

Figure 3.10-19. Land Use (La Verne/Pomona)

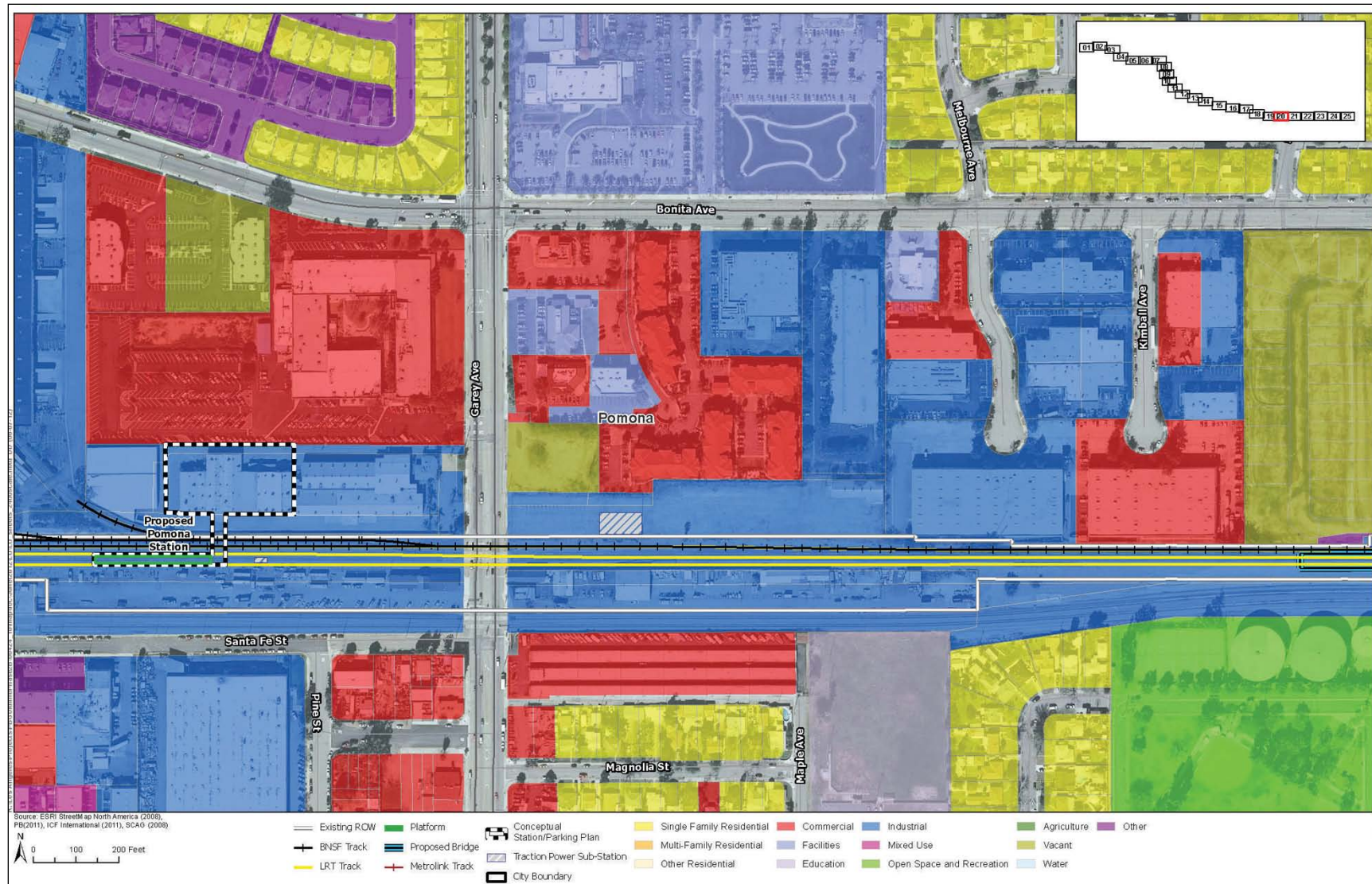


Figure 3.10-20. Land Use (Pomona)

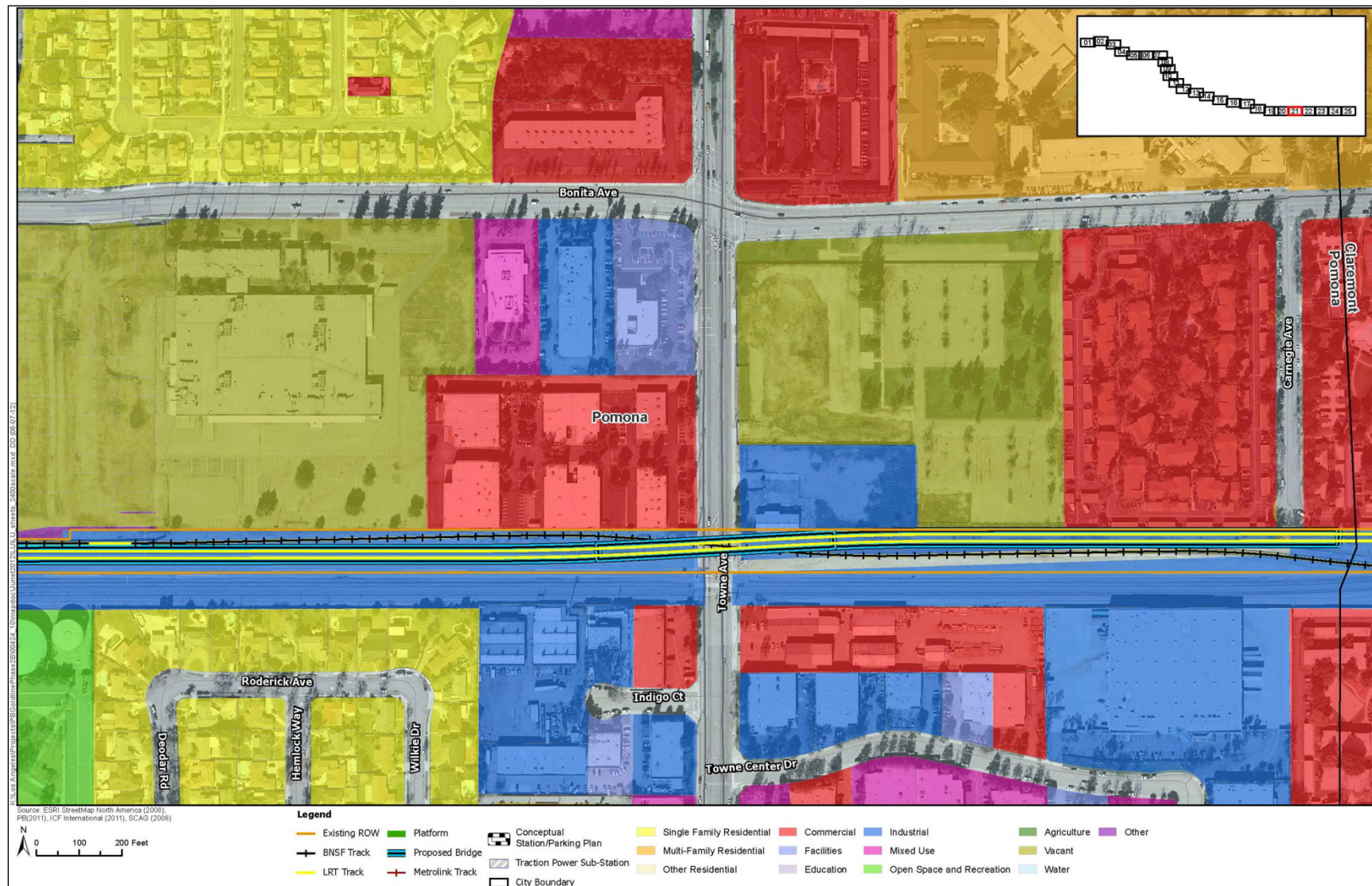


Figure 3.10-21. Land Use (Pomona)

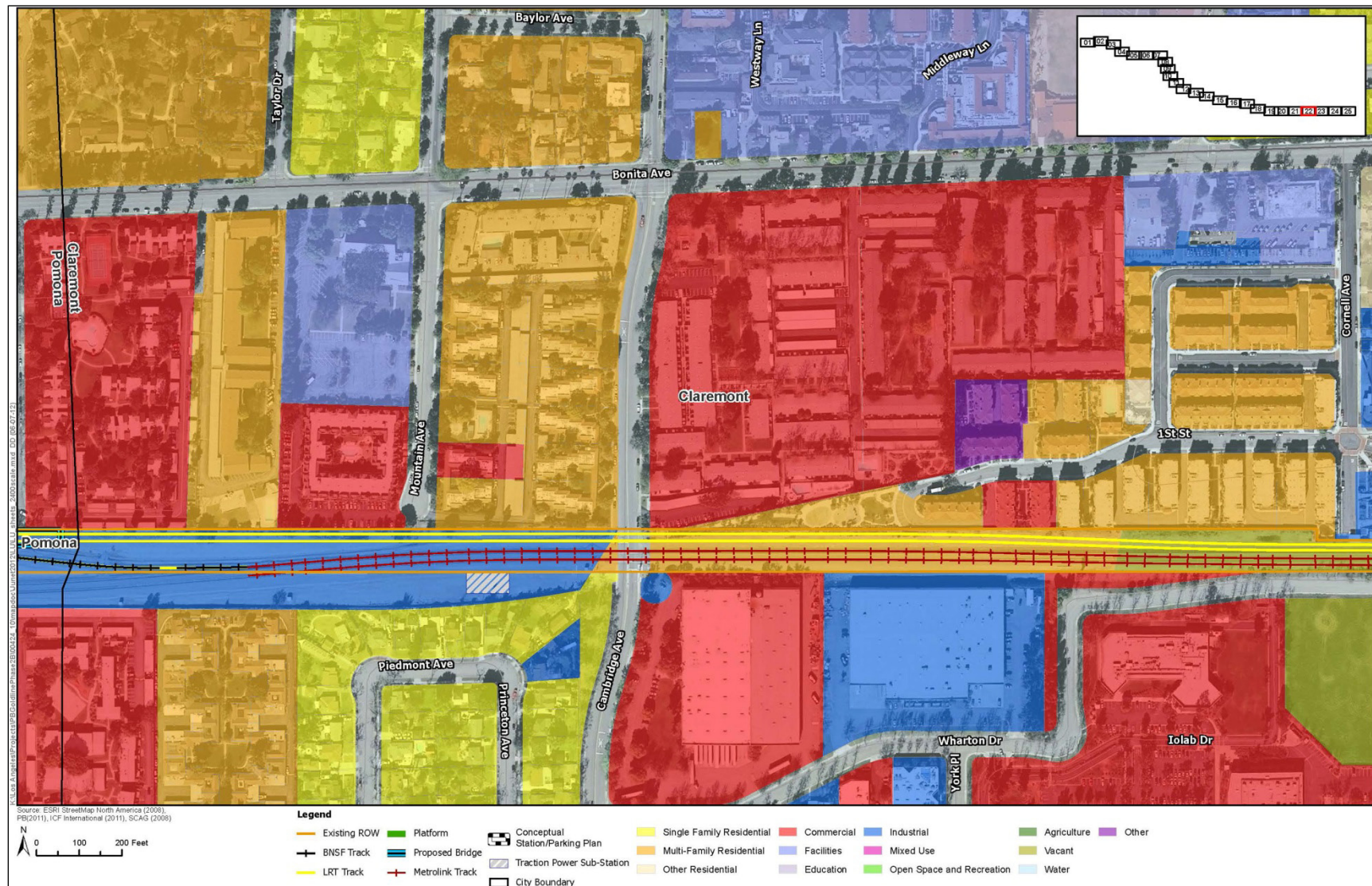


Figure 3.10-22. Land Use (Pomona/Claremont)

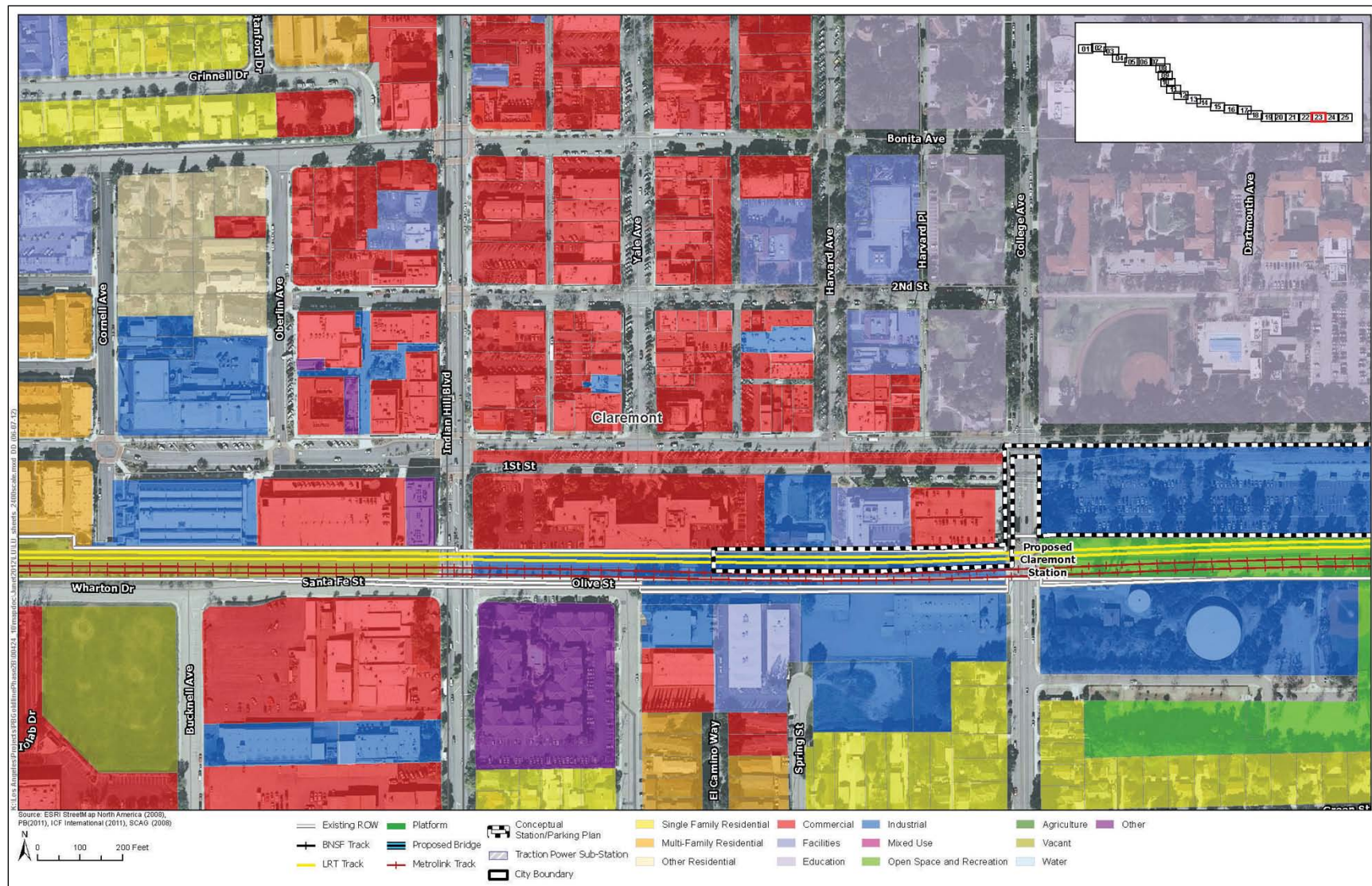


Figure 3.10-23. Land Use (Claremont)

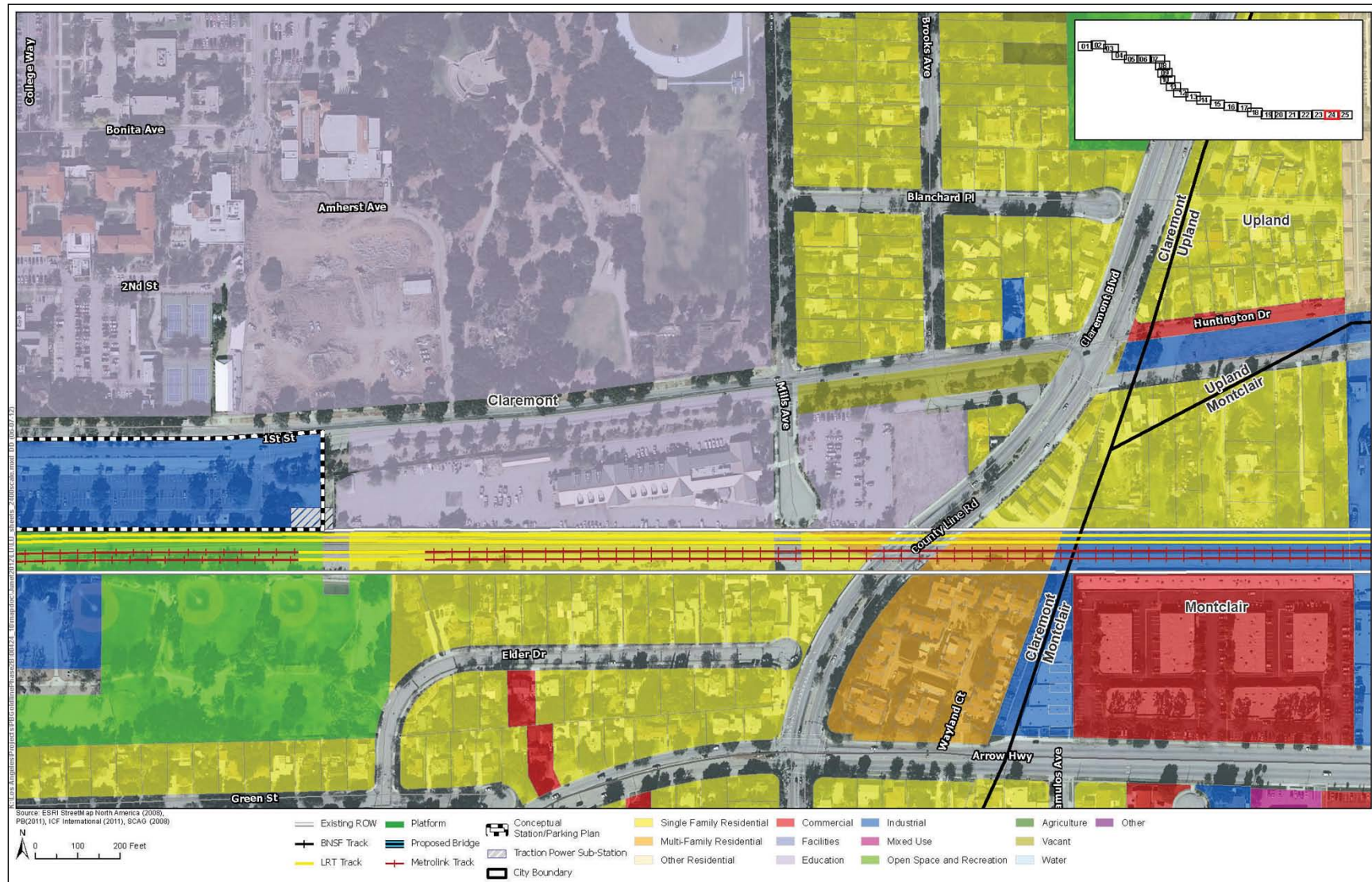


Figure 3.10-24. Land Use (Claremont/Montclair)

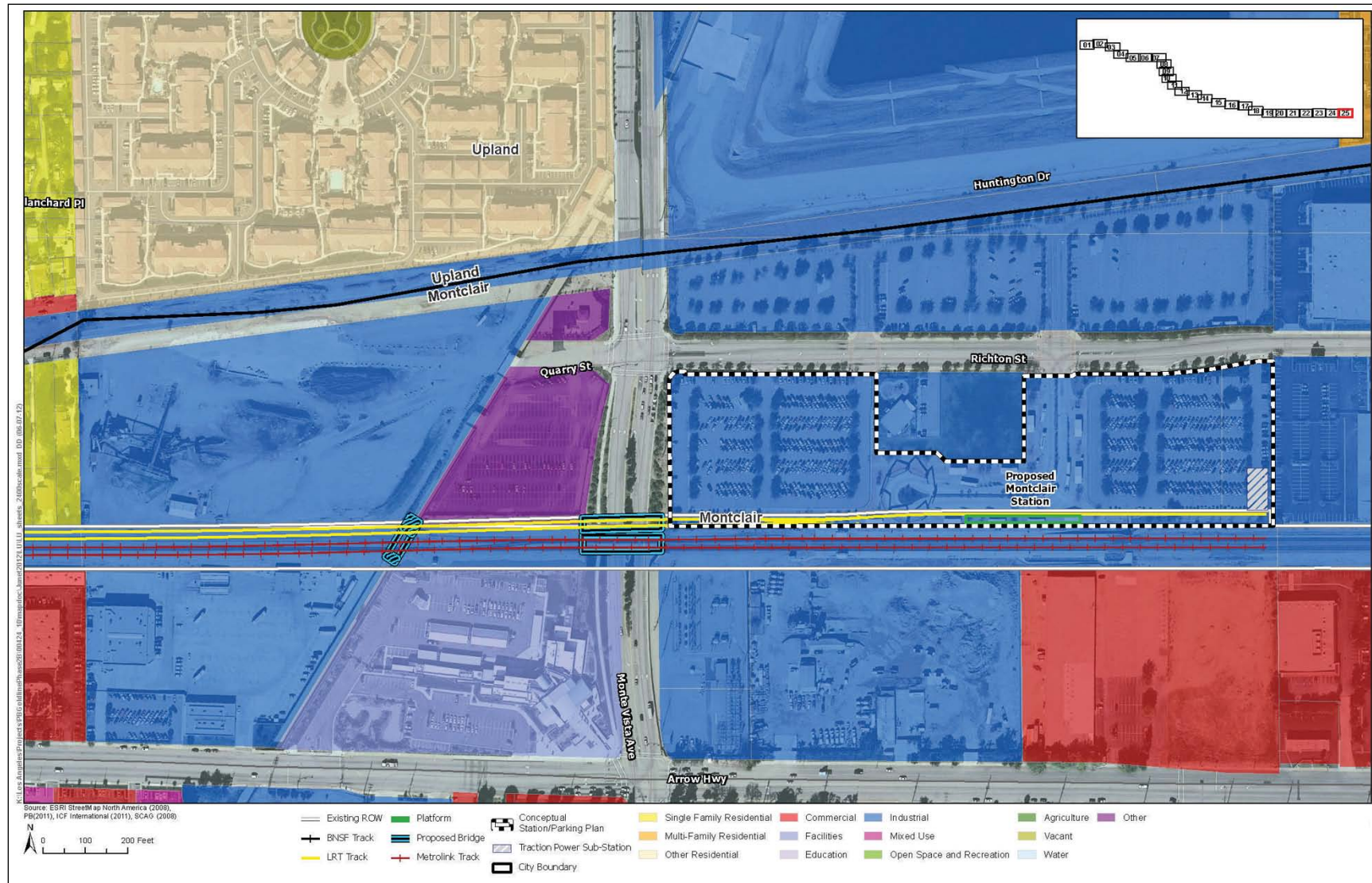


Figure 3.10-25. Land Use (Montclair)

3.10.2.3 City of La Verne

The proposed alignment would traverse the southern portion of the City of La Verne, north of and roughly parallel to Arrow Highway. Residential, industrial, and commercial uses are located in the surrounding area. uses immediately surrounding the station site include commercial and industrial uses (see Figure 3.10-15 through Figure 3.10-19). The University of La Verne, Auto Club Raceway, and Brackett Field are located in this surrounding area.

3.10.2.4 City of Pomona

The proposed alignment would traverse the northern portion of the City of Pomona. Aside from a residential area on the north side of the Metro right-of-way, west of Carnegie Avenue, the alignment would be entirely within industrial or commercial areas. Land uses in the surrounding area are mostly residential, with some industrial and commercial uses also present (see Figure 3.10-19 through Figure 3.10-22).

3.10.2.5 City of Claremont

The proposed alignment would traverse the southern portion of the City of Claremont. The surrounding area contains mostly residential and commercial uses (see Figure 3.10-19 through Figure 3.10-24). Aside from residential areas along the north side of the Metro right-of-way, between Carnegie Avenue and Indian Hill Boulevard and between Claremont Boulevard and the Los Angeles County line, the alignment would be entirely bordered by industrial, commercial, or university properties. The surrounding area includes various commercial uses, including banks. The Claremont Colleges are also located in the surrounding area. Office uses to the north and multiple-family residential uses to the south, directly east of Indian Hill Boulevard, are in Claremont Village.

3.10.2.6 City of Montclair

The surrounding area contains mostly commercial, residential, and industrial uses (see Figure 3.10-24 and Figure 3.10-25). Retail uses, including the Montclair Plaza, are located in the surrounding area. The Montclair Hospital Medical Center is also located in the surrounding area. An area designated for planned development is south of the Transcenter. The proposed project alignment is designated for rail use in the North Montclair Specific Plan. Gold Line parkers would share the existing parking lots at the Transcenter. The site is slated for future development pursuant to the North Montclair Specific Plan, and the plan addresses existing parking conditions.

3.10.3 Environmental Impacts

3.10.3.1 Evaluation Methodology

Land use is addressed in terms of existing and planned land uses. Existing land uses are defined as land uses in the vicinity of the proposed alignment. Planned land uses are those land use designations and policies contained in applicable land use plans and policies, including the General Plans. Specifically, existing and planned land uses have been identified and analyzed using the adopted General Plans, zoning codes, zoning maps, and applicable specific plans of the Cities in which the proposed project would be located. In some cases, draft plans have also been discussed in the analysis of planned land uses. Information regarding existing and planned uses in the vicinity of the alignment as well as stations, parking, and TPSS sites was used to determine the compatibility of land uses associated with the proposed project with the project's surroundings. Information regarding zoning and land use policies in