



THE GENERAL PLAN

The Los Angeles County General Plan provides the policy framework and establishes the long range vision for how and where the unincorporated areas will grow, and establishes goals, policies, and programs to foster healthy, livable, and sustainable communities.

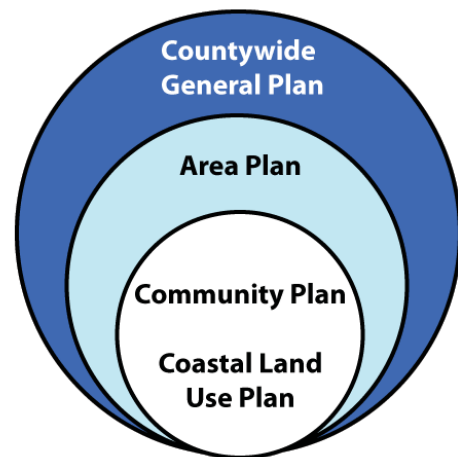
The following are the Plan’s guiding principles:

1. Employ Smart Growth: Shape new communities to align housing with jobs and services; and protect and conserve the County’s natural and cultural resources.
2. Ensure community services and infrastructure are sufficient to accommodate growth: Coordinate an equitable sharing of public and private costs associated with providing appropriate community services and infrastructure to meet growth needs.
3. Provide the foundation for a strong and diverse economy: Protect areas that generate employment and promote programs that support a stable and well educated workforce.
4. Promote excellence in environmental resource management: Carefully manage the County’s natural resources in an integrated way that is both feasible and sustainable.
5. Provide healthy, livable and equitable communities: Design communities that incorporate their cultural and historic surroundings, are not overburdened by nuisance and negative environmental factors, and provide reasonable access to food systems.

AREA PLANS

The General Plan identifies a total of 11 geographically delineated Planning Areas, one of which is the East San Gabriel Valley Planning Area. As an extension of the General Plan, the Area Plan will focus on land use and policy issues specific to the Planning Area, providing a mechanism to draft policies and programs that respond to the unique and diverse character of local communities.

Through the Area plan, additional implementation strategies will be identified based on need, such as community plans, specific plans, and community-specific zoning regulations. In the development of these plans, attention will be directed to opportunity areas, such as transit centers, major corridors, and preservation or transition of industrial districts.



Relationship of General Plan to Area and Community Plans

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



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 Significant Ecological Areas (SEAs), which identify specific sub-regions of biodiversity that require protection.

24 COMMUNITIES

- Avocado Heights
- Charter Oak
- Covina Islands
- East Azusa
- East Irwindale
- East San Dimas
- Glendora Islands
- Hacienda Heights
- North Claremont
- North Pomona
- North Whittier
- Northeast La Verne
- Northeast San Dimas
- Pellissier Village
- Rowland Heights
- South Diamond Bar
- South El Monte
- 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