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CHAPTER 2 Land Use Element

2.1 Introduction

The Land Use Element supports the vision of the East San Gabriel Valley Area Plan (ESGVAP or Area Plan) to maintain the residential character of its communities, while promoting the sustainable growth of the East San Gabriel Valley (ESGV) into a dynamic regional hub that provides diverse options for housing, shopping, entertainment, recreation, and services for its residents, workers, and visitors. It promotes sustainable growth patterns, and equitable and accessible distribution of land uses, including residential, commercial, industrial, institutional, agricultural, and open space. The Land Use Element includes a Land Use Policy Map, which guides development and preservation of land in the ESGV. The Land Use Policy Map provides land use designations and establishes the general location, densities, and intensities of each land use for all parcels in the unincorporated ESGV communities.



2.2 Existing Conditions

A. EXISTING CONDITIONS SUMMARY

Appendix A, *ESGVAP Task 1.1, Land Use Issues, Challenges, and Opportunities Memo*, includes an analysis of existing conditions in the ESGV. Community-specific challenges and opportunities are detailed in Chapter 8, *East San Gabriel Valley Unincorporated Communities*.

2.3 Challenges and Opportunities

There are eleven overarching challenges and opportunities in the Planning Area related to land use that inform the strategies, goals, and policies in this element.

A. HOUSING AND LAND USE DIVERSITY

The ESGV is developed predominately with single-family land uses, making it difficult to plan for a diversity of housing needs and income levels. The lack of affordability and diversity in housing types leaves older adults, special-needs populations, and residents with lower incomes vulnerable to housing displacement. This contributes to homelessness, overcrowding, and unstable or unsafe living conditions.

Recommendations from previous planning studies and regional guidance point to the need to offer more land use flexibility and incentives to redevelop in a way that will create more walkable, mixed-use, affordable, sustainable, equitable, and diverse communities; target opportunities toward existing and proposed transit and active transportation investments; proactively attract jobs to the ESGV that match resident skillsets; and train and connect residents to jobs that are already prevalent within the ESGV.

B. COMMUNITY IDENTITY AND SENSE OF PLACE

The Planning Area’s unincorporated communities are surrounded by jurisdictions that are of similar character. This makes it difficult to distinguish the unincorporated communities from neighboring incorporated cities in both look and feel. There is an opportunity to create community identity and provide a distinctive sense of place

1. Avocado Heights
2. Charter Oak
3. Covina Islands
4. East Azusa
5. East Irwindale
6. East San Dimas
7. Glendora Islands
8. Hacienda Heights
9. North Claremont
10. North Pomona
11. Northeast La Verne
12. Northeast San Dimas
13. Rowland Heights
14. South Diamond Bar
15. South San Jose Hills
16. South Walnut
17. Valinda
18. Walnut Islands
19. West Claremont
20. West Puente Valley
21. West San Dimas
22. Pellissier Village
23. Unincorporated South El Monte
24. Unincorporated North Whittier

ESGV Communities

through design and beautification strategies that unify and enhance the ESGV and increase quality of life. Having a unique sense of place and identity is important for building unity and pride among residents and helps to welcome a diversity of households to the area.

C. CENTRAL, WALKABLE DISTRICTS

ESGV residents have commented on the need for community meeting spaces—places to walk to from their homes where they can meet, shop, dine, and recreate. Many residents have expressed frustration that they must have access to a vehicle to travel to social gathering destinations throughout the Planning Area. As such, policy must focus on targeting locations for central, walkable districts to increase walkability and socializing opportunities in ESGV communities.

D. CONNECTIVITY



A typical street corridor in the Plan Area

The pattern of residential development, with cul-de-sac communities surrounded by major arterials, separates a single-family residential neighborhood from surrounding uses and creates a relatively efficient grid system for car-only travel—it also creates challenges in designing walkable, mixed-use communities. Most trips are within 3 miles of residents' homes; however, residents elect to drive because dead-end roads prevent accessibility to nearby services within walking distance. As such, identifying opportunities to create pedestrian passageways through cul-de-sacs to arterials, and creating designated community greenways for the safe circulation of pedestrians and cyclists, would enhance accessibility to everyday services.

E. AGING, UNDERUTILIZED, AND INADEQUATE COMMERCIAL DEVELOPMENT



Most commercial development within the Planning Area is one or two stories tall with large areas of surface parking fronting the roads. Many commercial centers are aging and in need of revitalization. Community members have commented about the need for more space for social gatherings in commercial areas and that commercial centers are not adequately serving residents' needs.

F. INDUSTRIAL IMPACTS ON RESIDENTIAL USES

ESGV communities are located at key transportation points where many of the major east–west and north–south highways meet. There are active freight and railroad lines—including the Alameda Corridor East—that bring goods from the ports to warehouses. Homes in some parts of the Planning Area are located near industrial uses close to State Route 60, railroad/freight lines, Valley Boulevard, and in areas near the City of Industry. In addition, active and idle oil wells are dispersed primarily throughout the southern portions of the Planning Area and interface with both residential areas and sensitive biological resources creating long-term remediation issues.

The adopted LA County Green Zones Ordinance, applicable to the communities of Avocado Heights and South San Jose Hills, requires development standards to help buffer hazards from nearby sensitive uses. These standards are only applicable to unincorporated areas, which makes environmental burdens caused by land uses in neighboring jurisdictions challenging to mitigate and an ongoing concern that requires multijurisdictional collaboration.

Based off data derived from CalEnviroScreen 4.0, there are several unincorporated communities in the Planning Area that meet the criteria (in at least a portion of the community, measured at the census-tract level) of a “disadvantaged community” as defined under Senate Bill 535. These communities are largely concentrated in the western portion of the Planning Area and are impacted by higher pollution burdens with corresponding health and socioeconomic impacts. The communities include:

- Unincorporated North Whittier
- Unincorporated South El Monte
- Pellissier Village
- Avocado Heights
- West Puente Valley
- Valinda
- South San Jose Hills
- Hacienda Heights
- Walnut Islands



The Green Zone Districts are established to promote environmental justice in communities that are disproportionately affected by toxic pollutants and contaminants generated from various land uses over time.

For more information on the Green Zones Program, visit <https://planning.lacounty.gov/long-range-planning/green-zones-program/>.

Los Angeles County
Title 22.84.010

For more information on CalEnviroScreen, visit <https://oehha.ca.gov/calenviroscreen>. To view mapped data from CalEnviroScreen 4.0, visit <https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-40>.

CalEnviroScreen

G. PARKING AND CONGESTION

Given that ESGV communities are built around automobile use, residents often experience significant traffic on major roads and difficulty finding parking in some shopping centers. On the other hand, parking dominates the landscape of commercial areas, and some commercial centers have inefficient and confusing parking layouts, adding to frustrations.

H. AGING INFRASTRUCTURE

Many suburbs within the ESGV are faced with aging infrastructure. Sufficient infrastructure, such as adequate water, sewer, and stormwater facilities are essential for enabling growth and meeting the needs of residents and businesses. This is particularly important in “disadvantaged communities” because state law requires land use elements address inadequacies of services and infrastructure, including water service, storm drain, sewer service, and/or other infrastructural needs or deficiencies.

I. ENVIRONMENTAL AND HAZARD CONSTRAINTS

The Puente Hills, which include portions of Rowland Heights and Hacienda Heights, contain fault traces and wildfire threats. Wildfires and landslides also pose safety hazards in the San Gabriel Mountains’ foothill communities.

J. SIGNIFICANT ECOLOGICAL AREAS AND CONSERVATION CONCERNS



Ecologically sensitive lands are designated as Significant Ecological Areas (SEAs). However, SEAs extend into neighboring jurisdictions that may not have similar SEA habitat protection programs. There are also development pressures to build within sensitive lands, and thus the threat of habitat disturbance and fragmentation is a concern in the ESGV. Furthermore, biological resources, including populations of threatened species, are found on non-SEA lands.

K. JURISDICTIONAL FRAGMENTATION

The Planning Area consists of 24 unincorporated communities sharing boundaries with 13 cities. Many of the unincorporated communities are jurisdictional islands, mostly residential in land use, and surrounded by cities. Several of the communities in the ESGV consist almost entirely of residential uses, with few other amenities like public facilities, markets, or other commercial uses. This lack of amenities forces Planning Area residents to leave their communities to meet their daily needs, often traveling to a nearby city. As a result, many residents are unaware that they reside in unincorporated areas and believe themselves to be residents of an adjacent city.

Facilities in unincorporated ESGV communities can be enhanced to provide additional amenities to residents through various strategies, including temporary activation of underutilized space where space is limited. For example, temporary street activations can close off streets to allow for space to recreate, as well as space for community markets and neighborhood gatherings. The provision of additional community services helps unincorporated communities develop a distinct identity and fosters greater awareness of its relation to the region.

2.4 Growth and Preservation Strategies

Growth and preservation strategies were developed to realize the vision for the Planning Area, as presented in seven distinct but related Vision Statements in Chapter 1, *Introduction*. The nine strategies shown in **Table 2-1, *Growth and Preservation Strategies***, were used to guide growth in the Planning Area and inform targeted amendments to land uses as shown in the Land Use Policy Map, which can be found in Appendix E, *Land Use Maps*.

TABLE 2-1 Growth and Preservation Strategies

Vision Statement	Strategies
I. Sustainable Growth Patterns	1. Plan for the orderly and sustainable growth of the ESGV. Focus growth within a mile from major transit stops, a half mile from high-quality transit corridors, and a quarter mile from established or new commercial centers where there is access to existing or proposed frequent transit and commercial services. Combine residential with mixed-use along major and secondary commercial corridors and combine growth with infrastructure improvements and investments that support walkable, thriving, and connected communities.
II. Diverse, Walkable Communities	<p>2. Enable a more diverse land use pattern to support the varied needs of residents and employees in the ESGV. Support housing for all ages, stages, and incomes.</p> <p>3. Enable new commercial nodes to locate at key intersections and community gateways, to support a more equitable distribution of retail and commercial uses, and to enhance accessibility to daily goods and services.</p> <p>4. Identify potential locations for village centers and open space amenities (e.g., parks, plazas, paseos) within each community, where possible, and link these areas to transit and greenways.</p>
III. Connected and Active Communities	5. Create dedicated neighborhood greenways designed to connect neighborhoods and communities together, create a sense of unity and district identity, and provide clear, safe, enjoyable, and convenient routes to transit, active transportation routes, commercial centers, employment centers, parks, schools, and other amenities.
IV. Shared Community Identity and Character	6. Ensure that the scale and massing of new development provide appropriate transitions in building height and massing and are sensitive to the physical and visual character of adjoining lower-density neighborhoods.
V. Thriving Economy and Workforce	7. Support the success of existing employment and commercial centers by enabling them to be more distributed; reinhabited with uses that meet community needs for jobs, services, and amenities; and redesigned to beautify the public realm, create clear pedestrian and vehicular mobility, and encourage pedestrian activity.
VI. Sustainable Built and Natural Environment	8. Preserve the sensitive resources, scenic hillsides, conservation areas, agricultural lands, parks, open spaces, water channels, and equestrian amenities that characterize the ESGV. Identify locations to enhance and restore these sensitive resources and amenities for current and future populations.
VII. Informed, Empowered, and Environmentally Just Communities	9. Prioritize the needs of disproportionately affected communities in the allocation of funding and capital investments, to ensure the equitable distribution of resources and amenities, and to address environmental injustices, correct social and economic inequities, and support the health, safety, and well-being of all ESGV residents.

2.5 Land Use Element Goals and Policies

Goals and policies for the Land Use Element are organized to implement relevant Vision Statements as presented in Chapter 1, *Introduction*, and are referenced below as “VS.” See Chapter 8, *East San Gabriel Valley Unincorporated Communities*, for goals and policies associated with specific unincorporated communities. See Chapter 9, *Implementation Programs and Actions*, for implementing programs and actions corresponding to each goal and policy.

VS 1 – Sustainable Growth Patterns

Goal LU-1: Growth is planned to facilitate sustainable patterns and is targeted to areas with existing and future transit opportunities and commercial services, to facilitate transit use and accessibility to everyday goods and services within walking distance.

Policy LU-1.1: Sustainable Growth. Plan for the orderly and sustainable growth of the ESGV. Focus growth within a mile from major transit stops, a half mile from high-quality transit corridors, and a quarter mile from established or new commercial centers where there is access to existing or proposed frequent transit and everyday services within walking and biking distance.

Policy LU-1.2: Complete Communities. Foster a land use pattern that brings everyday needs and amenities within walking distance of residential neighborhoods, including public transit, parks, schools, commercial services, and other daily needs.

Policy LU-1.3: Targeted Growth Communities. Target growth toward neighborhoods in unincorporated communities that have access to transit, are proximate to major roads and commercial resources and away from communities that lack these resources. The following nine unincorporated communities include neighborhoods with targeted growth areas, each with community-specific goals and policies provided in Chapter 8 of this plan:

- Avocado Heights
- Hacienda Heights



See Chapter 4, *Community Character and Design Element*, for goals and policies related to community character.

Policy LU-1.5

See the County's Green Zones Program for regulations specific to industrial uses in the county.

Policy LU-1.6

- Covina Islands
- Rowland Heights
- Charter Oak
- South San Jose Hills
- East Irwindale
- Valinda
- East San Dimas

Policy LU-1.4: Preservation of Communities. Avoid growth in neighborhoods and communities that are not designated as growth areas unless conditions change where growth can be done in accordance with the ESGV's sustainable growth policy.

Policy LU-1.5: Complementary Growth. Accommodate growth in a way that complements community scale and character, while accommodating for a diversity of land uses.

Policy LU-1.6: Hazardous Facilities. Prohibit or strictly control land uses that pose potential health or environmental risk to ESGV residents or the environment, preventing any human or environmental harm or disproportionate impact on any member of the community.

Policy LU-1.7: Coordination with Adjacent Cities. Coordinate with adjacent cities on plans and growth initiatives to support the needs of unincorporated ESGV communities and inform future planning decisions and priorities.

Goal LU-2: Growth is closely coordinated with infrastructure and public facility needs to ensure adequate capacity and a high level of service for existing and future development.

Policy LU-2.1: Coordinated Infrastructure and Capital Facilities. Ensure that new growth is closely coordinated with the need for new or upgraded capital facilities and infrastructure to support capacity needs for existing and new development. Prioritize disproportionately affected communities.



Policy LU-2.2: Coordinated Land Use and Mobility. Coordinate mobility investments, including bike lanes, sidewalk improvements, streetscape, and transit investments, with land use intensification in targeted opportunity areas. Prioritize mobility investments in disproportionately affected communities to increase pedestrian, transit, and bicycle access and mobility.

See Chapter 7, *Mobility Element*, for additional goals and policies related to mobility investments.

Policy LU-2.2

Policy LU-2.3: Adequate Water Availability. Ensure adequate water is available for any proposed future development given the increasing constraints on urban and suburban water supplies.

VS 2 – Diverse, Walkable Communities

Goal LU-3: Growth areas in the ESGV that offer diversity and accessibility of land uses, preserving and providing a variety of housing options, jobs, services, and amenities within walking distance for residents and employees in the ESGV.

Policy LU-3.1: Land Use Diversity. Enable a more diverse land use pattern to meet the needs of residents and employees, including increased housing options, viable commercial uses, a variety of employment opportunities, ample parks and open spaces, and a range of superior community services and amenities to support the mental, physical, emotional, economic, and social well-being of the community.

RESIDENTIAL NEIGHBORHOODS AND HOUSING DIVERSITY

Policy LU-3.2: Housing for all Ages, Stages, and Incomes. Provide a wide variety of housing options for residents and employees in the ESGV by increasing housing choices, thereby enabling residents to find appropriate housing for their income, age, and stage in life.

Policy LU-3.3: Residential Neighborhoods. Preserve the character of the ESGV's established residential neighborhoods and equestrian districts and ensure that any new development contributes to the preservation and enhancement of the character and scale of these communities.

See the Housing Element for additional policies and programs to protect and increase affordable housing development and prevent displacement.

Policy LU-3.4

Policy LU-3.4: Affordable Housing. Equitably distribute affordable housing throughout ESGV communities and encourage units to be designed to accommodate aging in place.

Policy LU-3.5: Older Adult Housing. Encourage the development of housing affordable to older adults in areas with access to public transit, commercial services, healthcare, and community facilities.

Policy LU-3.6: Workforce Housing. Support housing types that serve the existing and future workforce in the ESGV, including live-work housing developments and workforce housing.

Policy LU-3.7: Compatible Uses in Residential Neighborhoods. Allow for uses in or near the edges of established residential neighborhoods that are compatible with residential development and will bring amenities closer to homes, such as child and adult day cares, educational facilities, houses of worship, and corner markets.

COMMERCIAL CENTERS AND CORRIDORS

Policy LU-3.8: Commercial Land Preservation and Expansion. Designate sufficient land for commercial purposes and distribute commercial centers more equitably throughout the ESGV to serve local needs and reduce the need for residents to travel by car or to adjoining cities to access their daily needs.

Policy LU-3.9: Commercial Corridors and Centers. Strengthen commercial corridors in the ESGV by clustering uses at major intersections, allowing a mix of uses between intersections, and creating Living Streets (see Policy LU-4.2, *Living Streets*) to make corridors safe and attractive for pedestrians and cyclists. Prioritize street beautification where it will have the most impact on existing businesses and commercial centers.

Policy LU-3.10: Commercial Center Revitalization. Create incentives to attract private reinvestment to aging or underutilized commercial centers and actively promote these incentives to commercial property owners.

See Chapter 4, *Community Character and Design Element*, for policies related to community improvement and design.

Policy LU-3.9



Policy LU-3.11: Commercial Use Flexibility. Provide flexibility in permitted land uses in commercially designated areas to allow a mix of retail, restaurant, small-scale institutional, office, and other compatible uses in commercial centers to prevent vacancies and increase accessibility to the community’s everyday needs.

Policy LU-3.12: Commercial Service Gaps. Assist commercial property owners in understanding local community gaps and needs.

Policy LU-3.13: Commercial Redevelopment. Encourage the evolution of existing single-purpose commercial projects into mixed-use community-oriented centers that foster convenient everyday life for residents.

MIXED-USE DEVELOPMENT AND VILLAGE CENTERS

Policy LU-3.14: Mixed-Use Development. Allow for a mix of housing with office space, community-oriented commercial uses, and pedestrian-oriented amenities in areas designated as “Mixed-Use,” and allow higher land use intensities to enable ESGV residents to live close to businesses and employment, reduce vehicular travel, and interact socially.

Policy LU-3.15: Village Centers. Identify locations for village centers in each unincorporated community that are or can become centers of community activity. Designate village centers at key commercial intersections, schools, parks, or community centers that are well served by transit and active transportation. Incorporate a mix of local commercial, residential, institutional, educational, and open space activities within walking distance of neighborhoods. Design these centers for residents of all ages, and to be a focal point of community identity, gathering, culture, leisure, recreation, business activity, and employment.

PUBLIC AND SEMI-PUBLIC FACILITIES

Policy LU-3.16: Access to Health Care Facilities. Accommodate a wide range of facilities that support the mental, emotional, and physical health of all ESGV residents and are equitably distributed throughout the region.

See Policy LU-3.15, *Village Centers*.

Policy LU-3.18

Policy LU-3.17: Access to Recreational, Social, and Cultural Facilities. Provide recreational, social, religious, and cultural facilities and programs that equitably meet the diverse physical, social, and cultural needs of the community.

Policy LU-3.18: Joint-Use Facilities. Partner with local schools and colleges to jointly use facilities and resources, including parks, playgrounds, libraries, community centers, day care facilities, and other resources to increase access to recreational and other amenities for nearby residents. Consider school sites for potential locations for village centers to build social cohesion and connectedness.

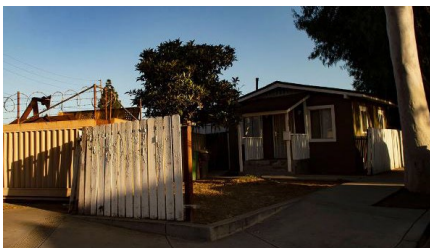
Policy LU-3.19: Utility Infrastructure. When not disruptive to sensitive habitat, require all new utilities to be underground. Prohibit obtrusive placement of service boxes for all new developments.

INDUSTRIAL AND EMPLOYMENT-GENERATING USES

Policy LU-3.20: Industrial- and Manufacturing-Supporting Uses. Allow for the integration of compatible land uses within industrial and manufacturing centers to service the needs of businesses and employees, foster creativity, and reduce the need to travel off-site during business hours, including such uses as administrative office space, financial services, business support services, restaurants, tasting rooms, health services, and recreational services.

See the County's Green Zones Program for regulations specific to industrial uses.

Policy LU-3.21



An example of an industrial use adjacent to a residential unit

Policy LU-3.21: Residential/Industrial Interface. Ensure that industrial developments incorporate adequate landscape and noise buffers to minimize any negative impacts to surrounding neighborhoods and development, and adequately address on-site lighting, noise, odors, vibration, toxic materials, truck access, and other elements that may impact adjoining uses.

Policy LU-3.22: Prevention of Toxic Harm. Prevent harm and prohibit proposed land uses, processes, or activities that involve the emission of harmful chemical agents into the air or soil.

Policy LU-3.23: Toxic Chemicals. Ensure that ESGV residents are not exposed to cancer-causing chemicals, reproductive toxicants, and neurological poisons.

Policy LU-3.24: Improved Indoor Air Quality. Support the development of programs for sensitive uses in proximity to industrial uses and other outdoor sources of indoor air pollution, such as freeways, to affordably install air filters, multi-paned and openable windows, and other equipment/materials to improve indoor air quality.

Policy LU-3.25: Community Air-Quality Monitoring. Partner with community-based organizations and public agencies to support community-level air quality monitoring for residential areas and other sensitive uses in proximity to industrial areas, major transportation corridors, and other air pollution generators to better inform regulatory controls and enforcement programs.

Policy LU-3.26: Sound Insulation. Promote enhanced levels of sound insulation for existing and proposed residential uses near industrial and commercial zones, and within 600 feet of a major transportation corridor, or major or secondary highway.

Policy LU-3.27: Community Greening. Promote and incentivize additional community tree plantings to improve air quality, mitigate pollution, and increase shading in the public realm. Prioritize tree plantings in communities adjacent to impactful uses, including industrial areas, freeways, and major corridors.

Policy LU-3.28: Impacts from Uses in Adjacent Jurisdictions. Coordinate with adjacent jurisdictions to address the negative environmental impacts of industrial uses in jurisdictions adjacent to unincorporated communities.

PARKS, OPEN SPACES, AND TRAILS

Policy LU-3.29: Parks, Open Spaces, and Trails. Ensure that existing neighborhoods contain a diverse mix of parks and open spaces that are well maintained and connected by trails, pathways, transit, and bikeways and within walking distance of residents.

Policy LU-3.30: Park Placement and Design. Locate parks away from freeways and major sources of traffic, air pollution, and noise (e.g., major corridors). Design parks to be friendly for all ages, abilities, and cultures. Design parks with wide entrances and visibility from the street to promote safety.

See Chapter 6, *Parks and Recreation Element*, for additional policies related to public parks, trails, and open space.

See Goal LU-4 for additional policies related to establishing a network of trails and greenways.

Policy LU-3.29

See Chapter 6, *Parks and Recreation Element*, for additional policies related to the design of public parks and facilities.

Policy LU-3.30

VS 3 – Connected and Active Communities

Goal LU-4: The supply of parking and the design of parking lots promote successful businesses and safe and efficient vehicular circulation, while encouraging walking, biking, and transit use.

Policy LU-4.1: Parking Reform Strategies. Support the development of centralized commercial districts along major commercial corridors and develop community-wide parking reform strategies to enhance walkability and concentrate equitably-priced affordable parking in consolidated public parking areas at regular intervals along major retail and business corridors to enhance walkability, support popular community destinations, and limit vast expanses of surface parking.

Policy LU-4.2: Parking Flexibility. Provide flexibility for businesses to satisfy parking requirements off-site, through shared parking arrangements with nearby businesses, car sharing, or other means provided that available parking locations are clearly indicated, and all businesses meet their parking demands in accordance with parking regulations.

Policy LU-4.3: Parking Lot Design. Optimize the parking lot design layout with considerations for space efficiency, traffic signage, painted asphalt markings, parking barriers, drainage, vehicular access, ADA and pedestrian accessibility, bike accessibility and storage, lighting, landscaping, and other provisions. Ensure that parking lots are designed to facilitate safety for all modes of travel and enhance the pedestrian and bicycle experience.

Policy LU-4.4: Parking Demand Reduction. Reduce demand for parking by designing new and redesigning existing properties to cater to pedestrian and bicycle circulation, safety, and experience.

VS 6 – Sustainable Built and Natural Environment

Goal LU-5: The ESGV community is built and maintained to mitigate and withstand the effects of any natural or human-caused hazard.

Policy LU-5.1: Hazard Areas. Avoid new development in designated environmental hazard areas, including frequently flooded areas, areas prone to landslides, wildland/urban interface areas, and Fire Hazard Severity Zones.

Policy LU-5.2: Prohibit New Development in Lands Surrounded by Very High Fire Hazard Severity Zones. Prohibit new development on lands surrounded by Very High Fire Hazard Severity Zones (VHFHSZs) in the Puente Hills and adjacent areas.

Policy LU-5.3: Road Access. Require that any new development be located and designed so that it is accessed from existing public roads and provides direct access to multiple primary roads to support safety, aid in efficient evacuation, and safeguard life and well-being during hazards.

Policy LU-5.4: Undergrounding Transmission Lines. Work with utilities to transition all overhead electrical transmission lines and supporting infrastructure underground to reduce fire risk. Prioritize high fire-risk areas and install underground lines in a manner that avoids harm to sensitive biological resources.

Policy LU-5.5: Fuel Modification and Native Vegetation. Site and design structures to minimize the impact of fuel modification on native vegetation and sensitive biological resources. Limit fuel modification to the minimum area necessary. Use site-specific fuel modification strategies, such as thinning, selective removal, and spacing, to create effective defensible space that preserves native vegetation. Avoid the complete removal of native vegetation during fuel modification.

Policy LU-5.6: Vegetation Management. Proactively manage vegetation in fire hazard areas under the guidance of a biologist to avoid impacts to sensitive resources, sensitive species, and fire-resistant native species in the ESGV.

See Chapter 5, *Natural Resources, Conservation, and Open Space Element*, for policies related to biological resources.

Policy LU-5.6

Policy LU-5.7: Siting Development. In fire hazard areas, require that development sites and structures be located off ridgelines, hilltops, and other dangerous topographic features such as chimneys, steep draws, and saddles; be adjacent to existing development perimeters; and avoid excessively long driveways.

Policy LU-5.8: Development and Adequate Fire Protections. In fire hazard areas, prohibit development in areas with insufficient access, water pressure, fire flow rates, or other accepted means for adequate fire protection.

Policy LU-5.9: Fire Hydrant Installation. Support the installation of fire hydrants along Turnbull Canyon Road for added protection against potential wildfires, and in any other locations deemed necessary.

Policy LU-5.10: Floodplain Management. Ensure that no public facilities or residential uses are proposed for flood hazard areas. Protect new critical facilities and homes to 2 feet above the 500-year flood elevation.



Policy LU-5.11: Flood Hazard Mitigation and Restoration. Promote use of the natural environment and restoration of soil and native vegetation cover to mitigate flood hazards.

Policy LU-5.12: Flood Attenuation Sites. Support the identification of key flood attenuation and water infiltration sites, such as undeveloped or underutilized sites with gentle slopes, for conservation to mitigate future increases in flood hazards and minimize flood risk. Prioritize areas in the San Gabriel Mountain foothills, along the San Gabriel River, and the valley areas. These sites can be developed as multi-benefit open spaces for public use, flood attenuation, water infiltration, water quality improvements, and habitat.

Policy LU-5.13: Flood Incident Reporting. Support programs to facilitate reporting of flooding incidents by residents/communities to address chronic local flooding issues, especially in the low-lying valley areas where there is widespread presence of channelized waterways.

Policy LU-5.14: Permeable Surfaces. Support the use of permeable surfaces for parking lots, walkways, and other locations traditionally covered in non-permeable surfaces like asphalt and cement, to enable water to infiltrate and soak into the ground.

Policy LU-5.15: Bioswales and Rain Gardens. Support the use of bioswales and rain gardens along public rights of ways, public and private parking lots, and other facilities to enable runoff to infiltrate and soak into the ground.

Policy LU-5.16: Coordinated Planning of Storm Drain Improvements. Coordinate inter-jurisdictional planning of storm drain improvements where these facilities cross municipal boundaries.

Goal LU-6: The ESGV’s natural resources and open spaces are preserved, protected, and, where possible, restored and expanded for the health, safety, and enjoyment of existing and future populations.

Policy LU-6.1: Natural Resource Protection. Preserve existing and restore or acquire additional natural areas for the continued protection of the ESGV’s natural resources.

Policy LU-6.2: Significant Ecological Areas and Undeveloped Hillside. Discourage development that threatens sensitive biological resources within SEAs and undeveloped hillsides in the ESGV.

Policy LU-6.3: Habitat Disturbance and Fragmentation. Direct development away from sensitive habitat areas and minimize or prevent any activity or development that will disturb or fragment natural habitat.

Policy LU-6.4: Natural Buffers. Require natural buffers to separate development areas from SEAs and natural resources.

Policy LU-6.5: Limit Conversion of Agricultural and Working Lands. Limit the potential conversion of agricultural, working lands, and equestrian land to residential uses or other development.



See Chapter 5, *Natural Resources, Conservation, and Open Space Element*, for policies related to the protection of natural resources.

Policy LU-6.3

See Chapter 5, *Natural Resources, Conservation, and Open Space Element*, for policies related to water resources protection.

Policy LU-6.6

See Chapter 5, *Natural Resources, Conservation, and Open Space Element*, and Chapter 6, *Parks and Recreation Element*, for additional policies related to land uses, maintenance, and preservation of conservation and open space areas.

Policy LU-6.7

Policy LU-6.6: Waterways. Maintain, protect, restore, and enhance stormwater channels, rivers, creeks, and waterways, as critical natural resources that link unincorporated ESGV communities together and as natural assets that characterize a historically water-rich region.

Policy LU-6.7: Open Space. Offer incentives for the voluntary creation of dedicated open space on private property.

VS 7 – Informed, Empowered, and Environmentally Just Communities

Goal LU-7: Residents are engaged in a transparent and accessible planning and development process, with easy access to information presented in languages representative of community members and using wording that is clear and easy to understand.

Policy LU-7.1: Community Outreach. Community engagement and outreach is conducted early and often in the design of development projects, public projects, and in the preparation of policy documents with attention to reaching community members not usually active in the planning process.

Policy LU-7.2: Project Presentations for Community Groups. Applicants for discretionary development projects present proposed projects early in the application process to the appropriate community group, as directed by DRP, to keep community members informed and aware of potential projects. Applicants will be directed to present proposed projects on multiple occasions as needed.

Policy LU-7.3: Partnerships for a Variety of Engagement Methods. Partner with community groups, local community-based organizations (CBOs), and public agencies to support community-led programming and arts-based engagement and education initiatives.

Policy LU-7.4: Resources for Public Engagement. Provide educational resources in multiple languages on the planning and development process that clarify proposed changes and their impacts, to enable improved understanding and participation in the planning decision-making process.