Appendix F

Preliminary Hydrology & Hydraulics Study

PRELIMINARY HYDROLOGY STUDY
CITY OF EL MONTE
VESTING TENTATIVE TRACT NO. 83528

Project Address:
3700 Monterey Avenue
El Monte, CA 91731

Prepared For:

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Prepared by:

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Philip Malcomson, P.E.

February 2023

Revised November 2023

Preliminary Hydrology Study
For
Vesting Tentative Tract No. 83528

ACKNOWLEDGEMENT AND SIGNATURE PAGE

This Preliminary Hydrology Study was prepared by C&V Consulting, Inc. under the supervision of Philip Malcomson, P.E.

_____ _____

Philip Malcomson, PE 67819 Date
C&V Consulting, Inc.

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APPENDICES

I. Purpose:

The purpose of this report is to provide quantitative information to verify the design of the storm drain infrastructure and hydrologic methodology of the proposed project site. The values and statements within the confirm the subject site is designed and planned in accordance with the Los Angeles County Hydrology Manual and the City of El Monte drainage requirements.

II. Introduction:

The proposed project is located at 3700 Monterey Avenue, in the City of El Monte. The site is bounded by an existing railroad to the north, El Monte Paseo to the east, Valley Boulevard to the south and existing Santa Fe Trail Plaza shopping mall to the west.

The proposed development includes the construction of 18 buildings consisting of 87 new 3-story townhomes. The proposed 4.954-acre site will include private drive aisles, private garages, sidewalks, parking, and associated landscaping and open space areas. The proposed site will be accessible via one (1) driveway entrance along Valley Boulevard and from the northeast from Railroad Street.

The site currently consists of 13 vacant parcels, which include landscaping, paved areas, and an unused parking lot. The elevations within the site generally vary from approximately 293.6' to 287.8' with surface runoff flowing in the southerly direction. Drainage at the site generally sheet flows towards the south to the public right-of-way of Valley Boulevard. Monterey Avenue and El Monte Avenue surface drains southerly to the gutter on the north side of Valley Boulevard. Surface flows then continue in the westerly direction until entering a catch basin on Santa Anita and Vally Boulevard. The flows discharge to the Rio Hondo Channel and ultimately to the Los Angeles River. The Los Angeles River discharges into the Pacific Ocean at Queensway Bay/ San Pedro Bay.

The proposed site has been divided into one (1) subarea based on the proposed grading design. The proposed development will include private drive aisles and parking spaces throughout. The proposed drainage will flow through v-gutters in the proposed drive aisles to the curb and gutter of El Monte Ave and will convey flows towards the proposed catch basin located in the parking area near the west entrance along Valley Boulevard. The catch basin will collect and convey flows to the proposed 48" perforated Corrugated Metal Pipe (C.M.P.) Infiltration system to promote subsurface infiltration. The Infiltration System has been designed to retain and infiltrate the required Storm Water Quality Design Volume (SWQDv) for water quality treatment. A portion of the site on Railroad Street will be collected by two (2) catch basins that will enter the storm drain system and will be conveyed along the site to exit towards Valley Boulevard. During larger storm events producing a greater volume than the SWQDv, including the 25-, 50-, and 100-year storm events, stormwater will overflow out of the Retention/ Infiltration system and out of the second proposed catch basin and be conveyed to the public right-of-way via the driveway to Valley Avenue and will follow the historic drainage pattern.

III. Methodology:

The post-developed drainage was analyzed by utilizing the Los Angeles County Hydrology Manual. The subarea was based on historical drainage patterns. Each area was analyzed for acreage, impervious cover, and time of concentration per the LACDPW HydroCalc software.

IV. Results

Hydrology Summary

	Subarea	Q10 (cfs)	Q25 (cfs)	Q50 (cfs)	Q100 (cfs)	Tc (min)
Existing Conditions	**X1**	8.01	11.39	13.16	16.04	7.0
Proposed Conditions	**P1**	6.14	8.86	11.01	13.56	8.0
% Decrease		**-23.3%**	**-22.2%**	**-16.3%**	**-15.5%**	**--**

Refer to Appendix A & B of this report for additional information shown in the LACDPW HydroCalc output data, as well as the pre-developed and post-developed hydrology maps.

Catch Basin Sizing
Catch basin Sizing will be analyzed for the 50-year storm event peak flow rates and will be provided during final engineering.

Pipe Sizing
Pipe Sizing will be analyzed using WSPG software to verify hydraulic grade line (HGL) based on the 100-year storm event peak flow rates and will be provided during final engineering for proposed onsite conveyance pipe.

100-Year Water Surface Elevations
Water surface elevations for the 100-year storm event peak flow rates will verify that the proposed finish floor elevations are set at least 1' above the water surface elevation and will be calculated and provided during final engineering.

V. Conclusions:

The results from this preliminary hydrology study demonstrate the following:

- The drainage design for the Project has been designed to meet the County of Los Angeles Flood Control Standards.
- Building pads will be protected and will be above the theoretical 100-year flood elevation.
- The post-development site of 4.57 acres will generate approximately 3,488 ft^3 of water quality volume. The proposed C.M.P. Infiltration System has the capacity of approximately 3,513 ft^3. Based on the available system surface area, the Infiltration System will infiltrate approximately 4,781 ft^3 over 72 hours. Refer to the separately prepared Preliminary Low Impact Development (LID) Plan for additional information.
- Per the following summary table of total flow rates, the proposed condition produces a smaller stormwater runoff peak flow rate than the existing condition for the 10-, 25-, 50-, and 100-year storm events and will therefore have no hydrologic impact on downstream drainage systems. No detention mitigation will be required for the proposed development.

Refer to Appendix C of this report for additional information and LACDPW HydroCalc output data.

VI. Design Considerations:

1. The LACDPW HydroCalc Calculator Program was used to determine Tc, peak run-off flow rate, and run-off volumes for each subarea.

2. The property is located in the "El Monte" rainfall region, per Figure 1-H1.20 of the Hydrology Manual. 6.42 inches of rainfall was used for the 50-year storm.

3. The site is in the soil classification "006" per Figure 1-H1.20 of the Hydrology Manual.

4. The site was analyzed for a 10-, 25-, 50-, and 100-year storm events. Copies of the HydroCalc output data can be found in Appendix C of this report. The peak runoff values have also been incorporated into the included hydrology exhibits, which are made a part of this study.

5. The proposed development site was assumed to be approximately 86% based on the LACDPW Hydrology Manual for "Low-Rise Apartments, Condominiums, and Townhouses" land use type.

6. The existing development site is approximately 53% impervious based on the pre-demolished condition in 2019.

VII. References:

1. Los Angeles County Department of Public Works (LACDPW) Hydrology Manual, January 2006.

2. LACDPW HydroCalc Program was utilized to determine flow rates and time of concentrations.

3. Preliminary Grading Plan for this project by C&V Consulting, Inc. February 2023.

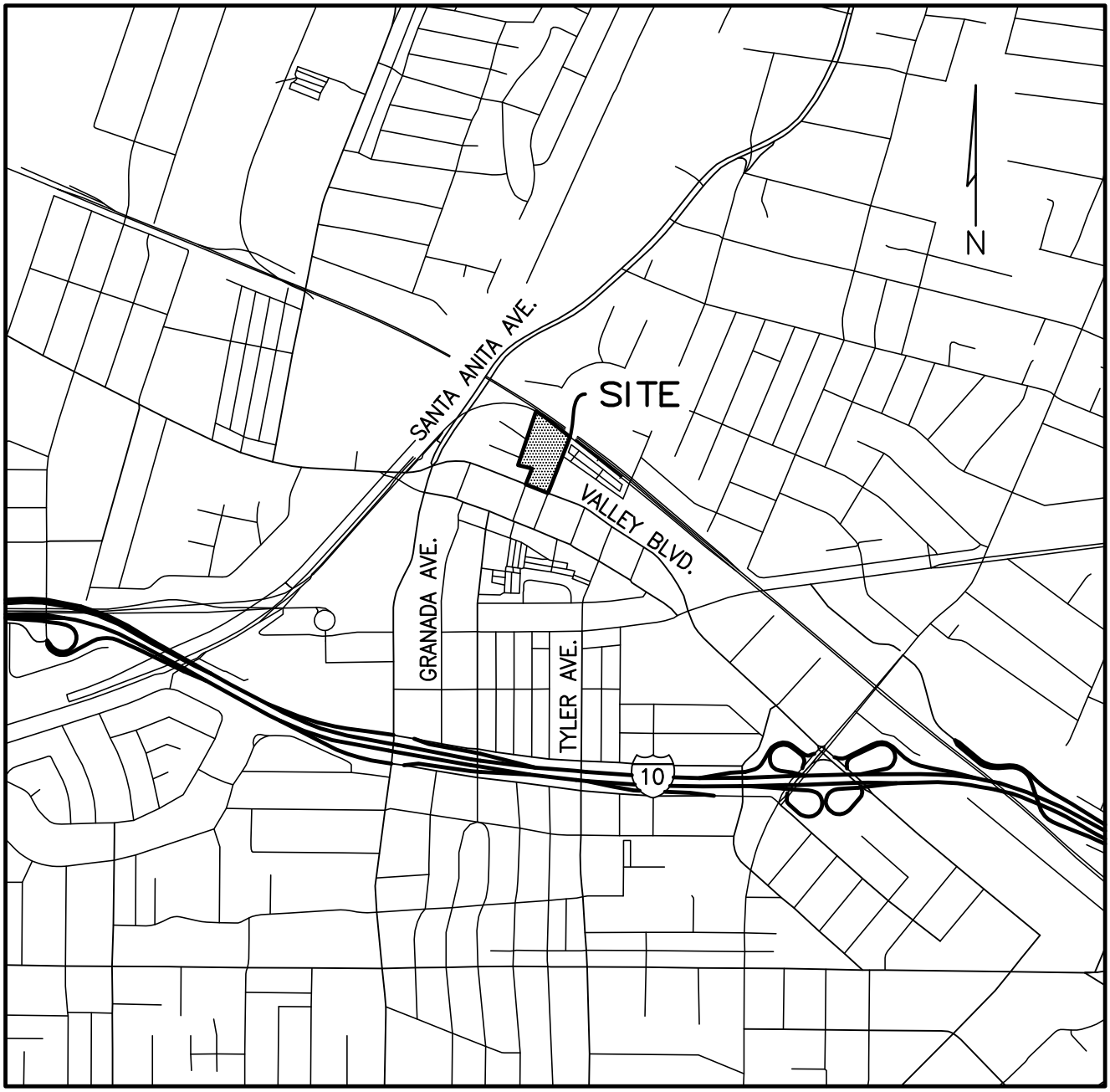
4. Existing reference plans and as-built plans from Los Angeles County Department of Public Works (LACDPW) and the City of El Monte.

5. KING, HORACE WILLIAMS. HANDBOOK OF HYDRAULICS: for the Solution of Hydraulic Problems (Classic Reprint). FORGOTTEN Books, 2015.

6. HydraFlow Express Extension for Autodesk Civil 3D, 2022.

APPENDIX A

VICINITY MAP

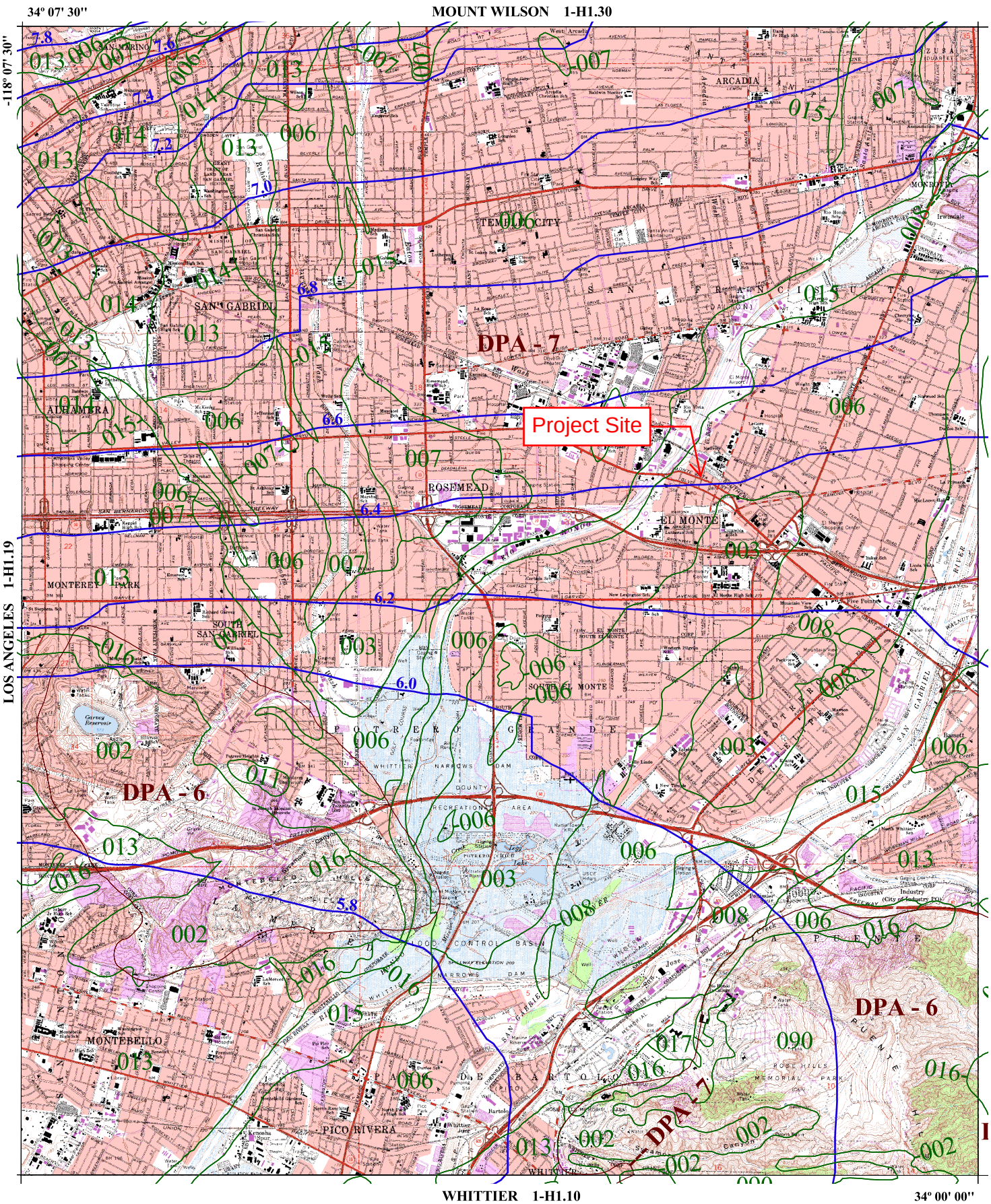


VICINITY MAP

NTS

APPENDIX B

EL MONTE ISOHYETAL MAP



016 SOIL CLASSIFICATION AREA

7.2 INCHES OF RAINFALL

DPA - 6 DEBRIS POTENTIAL AREA

1 0 1 2 Miles

25-YEAR 24-HOUR ISOHYET REDUCTION FACTOR: 0.878

10-YEAR 24-HOUR ISOHYET REDUCTION FACTOR: 0.714

EL MONTE
50-YEAR 24-HOUR ISOHYET

1-H1.20

APPENDIX C

HYDROCALC OUTPUTS

EXISTING CALCULATIONS

Peak Flow Hydrologic Analysis

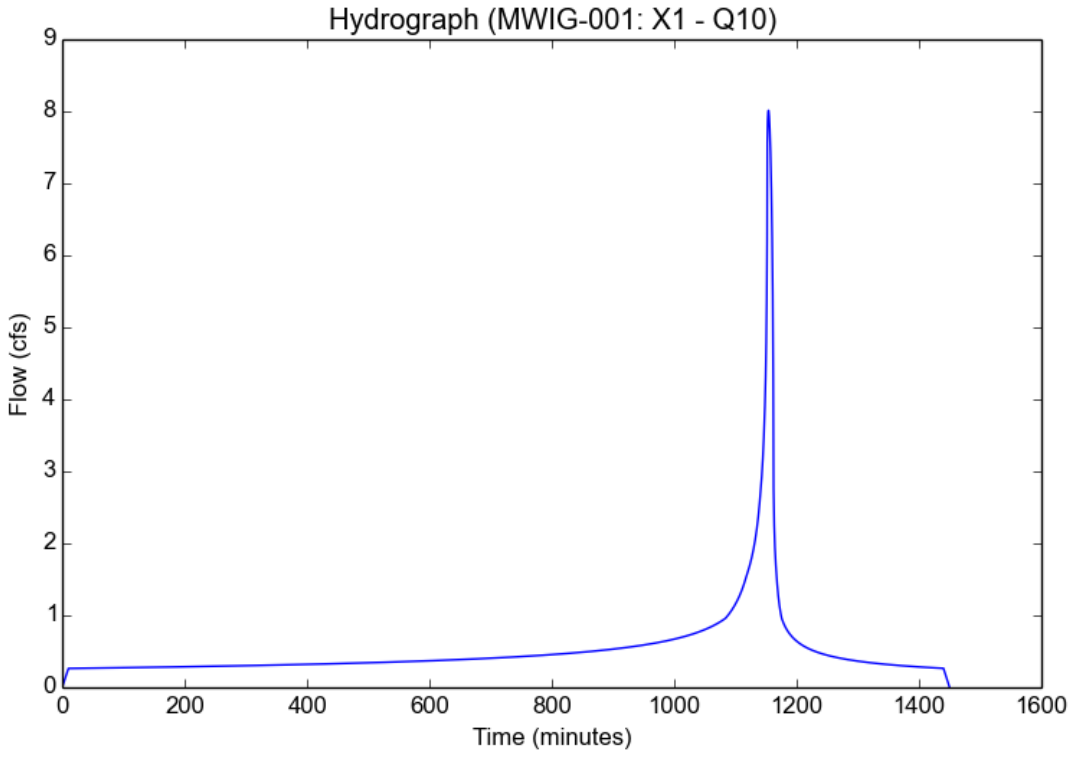
File location: P:/M/MWIG-001/Admin/Reports/Hydrology/Appendix C - HydroCalc/20230222/MWIG-001 - X1 - Q10.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	MWIG-001
Subarea ID	X1 - Q10
Area (ac)	4.95
Flow Path Length (ft)	597.0
Flow Path Slope (vft/hft)	0.009
50-yr Rainfall Depth (in)	6.42
Percent Impervious	0.53
Soil Type	6
Design Storm Frequency	10-yr
Fire Factor	0
LID	False

Output Results

Modeled (10-yr) Rainfall Depth (in)	4.5839
Peak Intensity (in/hr)	1.9745
Undeveloped Runoff Coefficient (Cu)	0.7295
Developed Runoff Coefficient (Cd)	0.8199
Time of Concentration (min)	10.0
Clear Peak Flow Rate (cfs)	8.013
Burned Peak Flow Rate (cfs)	8.013
24-Hr Clear Runoff Volume (ac-ft)	1.0566
24-Hr Clear Runoff Volume (cu-ft)	46025.7907



Peak Flow Hydrologic Analysis

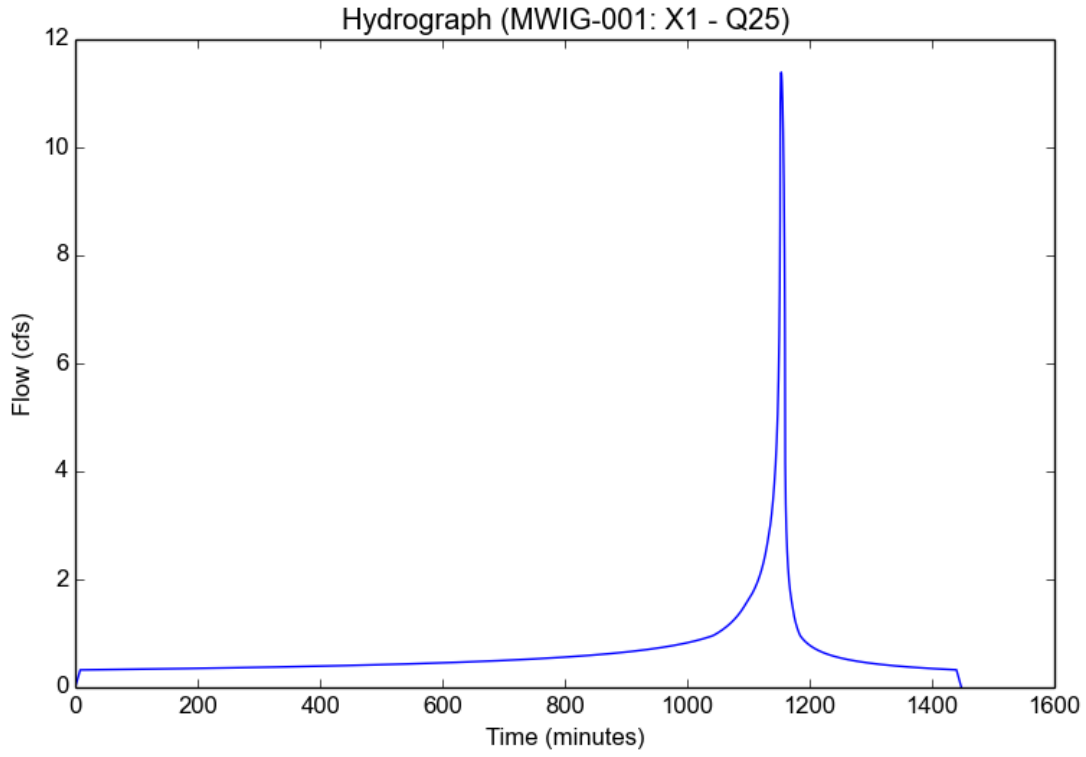
File location: P:/M/MWIG-001/Admin/Reports/Hydrology/Appendix C - HydroCalc/20230222/MWIG-001 - X1 - Q25.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	MWIG-001
Subarea ID	X1 - Q25
Area (ac)	4.95
Flow Path Length (ft)	597.0
Flow Path Slope (vft/hft)	0.009
50-yr Rainfall Depth (in)	6.42
Percent Impervious	0.53
Soil Type	6
Design Storm Frequency	25-yr
Fire Factor	0
LID	False

Output Results

Modeled (25-yr) Rainfall Depth (in)	5.6368
Peak Intensity (in/hr)	2.6965
Undeveloped Runoff Coefficient (Cu)	0.801
Developed Runoff Coefficient (Cd)	0.8535
Time of Concentration (min)	8.0
Clear Peak Flow Rate (cfs)	11.3915
Burned Peak Flow Rate (cfs)	11.3915
24-Hr Clear Runoff Volume (ac-ft)	1.325
24-Hr Clear Runoff Volume (cu-ft)	57716.7641



Peak Flow Hydrologic Analysis

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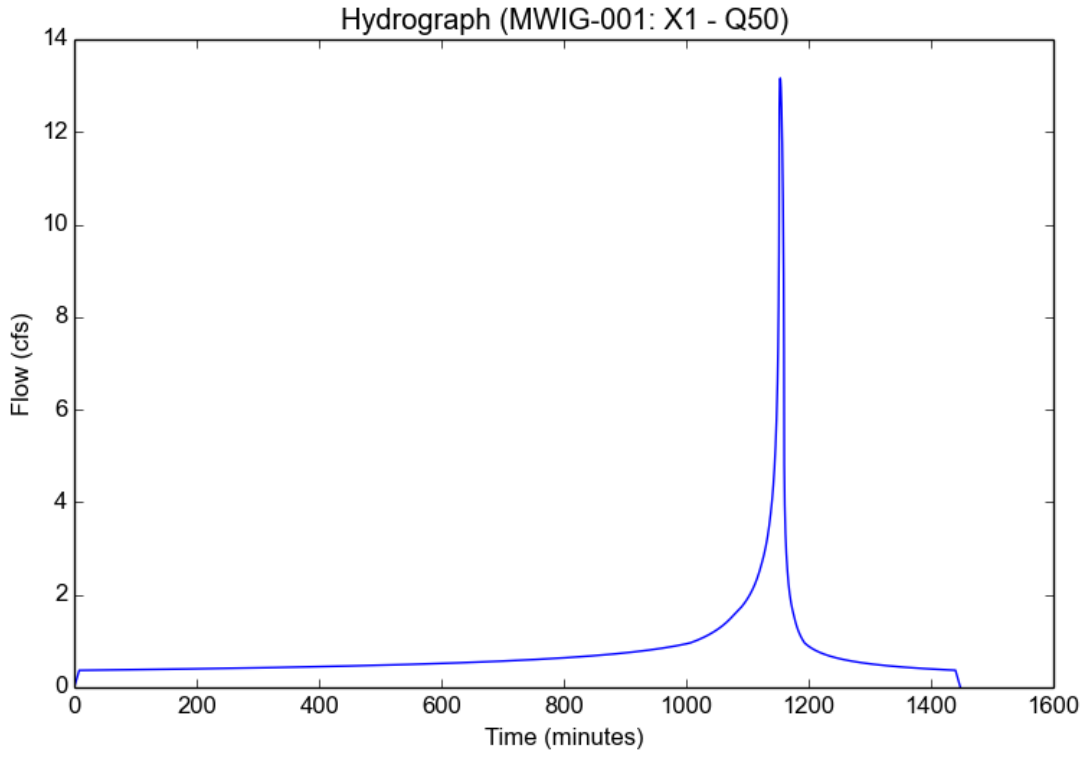
Version: HydroCalc 1.0.3

Input Parameters

Project Name	MWIG-001
Subarea ID	X1 - Q50
Area (ac)	4.95
Flow Path Length (ft)	597.0
Flow Path Slope (vft/hft)	0.009
50-yr Rainfall Depth (in)	6.42
Percent Impervious	0.53
Soil Type	6
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	6.42
Peak Intensity (in/hr)	3.0712
Undeveloped Runoff Coefficient (Cu)	0.8273
Developed Runoff Coefficient (Cd)	0.8658
Time of Concentration (min)	8.0
Clear Peak Flow Rate (cfs)	13.1624
Burned Peak Flow Rate (cfs)	13.1624
24-Hr Clear Runoff Volume (ac-ft)	1.5308
24-Hr Clear Runoff Volume (cu-ft)	66680.9031



Peak Flow Hydrologic Analysis

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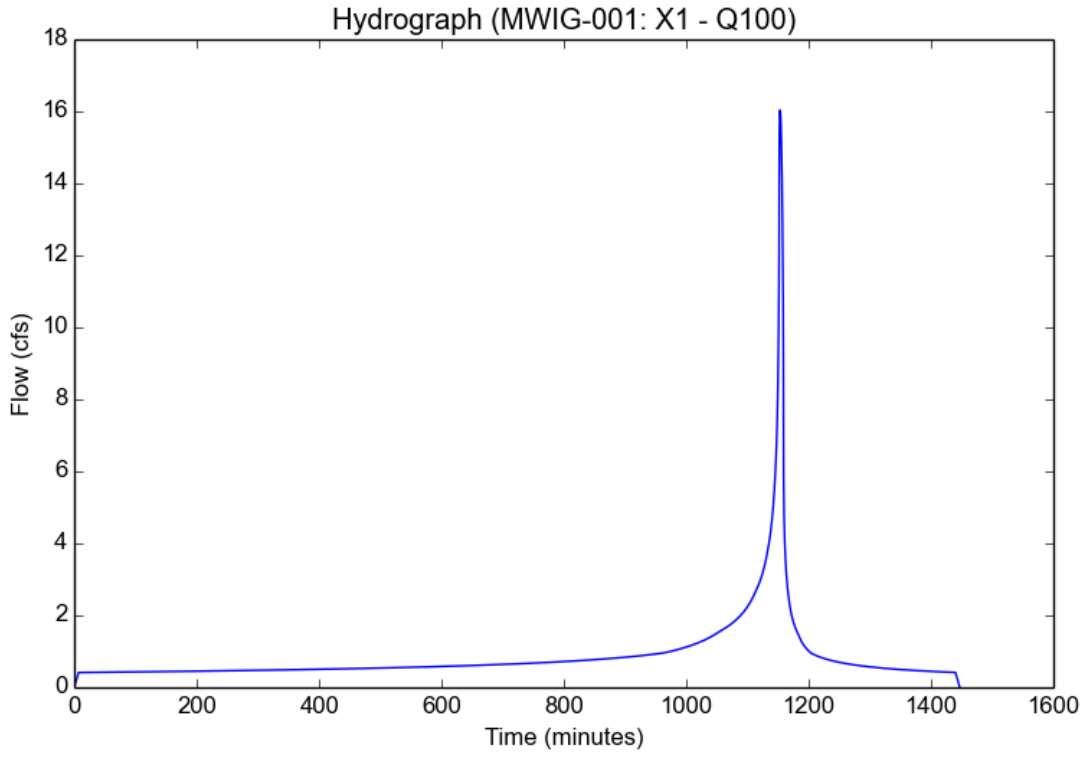
Version: HydroCalc 1.0.3

Input Parameters

Project Name	MWIG-001
Subarea ID	X1 - Q100
Area (ac)	4.95
Flow Path Length (ft)	597.0
Flow Path Slope (vft/hft)	0.009
50-yr Rainfall Depth (in)	6.42
Percent Impervious	0.53
Soil Type	6
Design Storm Frequency	100-yr
Fire Factor	0
LID	False

Output Results

Modeled (100-yr) Rainfall Depth (in)	7.2032
Peak Intensity (in/hr)	3.669
Undeveloped Runoff Coefficient (Cu)	0.8638
Developed Runoff Coefficient (Cd)	0.883
Time of Concentration (min)	7.0
Clear Peak Flow Rate (cfs)	16.0369
Burned Peak Flow Rate (cfs)	16.0369
24-Hr Clear Runoff Volume (ac-ft)	1.7427
24-Hr Clear Runoff Volume (cu-ft)	75913.2476



PROPOSED CALCULATIONS

Peak Flow Hydrologic Analysis

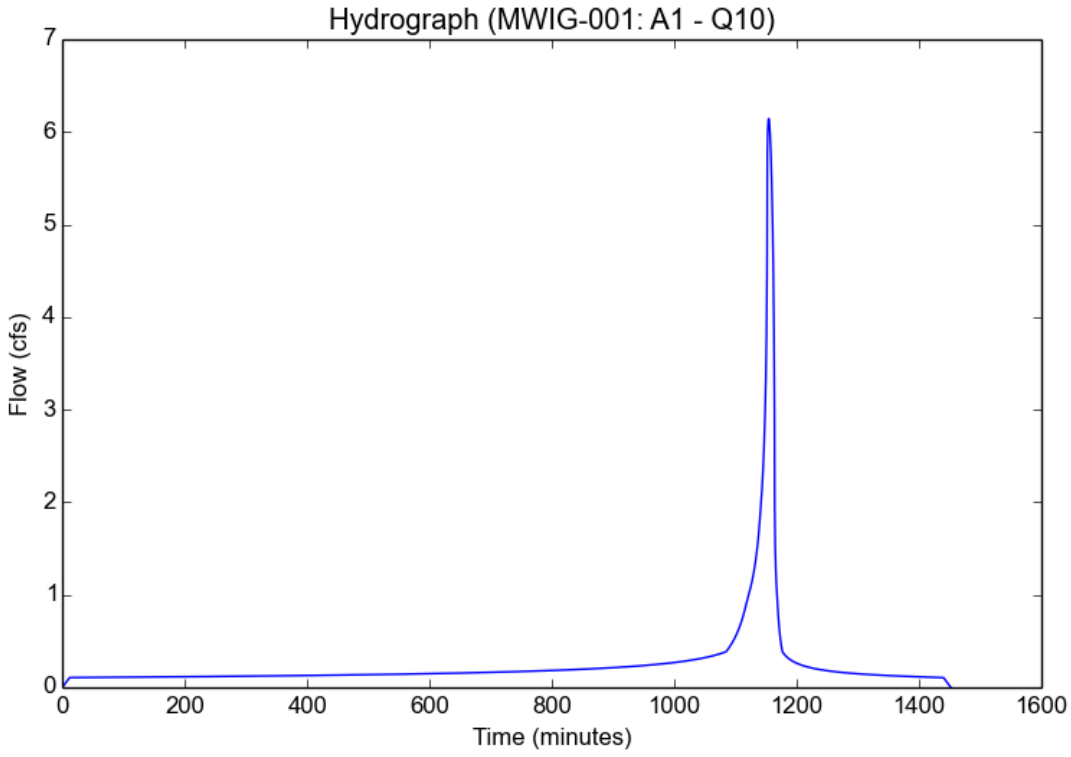
File location: P:/M/MWIG-001/Admin/Reports/Hydrology/Appendix C - HydroCalc/20230222/MWIG-001 - A1- Q10.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	MWIG-001
Subarea ID	A1 - Q10
Area (ac)	4.57
Flow Path Length (ft)	618.0
Flow Path Slope (vft/hft)	0.006
50-yr Rainfall Depth (in)	6.42
Percent Impervious	0.16
Soil Type	6
Design Storm Frequency	10-yr
Fire Factor	0
LID	False

Output Results

Modeled (10-yr) Rainfall Depth (in)	4.5839
Peak Intensity (in/hr)	1.8123
Undeveloped Runoff Coefficient (Cu)	0.7117
Developed Runoff Coefficient (Cd)	0.7418
Time of Concentration (min)	12.0
Clear Peak Flow Rate (cfs)	6.144
Burned Peak Flow Rate (cfs)	6.144
24-Hr Clear Runoff Volume (ac-ft)	0.5164
24-Hr Clear Runoff Volume (cu-ft)	22495.4673



Peak Flow Hydrologic Analysis

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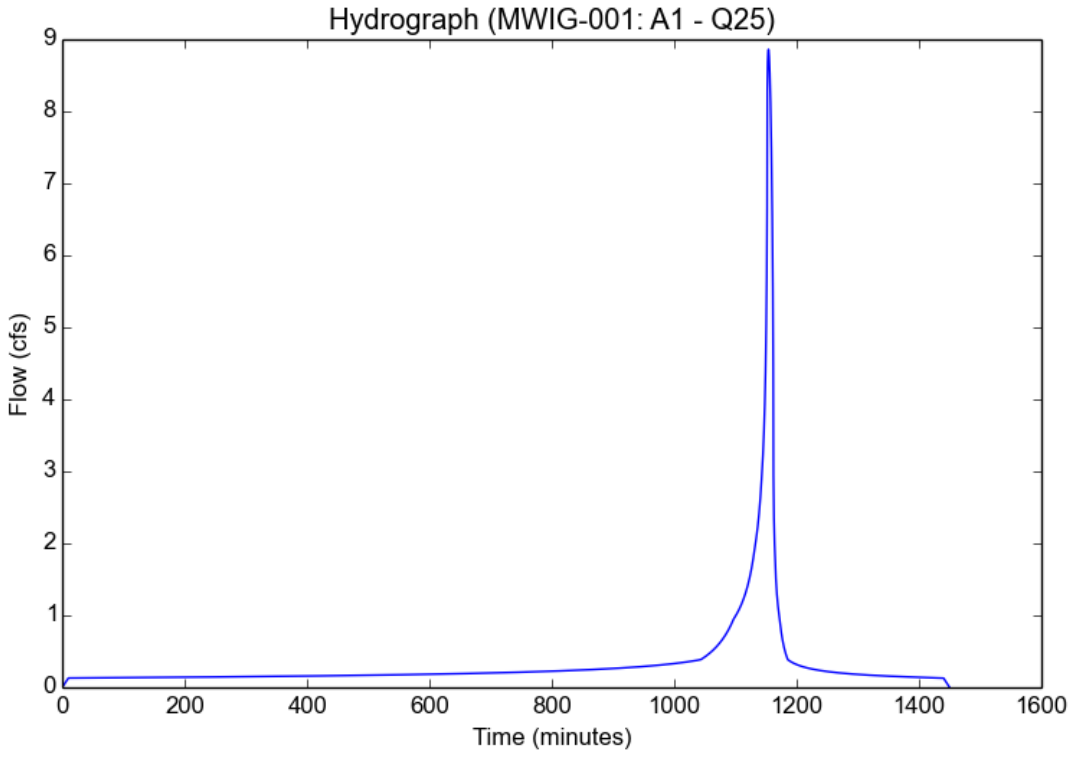
Version: HydroCalc 1.0.3

Input Parameters

Project Name	MWIG-001
Subarea ID	A1 - Q25
Area (ac)	4.57
Flow Path Length (ft)	618.0
Flow Path Slope (vft/hft)	0.006
50-yr Rainfall Depth (in)	6.42
Percent Impervious	0.16
Soil Type	6
Design Storm Frequency	25-yr
Fire Factor	0
LID	False

Output Results

Modeled (25-yr) Rainfall Depth (in)	5.6368
Peak Intensity (in/hr)	2.428
Undeveloped Runoff Coefficient (Cu)	0.7793
Developed Runoff Coefficient (Cd)	0.7986
Time of Concentration (min)	10.0
Clear Peak Flow Rate (cfs)	8.8611
Burned Peak Flow Rate (cfs)	8.8611
24-Hr Clear Runoff Volume (ac-ft)	0.677
24-Hr Clear Runoff Volume (cu-ft)	29489.147



Peak Flow Hydrologic Analysis

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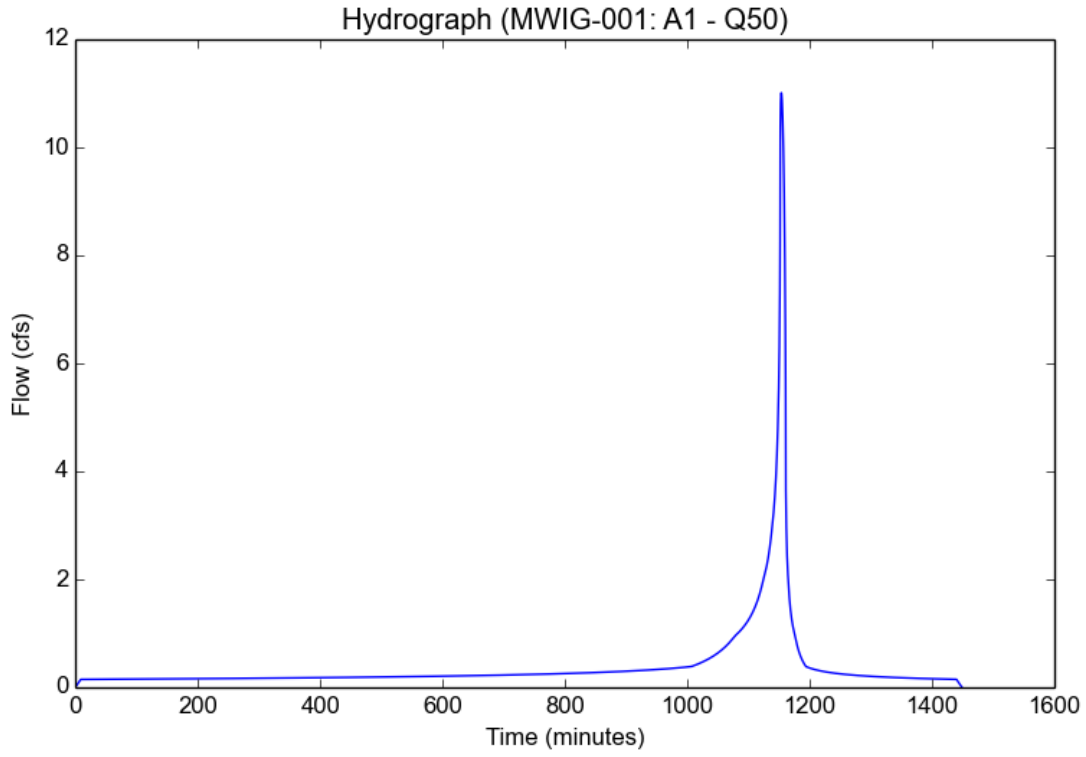
Version: HydroCalc 1.0.3

Input Parameters

Project Name	MWIG-001
Subarea ID	A1 - Q50
Area (ac)	4.57
Flow Path Length (ft)	618.0
Flow Path Slope (vft/hft)	0.006
50-yr Rainfall Depth (in)	6.42
Percent Impervious	0.16
Soil Type	6
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	6.42
Peak Intensity (in/hr)	2.9058
Undeveloped Runoff Coefficient (Cu)	0.8157
Developed Runoff Coefficient (Cd)	0.8292
Time of Concentration (min)	9.0
Clear Peak Flow Rate (cfs)	11.0106
Burned Peak Flow Rate (cfs)	11.0106
24-Hr Clear Runoff Volume (ac-ft)	0.8074
24-Hr Clear Runoff Volume (cu-ft)	35170.5087



Peak Flow Hydrologic Analysis

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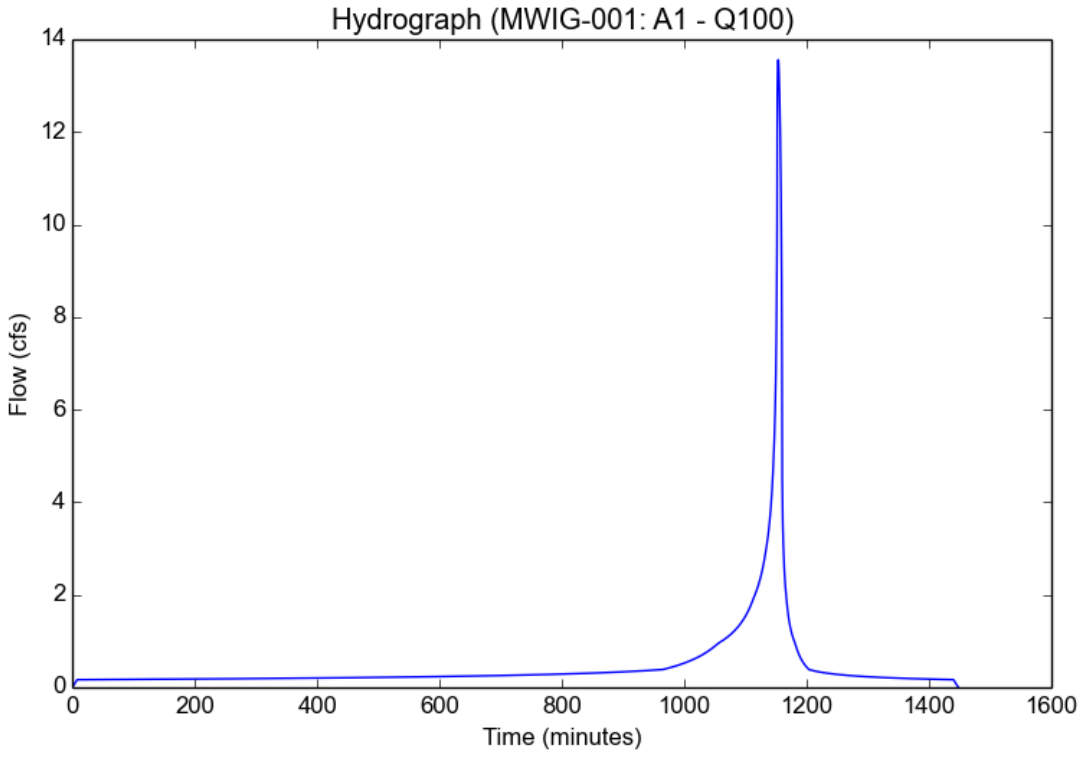
Version: HydroCalc 1.0.3

Input Parameters

Project Name	MWIG-001
Subarea ID	A1 - Q100
Area (ac)	4.57
Flow Path Length (ft)	618.0
Flow Path Slope (vft/hft)	0.006
50-yr Rainfall Depth (in)	6.42
Percent Impervious	0.16
Soil Type	6
Design Storm Frequency	100-yr
Fire Factor	0
LID	False

Output Results

Modeled (100-yr) Rainfall Depth (in)	7.2032
Peak Intensity (in/hr)	3.4458
Undeveloped Runoff Coefficient (Cu)	0.8536
Developed Runoff Coefficient (Cd)	0.861
Time of Concentration (min)	8.0
Clear Peak Flow Rate (cfs)	13.5587
Burned Peak Flow Rate (cfs)	13.5587
24-Hr Clear Runoff Volume (ac-ft)	0.9475
24-Hr Clear Runoff Volume (cu-ft)	41271.043



APPENDIX D

HYDROLOGY MAPS

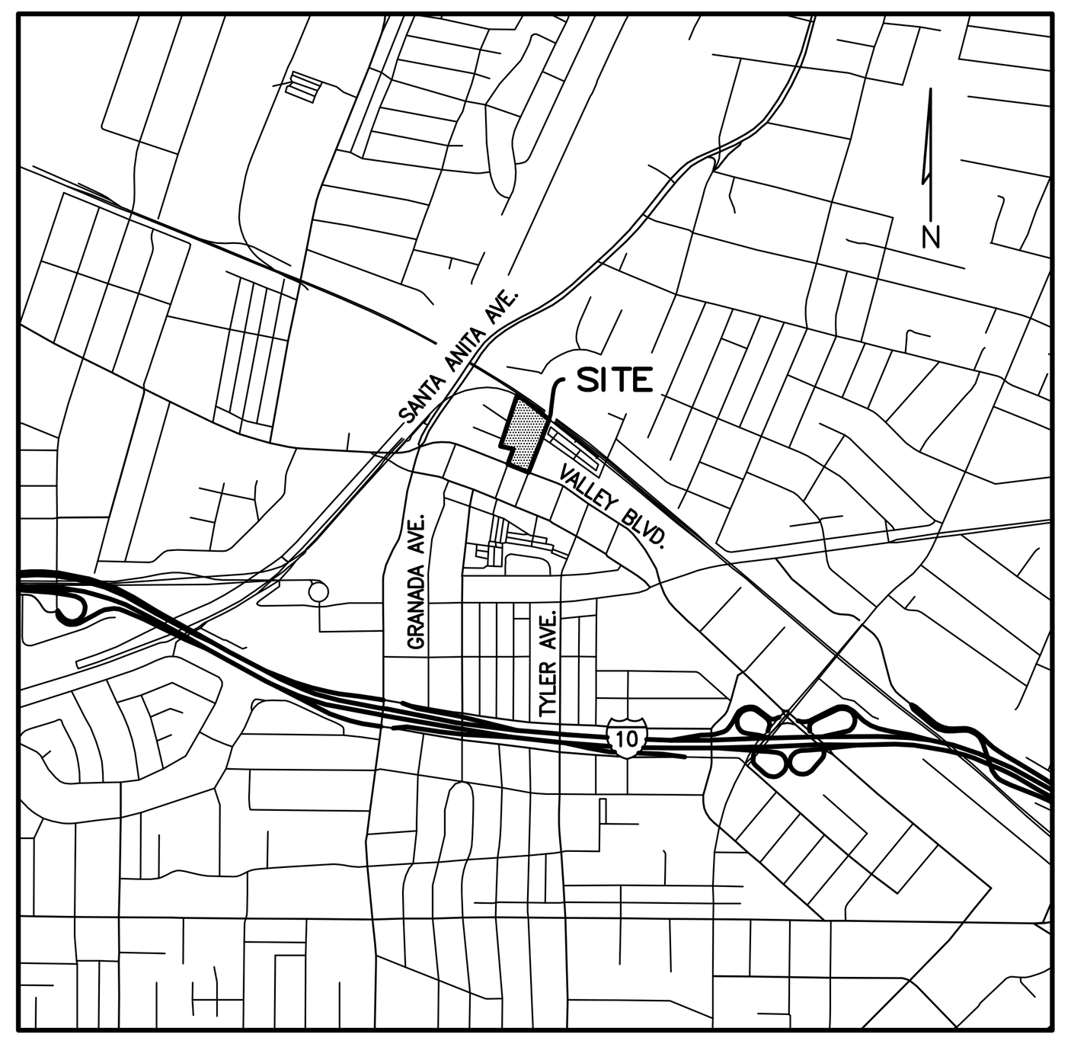
EXISTING CONDITIONS HYDROLOGY MAP

EXISTING CONDITIONS HYDROLOGY MAP

VTTM 83528

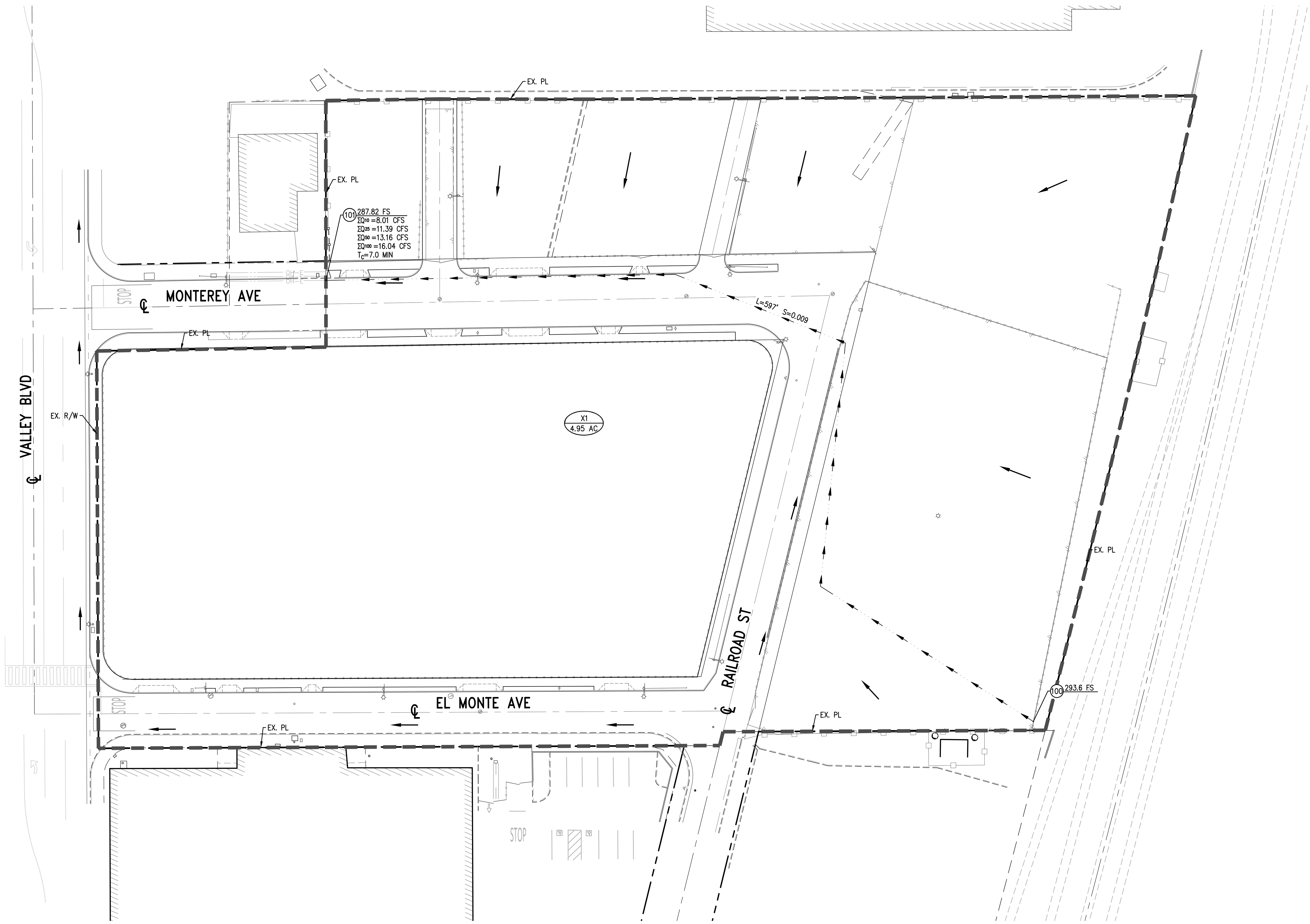
3700 MONTEREY AVENUE

CITY OF EL MONTE, COUNTY OF LOS ANGELES



VICINITY MAP

NTS



LEGEND

— - —	EXISTING RIGHT-OF-WAY/ BOUNDARY
▬ ▬ ▬	DRAINAGE AREA BOUNDARY
➤ · · ➤ · · —	LONGEST FLOW PATH
⟶	FLOW DIRECTION
XX	DRAINAGE AREA ID
X.XX AC	DRAINAGE AREA IN ACRES
XX	INITIAL SUBAREA NODE
(00.0) FS	SPOT ELEVATION
Q_{100} =X.XX CFS	PEAK RUNOFF (CFS)
T_c =X.X MIN	TIME OF CONCENTRATION (MIN)

SCALE: 1" = 30'

0 15 30 60

REVISIONS		
REV	DATE	DESCRIPTION

PREPARED FOR:

MW INVESTMENT GROUP

PREPARED BY:

C&V CONSULTING, INC.
CIVIL ENGINEERING
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REGISTERED PROFESSIONAL ENGINEER
DANE P. MCDOUGALL
C 80705
CIVIL
STATE OF CALIFORNIA

CITY OF EL MONTE

DEPARTMENT OF DEVELOPMENT SERVICES / PLANNING DIVISION

VESTING TENTATIVE TRACT MAP NO. 83528
3700 MONTEREY AVENUE

EXISTING CONDITIONS HYDROLOGY MAP

SHEET 1 OF 1

P:\MWIG-001\DWG\SHEETS\EH\EH-X-HYD.DWG
BY: MICHELLE CRUZ 9/14/2022

PLAN SET: PS01
DATE: 2/23/2023

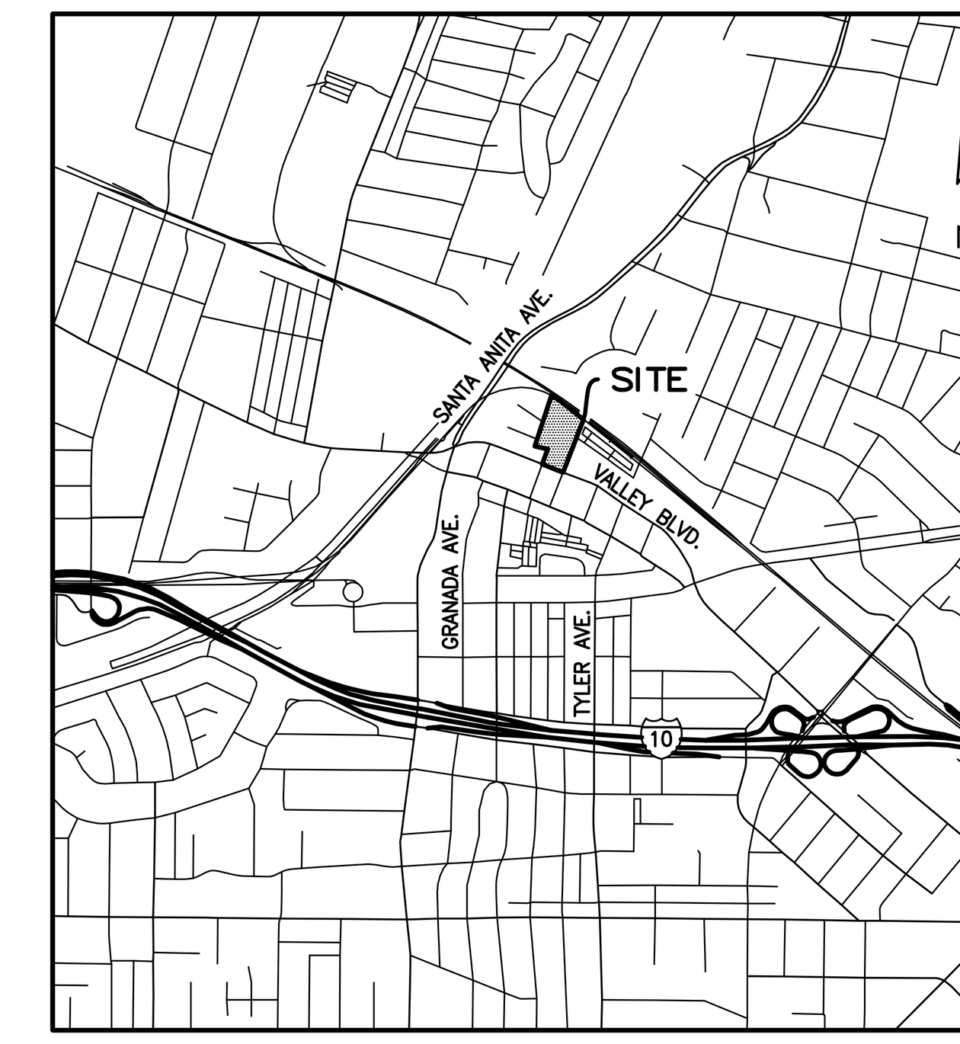
PROPOSED CONDITIONS HYDROLOGY MAP

PROPOSED CONDITIONS HYDROLOGY MAP

VTTM 83528

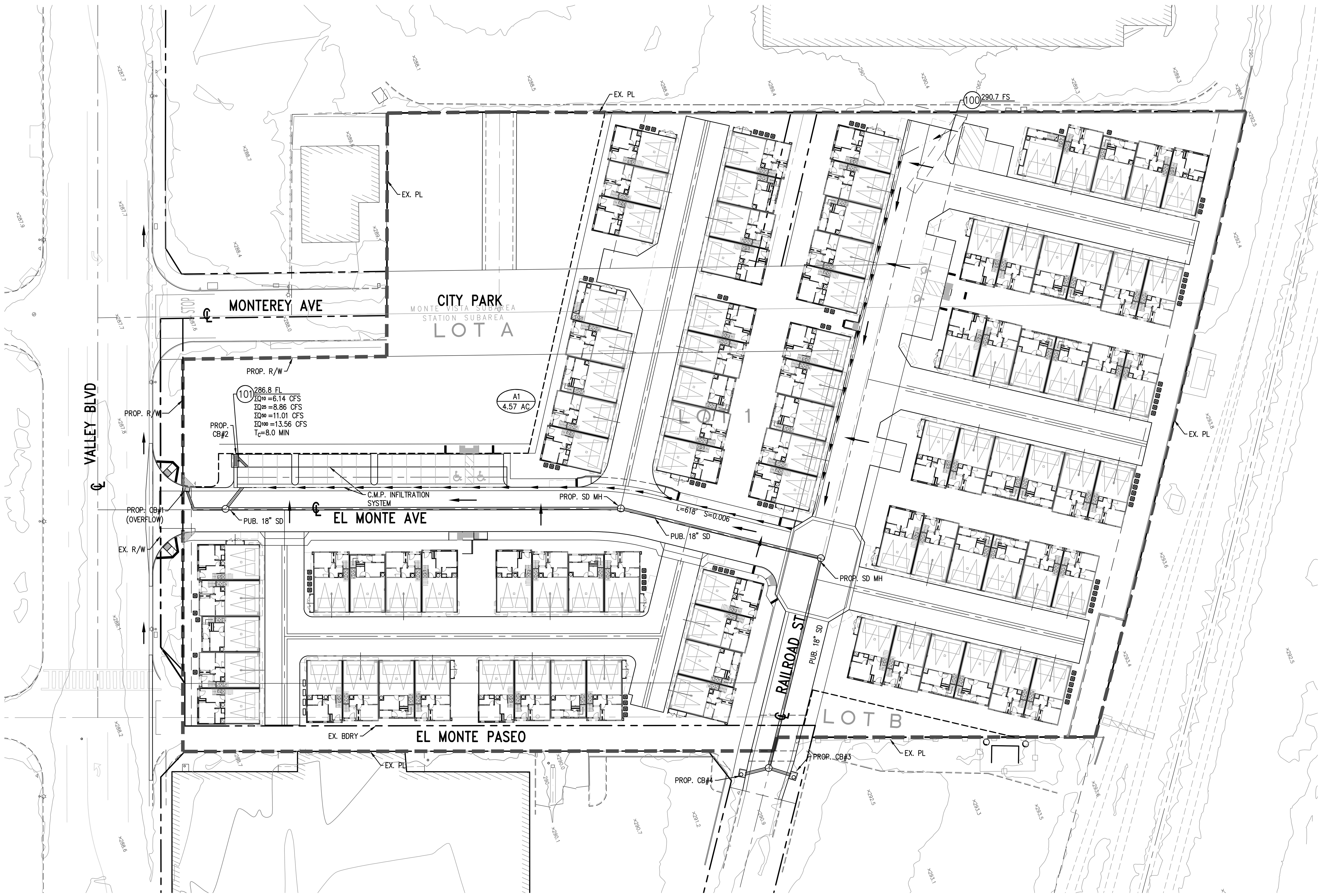
3700 MONTEREY AVENUE

CITY OF EL MONTE, COUNTY OF LOS ANGELES



VICINITY MAP

NTS



SCALE: 1" = 30'

0 15 30 60

LEGEND

- EXISTING RIGHT-OF-WAY/ BOUNDARY
- DRAINAGE AREA BOUNDARY
- LONGEST FLOW PATH
- FLOW DIRECTION
- XX — DRAINAGE AREA ID
- X.XX AC — DRAINAGE AREA IN ACRES
- XX — INITIAL SUBAREA NODE
- (00.0) FS — SPOT ELEVATION
- Q_{100} =X.XX CFS — PEAK RUNOFF (CFS)
- Tc =X.X MIN — TIME OF CONCENTRATION (MIN)

REVISIONS		
REV	DATE	DESCRIPTION

PREPARED FOR:

MW INVESTMENT GROUP

PREPARED BY:

C&V CONSULTING, INC.
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REGISTERED PROFESSIONAL ENGINEER — DANE P. MCDOUGALL — C 80705 — CIVIL — STATE OF CALIFORNIA

CITY OF EL MONTE

DEPARTMENT OF DEVELOPMENT SERVICES / PLANNING DIVISION

VESTING TENTATIVE TRACT MAP NO. 83528
3700 MONTEREY AVENUE
PROPOSED CONDITIONS HYDROLOGY MAP

SHEET 1 OF 1

APPENDIX E

HYDRAULIC CALCULATIONS

PIPE SIZING

To be provided during final engineering.

CATCH BASIN SIZING

To be provided during final engineering.

100-YEAR WATER SURFACE ELEVATIONS

To be provided during final engineering.

APPENDIX F

REFERENCES

TENTATIVE TRACT MAP NO. 83528

FOR CONDOMINIUM PURPOSES
CITY OF EL MONTE, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

BEING THAT CERTAIN REAL PROPERTY DESCRIBED AS PARCEL 2 IN THAT CERTAIN CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED JUNE 27, 2014 AS INSTRUMENT NO. 20140665755 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE RANCHO SAN FRANCISQUITO, IN THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 1, PAGES 31 AND 32 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND THAT PORTION OF LOT 1 OF THE KING TRACT, IN SAID CITY, COUNTY AND STATE, AS SHOWN ON MAP RECORDED IN BOOK 4, PAGE 3 OF MAPS, IN THE OFFICE OF SAID COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 1, BEING ALSO THE MOST EASTERLY CORNER OF LOT 10 OF TRACT NO. 5412, AS PER MAP RECORDED IN BOOK 58, PAGE 24 OF SAID MAPS;

THENCE NORTH 55° 08' 48" WEST (RECORD SOUTH 54° 59' EAST PER SAID TRACT NO. 5412) 92.10 FEET ALONG SAID SOUTHWESTERLY LINE AND THE NORTHEASTERLY LINE OF SAID TRACT NO. 5412;

THENCE LEAVING SAID SOUTHWESTERLY LINE NORTH 20° 39' 03" EAST 163.21 FEET TO THE SOUTHWESTERLY LINE OF THAT CERTAIN STRIP OF LAND, 100 FEET WIDE, DESCRIBED IN THE DEED TO SOUTHERN PACIFIC RAILROAD COMPANY, RECORDED JULY 26, 1873 IN BOOK 25, PAGE 409 OF DEEDS, IN THE OFFICE OF SAID COUNTY RECORDER, SAID SOUTHWESTERLY LINE BEING A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 11,409.19 FEET, A RADIAL WHICH BEARS NORTH 33° 21' 08" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 378.24 FEET THROUGH A CENTRAL ANGLE OF 01° 53' 58" TO THE NORTHEASTERLY PROLONGATION OF A LINE THAT IS PARALLEL WITH AND DISTANT NORTHWESTERLY 8.00 FEET, MEASURED AT RIGHT ANGLES FROM THE NORTHWESTERLY LINE OF LOT 14 IN BLOCK 3 OF THE RESURVEY OF E. J. BALDWIN'S ADDITION TO EL MONTE, RECORDED IN BOOK 4, PAGE 95 OF SAID MAPS, IN THE OFFICE OF SAID COUNTY RECORDER, SAID NORTHEASTERLY PROLONGATION BEING THE NORTHWESTERLY BOUNDARY OF THAT CERTAIN LAND CONVEYED BY THE SOUTHERN PACIFIC TRANSPORTATION COMPANY TO THE LOS ANGELES COUNTY TRANSPORTATION COMMISSION BY THE DEED RECORDED ON JANUARY 29, 1992 AS INSTRUMENT NO. 92-152666 OF OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER;

THENCE SOUTH 20° 44' 47" WEST, 166.18 FEET ALONG SAID NORTHEASTERLY PROLONGATION AND NORTHWESTERLY BOUNDARY TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF RAILROAD STREET, 40 FEET WIDE, AS SHOWN ON SAID MAP OF THE RESURVEY OF E. J. BALDWIN'S ADDITION TO EL MONTE;

THENCE NORTH 55° 17' 08" WEST 286.56 FEET ALONG THE NORTHEASTERLY LINE OF SAID RAILROAD STREET TO THE MOST EASTERLY CORNER OF SAID LOT 10 AND THE POINT OF BEGINNING.

EXCEPT THEREFROM SAID LAND, ALL MINERAL AND MINERAL RIGHTS, INTEREST AND ROYALTIES, INCLUDING WITHOUT LIMITING, THE GENERALITY THEREOF, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AS WELL AS METALLIC OR OTHER SOLID MINERALS, IN AND UNDER THE PROPERTY; HOWEVER, WITHOUT RIGHT FOR ANY PURPOSE WHATSOEVER TO ENTER UPON, INTO OR THROUGH THE SURFACE OF THE PROPERTY IN CONNECTION THEREWITH AS EXCEPTED AND RESERVED BY SOUTHERN PACIFIC TRANSPORTATION COMPANY, IN THAT CERTAIN DEED RECORDED DECEMBER 30, 1992 AS INSTRUMENT NO. 92-2446533, OFFICIAL RECORDS.

APN(S): 8575-017-909

PARCEL 2:

BEING THAT CERTAIN REAL PROPERTY DESCRIBED AS PARCEL 1 IN THAT CERTAIN CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED JUNE 27, 2014 AS INSTRUMENT NO.20140665756 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 1 OF TRACT NO. 8756 IN THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 117, PAGE 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THE UNDERLYING FEE TITLE TO COURT ADAIR AS SHOWN AND DEDICATED ON SAID TRACT NO. 8756 THAT IS WITHIN OR WOULD PASS WITH A LEGAL CONVEYANCE OF SAID LOT 1, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 1, DISTANT SOUTH 19° 59' 18" WEST (RECORD SOUTH 20° 03' WEST PER SAID TRACT NO. 8756) 55.20 FEET FROM THE MOST EASTERLY CORNER THEREOF;

THENCE ALONG SAID SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF SAID LOT 1 SOUTH 19° 59' 18" WEST 8.00 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF SAID COURT ADAIR;

THENCE ALONG SAID CENTERLINE NORTH 69° 03' 14" WEST 92.83 FEET;

THENCE LEAVING SAID CENTERLINE NORTH 21° 03' 18" EAST 84.05 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 1 AND SAID TRACT NO. 8756;

THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 56° 13' 23" EAST 93.96 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 1;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1 SOUTH 19° 59' 18" WEST 55.20 FEET TO SAID MOST SOUTHERLY CORNER OF LOT 1 AND THE TRUE POINT OF BEGINNING.

APN(S): 8575-021-936

ASSESSOR'S PARCEL NUMBERS:

APN: 8575-017-909	APN: 8575-019-911	APN: 8575-021-932
APN: 8575-019-907	APN: 8575-019-912	APN: 8575-021-934
APN: 8575-019-908	APN: 8575-019-913	APN: 8575-021-936
APN: 8575-019-910	APN: 8575-019-914	APN: 8575-022-925

LAND AREA:

TOTAL GROSS AREA: 4.4999 ACRES
TOTAL NET AREA: 4.4471 ACRES
LOT 1: 3.7584 ACRES (CONDOMINIUMS)
LOT A: 0.6498 ACRES (PUBLIC PARK SITE)
LOT B: 0.0390 ACRES (PUBLIC EL MONTE PASEO)

STREET DEDICATIONS:
VALLEY BLVD. 0.0528 ACRES

PROPOSED EASEMENTS:

- A EASEMENT FOR PUBLIC UTILITIES
- B EASEMENT FOR EMERGENCY ACCESS
- C EASEMENT FOR METRO

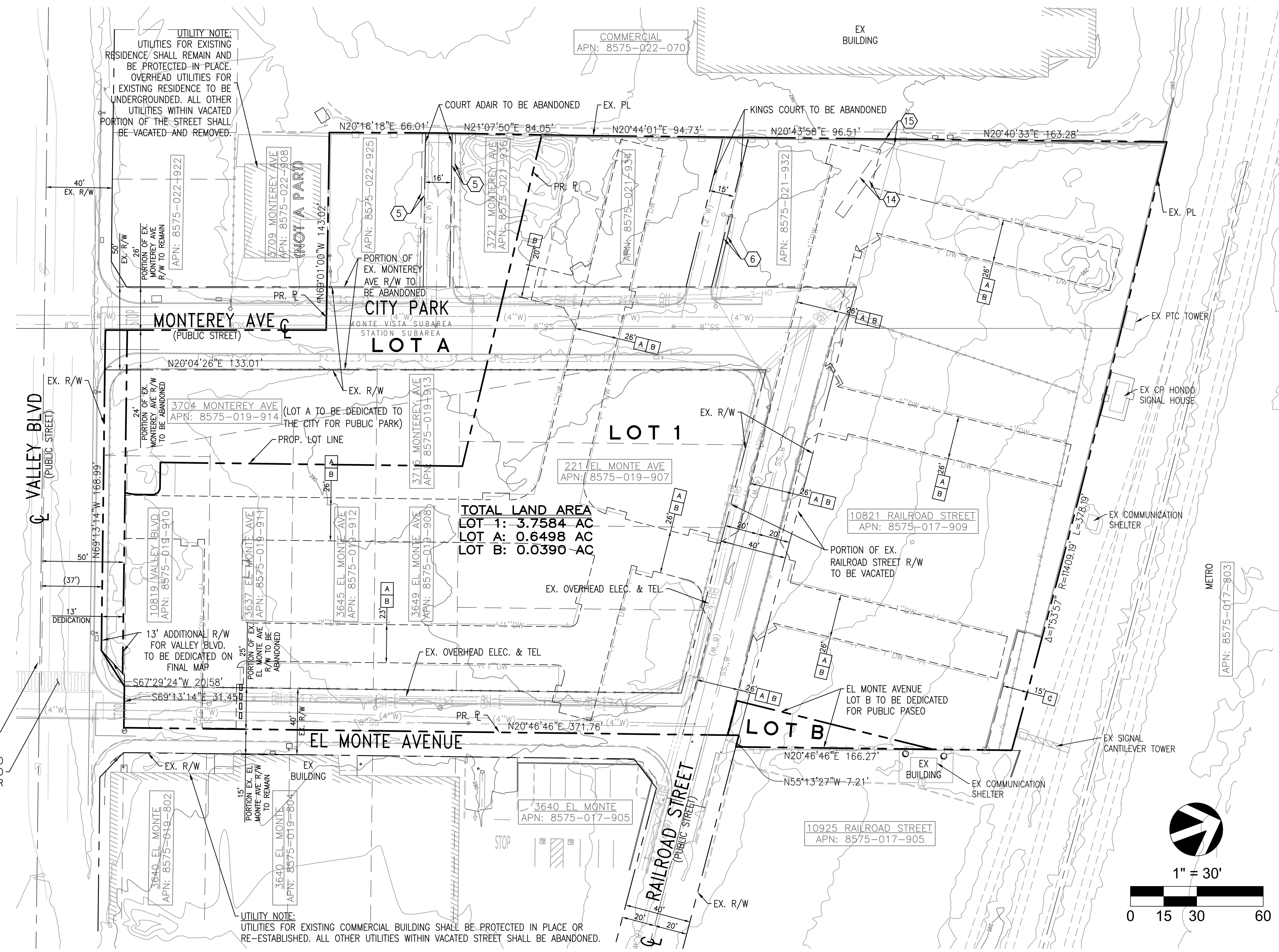
EASEMENTS NOTES :

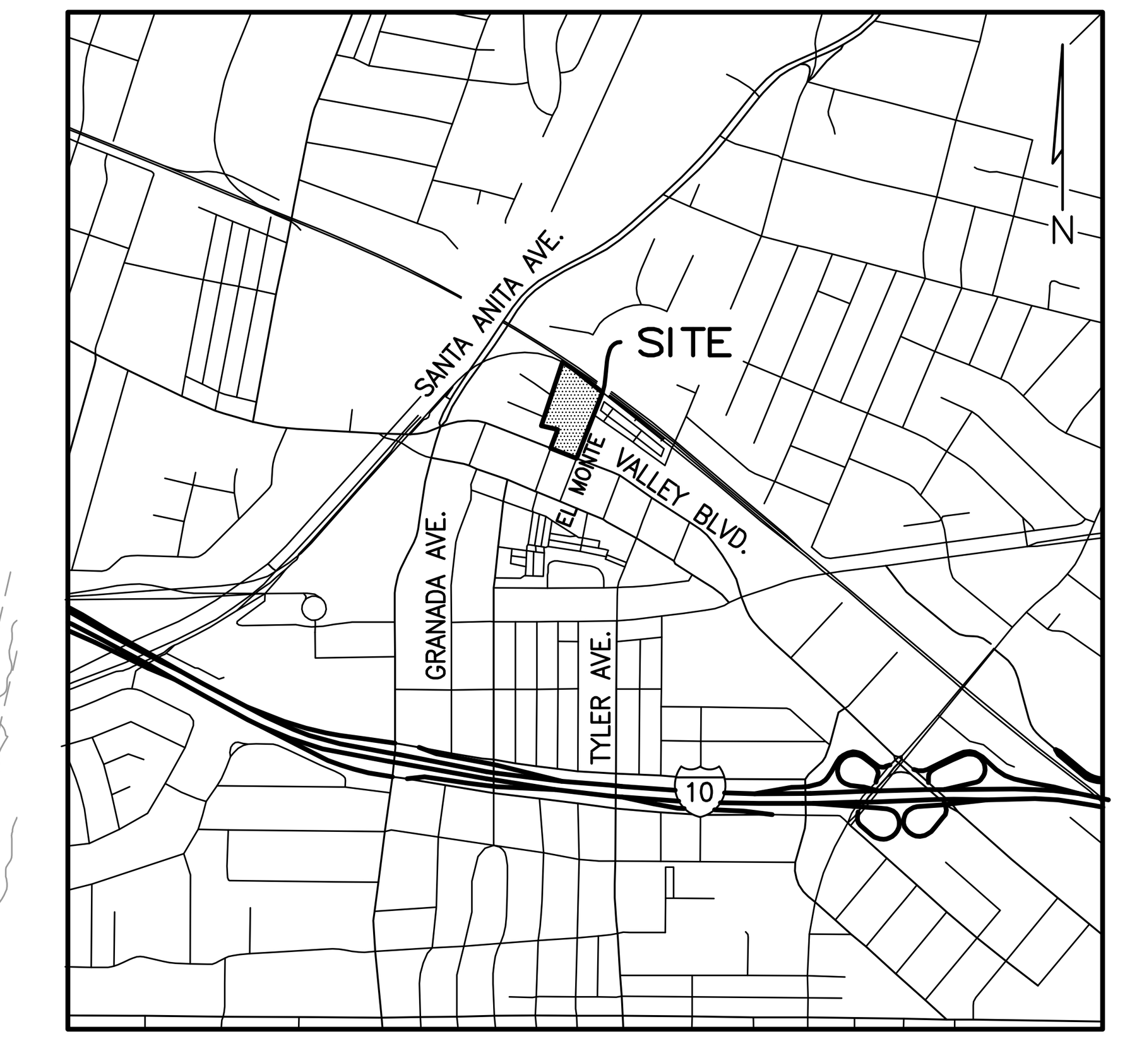
15 EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, FOR AERIAL ELECTRIC LINES AND COMMUNICATION LINES AND NECESSARY APPURTENANCES FOR CONVEYING ELECTRIC ENERGY RECORDED AUGUST 16, 1968 AS INSTRUMENT NO. 3663, O.R.

14 EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, FOR AERIAL ELECTRIC LINES AND COMMUNICATION LINES AND NECESSARY APPURTENANCES FOR CONVEYING ELECTRIC ENERGY RECORDED JULY 09, 1968 AS INSTRUMENT NO. 3039 O.R.

6 EASEMENT GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR POLE LINES AND CONDUITS RECORDED JANUARY 20, 1949 IN BOOK 29208, PAGE 324, O.R.

5 EASEMENT FOR PUBLIC ROAD AND HIGHWAY RECORDED MARCH 11, 1936 IN BOOK 14024, PAGE 99, O.R.





VICINITY MAP
NOT TO SCALE

SHEET INDEX :

SHT. NO.	DESCRIPTION
1	TENTATIVE TRACT MAP
2	TITLE INFORMATION
3	PRELIMINARY GRADING PLAN
4	PRELIMINARY UTILITY PLAN
5	FIRE ACCESS & HYDRANT LOCATION PLAN

SITE ADDRESS:

3700 MONTEREY AVENUE. EL MONTE, CA 91731.

UTILITY PURVEYORS :

SEWER
CITY OF EL MONTE DEPARTMENT OF PUBLIC WORKS UTILITIES DIVISION
(626) 580-2056

WATER
CITY OF EL MONTE WATER DEPARTMENT
(626) 580-2024

STORM DRAIN
CITY OF EL MONTE DEPARTMENT OF PUBLIC WORKS UTILITIES DIVISION
(626) 580-2056

ELECTRICITY
SOUTHERN CALIFORNIA EDISON
(800) 655-4555

GAS
SOUTHERN CALIFORNIA GAS CO.
(800) 427-2200

TELEPHONE
AT&T COMMUNICATIONS
(800) 288-2020

CABLE TV
TIME WARNER CABLE -SPECTRUM
(844) 445-9202

TRASH/REFUSE
VALLEY VISTA SERVICES
(800) 442-6454

SCHOOL DISTRICT
EL MONTE CITY SCHOOL DISTRICT
(626) 453-3700

LEGEND

- FLOWLINE
- CENTERLINE
- DAYLIGHT LINE
- TRACT BOUNDARY / RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- LOT LINE
- EX. FENCE
- EX. STORM DRAIN LINE
- PROP. STORM DRAIN
- CATCH BASIN/ LOCAL DEPRESSION
- JUNCTION STRUCTURE
- EX. WATER LINE
- PROP. WATER LINE
- FIRE HYDRANT
- WATER VALVE
- EX. SEWER LINE
- PROP. SEWER LINE
- MANHOLE
- CLEANOUT
- PROP. RETAINING WALL
- EX. WALL
- EX. CONTOUR LINE
- EX. POWER POLE
- SLOPE (2:1 UNLESS OTHERWISE INDICATED)

ABBREVIATIONS

BDY	BOUNDARY
BLDG	BUILDING
BIO-FILT	BIO-FILTRATION
BW	BACK OF WALK
CB	CATCH BASIN
CLF	CHAIN LINK FENCE
CO	CLEANOUT
CONC	CONCRETE
DDCA	COUBLE DETECTOR CHECK ASSEMBLY
DRWY	DRIVEWAY
E	ELECTRICAL OR EAST
ELEC	ELECTRICAL
ESMT	EASEMENT
EX.	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FS	FINISHED SURFACE
FW	FIRE WATER
GFF	GARAGE FINISHED FLOOR
INV	INVERT
JS	JUNCTION STRUCTURE
LACFCD	LA COUNTY FLOOD CONTROL DISTRICT
LP	LOW POINT
LS	LAND SCAPE
LT	LIGHT
MH	MANHOLE
N.A.P.	NOT A PART
PA	PLANTER AREA
PCC	PORTLAND CEMENT CONCRETE
PIV	POST INDICATOR VALVE
P/L	PROPERTY LINE
PP	POWER POLE
PROP.	PROPOSED
RH	RETAINED HEIGHT
R/W	RIGHT-OF-WAY
SD	STORM DRAIN
SL	STREET LIGHT
SS	SANITARY SEWER
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL
TYP	TYPICAL
VCP	VITRIFIED CLAY PIPE
W	WATER OR WEST
WM	WATER METER
WQ	WATER QUALITY

GEOTECH INFORMATION:

LGC Geotechnical, Inc.
131 CALLE IGLESIA, SUITE 200
SAN CLEMENTE, CA 92672
(949) 369-6141

OWNER/SUBDIVIDER:

MW Investment Group, LLC
27702 CROWN VALLEY PARKWAY, SUITE D-4-197
LADERA RANCH, CA. 92694

ENGINEER INFORMATION:

C&V Consulting, Inc.
9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
(949) 916-3800

ADJACENT LAND USE DESIGNATION:

NORTH: INDUSTRIAL/BUSINESS PARK
EAST: DOWNTOWN CORE
SOUTH: DOWNTOWN CORE
WEST: DOWNTOWN CORE

BENCH MARK NOTE :

ELEVATIONS SHOWN HEREON ARE BASED ON LOS ANGELES COUNTY BENCH-MARK NO. G5171, BEING A DPW TAG IN THE NORTH CATCH BASIN, 1 FOOT WEST OF THE B.C.R AT THE NW CORNER OF VALLEY BOULEVARD AND MONTEREY AVENUE. ELEV=285.67 FT

BASIS OF BEARINGS:

THE BEARINGS ARE BASED ON THE VALLEY BOULEVARD HAVING A BEARING OF N6920'32"W, AS SHOWN ON PARCEL MAP NO. 72667, PMB 384/42-45.

EXISTING & PROPOSED ZONING:

EXISTING & PROPOSED: SP-4 DOWNTOWN

EXISTING & PROPOSED LAND USE:

EXISTING: VACANT
PROPOSED: LOT 1 - RESIDENTIAL
LOT A - PUBLIC CITY PARK
LOT B - PUBLIC EL MONTE PASEO

FLOOD NOTE:

PER FIRM MAP NO 06037C1675F WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2018 THE SUBJECT PROPERTY FALLS WITHIN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD.

PROJECT SUMMARY:

TOTAL UNITS: 87 UNITS
- MONTE VISTA SUBAREA: 25 UNITS
- STATION SUBAREA: 62 UNITS

AVERAGE UNIT SIZE 5 BEDROOM

1ST FLOOR:	320 S.F.
2ND FLOOR:	720 S.F.
3RD FLOOR:	750 S.F.
TOTAL AREA:	1,790 S.F.

DATE OF SURVEY:

DATE: JANUARY, 2023

ENGINEER'S STATEMENT:

THIS TENTATIVE MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION ON FEBRUARY 22, 2023. CONTOURS SHOWN HEREON PER FIELD TOPOGRAPHIC SURVEY PREPARED BY C&V CONSULTING, INC. DATED JANUARY 10, 2023.

PHILLIP MALCOMSON, R.C.E. 67819

REVISIONS		
REV	DATE	DESCRIPTION

PREPARED FOR:

MW INVESTMENT GROUP

PREPARED BY:

C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING
9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
(949) 916-3800
INFO@CVC-INC.NET
WWW.CVC-INC.NET

REGISTERED PROFESSIONAL ENGINEER PHILLIP C. MALCOMSON No. 67819 CIVIL STATE OF CALIFORNIA

CITY OF EL MONTE

DEPARTMENT OF DEVELOPMENT SERVICES / PLANNING DIVISION

TENTATIVE TRACT MAP NO. 83528
3700 MONTEREY AVENUE
TENTATIVE TRACT MAP

SHEET 1 OF 5

P:\MWMG-001\DWG\SHEETS\TTM\TTM-PO-01-TITLE.DWG
BY: JUSTIN MARINELLO 9/22/23 4:35 PM

TENTATIVE TRACT MAP NO. 83528

FOR CONDOMINIUM PURPOSES
CITY OF EL MONTE, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

LEGAL DESCRIPTION: (CONT.)

PARCEL 3:

BEING THAT CERTAIN REAL PROPERTY DESCRIBED AS PARCEL 1 IN THAT CERTAIN CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED JUNE 27, 2014 AS INSTRUMENT NO. 20140665757 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY,CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 3, KING TRACT, IN THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THAT PORTION OF LOT 1 OF TRACT NO. 5412 IN SAID CITY, AS PER MAP RECORDED IN BOOK 58, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THE UNDERLYING FEE TITLE TO KING COURT AS SHOWN AND DEDICATED ON SAID TRACT NO. 5412 THAT IS WITHIN OR WOULD PASS WITH A LEGAL CONVEYANCE TO SAID LOT 1, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 3;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 3 NORTH 56° 13' 23" WEST (RECORD NORTH 56° 04' WEST PER SAID TRACT NO. 5412) 93.96 FEET;

THENCE LEAVING SAID SOUTHWESTERLY LINE NORTH 20° 39' 38" EAST 94.62 FEET TO A POINT IN THE CENTERLINE OF SAID KING COURT, DISTANT THEREOF NORTH 56° 12' 55" WEST 92.82 FEET FROM ITS INTERSECTION WITH THE NORTHEASTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF SAID LOT 1, ALSO BEING THE SOUTHEASTERLY LINE OF SAID LOT 3;

THENCE ALONG SAID CENTERLINE SOUTH 56° 12' 55" EAST 92.82 FEET TO SAID INTERSECTION;

THENCE ALONG SAID NORTHEASTERLY PROLONGATION AND SAID SOUTHEASTERLY LINE OF LOT 3, SOUTH 19° 59' 18" WEST 94.87 FEET TO THE POINT OF BEGINNING.

APN(S): 8575–021–934

PARCEL 4:

BEING THAT CERTAIN REAL PROPERTY DESCRIBED AS PARCEL 4 IN THAT CERTAIN CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED JUNE 27, 2014 AS INSTRUMENT NO. 20140665755 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF LOTS 10 AND 11 OF TRACT NO. 5412, IN THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 58, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THE UNDERLYING FEE TITLE TO KING COURT AS SHOWN AND DEDICATED ON SAID TRACT NO. 5412 THAT IS WITHIN OR WOULD PASS WITH A LEGAL CONVEYANCE OF SAID LOTS 10 AND 11, TOGETHER MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 10;

THENCE NORTH 55° 08' 48" WEST 92.10 FEET ALONG THE NORTHEASTERLY LINE OF SAID TRACT NO.5412;

THENCE LEAVING SAID NORTHEASTERLY LINE SOUTH 20° 39' 23" WEST 96.62 FEET A POINT IN THE CENTERLINE OF SAID KING COURT, DISTANT THEREON NORTH 56° 12' 55" WEST 92.82 FEET FROM ITS INTERSECTION WITH THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF SAID LOT 10;

THENCE SOUTH 56° 12' 55" EAST 92.82 FEET ALONG SAID CENTERLINE TO SAID INTERSECTION;

THENCE NORTH 19° 59' 18" EAST 95.13 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 10 AND ITS SOUTHWESTERLY PROLONGATION TO THE MOST EASTERLY CORNER OF SAID LOT 10 AND THE POINT OF BEGINNING.

APN(S): 8575–021–932

PARCEL 6:

BEING THAT CERTAIN REAL PROPERTY DESCRIBED AS PARCEL 3 IN THAT CERTAIN CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED JUNE 27, 2014 AS INSTRUMENT NO. 20140665758 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 20 OF TRACT NO. 8756, IN THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 117, PAGE 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THE UNDERLYING FEE TITLE TO COURT ADAIR AS SHOWN AND DEDICATED ON SAID TRACT NO. 8756 THAT IS WITHIN OR WOULD PASS WITH A LEGAL CONVEYANCE TO SAID LOT 20, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 20 OF TRACT NO. 8756, IN THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 117, PAGE 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THE UNDERLYING FEE TITLE TO COURT ADAIR AS SHOWN AND DEDICATED ON SAID TRACT NO. 8756 THAT IS WITHIN OR WOULD PASS WITH A LEGAL CONVEYANCE TO SAID LOT 20, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF LOT 19 OF SAID TRACT NO. 8756;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 19 NORTH 19° 59' 21" EAST (RECORD NORTH 20° 03' EAST PER SAID TRACT NO. 8756) 55.94 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 20 AND THE TRUE POINT OF BEGINNING;

THENCE LEAVING SAID SOUTHEASTERLY LINE, NORTH 20° 09' 15" EAST 65.93 FEET TO A POINT IN THE CENTERLINE OF SAID COURT ADAIR, DISTANT NORTH 69° 03' 14" WEST 92.83 FEET FROM ITS INTERSECTION WITH THE NORTHEASTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF SAID LOT 20;

THENCE ALONG SAID CENTERLINE SOUTH 69° 03' 14" EAST 92.83 FEET TO SAID INTERSECTION;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 20 AND ITS NORTHEASTERLY PROLONGATION SOUTH 19° 59' 18" WEST 56.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 20;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 20 NORTH 69° 00' 39" WEST 93.02 FEET TO THE TRUE POINT OF BEGINNING.

APN(S): 8575–022–925

PARCEL 7:

(A) LOTS 11, 12, 13 AND 14 IN BLOCK 2 OF THE RESURVEY OF E. J. BALDWIN'S ADDITION TO EL MONTE, IN THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 95 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

(A) THAT PORTION OF LOT 4 OF THE KING TRACT, IN THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE PROLONGATION OF THE NORTHERLY LINE OF LOT 10 IN BLOCK 2 OF THE RESURVEY OF E. J. BALDWIN'S ADDITION TO EL MONTE AS PER MAP RECORDED IN BOOK 4, PAGE 95 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY WITH THE WESTERLY LINE OF SAID LOT 4 OF THE KING TRACT;

THENCE NORTHERLY ALONG SAID WESTERLY LINE OF LOT 4 TO THE INTERSECTION OF SAID WESTERLY LINE WITH THE WESTERLY LINE OF SAID BLOCK 2;

THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID BLOCK 2 TO THE NORTHWESTERLY CORNER OF SAID LOT 10 IN BLOCK 2;

THENCE WESTERLY ALONG THE PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 10 TO THE POINT OF BEGINNING.

APN(S): 8575–019–907

PARCEL 8:

ALL OF LOT 10 IN BLOCK 2 OF THE RESURVEY OF E. J. BALDWIN'S ADDITION TO EL MONTE, AND THAT PORTION OF LOT 4 OF THE KINGS TRACT IN THE RANCHO SAN FRANCISQUITO, IN THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 95 AND IN BOOK 4, PAGE 3, RESPECTIVELY OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

EXCEPTING THEREFROM SAID LOT 10, THE EASTERLY 89.50 FEET THEREOF.

ALSO EXCEPTING THEREFROM ALL OIL, OIL RIGHTS, NATURAL GAS RIGHTS, MINERAL RIGHTS, ALL OTHER HYDROCARBON SUBSTANCES BY WHATSOEVER NAME KNOWN, AND ALL WATER, CLAIMS OR RIGHTS TO WATER, TOGETHER WITH APPURTENANT RIGHTS THERETO, WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND NOR ANY PORTION OF THE SUBSURFACE LYING ABOVE A DEPTH F 500 FEET, ANY PORTION OF THE SUBSURFACE LYING ABOVE A DEPTH OF 500 FEET, AS EXCEPTED OR RESERVED BY DEED RECORDED JUNE 22, 1981 AS INSTRUMENT NO. 81–617681 OF OFFICIAL RECORDS.

APN(S): 8575–019–913

PARCEL 9:

THE EASTERLY 89.5 FEET OF LOT 10 IN BLOCK 2 OF RESURVEY OF E. J. BALDWIN'S ADDITION TO EL MONTE, CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 95 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN(S): 8757–019–908

PARCEL 10:

LOT 9 IN BLOCK 2 OF RESURVEY OF E. J. BALDWIN'S ADDITION TO EL MONTE, IN THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 95 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN(S): 8575–019–912

PARCEL 11:

LOT 8 IN BLOCK 2 OF RESURVEY OF E. J. BALDWIN'S ADDITION TO EL MONTE, IN THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 95 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM SAID LOT 8 OF THE WESTERLY 6 FEET, MORE OR LESS, OF SAID LOT, WITHIN THE LINES OF THE KING TRACT AS PER MAP RECORDED IN BOOK 4, PAGE 3 OF SAID MAP RECORDS.

APN(S):8575–019–911

PARCEL 12A:
ALL OF LOT 7 IN BLOCK 2 OF THE RESURVEY OF E. J. BALDWIN'S ADDITION TO EL MONTE, IN THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 95 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE MOST WESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO D. MARSHALL WALKER, JR., AND RAYMOND N. SCOTT, RECORDED JULY 11, 1957 AS INSTRUMENT NO. 2903 IN BOOK 55019, PAGE 196 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTHERLY PARALLEL WITH THE CENTER LINE OF EL MONTE AVENUE TO THE NORTHEASTERLY LINE OF SAID LOT 7.

PORTION OF APN(S): 8575–019–910

PARCEL 12B:

THAT PORTION OF LOT 6 IN BLOCK 2 OF THE RESURVEY OF E. J. BALDWIN'S ADDITION TO EL MONTE, IN THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 95 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 6; THENCE SOUTH 69° 20' 32" EAST ALONG THE NORTHEASTERLY LINE THEREOF, 135.13 FEET; THENCE SOUTH 67° 22' 06" WEST 20.58 FEET; THENCE PARALLEL WITH SAID NORTHEASTERLY LINE, NORTH 69° 20' 32" WEST, 117.49 FEET TO THE WESTERLY LINE OF SAID LOT; THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE MOST WESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO D. MARSHALL WALKER. JR., AND RAYMOND N. SCOTT, RECORDED JULY 11, 1957 AS INSTRUMENT NO. 2903 IN BOOK 55019, PAGE 196 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTHERLY PARALLEL WITH THE CENTER LINE OF EL MONTE AVENUE TO THE NORTHEASTERLY LINE OF THE ABOVE MENTIONED DEED.

EXCEPTING THEREFROM SAID PARCEL 2 ALL MINERALS, OILS, GAS AND OTHER HYDROCARBONS IN OR UNDER SAID LAND WITHOUT, HOWEVER, THE RIGHT TO DRILL, DIG OR MINE THROUGH THE SURFACE THEREOF, AS RESERVED IN THE DEED FROM THE STATE OF CALIFORNIA, ACTING BY AND THROUGH ITS DIRECTOR OF PUBLIC WORKS, RECORDED JULY 11, 1957 AS INSTRUMENT NO. 2903 IN BOOK 55019, PAGE 196 OF OFFICIAL RECORDS.

PORTION OF APN(S): 8575–019–910

PARCEL 12C:

THAT PORTION OF LOT 6 IN BLOCK 2 OF THE RESURVEY OF E. J. BALDWIN'S ADDITION TO EL MONTE, IN THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 95 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 6; THENCE ALONG THE NORTHERLY LINE OF SAID LOT, NORTH 69° 20' 32" WEST, 6.45 FEET TO THE MOST EASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY THE STATE OF CALIFORNIA BY DEED RECORDED JULY 11, 1957 AS INSTRUMENT NO. 2903 IN BOOK 55019, PAGE 196 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE SOUTHEASTERLY LINE DESCRIBED IN SAID DEED, SOUTH 67° 22' 06" WEST,

20.58 FEET TO THE SOUTHERLY LINE OF SAID CERTAIN PARCEL SO CONVEYED; THENCE ALONG THE EASTERLY PROLONGATION OF SAID SOUTHERLY LINE, SOUTH 69° 20' 32" EAST, 6.45 FEET; THENCE NORTHEASTERLY IN A DIRECT LINE TO THE PONT OF BEGINNING.

EXCEPTING THEREFROM FROM SAID PARCEL 3 ALL MINERALS, OILS, GAS AND OTHER HYDROCARBONS IN OR UNDER SAID LAND WITHOUT, HOWEVER, THE RIGHT TO DRILL, DIG OR MINE THROUGH THE SURFACE THEREOF, AS RESERVED IN THE DEED FROM THE STATE OF CALIFORNIA, ACTING BY AND THROUGH ITS DIRECTOR OF PUBLIC WORKS, RECORDED NOVEMBER 15, 1961 AS INSTRUMENT NO. 4155 OF OFFICIAL RECORDS.

PORTION OF APN(S): 8575–019–910

PARCEL 13A:

THAT PORTION OF LOT 4 OF THE KING TRACT, IN THE CITY OF EL MONTE, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID LOT 4, 50 FEET NORTHERLY MEASURED ALONG SAID WESTERLY LINE FROM THE NORTHWESTERLY CORNER OF THE LAND CONVEYED TO ROBERT HICKS, BY DEED RECORDED IN BOOK 2527, PAGE 9 OF DEEDS;

THENCE EASTERLY PARALLEL TO THE NORTHERLY LINE OF THE LAND SO CONVEYED TO SAID ROBERT HICKS TO THE WESTERLY LINE OF BALDWIN'S ADDITION TO EL MONTE, AS PER MAP RECORDED IN BOOK 52, PAGE 72 OF MISCELLANEOUS RECORDS OF SAID COUNTY;

THENCE NORTHERLY ALONG SAID WESTERLY LINE OF BALDWIN'S ADDITION TO EL MONTE, TO THE SOUTHWESTERLY CORNER OF LOT 10 IN BLOCK 2 OF SAID BALDWIN'S ADDITION TO EL MONTE;

THENCE WESTERLY ALONG THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 10, TO THE WESTERLY LINE OF SAID LOT 4, OF THE KING TRACT;

THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 4, TO THE POINT OF BEGINNING.

PORTION OF APN(S): 8575–019–914

PARCEL 13B:

THOSE PORTIONS OF LOTS 6 AND 7 IN BLOCK 2 OF THE RESURVEY OF E. J. BALDWIN'S ADDITION TO EL MONTE, IN THE CITY OF EL MONTE, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 95 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE MOST WESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO D. MARSHALL WALKER JR. AND RAYMOND R. SCOTT, RECORDED JULY 11, 1957 AS INSTRUMENT NO. 2903, IN BOOK 55019, PAGE 196 OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE NORTHERLY PARALLEL WITH THE CENTERLINE OF EL MONTE AVENUE TO THE NORTHEASTERLY LINE OF SAID LOT 7.

PORTION OF APN(S): 8575–019–91

REVISIONS

REV	DATE	DESCRIPTION

PREPARED FOR:

MW INVESTMENT GROUP

PREPARED BY:

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PHILIP C. MALCOMSON
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STATE OF CALIFORNIA

CITY OF EL MONTE
DEPARTMENT OF DEVELOPMENT SERVICES / PLANNING DIVISION

TENTATIVE TRACT MAP NO. 83528
3700 MONTEREY AVENUE
TITLE INFORMATION

SHEET 2 OF 5

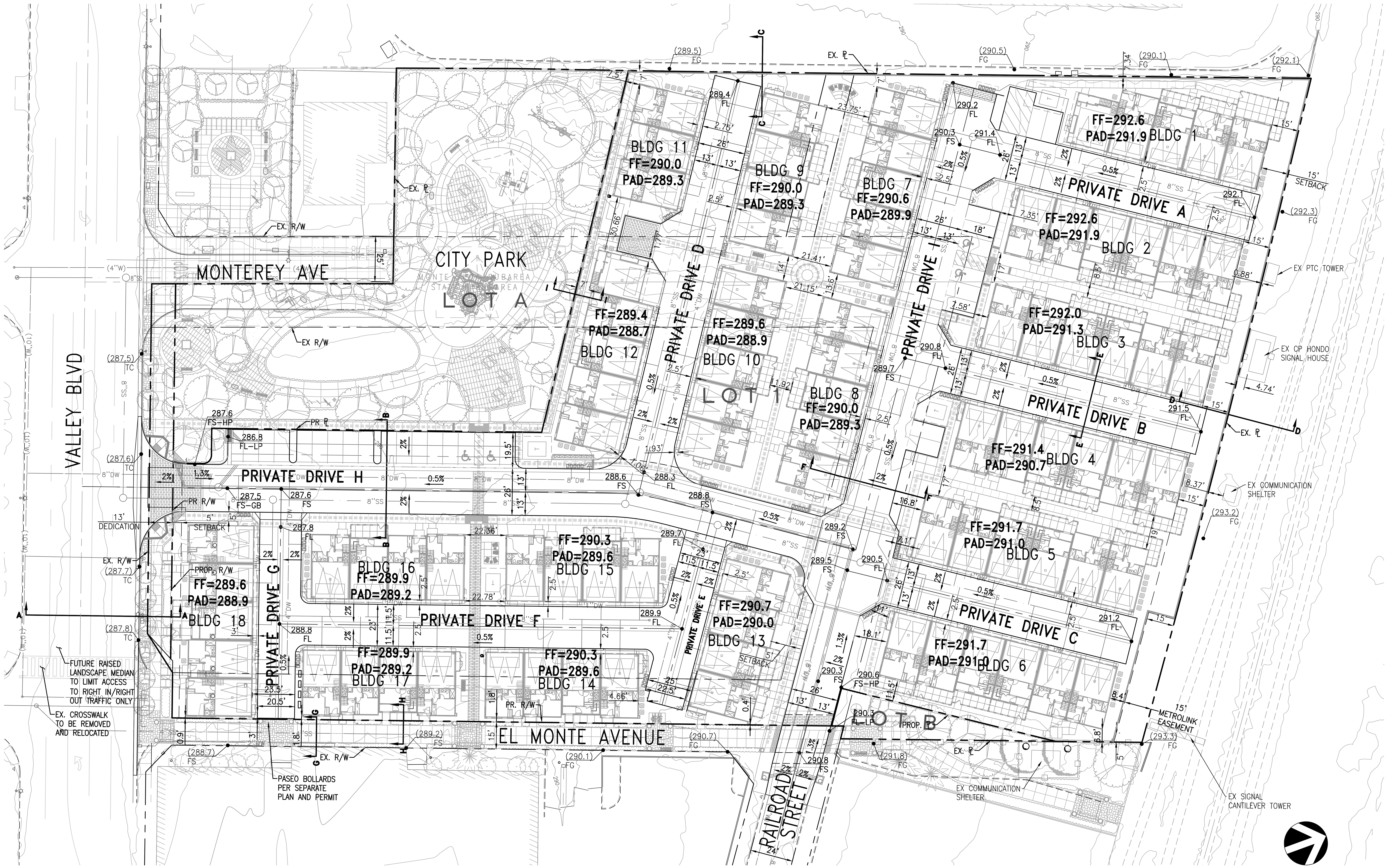
P:\M\MWIG-001\DWG\SHEETS\TTM\TTM-P0-02-LEGAL.D
BY: JUSTIN MARINELLO 9/22/23 4:35 PM
PLAN SET: PS04
DATE: 09/22/23

TENTATIVE TRACT MAP NO. 83528

FOR CONDOMINIUM PURPOSES
CITY OF EL MONTE, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

LEGEND:

EXIST. RET./SCREEN WALL	LOT NUMBER / PLAN TYPE
TRACT BOUNDARY LINE	TSW=100.00 STEMWALL
PROP. RET/SCREEN WALL	DEEPENED FOOTING
STREET CENTERLINE	DEEPENED SIDEWALK FOOTING
FIRE HYDRANT	ADA PATH OF TRAVEL
C&G CURB & GUTTER	ACCESSIBLE UNITS
R/W RIGHT OF WAY	
PROP. PROPOSED	
EX. EXISTING	
C.L. CENTERLINE	



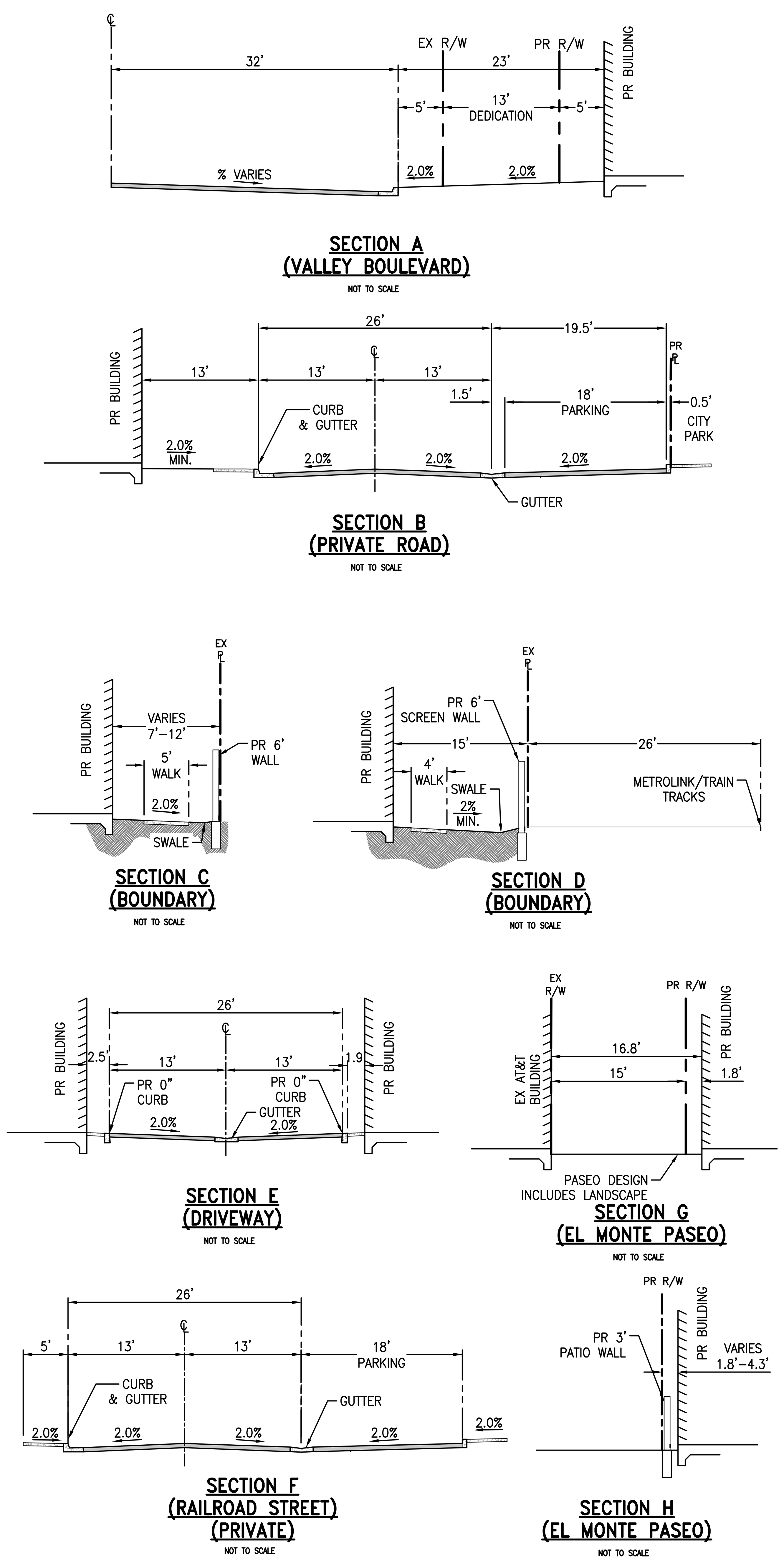
1" = 30'

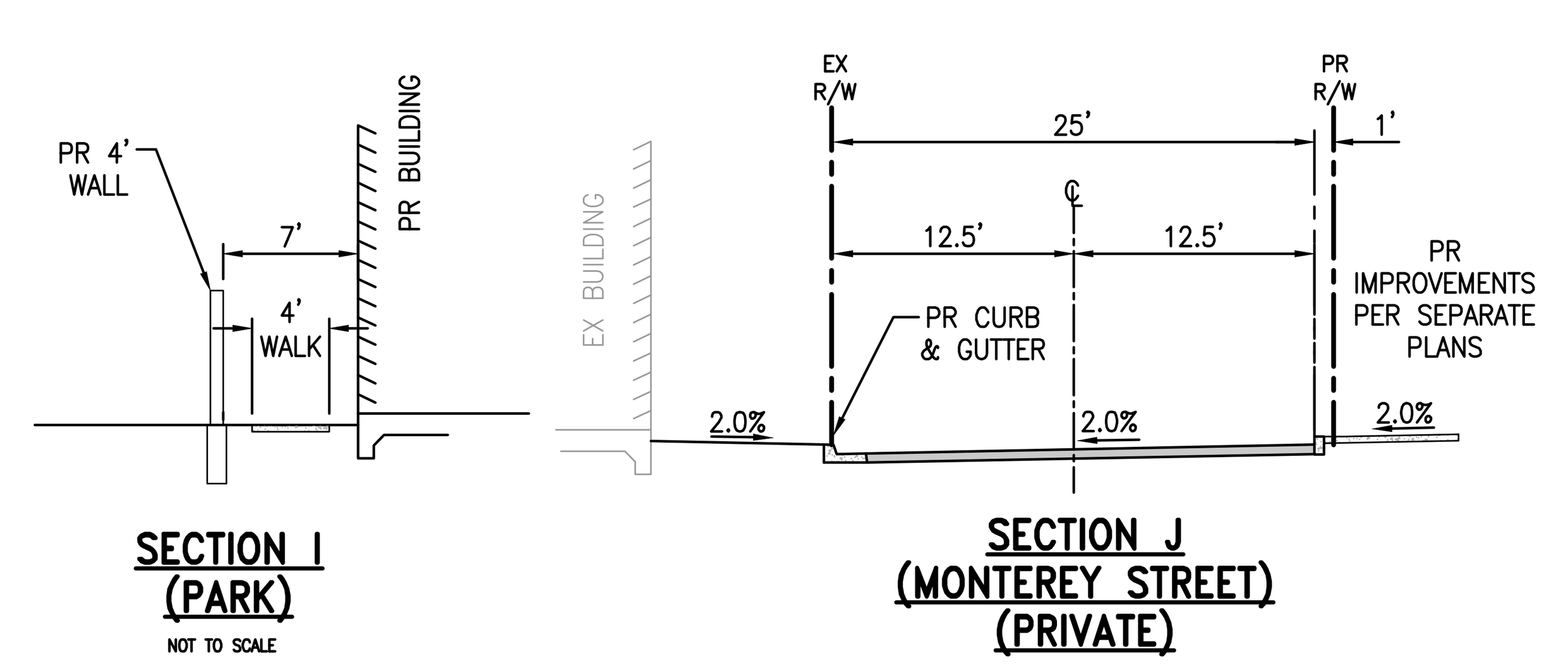
0 15 30 60

EARTHWORK QUANTITIES:

RAW CUT:	7,260 CY
RAW FILL:	905 CY
NET: (CUT)	6,355 CY

NOTE: QUANTITY DOES NOT INCLUDE UTILITY AND FOUNDATIONS SPOILS.





REV	DATE	DESCRIPTION

REVISIONS

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CITY OF EL MONTE

DEPARTMENT OF DEVELOPMENT SERVICES / PLANNING DIVISION

TENTATIVE TRACT MAP NO. 83528
3700 MONTEREY AVENUE

PRELIMINARY GRADING PLAN

SHEET 3 OF 5

TENTATIVE TRACT MAP NO. 83528

FOR CONDOMINIUM PURPOSES
CITY OF EL MONTE, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

LEGEND:

A.C.	ASBESTOS CEMENT PIPE
C.L.	CENTERLINE
C.O.	CLEANOUT
C&G	CURB & GUTTER
DCDV	DOUBLE CHECK DOUBLE VALVE DETECTOR
DW	DOMESTIC WATER
EX.	EXISTING
F.H.	FIRE HYDRANT
FW	FIRE WATER
INV.	INVERT
H.L.	HOUSE SEWER LATERAL
M.H.	MANHOLE
PROP.	PROPOSED
PVC.	POLYVINYL CHLORIDE
R/W	RIGHT OF WAY
SD	STORM DRAIN
SS	SANITARY SEWER
W/M	WATER MAIN
WM	WATER METER
V.C.P.	VITRIFIED CLAY PIPE

(8"SS)	EXIST. SANITARY SEWER LINE
GAS	EXIST. GAS LINE
(12"DW)	EXIST. WATER LINE
(E)	EXIST. ELECTRICAL LINE
	FIRE HYDRANT
	GATE VALVE
	WATER METER VAULT
	FLUSHOUT
	REDUCER
	MANHOLE
	CLEANOUT

UTILITY NOTES:

1. ONSITE DOMESTIC WATER MAINS, SERVICE LINES UP TO THE METER AND APPURTENANCES SHALL BE PUBLIC AND MAINTAINED BY THE CITY OF EL MONTE. SERVICE LINES PAST THE METER ARE PRIVATE AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
2. INDIVIDUAL DOMESTIC/IRRIGATION WATER METERS ONSITE WILL BE PUBLIC AND MAINTAINED WITHIN AN EASEMENT IN FAVOR OF THE CITY OF EL MONTE.
3. ONSITE SANITARY SEWER MAINS AND HOUSE LATERALS SHALL BE PRIVATE AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
4. ONSITE STORM DRAIN SYSTEM SHALL BE PRIVATE AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
5. ONSITE IRRIGATION SYSTEM SHALL BE PRIVATE AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
6. UTILITIES SERVICING THE PUBLIC PARK (LOT A) AND PASEO (LOT B) SHALL BE MAINTAINED BY THE CITY OF EL MONTE.

REVISIONS		
REV	DATE	DESCRIPTION

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CITY OF EL MONTE
DEPARTMENT OF DEVELOPMENT SERVICES / PLANNING DIVISION

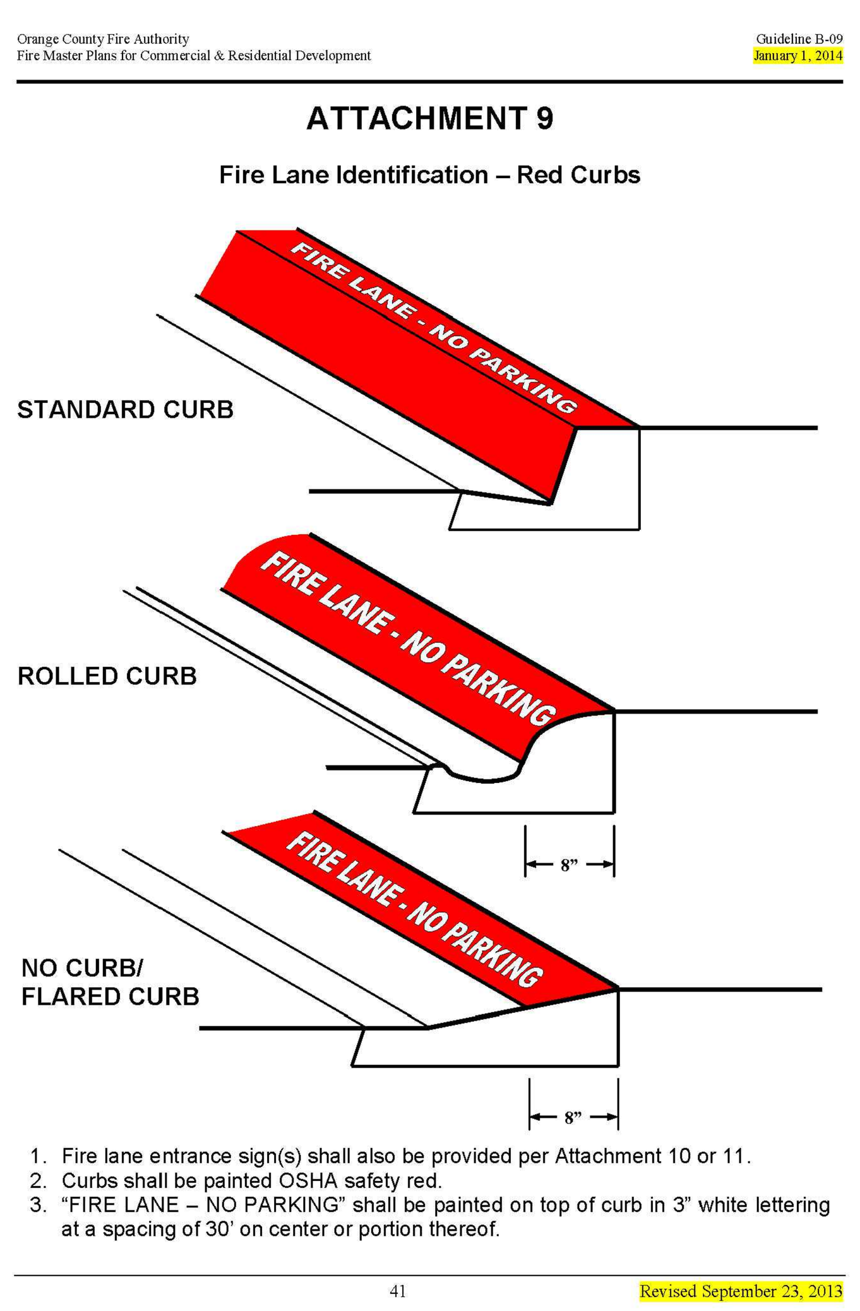
TENTATIVE TRACT MAP NO. 83528
3700 MONTEREY AVENUE
PRELIMINARY UTILITY PLAN

SHEET 4 OF 5

PLAN SET: PS04
DATE: 09/22/23

PROJECT GENERAL NOTES:

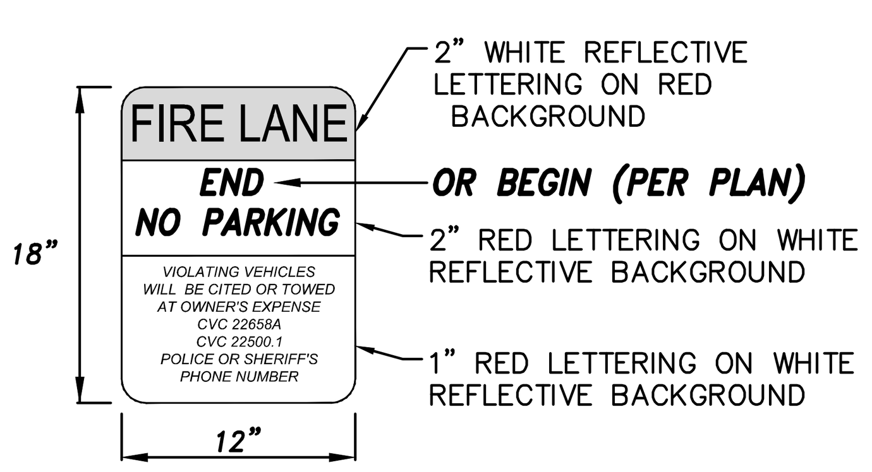
1. ALL FIRE ACCESS LANES MEET LACFD MINIMUM REQUIREMENTS 19' & 45' RADII.
2. THIS PROJECT DOES NOT HAVE ANY FUEL MODIFICATION OR WILD LAND EXPOSURES AND IS NOT IN A VERY HIGH FIRE HAZARD ZONE.
3. THIS PROJECT IS DESIGNED IN CONFORMANCE WITH THE CBC, 2019 EDITION.
4. ALL FIRE ACCESS ROADS SHALL BE ALL WEATHER, MEET THE CRITERIA OF AN ALL WEATHER DRIVING SURFACE AND COMPLY WITH LACoFD GUIDELINE FOR FIRE APPARATUS ROADS.
5. LARGEST BUILDING SQ. FOOTAGE = 13,662 SQ. FT.
6. BUILDINGS ARE DESIGNATED TYPE VB
7. ALL BUILDING OCCUPANCIES ARE R2.
8. BUILDING ADDRESS NUMBER SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL BE A MINIMUM 3 INCHES HIGH, 1 INCH WIDE WITH A 3/8 INCH STROKE. FOR BUILDINGS SET BACK MORE THAN 150 FEET FROM THE STREET, THE NUMBERS SHALL BE A MINIMUM 5 INCHES HIGH, 2 INCHES WIDE WITH A 1/2 INCH STROKE. FIRE CODE 908.4.4.
9. A KEY BOX SHALL BE PROVIDED AT THE MAIN ENTRANCE, IN ACCORDANCE WITH FIRE CODE 902.4, AND AS SET FORTH IN FIRE DEPARTMENT REGULATION 5.
10. THE REQUIRED FIRE FLOW FOR PUBLIC FIRE HYDRANTS AT THIS LOCATION IS _____ GALLONS PER MINUTE, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF 2 HOURS OVER AND ABOVE THE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 903.2 AND FIRE DEPARTMENT REGULATION 8.
11. ALL FIRE HYDRANTS SHALL MEASURE 6"X4"X2-1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL; AND SHALL BE INSTALLED IN COMPLIANCE WITH FIRE DEPARTMENT REGULATION 8. FIRE CODE 903.2.1
12. THE REQUIRED FIRE FLOW IS CALCULATED PER THE COUNTY OF LOS ANGELES CODE APPENDIX B. REGULATION 8 IS NO LONGER APPLICABLE.
13. ALL ON-SITE FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO BUILDING OCCUPANCY. FIRE CODE 1001.4
14. THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE UNDERGROUND FIRE PROTECTION PIPING SHALL BE WITNESSED BY AN AUTHORIZED FIRE DEPARTMENT REPRESENTATIVE AND NO UNDERGROUND PIPING OR THRUST BLOCKS SHALL BE COVERED WITH EARTH OR HIDDEN FROM VIEW UNTIL THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND GIVEN NOT LESS THAN 48 HOURS IN WHICH TO INSPECT SUCH INSTALLATIONS. FIRE CODE 1001.4



1. CURBS SHALL BE PAINTED RED
2. "FIRE LANE – NO PARKING" SHALL BE PAINTED ON TOP OF CURB IN 3' WHITE LETTERING AT A SPACING OF 30' ON CENTER OR PORTION THEREOF.

(2) **RED CURB PAVEMENT MARKING**

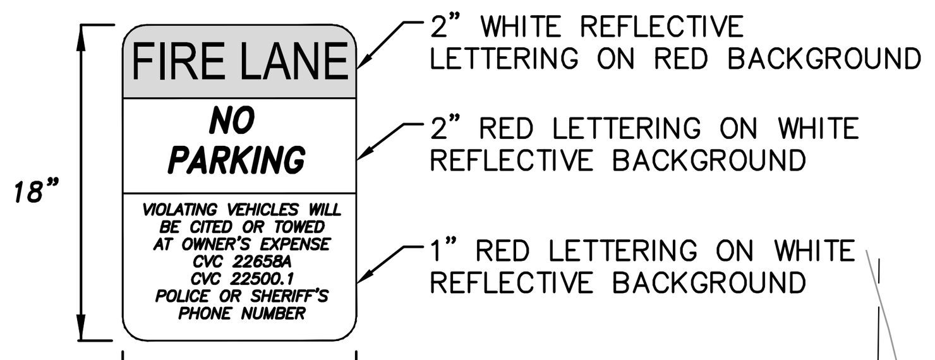
NOT TO SCALE



ALL SIGN AND LETTERING DIMENSIONS ARE MINIMUMS.

SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF DURABLE MATERIAL.

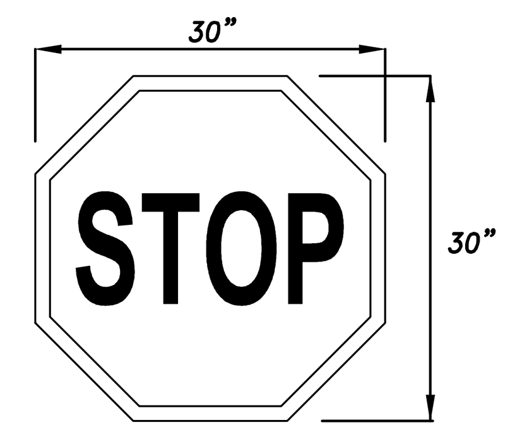
(3) **BEGIN & END NO PARKING SIGN**



ALL SIGN AND LETTERING DIMENSIONS ARE MINIMUMS.

SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF DURABLE MATERIAL.

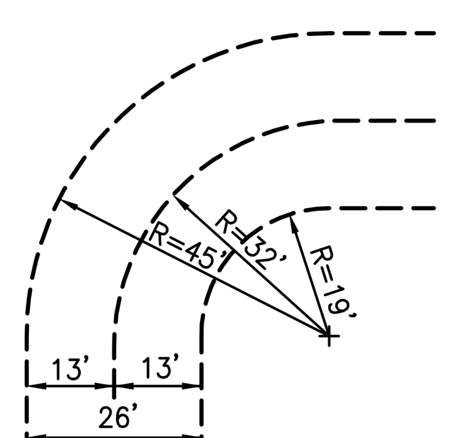
(1) **NO PARKING SIGN**



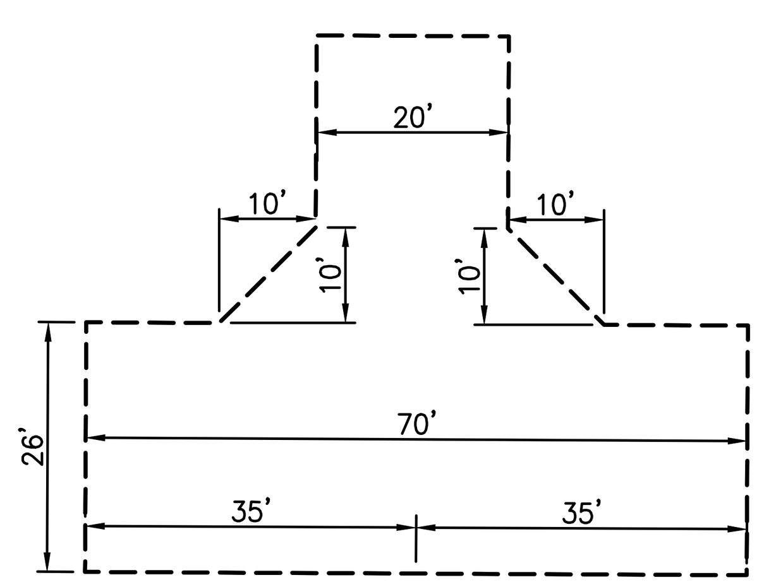
ALL SIGN AND LETTERING DIMENSIONS ARE MINIMUMS.

SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF DURABLE MATERIAL.

(4) **STOP SIGN**



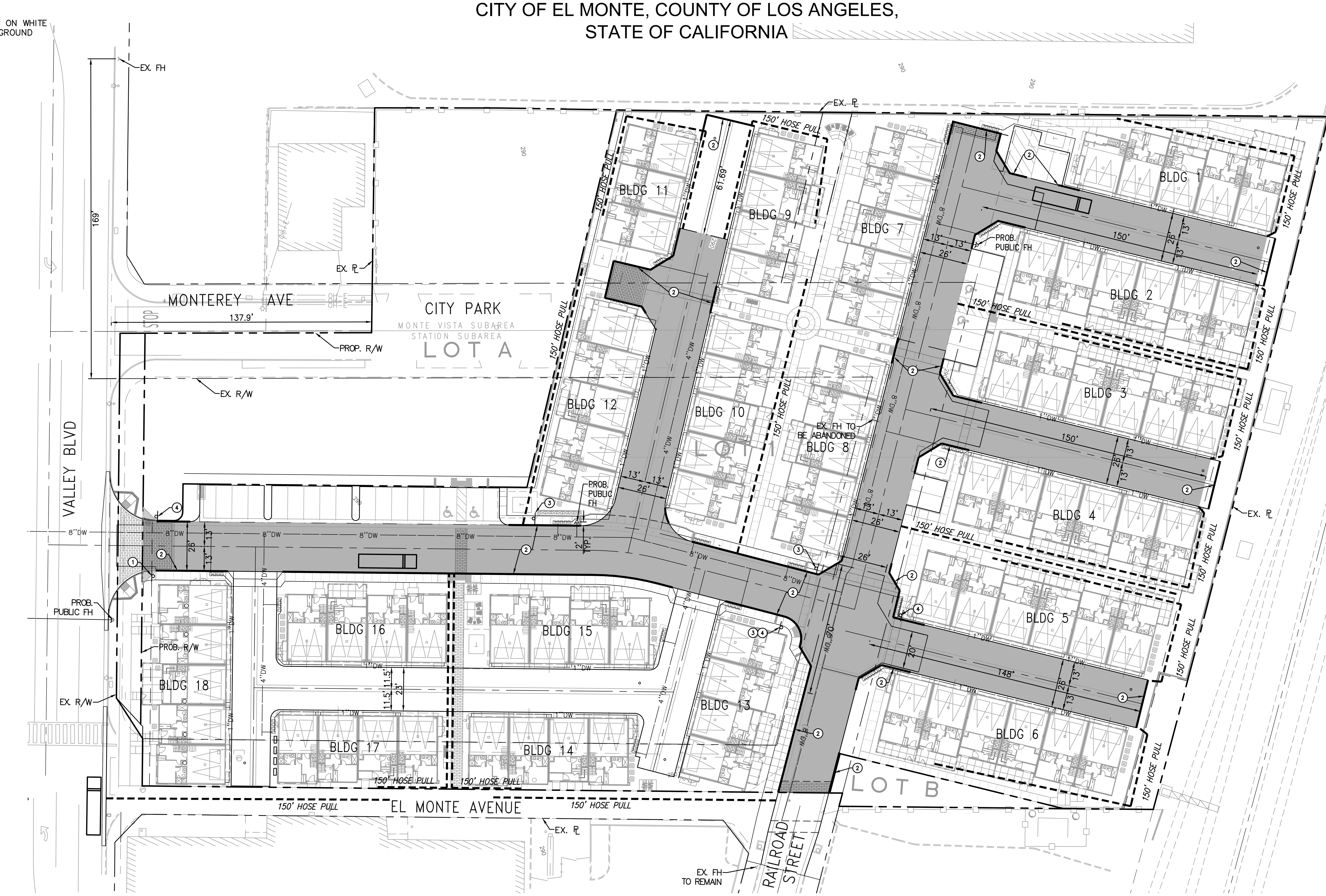
FIRE LANE TURNING RADIUS
TYPICAL DETAIL
NOT TO SCALE



FIRE APPARATUS TURNAROUND
TYPICAL DETAIL
NOT TO SCALE

TENTATIVE TRACT MAP NO. 83528

FOR CONDOMINIUM PURPOSES
CITY OF EL MONTE, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA



LEGEND

	EXISTING STREET LIGHT
	PROPOSED FIRE HYDRANT
	PROPOSED FIRE TRUCK ACCESS
	EX. POWER POLE
4"DW	PR. PUBLIC 4" DW
8"FW	PR. PUBLIC 8" FW
	HOSE PULL
	PROPERTY LINE
	RED CURB STRIPING
FH	FIRE HYDRANT
PR.	PROPOSED
EX	EXISTING
PL	PROPERTY LINE
R/W	RIGHT OF WAY
TYP.	TYPICAL
BLDG	BUILDING
IRR.	IRRIGATION
	FIRE TRUCK

1" = 30'

0 15 30 60

CONSTRUCTION NOTES:

1. INSTALL "FIRE LANE" SIGN PER DETAIL 1 HEREON.
2. FIRE LANE IDENTIFICATION–RED CURBS PER DETAIL 2 HEREON.
3. INSTALL "FIRE LANE" SIGN BEGIN OR END PER DETAIL 3 HEREON.
4. INSTALL STOP SIGN (R1-1) PER CA MUTCD (2014)

REVISIONS		
REV	DATE	DESCRIPTION

PREPARED FOR:

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CITY OF EL MONTE
DEPARTMENT OF DEVELOPMENT SERVICES / PLANNING DIVISION

TENTATIVE TRACT MAP NO. 83528
3700 MONTEREY AVENUE
FIRE ACCESS & HYDRANT LOCATION PLAN

SHEET 5 OF 5

PLAN SET: PS04
DATE: 09/22/23