



East San Gabriel Valley Area Plan Framework



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



East San Gabriel Valley Area Plan 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



Los Angeles County Department of Regional Planning

East San Gabriel Valley Shared Boundaries

Cities - Adjacent Unincorporated Communities

#	CITIES	UNINCORPORATED COMMUNITIES
1	Azusa	Covina Islands East Azusa
2	Baldwin Park	East Irwindale West Puente Valley
3	Brea*	Rowland Heights South Diamond Bar
4	Chino Hills*	South Diamond Bar
5	Claremont	North Claremont Northeast La Verne West Claremont North Pomona
6	Covina	Charter Oak Covina Islands East Irwindale Walnut Islands West San Dimas
7	Diamond Bar	Rowland Heights South Diamond Bar
8	Glendora	Charter Oak Covina Islands East Azusa Glendora Islands
9	Industry	Avocado Heights Hacienda Heights Rowland Heights South San Jose Hills South Walnut Valinda West Puente Valley
10	Irwindale*	East Irwindale
11	La Habra Heights*	Hacienda Heights Rowland Heights
12	La Puente	South San Jose Hills Valinda West Puente Valley
13	La Verne	East San Dimas Northeast San Dimas Northeast La Verne West Claremont
14	Pomona	North Pomona Walnut Islands
15	San Dimas	Charter Oak East San Dimas Northeast San Dimas Walnut Islands West San Dimas
16	Walnut	South Walnut Walnut Islands
17	West Covina	East Irwindale South San Jose Hills Valinda Walnut Islands West Puente Valley Hacienda Heights
18	Whittier*	Hacienda Heights

*These cities are adjacent to unincorporated communities but are outside the planning area boundary.

East San Gabriel Valley Shared Boundaries

Unincorporated Communities – Adjacent Cities

#	UNINCORPORATED COMMUNITIES	CITIES
1.	Avocado Heights	Industry
2.	Charter Oak	Covina Glendora San Dimas
3.	Covina Islands	Azusa Covina Glendora
4.	East Azusa	Azusa Glendora
5.	East Irwindale	Azusa Covina Irwindale* West Covina
6.	East San Dimas	La Verne San Dimas
7.	Glendora Islands	Glendora
8.	Hacienda Heights	Industry La Habra Heights* Whittier
9.	North Claremont	Claremont
10.	North Pomona	Claremont Pomona
11.	Northeast La Verne	Claremont La Verne
12.	Northeast San Dimas	La Verne San Dimas
13.	Rowland Heights	Brea Diamond Bar Industry La Habra Heights*
14.	South Diamond Bar	Brea Diamond Bar Chino Hills*
15.	South San Jose Hills	Industry La Puente West Covina
16.	South Walnut	Industry Walnut
17.	Valinda	La Puente West Covina
18.	Walnut Islands	Covina Pomona San Dimas Walnut West Covina
19.	West Claremont	Claremont La Verne
20.	West Puente Valley	Baldwin Park Industry La Puente West Covina
21.	West San Dimas	San Dimas

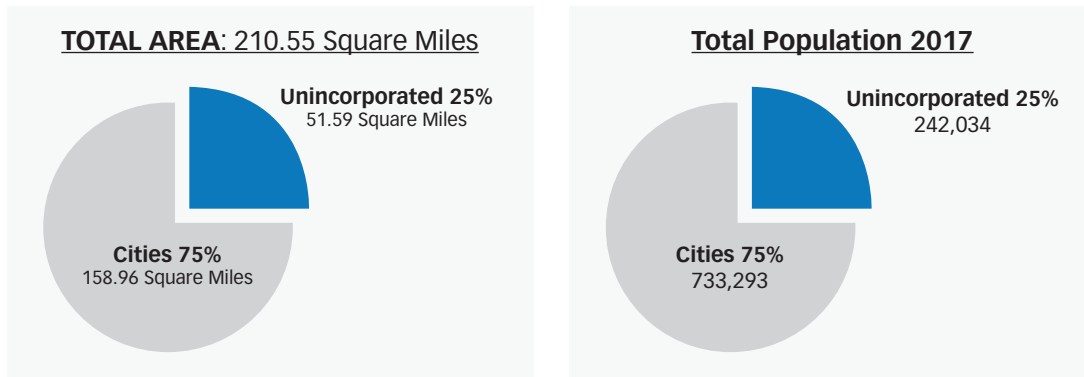
**These cities are adjacent to unincorporated communities but are outside the regional planning area boundary.*



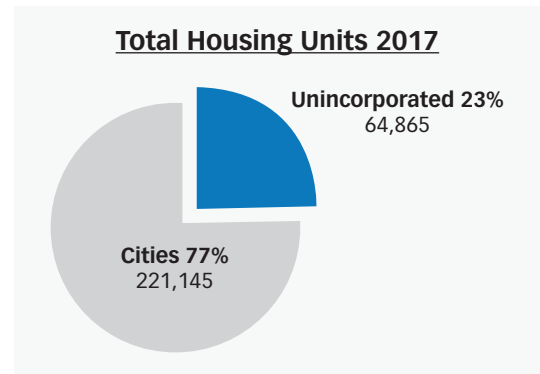
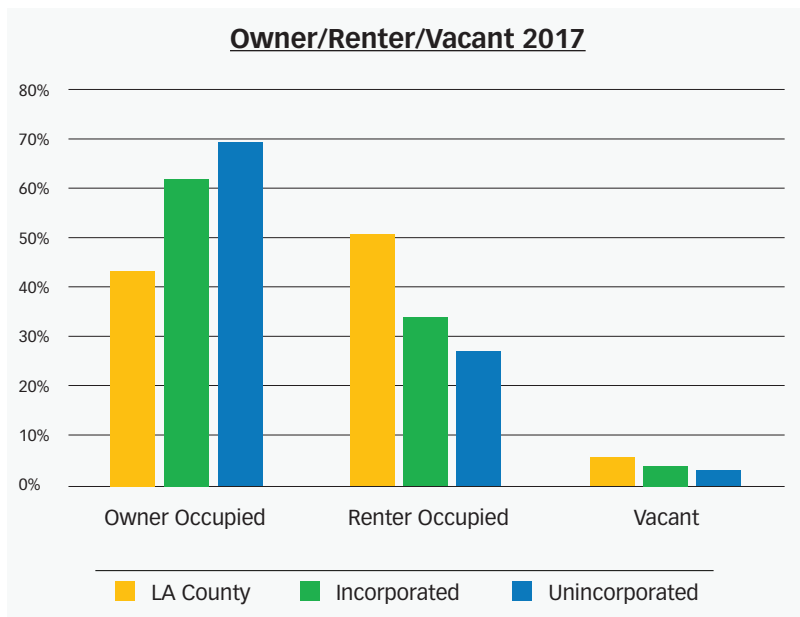
East San Gabriel Valley Areawide Data

1. Comparison Data by Total City and Unincorporated Community:

The East San Gabriel Valley Plan Area includes 21 unincorporated communities and 13 cities, spread across the 1st, 4th, and 5th County Supervisorial Districts. The combined total unincorporated area is about 25% of the entire planning area, with a similar population distribution.

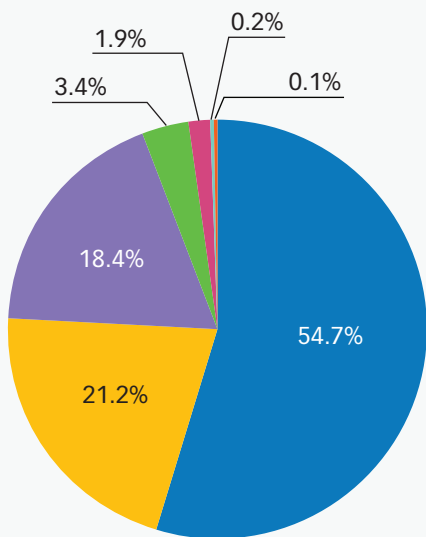


Despite the similar breakdown in total area and population percentages, unincorporated communities have a slightly lower percentage of total housing units. However, the percentage of owner occupied units is higher in the unincorporated communities with a slightly lower vacancy rate.



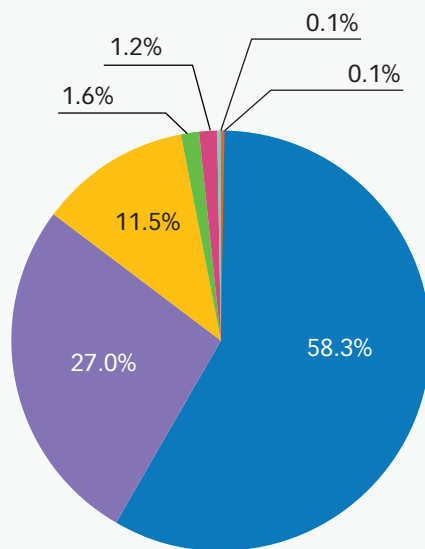
Even though the unincorporated communities make up only about 25% of the population, there are distinct differences in the averaged race and ethnic breakdowns between City and County areas.

Race and Ethnicity - Cities 2017



Hispanic	Asian	Black
Multiple Race	Other Race	Pacific Islander
White		

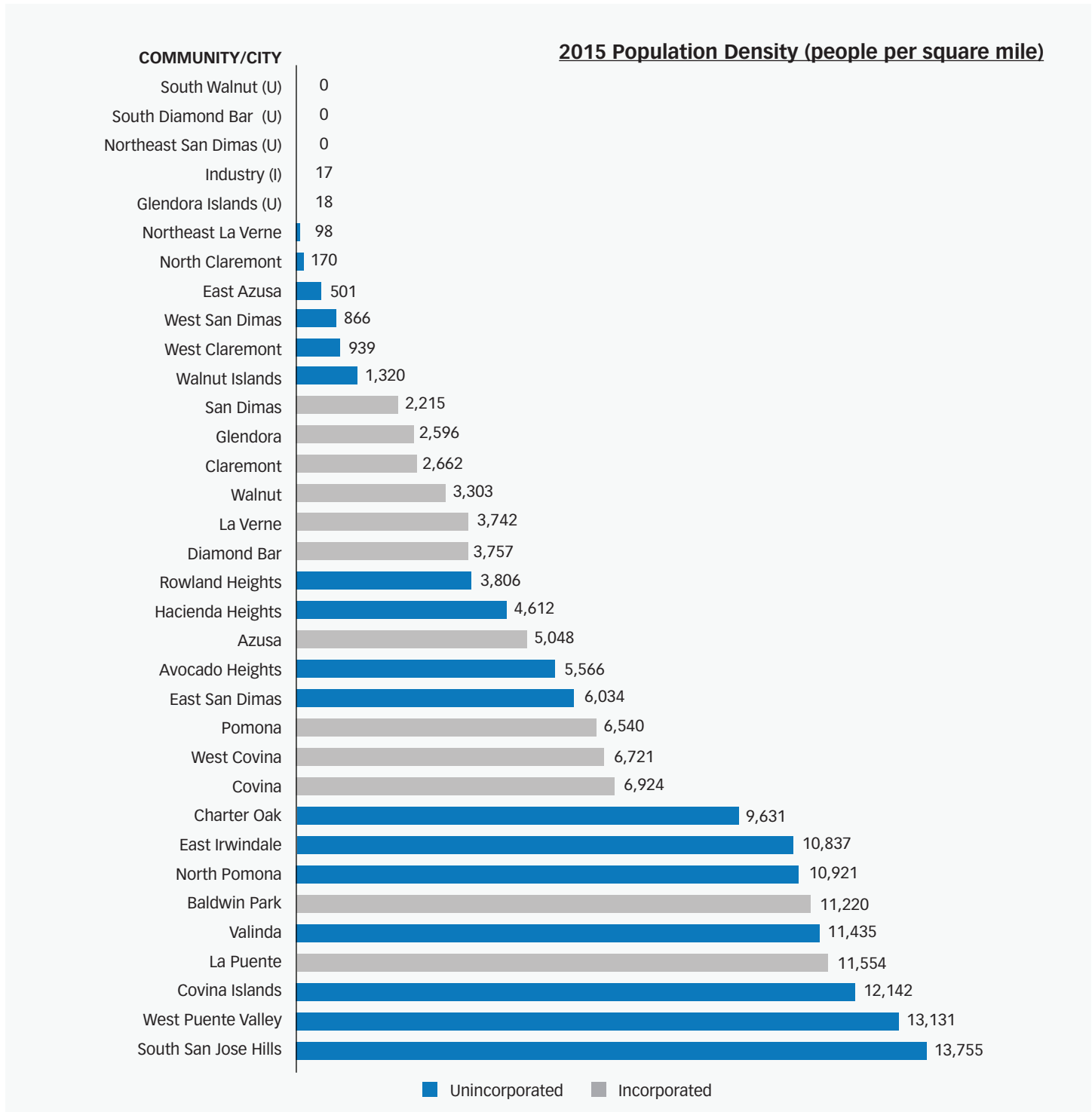
Race and Ethnicity - Unincorporated 2017



Hispanic	Asian	Black
Multiple Race	Other Race	Pacific Islander
White		

2. Comparison Data by Individual City and Unincorporated Community:

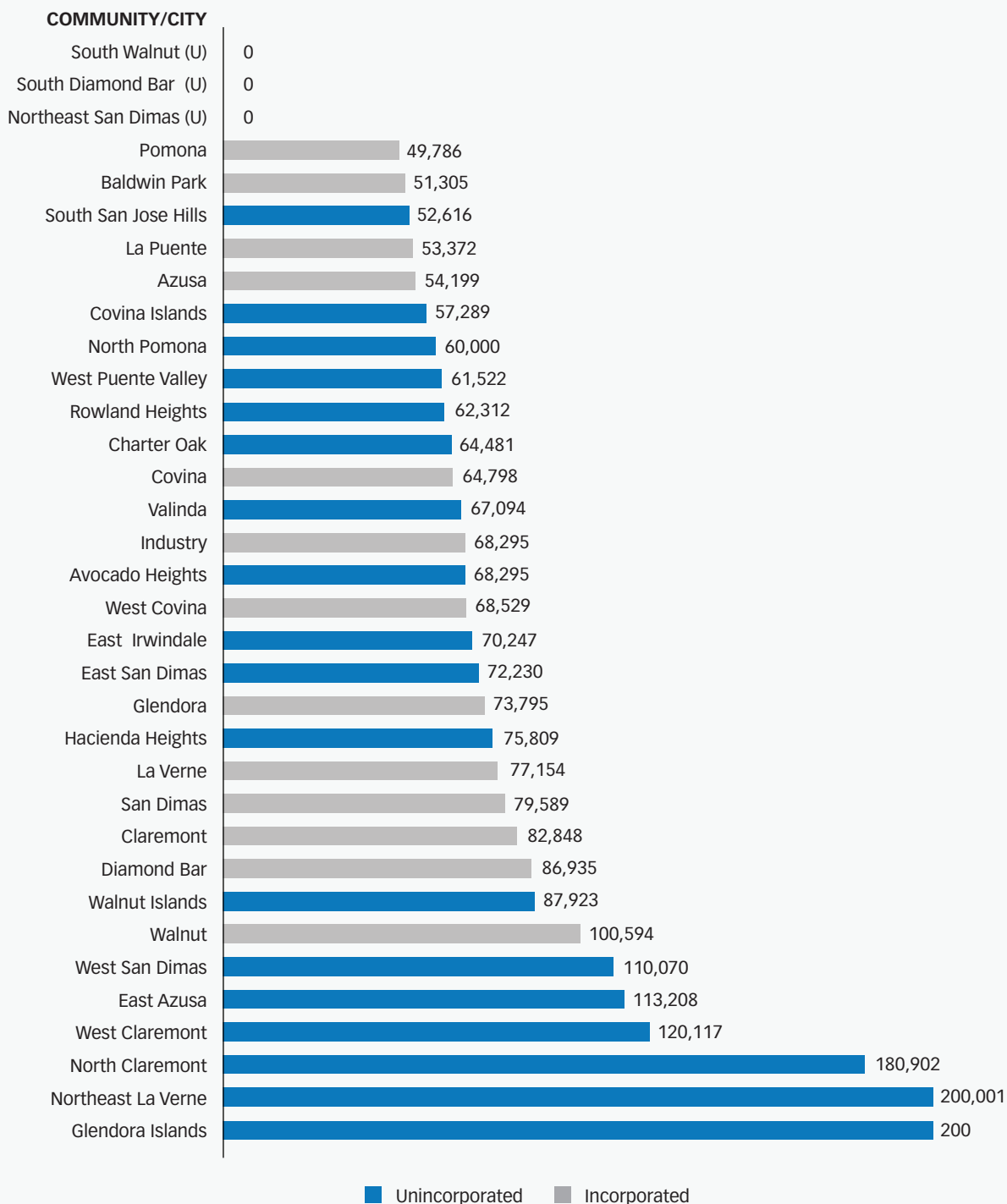
The population density breakdown shows that many of the highest and lowest population density averages are in the unincorporated communities, where both unpopulated resource conservation areas exist, as well as denser communities with limited affordable housing options.



East San Gabriel Valley Areawide Data

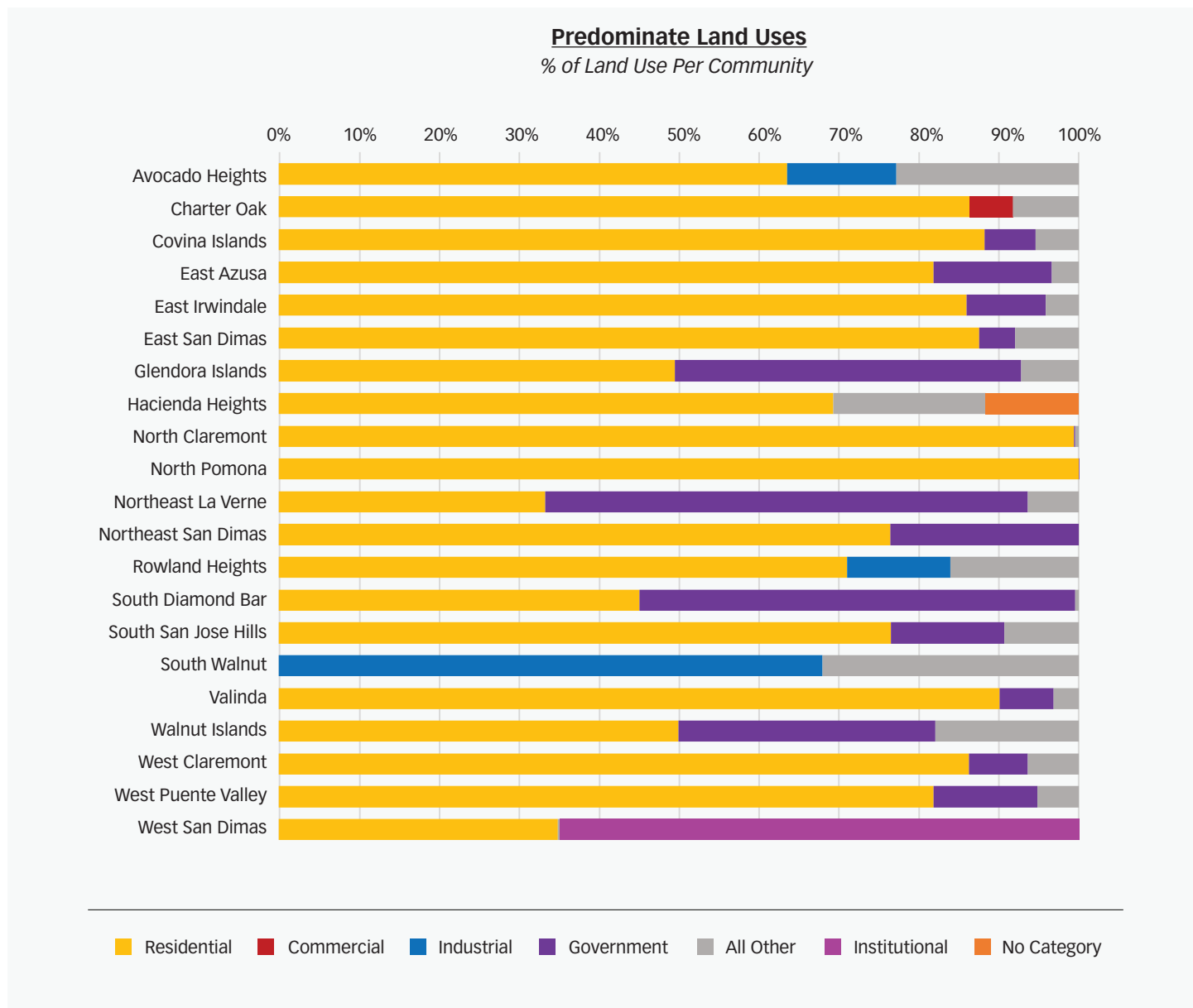
Due to the small size of some of the unincorporated islands, the MHI is a bit skewed at the high end by these unincorporated residential islands. Aside from these small islands, there seems to exist a fairly mixed breakdown between cities and unincorporated communities.

Median Household Income - ACS 2009-2013



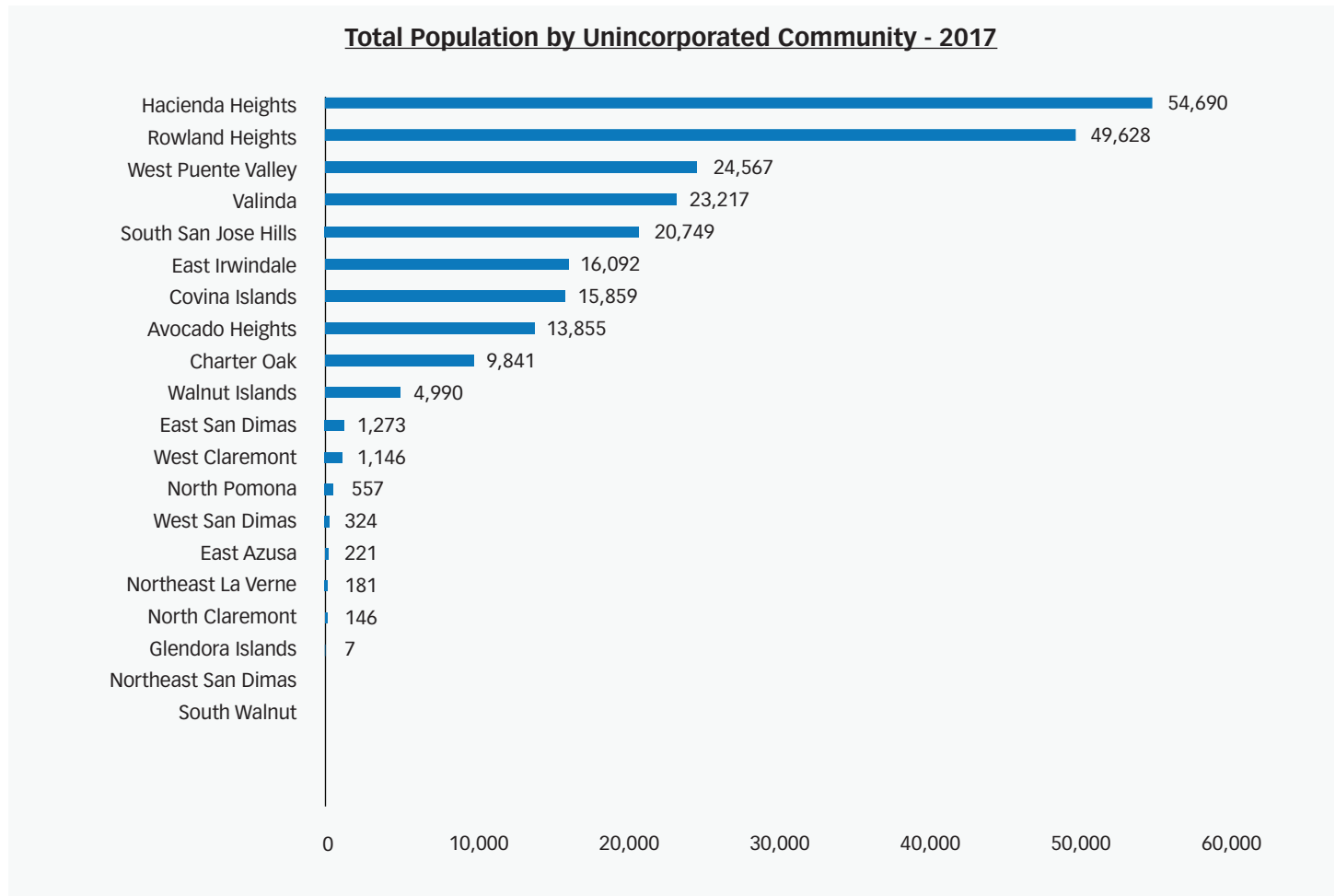
3. Unincorporated Community Data:

The character of the individual unincorporated communities varies widely, but primarily consists of residential land uses. Some smaller areas consist of primarily undisturbed land designated for resource conservation, while areas along the railroad ROW and Interstate 60 are primarily industrial. In addition, major commercial thoroughfares, such as Colima Rd. in Rowland Heights, have a concentration of commercial uses and regional draw.

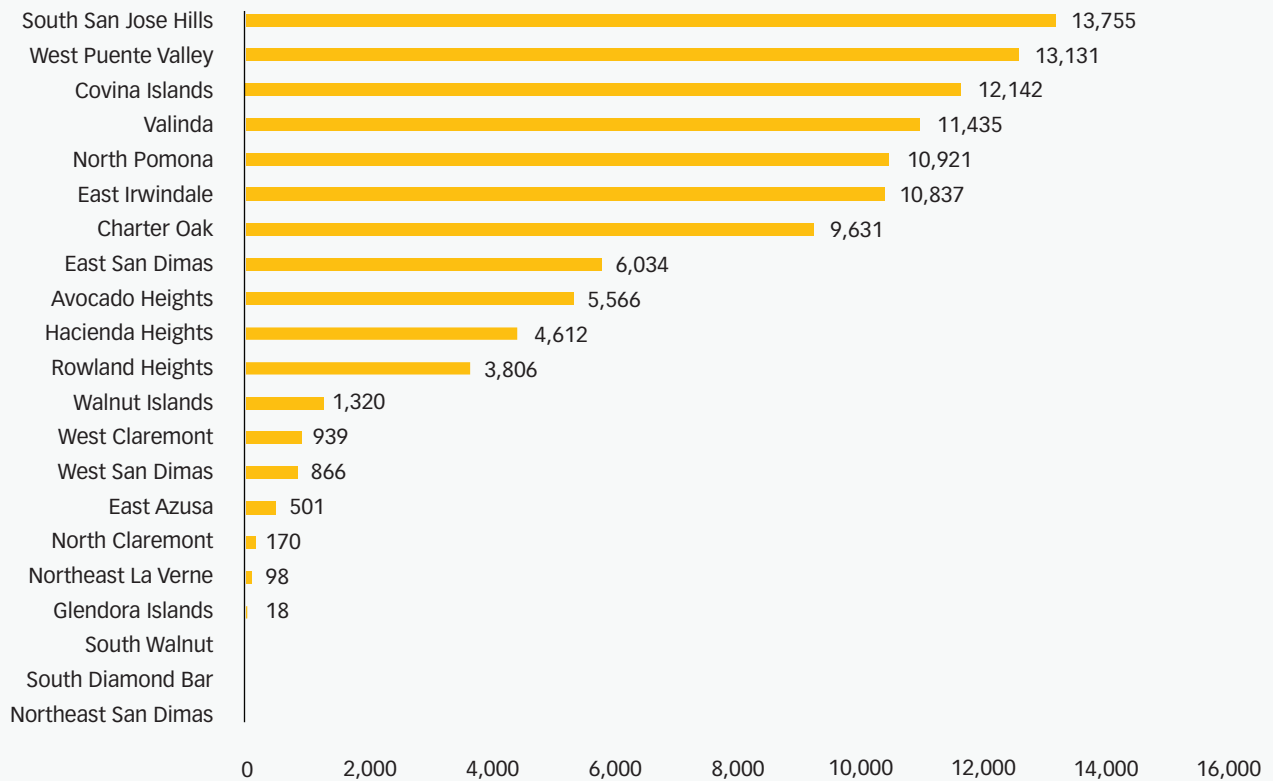


East San Gabriel Valley Areawide Data

The following graphs show the data breakdown just for unincorporated communities on total population, population density, and MHI. They demonstrate the varied character of these communities distributed across a wide area of land, several jurisdictional boundaries, and differing landscapes.



Total Population Density by Unincorporated Community - 2017



Median Household Income (MHI) by Unincorporated Community - 2017

