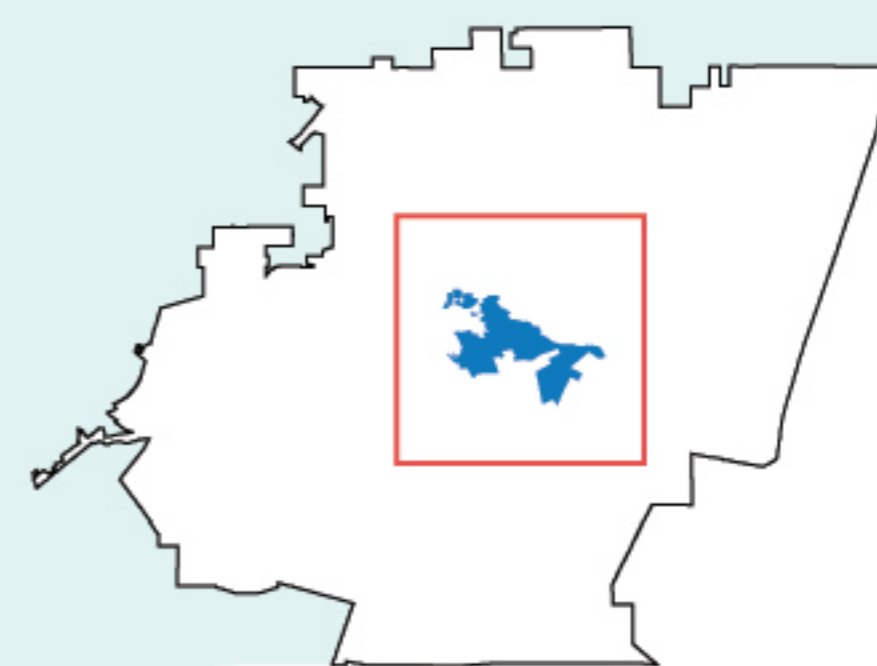


WALNUT ISLANDS



**EAST
SAN GABRIEL VALLEY
AREA PLAN**

WALNUT ISLANDS

INTRODUCTION



The Walnut Islands is a 3.8 square mile unincorporated, noncontiguous community located in the central part of the East San Gabriel Valley Planning Area. The community shares boundaries with the Cities of San Dimas and Covina to the north, the City of Pomona to the east, the City of Walnut to the south, and the City of West Covina to the west.

Historically, land surrounding the Walnut Islands was primarily used for agriculture, including raising cattle and growing fruit trees. The area still contains elements of its rural past, including a prevalence of horsekeeping.

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

WALNUT ISLANDS

COMMUNITY CHARACTERISTICS



Community Layout

Walnut Islands consists of mostly hilly land. The area is mostly developed with single-family residences in a suburban development pattern, with cul-de-sacs.



Land Use

Walnut Islands contains no commercial uses. Land is mostly residential, with some government and institutional uses, including a cemetery. California State Polytechnic University, Pomona is partially located in Walnut Islands, and was founded in 1938.



Main Roads

Grand Ave. is a designated parkway and serves as the western border for much of the community. Walnut Islands are bisected by the I-10 Freeway.



Significant Ecological Area (SEA)

Part of the Walnut Islands community makes up the East San Gabriel Valley SEA. SEA areas are designated because the land has high levels of biodiversity and need additional protections.



Waterways

Waterways run south through the different parts of Walnut Islands. Because of the hilly topography, several drainage channels have been created. Many of the waterways are located in the SEA areas.



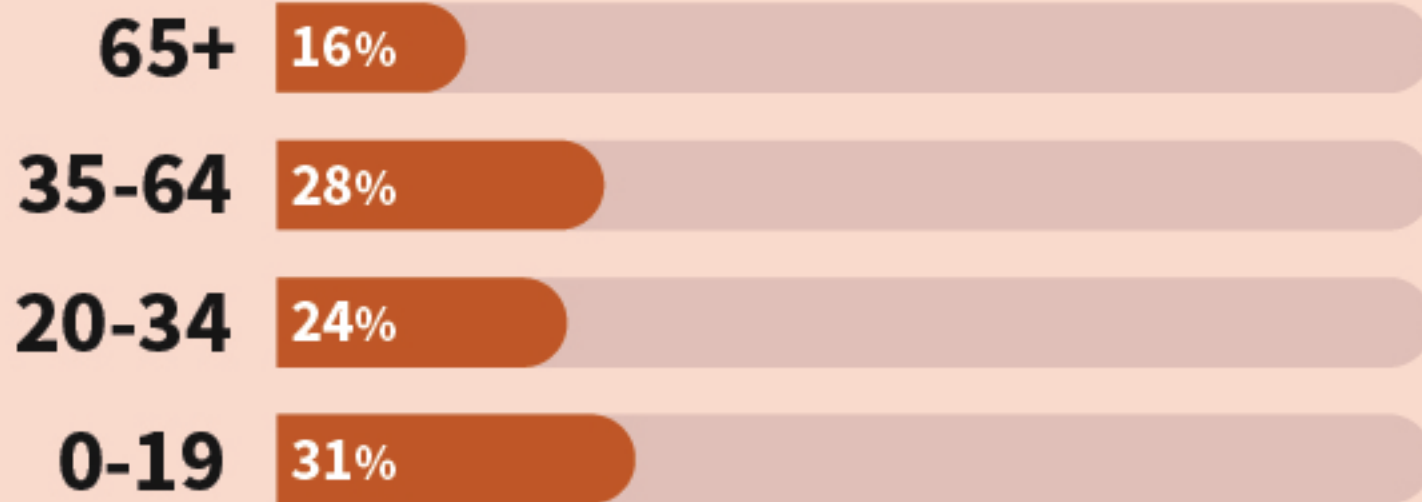


3.8 sq. mile

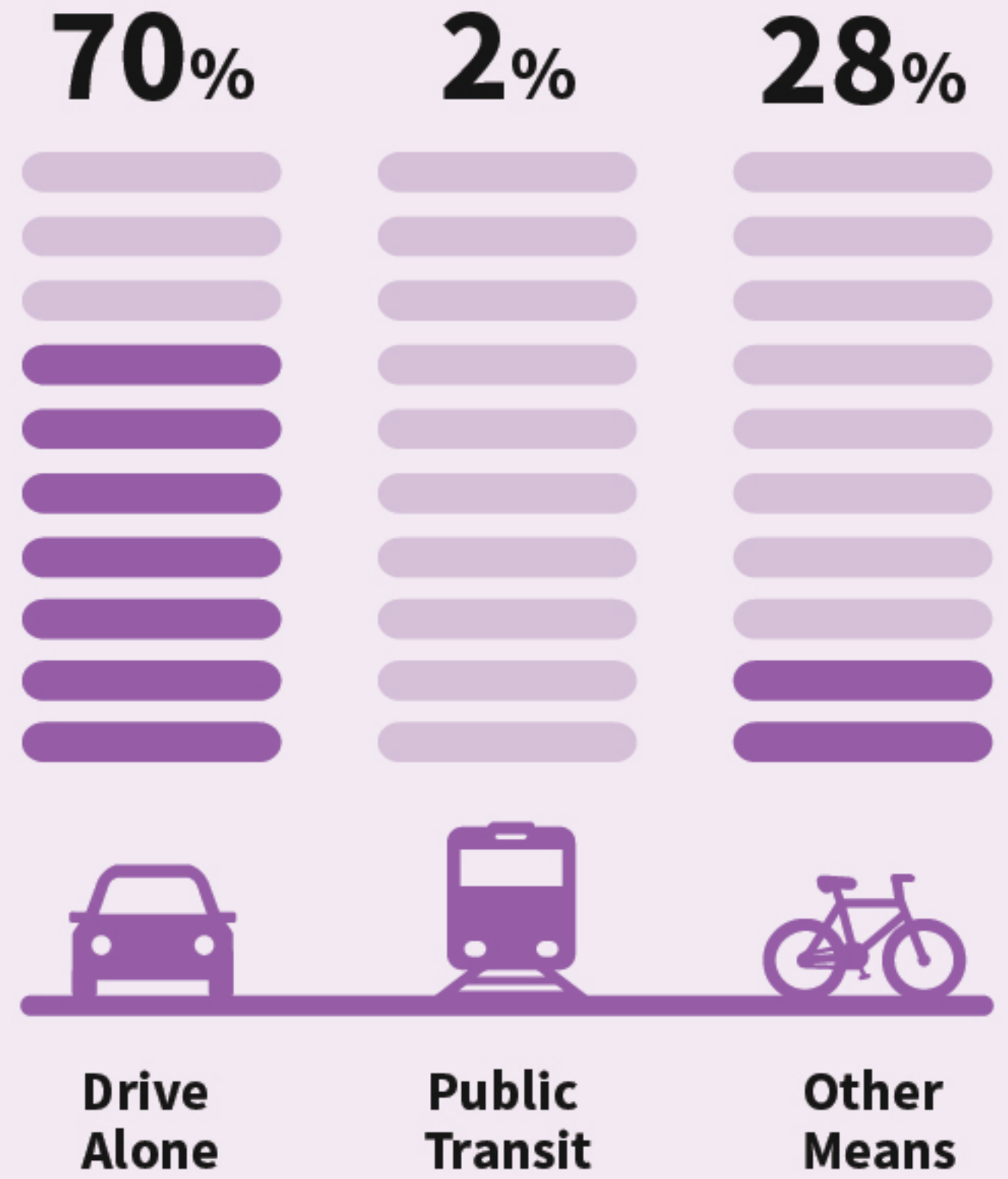
WALNUT ISLANDS

POPULATION = 5,165 (1,366 per sq. mile)

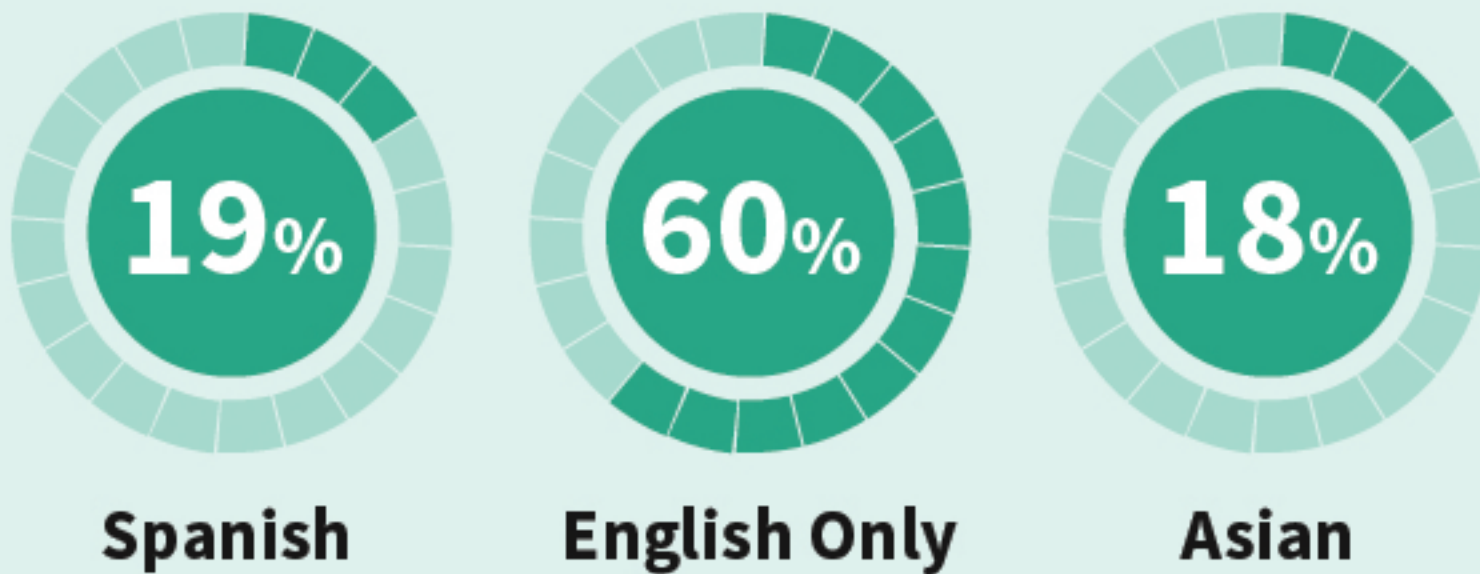
AGE



MOST COMMON COMMUTE



LANGUAGE SPOKEN AT HOME



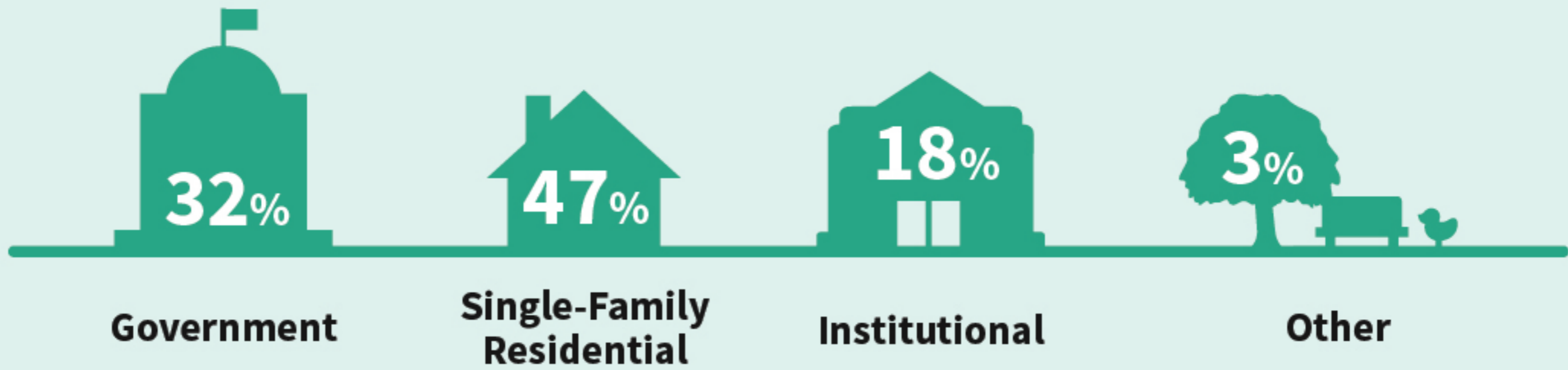
AVERAGE COMMUTE TIMES

	< 15 minutes	15-29 minutes	30-59 minutes	60+ minutes
Los Angeles County	18%	33%	36%	13%
Walnut Islands	22%	28%	35%	15%



EAST
SAN GABRIEL VALLEY
AREA PLAN

TOP EXISTING LAND USES



HOUSEHOLDS

2017 Housing Unit Total: **1,175**



RACE/ETHNICITY

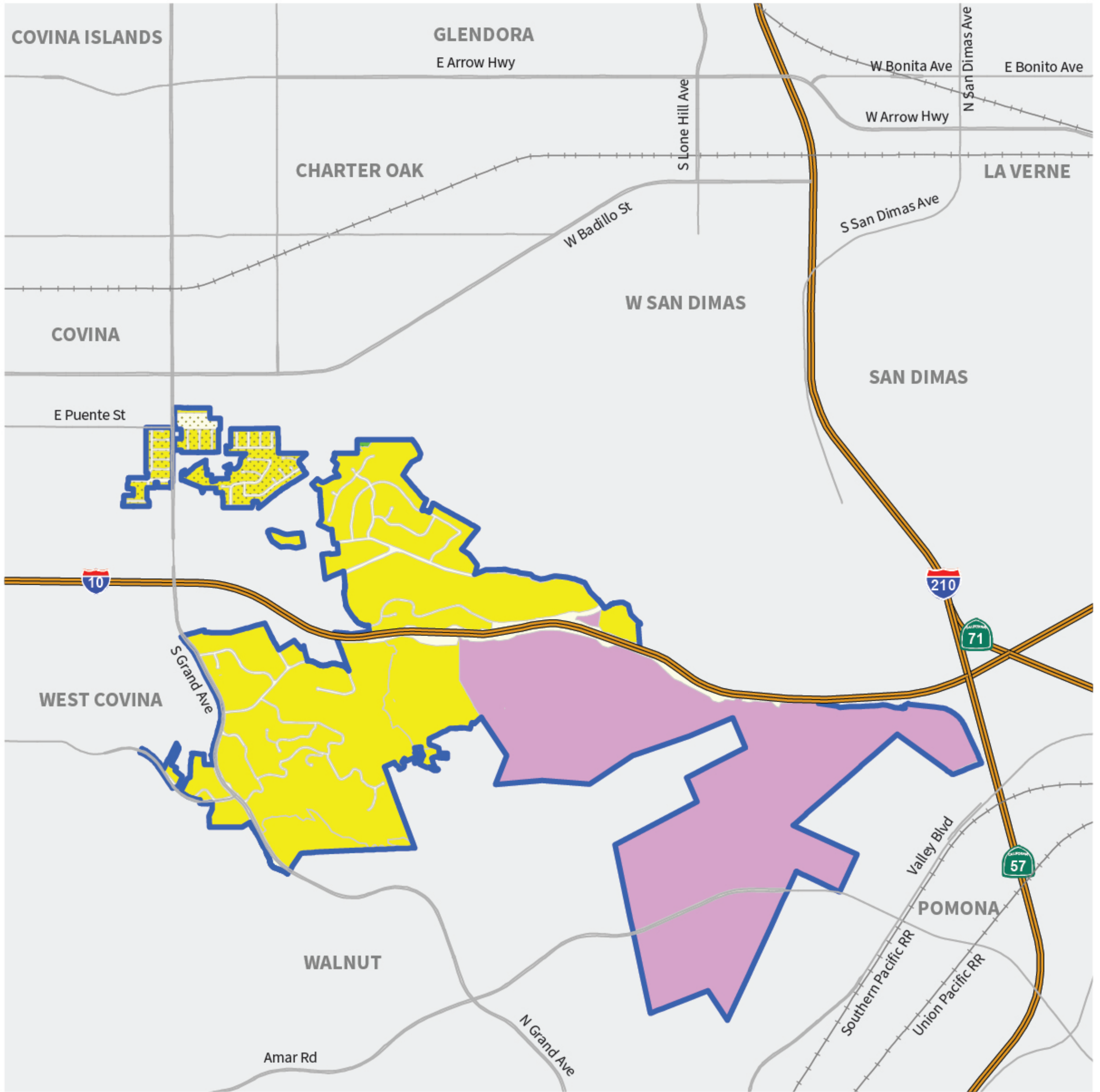


INCOME FACTORS

	4-Year Degree or Higher	Median Household Income	Unemployment Rate
Los Angeles County	32%	\$59,613	5%
Walnut Islands	35%	\$100,962	6%

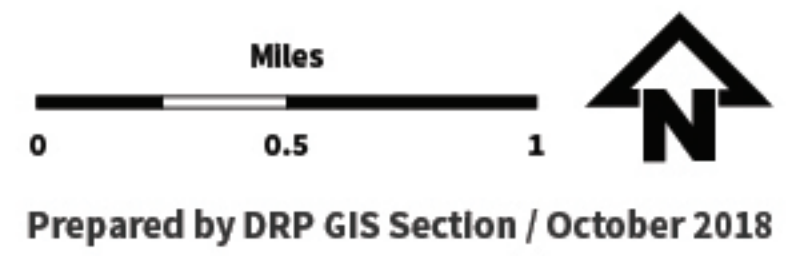
TOP 5 EMPLOYMENT INDUSTRIES





Walnut Islands

General Plan Land Use Policy Map

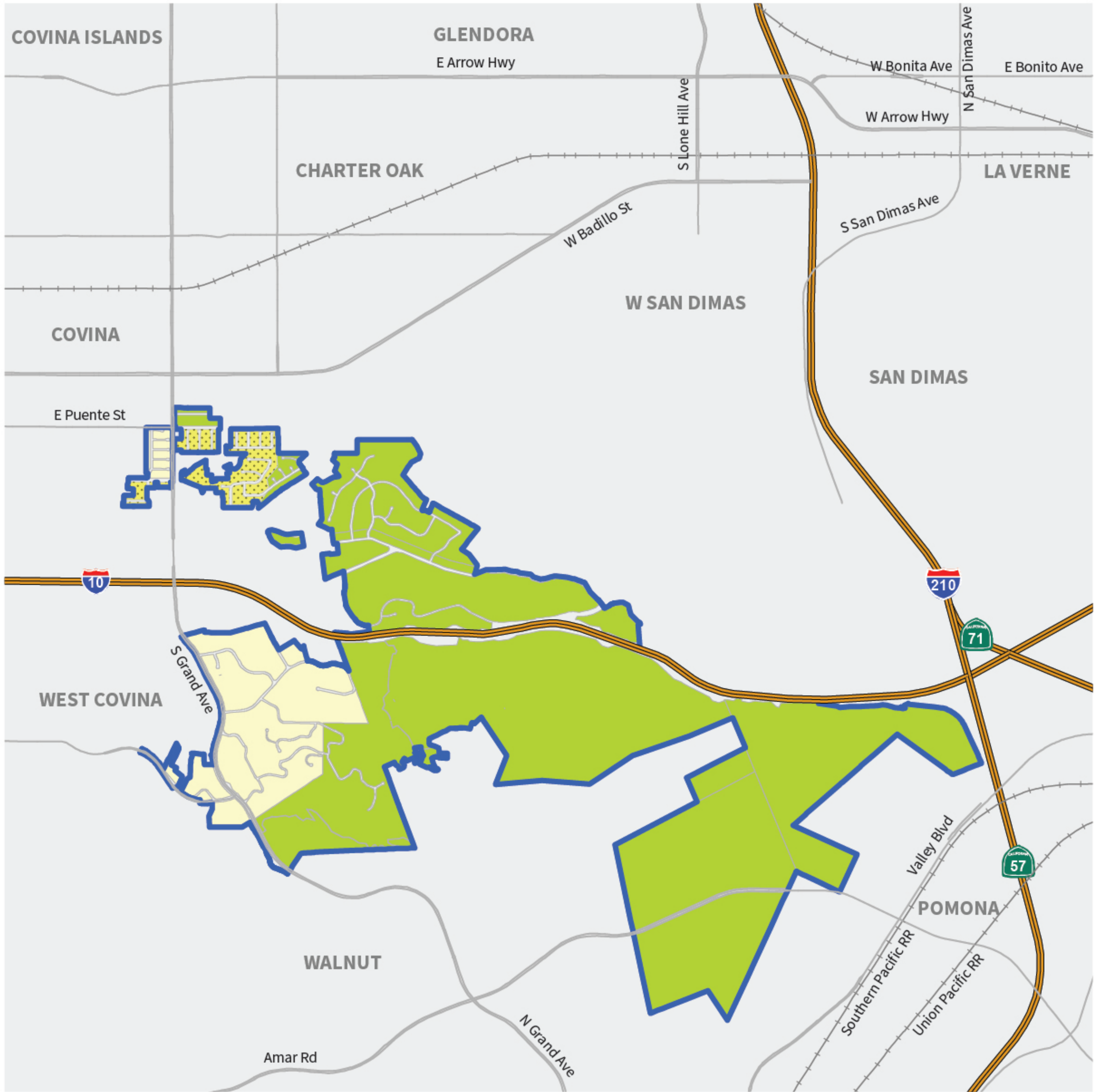


Base Layers

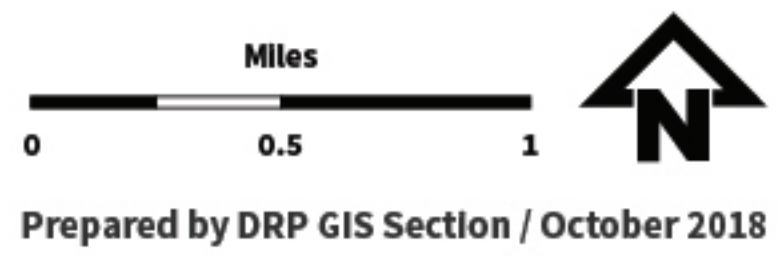
- Railroad
- City / Community Boundary
- Major Road
- Freeway

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 |



Walnut Islands 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



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