



EAST SAN GABRIEL VALLEY AREA PLAN

Los Angeles County Department of Regional Planning Summary

PROJECT SUMMARY

The East San Gabriel Valley Area Plan is a long-range policy document developed to guide long-term growth of the area through development of a guiding vision, goals, policies, and implementation actions for the unincorporated communities in the East San Gabriel Valley. This project will include a comprehensive land-use analysis of the unincorporated areas, as well as ongoing coordination with surrounding jurisdictions and their land use policies. Additionally, development of the Plan involves consistent outreach and collaboration with stakeholders. These stakeholders include community residents, local businesses, community-based organizations, external public agencies, and other County departments.

LOCATION AND GEOGRAPHY

Generally, the Planning Area incorporates the easternmost portions of Los Angeles County. It is located south of the Angeles National Forest, north of the Orange County border, east of Interstate-605, and west of the San Bernardino County line.

The Planning Area's geography is characterized by valleys and rolling, dry hills. The San Gabriel River runs along the western boundary of the Planning Area. The Puente Hills form the southern border for the Planning Area, and include natural areas and recreational opportunities for the region. The northern portion of the Planning Area is characterized by the urban-wildland interface with the Angeles National Forest and San Gabriel Mountains.

TRANSPORTATION

East-west transportation access in the Planning Area is provided by Interstate-10, Interstate/State Route-210 and State Route-60. North-South transportation access is provided by Interstate-605 and State Route-57. Public transit in the East San Gabriel Valley is provided by Metrolink commuter rail, Foothill Transit local and regional bus lines, and other transit operators.

PLANNING AREA ISSUES

Many of the traditional suburbs within the Planning Area are maturing and facing infrastructure capacity issues and limited mobility options. Transportation improvements will be critical for the long-term economic health of the Planning Area. The East San Gabriel Valley also includes 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 foothill communities. This Planning Area contains both established and conceptual Significant Ecological Areas (SEAs) as well, which identify specific sub-regions of biodiversity that require protection.

21 UNINCORPORATED COMMUNITIES

- Avocado Heights
- Charter Oak
- Covina Islands
- East Azusa
- East Irwindale
- East San Dimas
- Glendora Islands
- Hacienda Heights
- North Claremont
- North Pomona
- Northeast La Verne
- Northeast San Dimas
- Rowland Heights
- South Diamond Bar
- South San Jose Hills
- South Walnut
- Valinda
- Walnut Islands
- West Claremont
- West Puente Valley
- West San Dimas

13 CITIES

- Azusa
- Baldwin Park
- Claremont
- Covina
- Diamond Bar
- Glendora
- Industry
- La Puente
- La Verne
- Pomona
- San Dimas
- Walnut
- West Covina

For more information, please visit:
planning.lacounty.gov/esgvap