

8.13 Unincorporated South El Monte

A. INTRODUCTION

Unincorporated South El Monte is an 83-acre unincorporated community located on the western edge of the Planning Area. It is the only unincorporated community in the Planning Area located on the west side of the San Gabriel River. The river forms the eastern boundary and provides access to recreation and trails. The community shares boundaries with the cities of El Monte to the north and South El Monte to the west and south. The community shares a long equestrian history with many other communities in the ESGV and was the first County-designated equestrian district. The area was largely used for ranching and agriculture until the mid-20th century, when land in the area was subdivided and developed for housing.

B. COMMUNITY CHALLENGES AND OPPORTUNITIES

The following presents a summary of challenges and opportunities learned from community feedback and an analysis of existing conditions in the community (see **Table USEM-1, Unincorporated South El Monte Challenges and Opportunities**). These challenges and opportunities serve to inform the preparation of community-specific policies and programs for unincorporated South El Monte.

TABLE USEM-1 Unincorporated South El Monte Challenges and Opportunities

Commercial Property Revitalization. A couple of commercial properties are located in the northwest corner of the community's boundaries along Rush Street. A catalyst project on these properties, with uses oriented toward the community's needs, could help connect the unincorporated community to the Durfee Avenue commercial corridor.

Community Jurisdiction. Unincorporated South El Monte is one of the smallest communities in the ESGV area by size and population. The community is surrounded on two sides by the City of South El Monte, one side by the City of El Monte, and fronts the San Gabriel River on the eastern side. There may be inefficiencies and inequities with the provision of public services for a community this small. One option to alleviate these inequities is to determine the feasibility of annexation of the unincorporated community into one of the neighboring jurisdictions.

TABLE USEM-1 Unincorporated South El Monte Challenges and Opportunities

San Gabriel River Trail. The community is located along the San Gabriel River Trail, which provides numerous connections to places across the county and region. Continued improvement of this vital link, as well as improvements to the safety and aesthetics to this connective resource, could greatly benefit the community.

Crossings. There is a lack of pedestrian and equestrian crossings along this section of the San Gabriel River. Where feasible, a multi-use bridge could connect communities across the river and improve access.

Industrial Proximity. Nearby industrial uses nearby in the City of South El Monte to the west may present challenges in siting new sensitive uses in the community.

Employment Areas. Major employment areas are located in close proximity to this community to the west along Durfree Avenue and Peck Road. Additionally, the San Gabriel River Trail provides accessibility by bike to employment areas along the San Gabriel River.

Parks and Open Space Needs. Despite the community's proximity to the San Gabriel River Trail, the community lacks additional parks and open spaces, and associated amenities. Based on the 2016 Park Needs Assessment, there is 0.7 acres of parkland per 1,000 residents, far below the County average of 3.3 acres, and only 36% of residents live within ½ mile of a park. The area falls under high and moderate park needs with high needs concentrated in the west.

Land Use

The **Unincorporated South El Monte Land Use Map**, found in Appendix E, *Land Use Maps*, presents land use designations and establishes the general location and diversity of each land use in unincorporated South El Monte.

C. COMMUNITY-SPECIFIC POLICIES

The following provides the policies for unincorporated South El Monte, organized to implement each of the six elements of the Area Plan and address the community-specific challenges and opportunities presented above. Each policy is linked to a relevant vision statement (referenced as "VS"), as presented in Chapter 1, *Introduction*, of this Area Plan.

VS 1 – Sustainable Growth Patterns

Policy USEM-1: Annexation. Explore the feasibility of annexing unincorporated South El Monte to a neighboring jurisdiction to provide needed services and infrastructure more efficiently to the community.

VS 2 – Diverse, Walkable Communities

COMMERCIAL CENTERS AND CORRIDORS

Policy USEM-2: Revitalize Commercial Properties. Support commercial revitalization and diversification of existing commercial uses at the intersection of Rush and Burkett Road to enhance community revitalization, support a central walkable district, and provide connections to the Durfee Avenue commercial corridor.



VS 3 – Connected and Active Communities

Policy USEM-3: Waterway Access. Support the creation of a multi-use pathway and/or trail along Rush Street to the adjacent San Gabriel River Trail, which would provide enhanced access to open space amenities.

Policy USEM-4: Enhance Community Connections. Explore the feasibility of providing a multi-use bridge across the San Gabriel River to connect communities across the river and improve access.

VS 4 – Shared Community Identity and Character

Policy USEM-5: Preserve Equestrian District. Preserve unincorporated South El Monte’s rural and equestrian character through the preservation and enhancement of its equestrian district and bridle paths. Ensure any new development contributes to preserving and enhancing the equestrian character of the equestrian district.

See Community Character and Design Policy CC-1.2.

Policy USEM-5