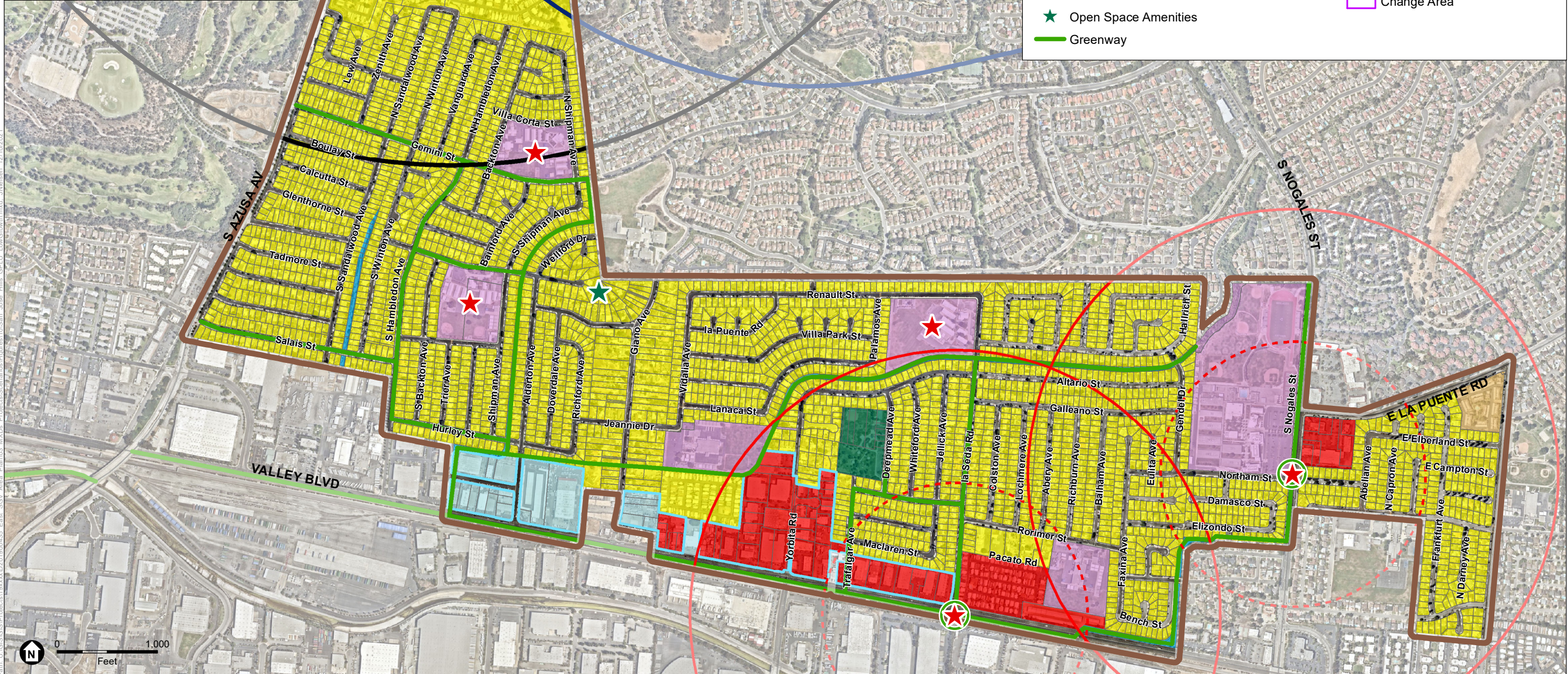
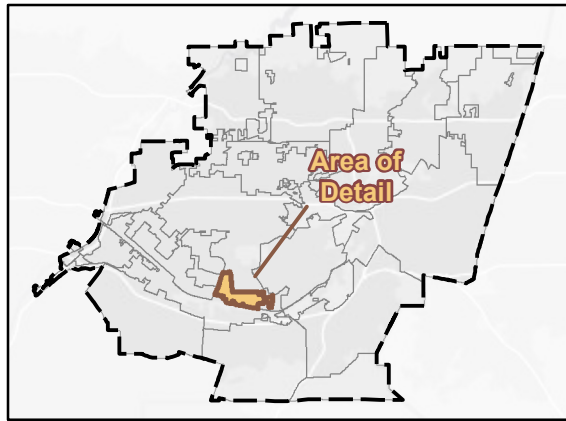
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SOURCE: ESRI; Los Angeles County GIS; Nearmap; ESA, 2021.

East San Gabriel Valley Area Plan



Rowland Heights
Zoning Map



- South San Jose Hills Unincorporated Community
- Major Transit Stop - 1/2 Mile
- Major Transit Stop - 1 Mile
- High-Quality Transit Area - 1/4 Mile
- High-Quality Transit Area - 1/2 Mile
- Village Center - 1/4 Mile
- Village Center - 1/2 Mile
- New Commercial Center
- Existing and Enhanced Commercial Center
- Village Center
- Open Space Amenities
- Greenway
- General Plan Opportunity Area
- Industrial Flex District
- General Plan Land Use
- H9 - Residential 9
- H18 - Residential 18
- CG - General Commercial
- IL - Light Industrial
- OS-PR - Parks and Recreation
- P - Public and Semi-Public
- W - Water
- Change Area

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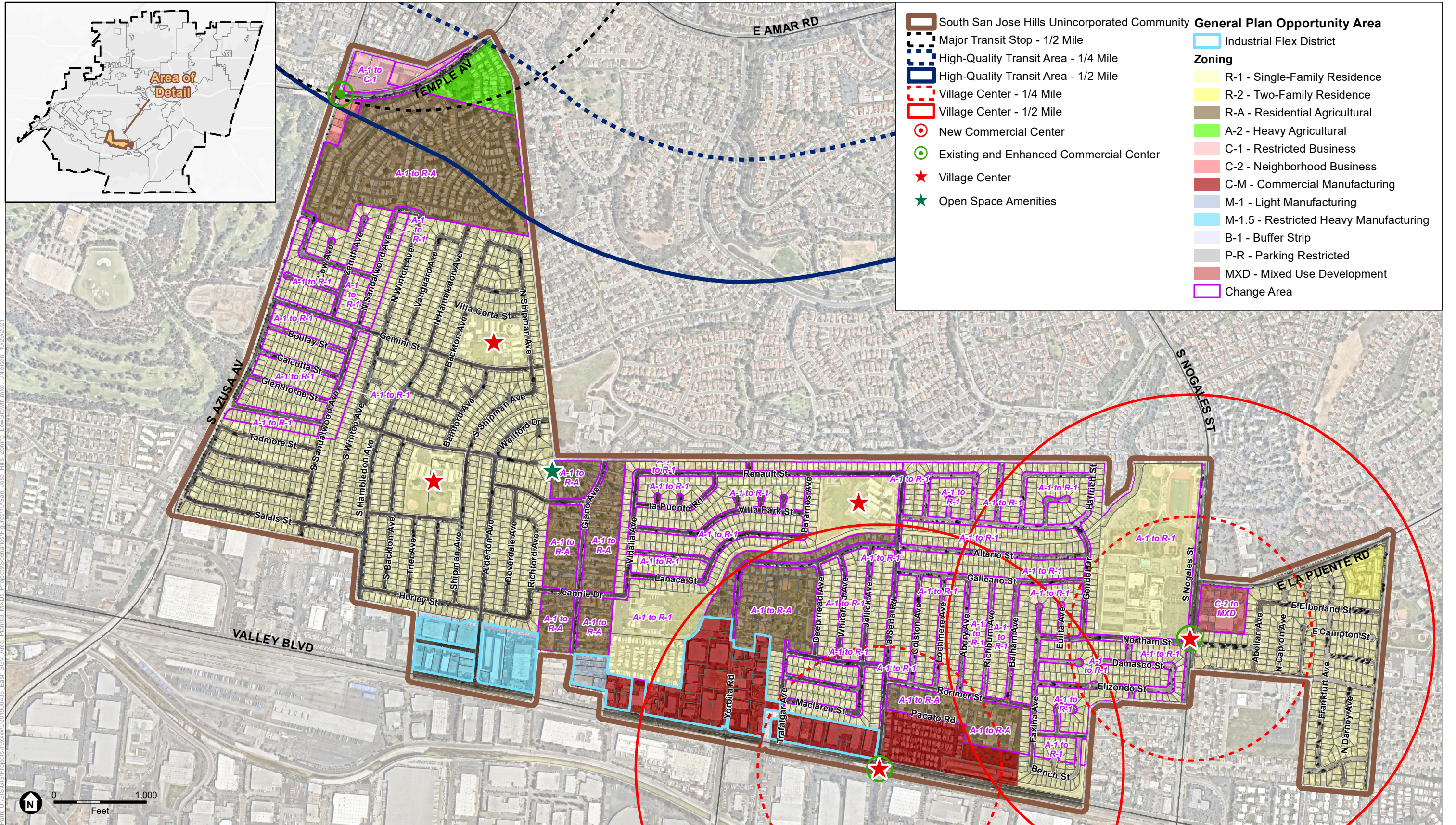


SOURCE: ESRI; Los Angeles County GIS; Nearnap; ESA, 2021.

East San Gabriel Valley Area Plan



South San Jose Hills
Land Use Map



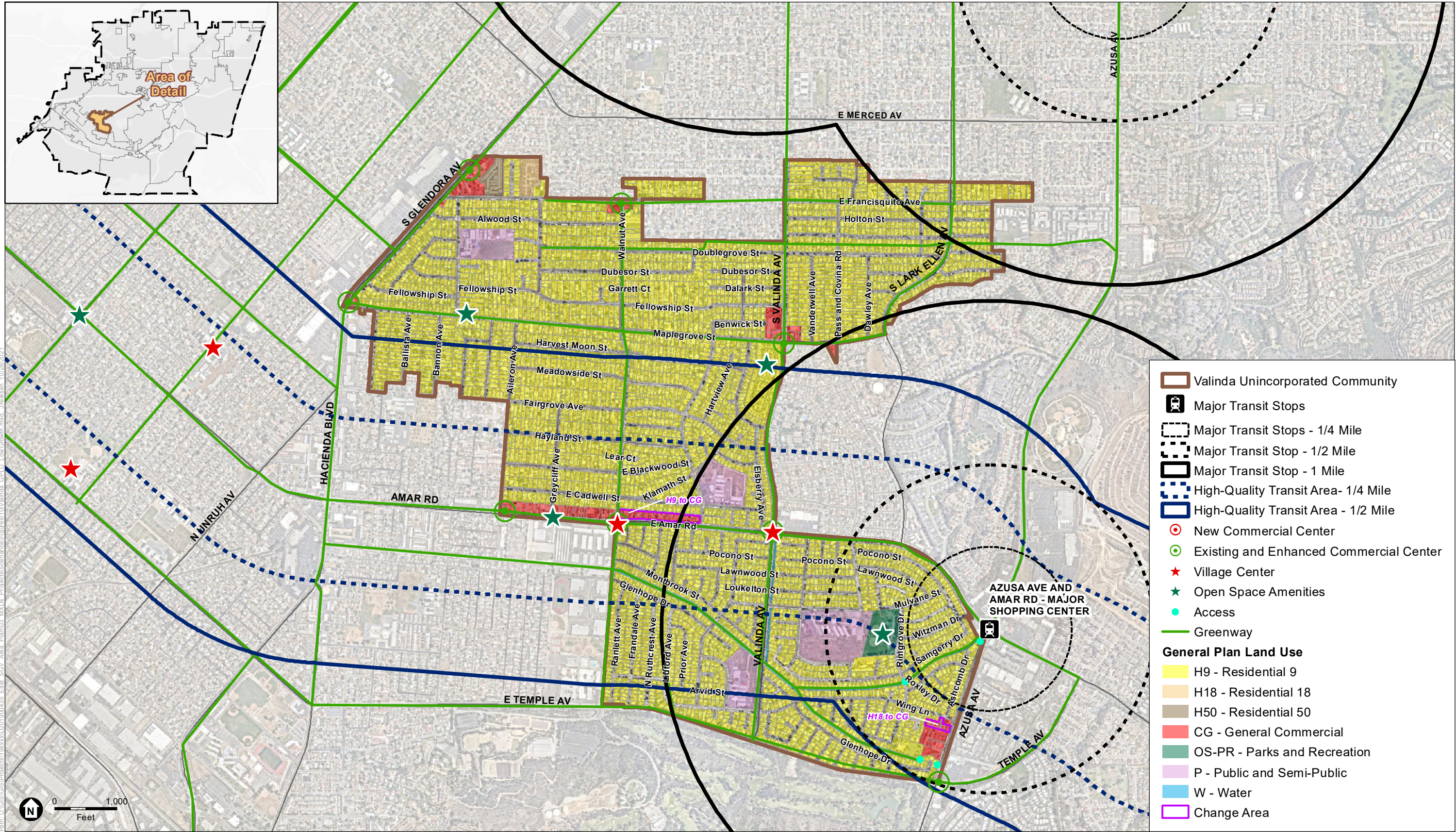
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SOURCE: ESRI; Los Angeles County GIS; Nearnap; ESA, 2021.

East San Gabriel Valley Area Plan



South San Jose Hills
Zoning Map



- Valinda Unincorporated Community
- Major Transit Stops
- Major Transit Stops - 1/4 Mile
- Major Transit Stop - 1/2 Mile
- Major Transit Stop - 1 Mile
- High-Quality Transit Area - 1/4 Mile
- High-Quality Transit Area - 1/2 Mile
- New Commercial Center
- Existing and Enhanced Commercial Center
- Village Center
- Open Space Amenities
- Access
- Greenway
- General Plan Land Use**
- H9 - Residential 9
- H18 - Residential 18
- H50 - Residential 50
- CG - General Commercial
- OS-PR - Parks and Recreation
- P - Public and Semi-Public
- W - Water
- Change Area

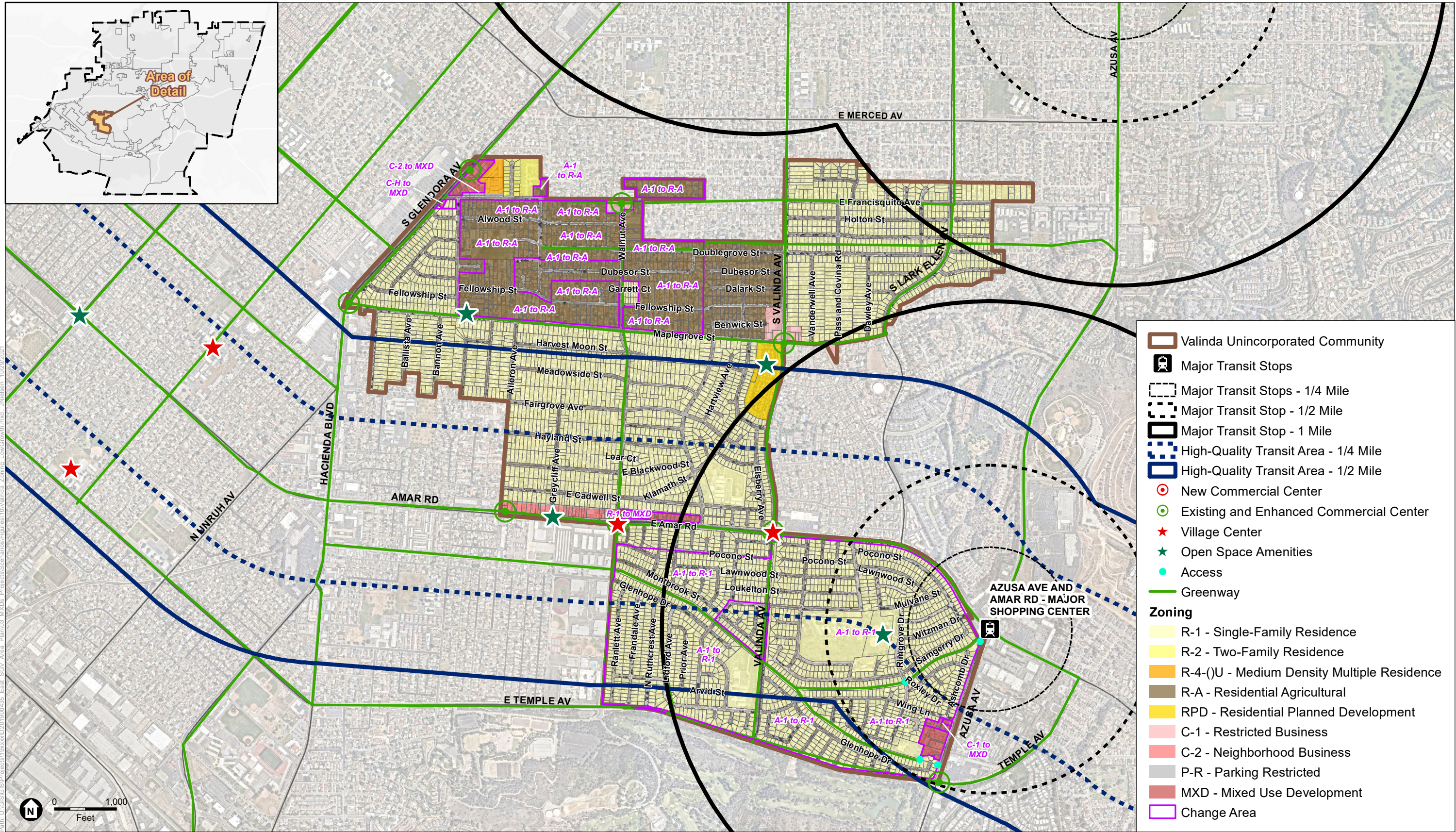
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SOURCE: ESRI; Los Angeles County GIS; Nearmap; ESA, 2021.

East San Gabriel Valley Area Plan



Valinda
Land Use Map



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SOURCE: ESRI; Los Angeles County GIS; Nearmap; ESA, 2021.

East San Gabriel Valley Area Plan



Valinda
Zoning Map