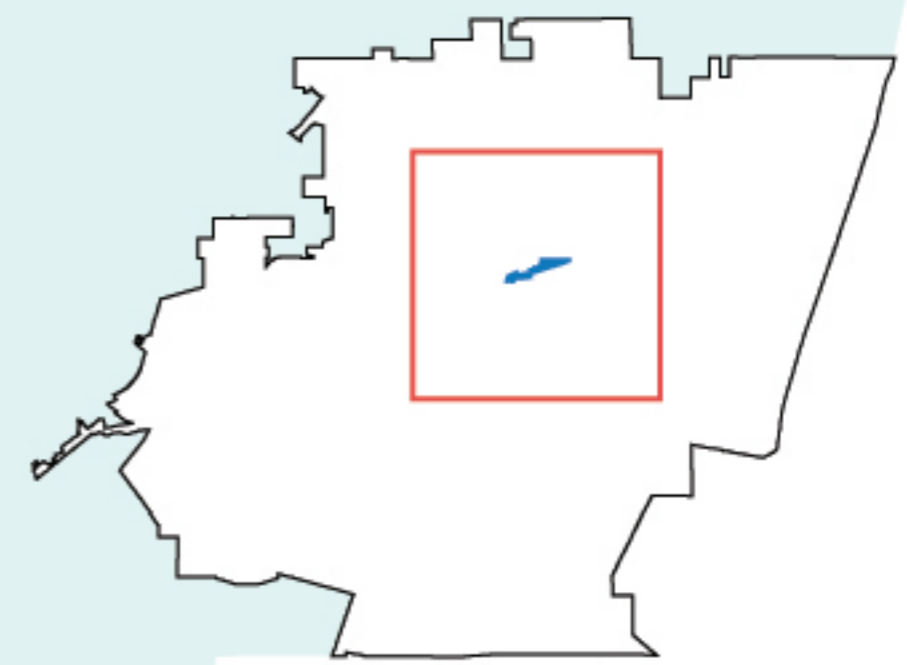


WEST SAN DIMAS



West San Dimas



**EAST
SAN GABRIEL VALLEY
AREA PLAN**

WEST SAN DIMAS

INTRODUCTION



West San Dimas is a community of 229.2 acres located in the northern portion of the East San Gabriel Valley Planning Area. It is surrounded by the City of San Dimas. The population of West San Dimas is approximately 330 people with a population density of 1.4 person per acre.

Most of the homes in the community were built in the 1950s and 1960s. The area around San Dimas was a predominately agricultural community throughout the 1800s. The arrival of a railroad line in the late 1800s led to a building boom and further agricultural growth. Today, development is clustered to the west with the rest being wildland and open space.

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

WEST SAN DIMAS

COMMUNITY CHARACTERISTICS



Community Layout

The western half of West San Dimas consists of 122 single-family homes clustered around a few curving streets that terminate in cul-de-sacs. They can only be accessed by Mesarica Rd. off Puente St. The eastern half contains land overseen by the Watershed Conservation Authority and land used by a religious organization.



Land Use

Most of the land in West San Dimas (65%) is used for government and institutional purposes, including parks and open space. The remaining 35% is single-family residential.



Open Space

Located in West San Dimas, the Walnut Creek Habitat and Open Space consists of almost 70 acres of woodlands and coastal sage scrub with Walnut Creek flowing through. The Watershed Conservation Authority developed a conceptual master plan to enhance the site as a riparian and upland habitat with a developed trail system that connects to other nearby trails.



Significant Ecological Areas (SEA)

Large portions of West San Dimas are in the East San Gabriel Valley SEA. The SEA is part of a larger system of designated land with high levels of biodiversity requiring additional protections.



Plants & Animals

Large parts of this SEA are designated critical habitat for the federally-threatened coastal California gnatcatcher (*Polioptila californica*), which makes its home in coastal sage scrub.





.3 sq. mile

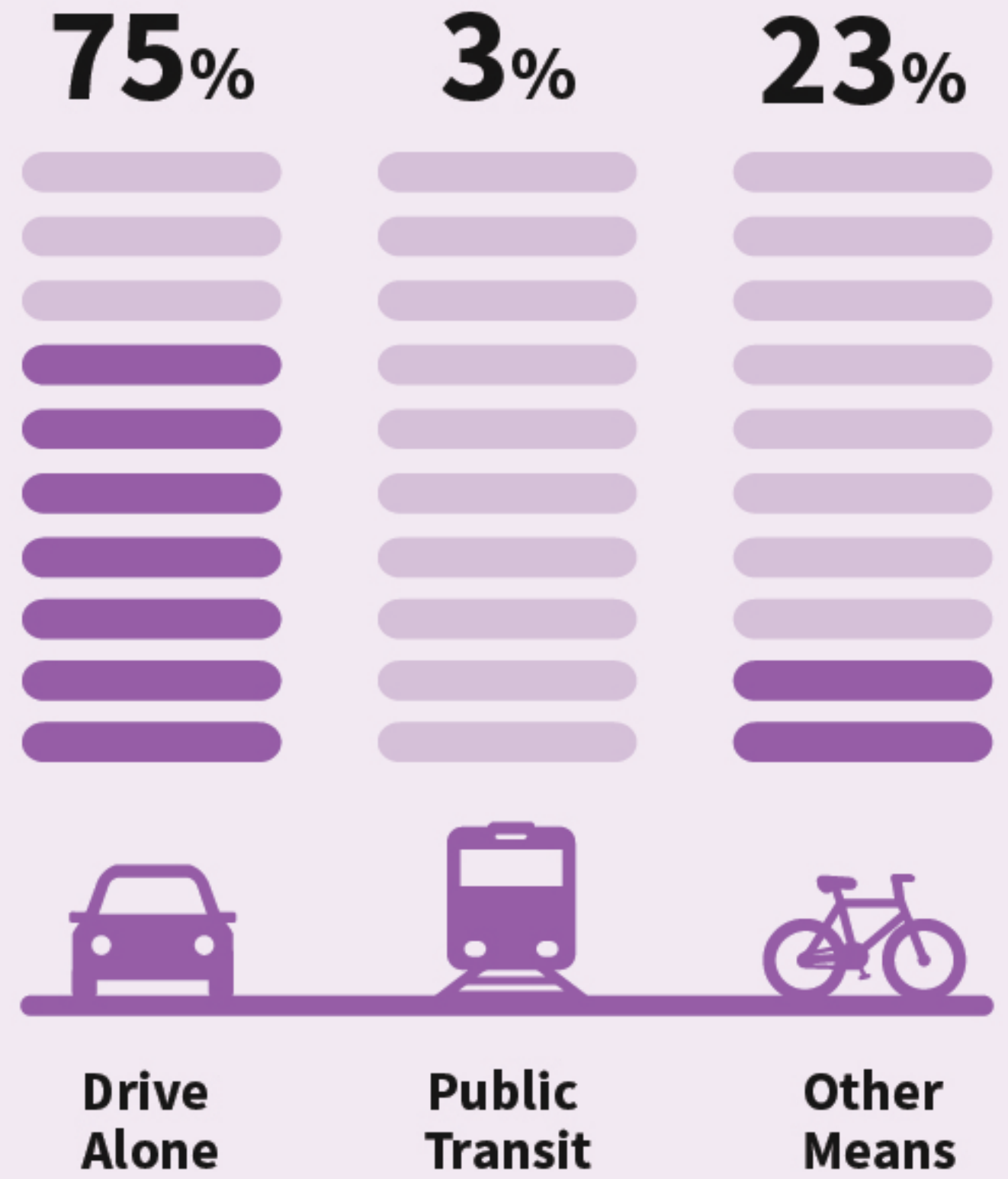
WEST SAN DIMAS

POPULATION = 330 (882 per sq. mile)

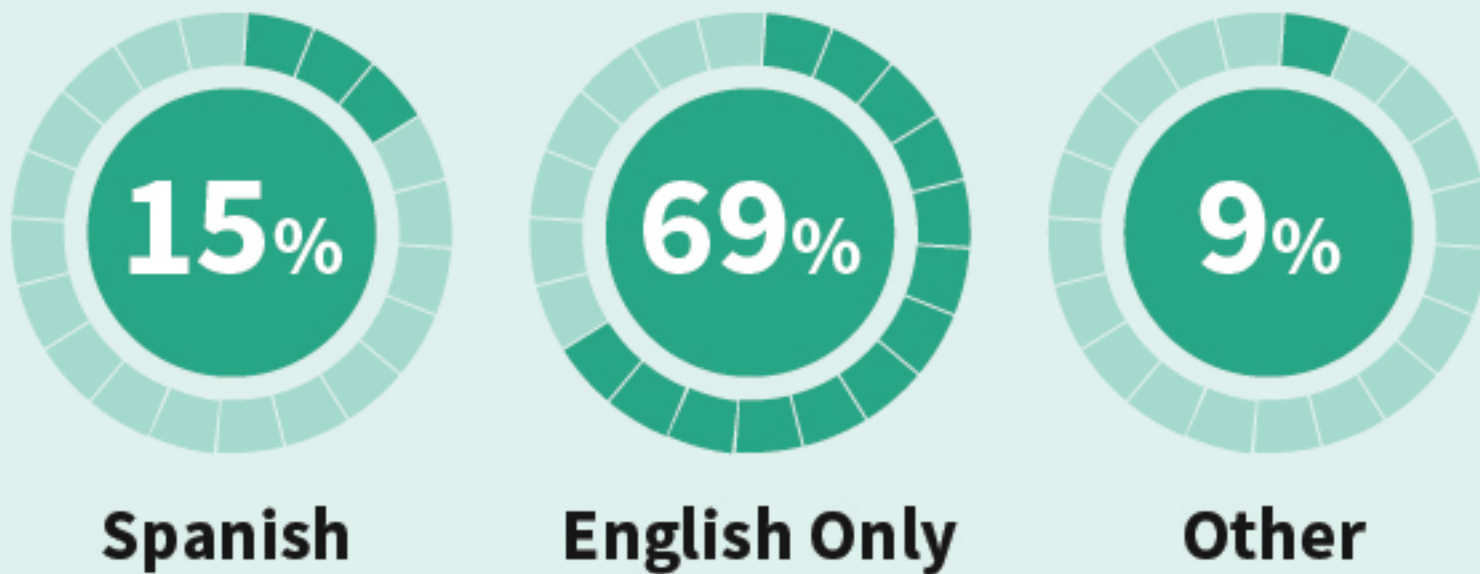
AGE



MOST COMMON COMMUTE



LANGUAGE SPOKEN AT HOME



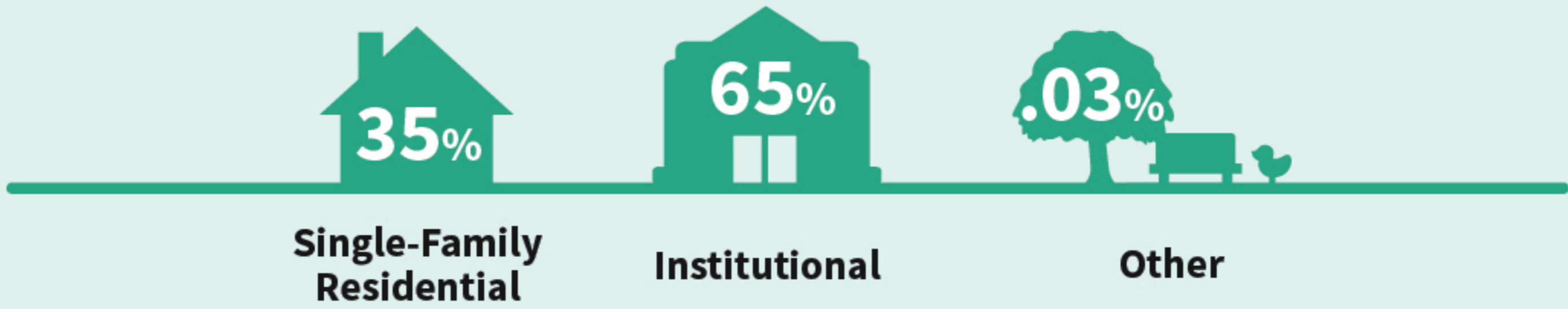
AVERAGE COMMUTE TIMES

	< 15 minutes	15-29 minutes	30-59 minutes	60+ minutes
Los Angeles County	18%	33%	36%	13%
West San Dimas	16%	30%	31%	22%



EAST SAN GABRIEL VALLEY AREA PLAN

TOP EXISTING LAND USES



HOUSEHOLDS

2017 Housing Unit Total: **122**



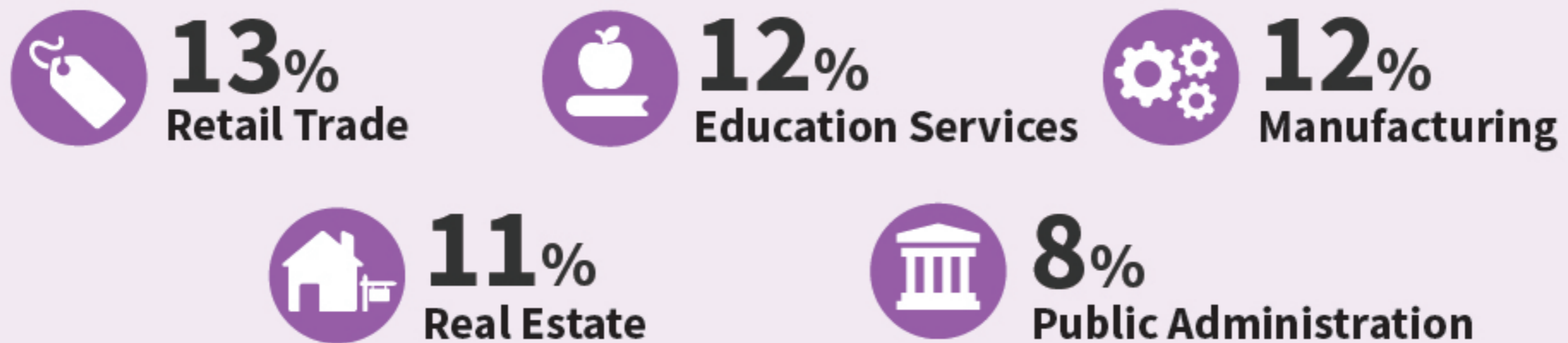
RACE/ETHNICITY

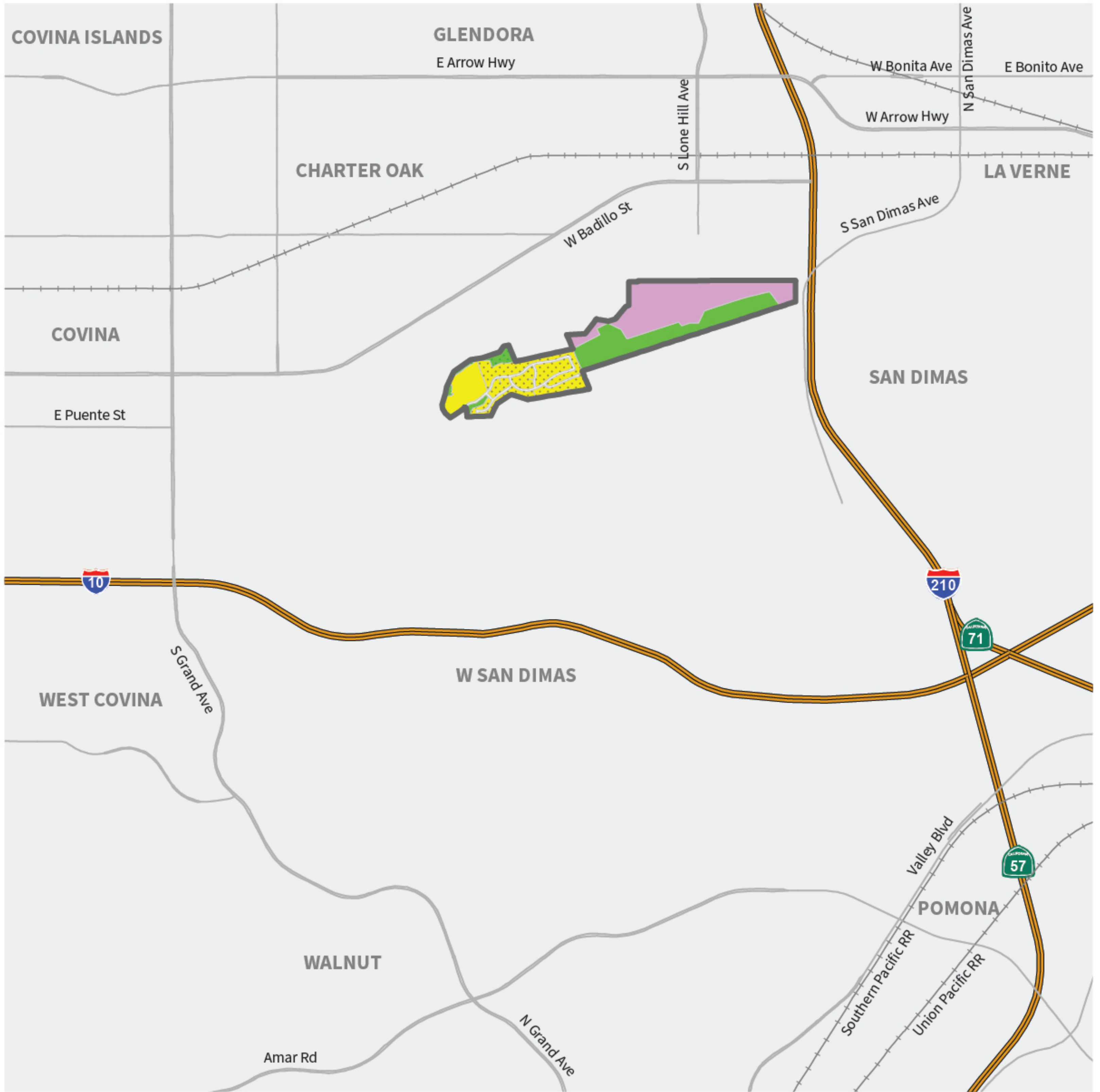


INCOME FACTORS

	4-Year Degree or Higher	Median Household Income	Unemployment Rate
Los Angeles County	32%	\$59,613	5%
West San Dimas	10%	\$128,043	3%

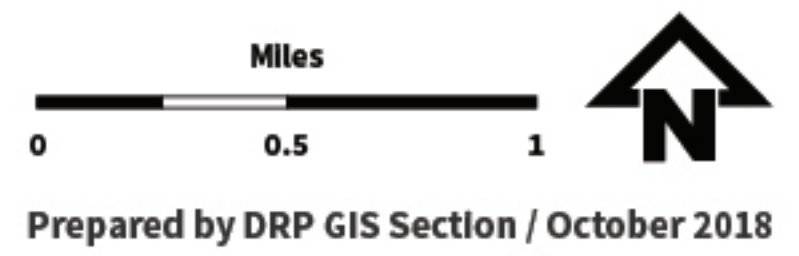
TOP 5 EMPLOYMENT INDUSTRIES





West San Dimas

General Plan Land Use Policy Map

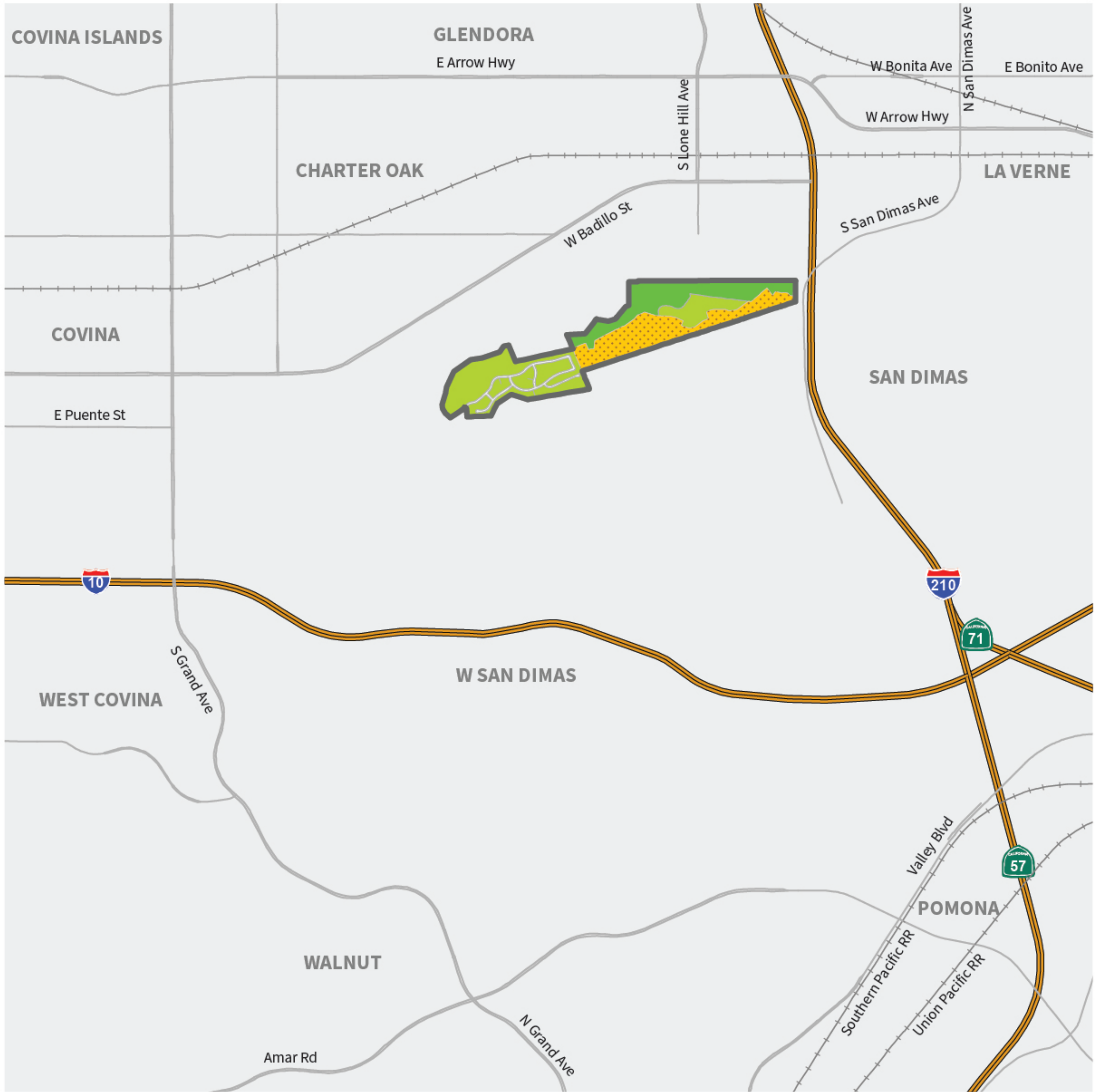


Base Layers

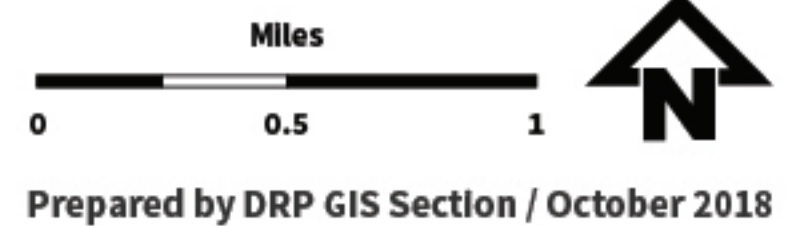
- Railroad
- City / Community Boundary
- Major Road
- Freeway

Land Use Policy Designations

- | | |
|-------------------------|------------------------------|
| H5 - Residential 5 | IL - Light Industrial |
| H9 - Residential 9 | P - Public and Semi-Public |
| H18 - Residential 18 | OS-C - Conservation |
| H50 - Residential 50 | OS-PR - Parks and Recreation |
| CG - General Commercial | W - Water |



West San Dimas Zoning Map



Base Layers

- Railroad
- City / Community Boundary
- Major Road
- Freeway

Zoning Designations

- | | | |
|--|--------------------------------|-----------------------|
| Single- and Two-Family Residential | Commercial | Buffer Strip / Corner |
| Residential Agricultural | Light Manufacturing | Open Space |
| Ltd and Med Density Multiple Residential | Heavy Manufacturing | |
| Residential Planned Development | Industrial Planned Development | |
| Light / Heavy Agricultural | | |



CONTACT US



WEBSITE

planning.lacounty.gov/esgvap



PHONE

213-974-6425



EMAIL

commplan@planning.lacounty.gov

FOLLOW US



FACEBOOK

facebook.com/ESGVAP



INSTAGRAM

instagram.com/esgvap



WEIBO

weibo.com/u/6993638616



**EAST
SAN GABRIEL VALLEY
AREA PLAN**