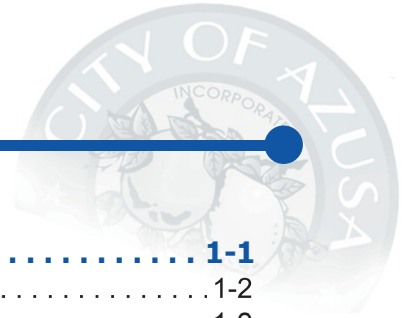
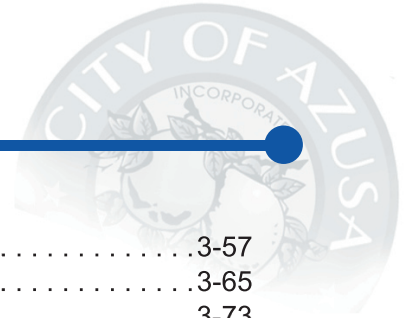


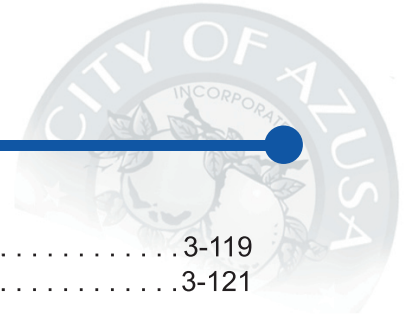
Table of Contents



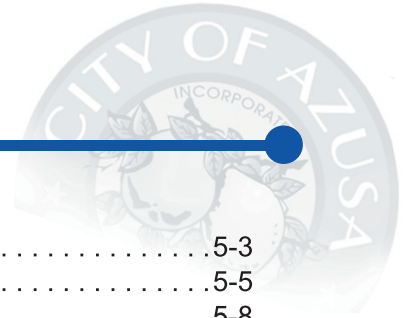
Chapter 1	Vision and Values	1-1
	Our Values	1-2
	Active Involvement	1-2
	Vision for a Brighter Future	1-2
	Protecting Our Natural Heritage	1-3
	Reinforcing Neighborhoods	1-4
	Commerce	1-5
	Mobility	1-7
	A Family Community	1-8
	Lifelong Learning	1-9
	History	1-10
	Citizen Participation	1-11
Chapter 2	Foundation and Framework	2-1
	Regional Setting	2-1
	General Plan History	2-4
	General Plan Legal Requirements	2-4
	Putting Together the General Plan:	
	Engaging Azusa’s Citizens	2-5
	Format of the General Plan and	
	Development Code	2-8
Chapter 3	The Built Environment	3-1
	City Design	3-1
	Big Ideas	3-2
	Land Use Existing Conditions	3-4
	Land Use Vision	3-9
	Land Use Goals and Policies	3-11
	Land Use Implementation Programs	3-31
	Implementation Matrix	3-44
	Urban Form Existing Conditions	3-46
	Urban Form Vision	3-47
	Urban Form Goals and Policies	3-47
	Urban Form Implementation Programs	3-51
	City Design Projects Realistically	3-53
	Completed in Next Five Years	
	Implementation Matrix	3-54
	Mobility	3-55
	Big Ideas	3-55
	Existing Conditions	3-55
	Vision	3-57



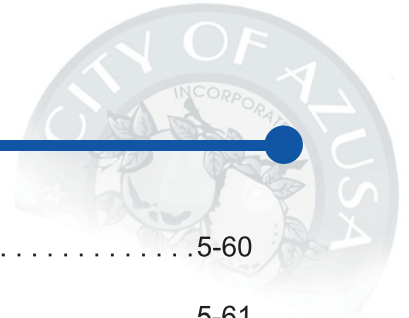
Goals and Policies	3-57
Implementation Programs	3-65
Projects Realistically Completed	3-73
in Next Five Years	
Implementation Matrix	3-74
Housing	3-76
Introduction	3-76
Big Ideas	3-78
Existing Conditions	3-78
Housing Resources	3-84
Goals and Policies	3-92
Housing Plan	3-92
Housing Implementation Programs	3-94
Historic/Cultural Resources	3-100
Big Ideas	3-100
Existing Conditions	3-100
Goals and Policies	3-102
Implementation Programs	3-105
Projects Realistically Completed	3-107
in Next Five Years	
Implementation Matrix	3-108
Infrastructure	3-109
Big Ideas	3-109
Existing Conditions	3-109
Water Supply	3-109
Wastewater	3-109
Storm Drainage Facilities	3-111
Electrical Power Supply and Transmission	3-114
Natural Gas	3-114
Telecommunications	3-114
Solid Waste Disposal	3-115
Vision	3-115
Goals and Policies	3-115
Electricity	3-115
Water	3-116
Wastewater Treatment Facilities	3-117
Storm Drainage	3-117
Solid Waste	3-118
Gas Supply and Telecommunications	3-119



Implementation Programs	3-119
Projects Realistically Completed	3-121
in Next Five Years	
Implementation Matrix	3-122
Chapter 4 Economy and Community	4-1
Economic Development	4-1
Big Ideas	4-1
Existing Conditions	4-2
Vision	4-4
Goals and Policies	4-5
Implementation Programs	4-8
Projects Realistically Completed	4-16
in Next Five Years	
Implementation Matrix	4-17
Public Services	4-18
Introduction	4-18
Big Ideas	4-18
Existing Conditions	4-19
Police	4-19
Fire Protection	4-19
Emergency Medical Service	4-19
Library	4-21
Schools	4-21
Vision	4-23
Goals and Policies	4-24
Police	4-24
Fire/Emergency Medical Services	4-25
Governmental Administration	4-25
Library	4-26
Schools	4-26
Implementation Programs	4-26
Projects Realistically Completed	4-28
in Next Five Years	
Implementation Matrix	4-29
Chapter 5 Natural Environment	5-1
Introduction	5-1
Protecting Our Natural Heritage	5-1
Vision	5-1
Recreation	5-2
Big Ideas	5-2
Vision	5-2



Existing Conditions	5-3
Goals and Policies	5-5
Implementation Programs	5-8
Projects Realistically Completed	5-11
in Next Five Years	
Implementation Matrix	5-12
Open Space and Biological Resources	5-13
Big Ideas	5-13
Existing Conditions	5-14
Vision	5-15
Goals and Policies	5-15
Implementation Programs	5-20
Projects Realistically Completed	5-27
in Next Five Years	
Implementation Matrix	5-28
Geology Hazards	5-30
Big Ideas	5-30
Existing Conditions	5-30
Vision	5-32
Goals and Policies	5-32
Implementation Programs	5-37
Projects Realistically Completed	5-44
in Next Five Years	
Implementation Matrix	5-45
Mineral Resources	5-48
Big Ideas	5-48
Existing Conditions	5-48
Vision	5-52
Goals and Policies	5-52
Implementation Programs	5-53
Projects Realistically Completed	5-54
in Next Five Years	
Implementation Matrix	5-55
Air Quality	5-56
Big Ideas	5-56
Existing Conditions	5-56
Vision	5-59
Goals and Policies	5-59
Implementation Programs	5-59



Projects Realistically Completed5-60
 in Next Five Years
Implementation Matrix5-61

Noise5-62
 Big Ideas5-62
 Existing Conditions5-62
 Vision5-64
 Goals and Policies5-64
 Implementation Programs5-64
 Projects Realistically Completed5-69
 in Next Five Years
 Implementation Matrix5-71

General Plan Team 6-1
Appendicies



List of Figures

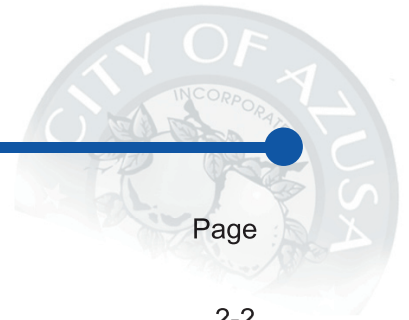
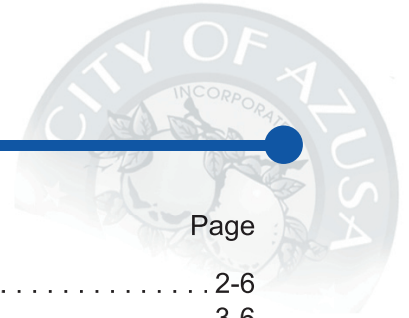


Figure	Page
I-1 Regional Location	2-2
I-2 City of Azusa	2-3
CD-1 Existing Land Use	3-5
CD-2 Urban Form	3-12
CD-3 Regulations Plan	3-15
CD-4 Proposed Land Use Diagram	3-16
CD-5 Neighborhood Maps	3-18
M-1 Street Classifications	3-58
M-2 Bicycle Routes	3-60
M-3 Proposed Expanded Transit System	3-63
M-4 Truck Routes	3-64
M-5 Street Standards - Principal Arterial Street	3-66
M-6 Street Standards - Secondary Arterial Street	3-67
M-7 Street Standards - Collector Street	3-68
M-8 Street Standards - Local Street	3-69
H-1 Underutilized Sites for Future Development	3-88
HR-1 Potential Historic Landmarks and Potential Historic Districts	3-103
In-1 Water Facilities	3-110
In-2 Wastewater Facilities	3-112
In-3 Drainage System	3-113
EC-1 Public Services	4-20
EC-2 School	4-22
Rec-1 Recreation Facilities	5-4
OS-1 Resource Overlay	5-16
OS-2 Possible Locations for Native Habitat Introduction	5-18
OS-3 Vegetation Map North	5-21
OS-4 Vegetation Map South	5-22
Geo-1 Geologic Map	5-31
Geo-2 Regional Fault and Earthquake Epicenter Map	5-33
Geo-3 Flood Plain Boundary Map	5-36
Geo-4 Liquefaction Potential	5-39
MR-1 Mineral Resource Zones in Azusa	5-49
MR-2 Aggregate Mines in Azusa	5-51
AQ-1 Annual Wind Direction in the City of Azusa	5-57
AQ-2 Probable Significant Emissions Areas in Azusa	5-58
N-1 High Noise Areas in Azusa	5-63
N-2 Noise Sensitive Receptor Locations	5-67
N-3 Future Noise Contours	5-70



List of Tables

Table	Page
I-1 Citizens' Congress Events	2-6
CD-1 Existing Land Use	3-6
CD-2 Land Use Plan Classification	3-13
CD-3 Interium Land Use-General Plan Consistency Matrix	3-36
H-1 Existing Housing Needs	3-79
H-2 Share of Regional Housing Needs	3-83
H-3 Vacant and Underutilized Sites	3-86
H-4 Remaining 1998-2005/2006 Regional Housing Needs	3-89
H-5 Housing Program Summary	3-95
EC-1 Enrollment Projections Year 2002-2003	4-23
N-1 Land Use Compatibility for Community Noise Environments	5-65