

# Appendix C

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Cultural Resources Assessment



**Rincon Consultants, Inc.**

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July 7, 2023  
Project Number 21-11425

Nancy Lee, Senior Planner  
City of El Monte  
11333 Valley Boulevard  
El Monte, California 91731  
Via Email: [planning@elmonteca.gov](mailto:planning@elmonteca.gov)

**Subject: Cultural Resources Study for the City of El Monte 87-Unit Townhome Project, Los Angeles County, California**

Dear Ms. Lee:

The City of El Monte (City) retained Rincon Consultants, Inc. (Rincon) to conduct a cultural resources study in support of an Initial Study for the 87-Unit Multi-Family Project (proposed project) in Los Angeles County, California. This memorandum presents the findings of a cultural resources study that was prepared to determine if the proposed project has the potential to impact cultural resources. Efforts included a cultural resources records search, a search of the Sacred Lands File (SLF), a pedestrian field survey of the project site, and the preparation of this memorandum. The project is subject to the California Environmental Quality Act (CEQA) and the City of El Monte is the lead agency. All work was completed in compliance with CEQA and applicable local guidelines and requirements.

## Project Location and Description

The proposed project site lies within Section 16 of Township 1 south, Range 11 west of the *El Monte, California* (USGS 2021) topographic quadrangle (Figure 1, Attachment A). The proposed project encompasses an approximately five-acre lot located north of Valley Boulevard and on both sides of Monterey Avenue and Railroad Street (Figure 2, Attachment 1). The project site is bounded by Valley Boulevard to the south, commercial development to the west, El Monte Avenue and Railroad Street to the east, and rail lines to the north. The project site is currently a graded lot, though it was once the site of several residences and industrial buildings.

The proposed project involves the development of 18 three-story, 40-foot-tall, multi-family residential buildings, totaling 87 apartment units, and associated driveways. Apartment units would range between 1,387 gross square feet (sf) and 1,833 gross sf and would include a two-car garage (approximately 448 to 565 sf), three to four bedrooms, and two to three bathrooms. Some apartment units would include flex space, a porch, and/or a deck. Additionally, the project involves the construction of a 0.79-acre city park that would be accessed via Monterey Avenue. The park would provide two playgrounds, swings, benches, picnic tables, shade structures, restrooms, an art sculpture, and landscaping for residents and the community, and five public parking spaces. The project would be designed to be a pedestrian-oriented development, promoting access to nearby transit and retail/commercial uses, which aligns with



the vision of the Downtown Main Street Specific Plan. The project would convert El Monte Avenue, along the eastern boundary of the project site, to a pedestrian walkway that is referred to as the El Monte Paseo in the project plans. The 6,220-sf walkway would provide a pedestrian link from Valley Boulevard to the El Monte Metrolink Station and El Monte Trolley Station. The paseo would include landscaping, benches, a drinking fountain and filling station, an art plinth, and bicycle racks at the north end. Vehicle access to the project site would be provided via Valley Boulevard and Railroad Street, which would connect to the project’s internal roadway network. In addition to incorporating an internal roadway network, the project would modify Monterey Avenue and shorten its length to provide area for the proposed City park. Upon implementation of the City park, the modified portion of Monterey Avenue would remain to provide access to the existing multi-family residences at the southwestern portion of the site.

## Cultural Resources Records Search

Rincon requested a search of the California Historical Resources Information System (CHRIS) at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton on July 9, 2021. The search was performed by SCCIC staff on August 13, 2021. The search was conducted to identify all previously recorded cultural resources and previously conducted cultural resources studies within the project site and a 0.25-mile radius. The CHRIS search included a review of the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), the Office of Historic Preservation Historic Properties Directory, the California Built Environment Resources Directory, and the Archaeological Determinations of Eligibility list. The results of the CHRIS cultural resources records search are included in Attachment C.

## Previously Conducted Studies

The SCCIC records search identified eight previously conducted cultural resources studies within a 0.25-mile radius of the project site (Table 1). Of the eight previously conducted cultural resources studies, only one overlaps a portion of the project site (LA-09659). The study is discussed in further detail below.

**Table 1 Previously Recorded Cultural Reports within a 0.25-mile Radius of the Project Site**

| Report Number | Author(s)         | Year | Title   | Relationship to Project Site |
|---------------|-------------------|------|---|------------------------------|
| LA-04835      | Ashkar, Shahira   | 1999 | <i>Cultural Resources Inventory Report for Williams Communications, Inc. Proposed Fiber Optic Cable System Installation Project, Los Angeles to Riverside, Los Angeles and Riverside Counties</i> | Outside                      |
| LA-07943      | Billet, Lorna     | 2006 | <i>Sbc El Monte, La-0297a</i>   | Outside                      |
| LA-08148      | Tang, Bai         | 2006 | <i>Historical Resources Survey Report Urban Transit Village Project, City of El Monte, Los Angeles County, California</i>   | Outside                      |
| LA-08215      | Lewis, Brandon S. | 2006 | <i>A Phase 1 Archaeological Resource Survey and Impact Evaluation for the Rio Hondo River Project, El Monte, California</i>   | Outside                      |



| Report Number | Author(s)                                  | Year | Title   | Relationship to Project Site |
|---------------|--|------|---|------------------------------|
| LA-06959      | Tang, Bai, Michael Hogan, and Casey Tibbet | 2005 | <i>Historic-Period Building Survey, Santa Fe Trail Plaza Redevelopment Project, In the City of El Monte, Los Angeles County, California</i>   | <b>Within</b>                |
| LA-09795      | Sander, Jay and Pamela Daly                | 2008 | <i>Historic Property Survey Report: Union Pacific Railroad Bridge, Santa Anita Ave., El Monte, CA</i>   | Outside                      |
| LA-10641      | Tang, Bai                                  | 2010 | <i>Preliminary Historical/Archaeological Resources Study, San Bernadino Line Positive Train Control Project, Southern California Regional Rail Authority, Counties of Los Angeles and San Bernadino</i>                       | Outside                      |
| LA-11180      | Daly, Pamela                               | 2008 | <i>Bridge No. 53C-0897 Santa Anita Avenue under Union Pacific Railroad Seismic Retrofit Project, County of Los Angeles Department of Public Works Environmental Services Task Order EP 07-003 Project I.D. No. RDC0012186</i> | Outside                      |
| LA-12131      | Bonner, Wayne and Kathleen Crawford        | 2012 | <i>Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate IE04037A (LA017 LA-017-01-PB)3614 Center Avenue, El Monte, Los Angeles County, California</i>                                    | Outside                      |

Source: SCCIC 2021

### **LA-06959**

This study consists of a historic-period building survey prepared for the Santa Fe Trail Plaza Redevelopment Project by Bai Tang, Michael Hogan and Casey Tibbet (2005) of CRM TECH, at the request of Tom Dodson and Associates. The project area completely encompasses the current project site. The study was conducted as part of the environmental review process for the demolition of buildings in preparation for the proposed project. The study included a historical resources records search, historical background research and a field inspection of the buildings/structures that are over 45 years old. A total of 29 historic-period buildings were identified in the project site; of those 29 buildings, four no longer retained any architectural integrity or historic character. None of the buildings in the project area were recommended eligible for listing in the CRHR and, therefore, do not meet CEQA’s definition of a historical resource. CRM TECH concludes that demolition of the buildings will not be a “substantial adverse change in the significance of a historical resource” and suggests no further investigation is necessary.

### Previously Recorded Resources

Thirty previously recorded cultural resources were identified within 0.25-mile radius as a result of the SCCIC records search (Table 2). All 30 resources recorded within the project site and radius are historic-period resources, 29 of which are built environment resources (25 historic-period buildings, three historic-period structures, and one historic-period object), and one is a historic-period archaeological site. Ten previously recorded resources are recorded within the project site (19-188416, 19-188417, 19-188418, 19-188426, 19-188427, 19-188428, 19-188429, 19-188430, 19-188431 and 19-188432). All ten





resources were recommended not eligible for listing on the CRHR and have since been demolished. These resources are discussed in further detail below Table 2.

**Table 2 Previously Recorded Cultural Resources within a 0.25-mile of the Project Site**

| Primary Number | Trinomial | Resource Type             | Description  | Recorder(s) and Year(s)   | NRHP Status         | Relationship to Project Site |
|----------------|-----------|---------------------------|--|---|---------------------|------------------------------|
| P-19-186112    | –         | Historic-Period Structure | Union Pacific Railroad, Southern Pacific Railroad, Los Angeles Division              | 1999 (S. Ashkar), 2002 (R. F. Herbert), 2009 (R. Ramirez and F. Smith), 2009 (F. Smith and J. Steely), 2012 (A. Newcomb), 2018 (A. von Ahrens), 2019 (J. Kachour) | 6. Not Eligible     | Outside                      |
| P-19-187072    | –         | Historic Site             | El Monte (End of Santa Fe Trail/ The First Pioneer Settlement in Los Angeles County) | 987 (B. Ogden)  | 1. NRHP/CRHR Listed | Outside                      |
| P-19-187072    | –         | Historic-Period Building  | So Cal Telephone Company   | 2006 (G. Tanaguchi), 2012 (K.A. Crawford)   | 6. Not Eligible     | Outside                      |
| P-19-188409    | –         | Historic-Period Building  | 3641 Center Ave., Single Family Residence  | 2005 (B. Tang)  | 6Z. Not Eligible    | Outside, Demolished          |
| P-19-188410    | –         | Historic-Period Building  | 10711 Court Adair, Single Family Residence   | 2005 (B. Tang)  | 6Z. Not Eligible    | Outside, demolished          |
| P-19-188411    | –         | Historic-Period Building  | 10712 Court Adair, Single Family Residence   | 2005 (B. Tang)  | 6Z. Not Eligible    | Outside, demolished          |
| P-19-188412    | –         | Historic-Period Building  | 10714-10716 Court Adair, Single Story, Multiple-Family Residence                     | 2005 (B. Tang)  | 6Z. Not Eligible    | Outside, demolished          |
| P-19-188413    | –         | Historic-Period Building  | 10730 Court Adair, Single Family Residence   | 2005 (B. Tang)  | 6Z. Not Eligible    | Outside, demolished          |
| P-19-188414    | –         | Historic-Period Building  | 10736 Court Adair, Single Family Residence   | 2005 (B. Tang)  | 6Z. Not Eligible    | Outside, demolished          |
| P-19-188415    | –         | Historic-Period Building  | 10802 Court Adair, Single Family Residence   | 2005 (B. Tang)  | 6Z. Not Eligible    | Outside, demolished          |



| Primary Number | Trinomial | Resource Type            | Description   | Recorder(s) and Year(s) | NRHP Status      | Relationship to Project Site |
|----------------|-----------|--------------------------|---|-------------------------|------------------|------------------------------|
| P-19-188416    | –         | Historic-Period Building | 3637 El Monte Ave., Single Family Residence           | 2005 (B. Tang)          | 6Z. Not Eligible | <b>Within,</b> demolished    |
| P-19-188417    | –         | Historic-Period Building | 3645 El Monte Ave., Single Family Residence           | 2005 (B. Tang)          | 6Z. Not Eligible | <b>Within,</b> demolished    |
| P-19-188418    | –         | Historic-Period Building | 3649 El Monte Ave., Single Family Residence           | 2005 (B. Tang)          | 6Z. Not Eligible | <b>Within,</b> demolished    |
| P-19-188419    | –         | Historic-Period Building | 10714 King Court, Single Family Residence             | 2005 (B. Tang)          | 6Z. Not Eligible | Outside, demolished          |
| P-19-188420    | –         | Historic-Period Building | 10720 King Court, Single Family Residence             | 2005 (B. Tang)          | 6Z. Not Eligible | Outside, demolished          |
| P-19-188421    | –         | Historic-Period Building | 10723 King Court, Single Family Residence             | 2005 (B. Tang)          | 6Z. Not Eligible | Outside, demolished          |
| P-19-188422    | –         | Historic-Period Building | 10728 King Court, Single Family Residence             | 2005 (B. Tang)          | 6Z. Not Eligible | Outside, demolished          |
| P-19-188423    | –         | Historic-Period Building | 10732 King Court, Single Family Residence             | 2005 (B. Tang)          | 6Z. Not Eligible | Outside, demolished          |
| P-19-188424    | –         | Historic-Period Building | 10736 King Court, Single Family Residence             | 2005 (B. Tang)          | 6Z. Not Eligible | Outside, demolished          |
| P-19-188425    | –         | Historic-Period Building | 10802 King Court, Single Family Residence             | 2005 (B. Tang)          | 6Z. Not Eligible | Outside, demolished          |
| P-19-188426    | –         | Historic-Period Building | 10806 King Court, Single Family Residence             | 2005 (B. Tang)          | 6Z. Not Eligible | <b>Within,</b> demolished    |
| P-19-188427    | –         | Historic-Period Building | 3704-3708 Monterey Ave., Two Single Family Residences | 2005 (B. Tang)          | 6Z. Not Eligible | <b>Within,</b> demolished    |
| P-19-188428    | –         | Historic-Period Building | 3712 Monterey Ave., Single Family Residence           | 2005 (B. Tang)          | 6Z. Not Eligible | <b>Within,</b> demolished    |



| Primary Number | Trinomial | Resource Type             | Description   | Recorder(s) and Year(s) | NRHP Status      | Relationship to Project Site |
|----------------|-----------|---------------------------|---|-------------------------|------------------|------------------------------|
| P-19-188429    | –         | Historic-Period Building  | 3713 Monterey Ave., Single Family Residence                   | 2005 (B. Tang)          | 6Z. Not Eligible | <b>Within,</b><br>demolished |
| P-19-188430    | –         | Historic-Period Building  | 3721 Monterey Ave., Industrial                                | 2005 (B. Tang)          | 6Z. Not Eligible | <b>Within,</b><br>demolished |
| P-19-188431    | –         | Historic-Period Building  | 3730 Monterey Ave., Industrial                                | 2005 (B. Tang)          | 6Z. Not Eligible | <b>Within,</b><br>demolished |
| P-19-188432    | –         | Historic-Period Structure | Railroad yard loading dock                                    | 2005 (B. Tang)          | 6Z. Not Eligible | <b>Within,</b><br>demolished |
| P-19-188433    | –         | Historic-Period Building  | LA County Fire Dept. Fire Station #166, 3615 Santa Anita Ave. | 2005 (B. Tang)          | 6Z. Not Eligible | Outside                      |
| P-19-188436    | –         | Historic-Period Object    | Conestoga Wagon (at Santa Fe Trail Historical Park)           | 2005 (B. Tang)          | 6L. Not Eligible | Outside                      |
| P-19-188480    | –         | Historic-Period Structure | Caltrans State Bridge #53C-0897 (Santa Anita Ave. under UPRR) | 2008 (P. Daly)          | 6Z. Not Eligible | Outside                      |

Source: SCCIC 2021

In 2005, Bai Tang documented all ten resources that are previously recorded within the current project site for the Santa Fe Trail Plaza Redevelopment Project. As of the date of this report, all resources within the project site have been demolished. The resource descriptions are as follows.

**P-19-188416**

Resource P-19-188416 was recorded as a single-story, single-family residence. Tang (2005a) stated the residence was constructed by 1947 and remodeled in 1954 with the addition of a garage. The residence was described as a modified rectangular plan in the Spanish Colonial Revival style with ceramic tiles along the parapets, flat roof, and stucco cladding. The residence was recommended ineligible for listing on the NRHP or CRHR under all four criteria (A/1 – D/4) (Tang 2005a).

**P-19-188417**

Resource P-19-188417 is a single-story, single-family residence constructed in 1938. A permit for an additional concrete area was issued for the residence in 1954. Tang (2005b) described the residence as a modified Victorian Cottage with high-pitched, hipped roof with composite shingles, and stucco cladding. The only recognizable original feature of the residence was a curved enclosed gable with a rectangular



vent. The residence was recommended ineligible for listing on the NRHP or CRHR under all four criteria (A/1 – D/4) (Tang 2005b).

### **P-19-188418**

Resource P-19-188418 was a single-story, single-family residence, constructed by 1923, and alterations were conducted in 1941, with a bedroom and garage added in 1981. The residence was described as a clad with stucco, a hipped roof, and side-facing cross gables. Composite shingles sheath the roof and aluminum framed sliding window have security bars. The residence was recommended ineligible for listing on the NRHP or CRHR under all four criteria (A/1 – D/4) (Tang 2005c).

### **P-19-188426**

Resource P-19-188426 was a single-story, single-family residence. Tang (2005d) stated the residence was constructed by 1923, with remodeling in 1955, and window replacements in 1991 and 1995. A new roof was installed in 1995 along with the windows. The residence was described as a modified California Bungalow clad with stucco. The residence consisted of a composite shingle sheathed, low-pitched, cross-gable roof, with decorative wood beams extending to the gabled ends. The only original feature identified during the recording was the false wood beams on the ends of the gabled roof. The residence was recommended ineligible for listing on the NRHP or CRHR under all four criteria (A/1 – D/4) (Tang 2005d).

### **P-19-188427**

Resource P-19-188427 was recorded as two single-story, single-family residences that share a breezeway. Both residences were constructed by 1925, with additions and alterations to the roof, front porch, and bedroom of date unknown. Both residences had medium-pitched hipped roofs with composite shingles and are clad with stucco. The structures included arched, recessed entries and concrete steps, and wide eaves with exposed rafters and fascia. The residences were recommended ineligible for listing on the NRHP or CRHR under all four criteria (A/1 – D/4) (Tang 2005e).

### **P-19-188428**

Resource P-19-188428 was a single-story, single-family residence, constructed by 1925, with alterations 1986, and a bedroom added in 1989. The residence was described as a clad with stucco, with a high-pitched and side-gabled roof. Composite shingles sheathed the narrow eaved roof. A secondary wide eaved gable was added to the roof. The entry had an arched door and is a small portico. The residence was recommended ineligible for listing on the NRHP or CRHR under all four criteria (A/1 – D/4) (Tang 2005f).

### **P-19-188429**

Resource P-19-188429 was a single-story, converted, and modified California Bungalow, constructed by 1947, with alterations and additions taking place from 1952 to 1980. The residence was described as a clad with stucco, and a medium-pitched and side-gabled roof. Composite shingles sheathed the medium eaves roof. A secondary wide eaved gable was added to the roof. The residence was recommended ineligible for listing on the NRHP or CRHR under all four criteria (A/1 – D/4) (Tang 2005g).



### **P-19-188430**

Resource P-19-188430 was a stucco clad, saw-toothed industrial building, constructed by 1959. The building had a painted brown band of wood along the roofline, office space, several large vehicle entrances, and boarded up windows. There was a chain link fence around the building. The building was recommended ineligible for listing on the NRHP or CRHR under all four criteria (A/1 – D/4) (Tang 2005h).

### **P-19-188431**

Resource P-19-188431 was recorded as five concrete block structures within an industrial property. All five buildings were constructed between 1934 and 1957. There was one larger, principal, industrial building with brown trim, a flat roof, and a single wood door for the entrance. The four other buildings were behind the larger building. The four other buildings varied in size with shed roofing, sheathed wood boards, large steel doors, and one building had a metal roll up door. The residence was recommended ineligible for listing on the NRHP or CRHR under all four criteria (A/1 – D/4) (Tang 2005i).

### **P-19-188432**

Resource P-19-188432 was recorded as the El Monte Depot and loading dock. The building consisted of a corrugated metal roof, concrete block walls, and steel posts. According to background research, the structure was present as early as 1908 and was part of the former walnut packing house (Tang 2005j). The residence was recommended ineligible for listing on the NRHP or CRHR under all four criteria (A/1 – D/4) (Tang 2005j).

## Aerial Imagery and Historical Topographic Maps Review

Rincon completed a review of historical topographic maps and aerial imagery to ascertain the development history of the project site. Historical topographic maps from 1894 to 1920 depict the project site as undeveloped bounded by the current Valley Boulevard to the south, current El Monte Avenue to the east, and current Monterey Avenue trending north-south through the project site (USGA 2021; NETR Online 2021). Topographic maps from 1920 to 1948 depict development within and surrounding the project site. By 1923, approximately 20 structures are depicted and are evident through the 1948 map (USGS 1923, 1948). Aerial imagery 1948 to 1954 confirms the presence of development within and around the project site, including the 20 structures within the project site (NETR Online 2021). No new development is depicted within and around the project site on historical topographic maps from 1955 to 2018 (USGS 2021; NETR Online 2021). In 1964, aerial imagery shows approximately 15 structures, suggesting at least five had been demolished (NETR Online 2021). From 1964 to 2005, five more structures were demolished, and ten structures remain extant (those recorded by B Tang). This aerial imagery remains constant from 2005 to 2010 (NETR Online 2021). Aerial imagery from 2018 shows the site in its current condition with only one structure extant.

## Sacred Lands File Search

Rincon contacted the Native American Heritage Commission (NAHC) on July 9, 2021, to request a review of the Sacred Lands File (SLF) for cultural resources within or near the project site that may be of concern to tribal organizations. The NAHC emailed a response on July 27, 2021, stating that the results of the SLF search were positive for the presence of Native American cultural resources within the project site and provided a list of nine Native American contacts that might have more information regarding



the project site. The SLF search can be found in Attachment D of this report. Rincon was not contracted to conduct Native American outreach as a part of this cultural assessment.

## Field Methods and Results

Rincon Archaeologist Ryan Glenn, MA, Registered Professional Archaeologist (RPA) conducted a pedestrian field survey of the project site on August 26, 2021. Mr. Glenn walked a series of pedestrian transects oriented generally north-south, spaced no more than 10 meters apart across the project site. Areas of exposed ground were inspected for prehistoric artifacts (e.g., flaked stone tools, tool-making debris, stone milling tools, ceramics, fire-affected rock), ecofacts (marine shell and bone), soil discoloration that might indicate the presence of a cultural midden, soil depressions, and features that indicate the former presence of structures or buildings (e.g., standing exterior walls, postholes, foundations) or historic debris (e.g., metal, glass, ceramics). Ground disturbances, such as burrows, and drainages were also visually inspected.

The survey did not identify any prehistoric or historic-period cultural resources within the project site. Ground visibility ranged from excellent (90 to 100 percent) in the northwestern portion of the project site to good (60 to 75 percent) throughout the rest of the project site. Soils within the northwestern portion of the project site consisted of gray silt and the area had been previously graded. Vegetation throughout the project site consisted of non-native grasses and forbs. Modern construction debris, trash, and gravel were observed throughout the project site, as well as current construction and staging activities. Heavy ground disturbance due to demolition, grading, and construction activities were observed throughout the project site. Little to no native soils were observed during the current survey efforts. All ten previously recorded historic-period resources had been demolished between 2010 and 2018 (NETR Online 2021) and are no longer extant. Department of Parks and Recreation (DPR) Series 523 Form updates were completed for each resources and can be found in Attachment E. One building was identified within the project site; however, as the building was built in 1986 is not 45 years of age it does not qualify as a historical resource and does not necessitate a historical resources evaluation per the guidance of the California Office of Historic Preservation. **Error! Reference source not found.** through **Error! Reference source not found.** in Attachment A depict the current conditions of the project site.

## Findings and Recommendations

The background research identified ten previously recorded built environment resources within the current project site, all of which were recommended not eligible for listing in the CRHR. The pedestrian field survey confirmed that all ten have since been demolished. While one existing building was identified within the project site, the building is over 45 years of age and, therefore, does not necessitate historical resources evaluation per the guidance of the California Office of Historic Preservation. No built environment resources are present that may be impacted by the project; therefore, Rincon recommends a finding of ***no impact to historical resources.***

Although the SLF search was returned with positive results, no archaeological resources were identified during the pedestrian survey or additional background research. Given the negative results of this study and the level of previous ground disturbance to the site (i.e., demolition of buildings, grading, and construction activities), the project site is considered to have low archaeological sensitivity. It is possible that unanticipated archaeological deposits and/or human remains could be encountered and damaged during the ground-disturbing activities associated with construction (such as grading and excavation),



especially if those activities occur in less-disturbed buried sediments. Consequently, the following best management practices are recommended in the unlikely case of unanticipated discoveries during ground-disturbing activities. Also included below is a summary of existing regulations regarding the discovery of human remains.

### Unanticipated Discovery of Archaeological Resources

In the unlikely event that archaeological resources are unexpectedly encountered during ground-disturbing activities, work in the immediate area should be halted and an archaeologist meeting the Secretary of the Interior’s Professional Qualification Standards for archaeology (National Park Service 1983) will be contacted immediately to evaluate the find. If the find is prehistoric, then a Native American representative will be contacted to participate in the evaluation of the find. If necessary, the evaluation may require preparation of a treatment plan and archaeological testing for California Register of Historic Resources (CRHR) eligibility. If the discovery proves to be eligible for listing in the CRHR and cannot be avoided additional work, such as testing and data recovery excavations, may be warranted to mitigate any significant impacts to cultural resources to less than a significant level.

### Unanticipated Discovery of Human Remains

The discovery of human remains is always a possibility during ground-disturbing activities. In the event of an unanticipated discovery of human remains, all ground-disturbing activities in the vicinity of the discovery will be immediately suspended and redirected elsewhere. All steps required to comply with State of California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98 will be implemented including contacting the Fresno County Department of Medical Examiner-Coroner. If the human remains are determined to be prehistoric, the coroner will notify the NAHC, which will determine and notify a most likely descendant (MLD). The MLD shall complete an inspection of the site and provide recommendations for treatment to the landowner within 48 hours of being granted access.

Should you have any questions concerning this study, please do not hesitate to contact any of the undersigned.

Sincerely,  
**Rincon Consultants, Inc.**

Leanna Flaherty, MA, RPA  
Archaeologist

Hannah Haas, MA, RPA  
Archaeologist

Andy Pulcheon, MA, RPA  
Principal/Archaeologist



**Attachments**

- Attachment A      Figures
- Attachment B      Site Plans
- Attachment C      CHRIS Cultural Resource Results
- Attachment D      Sacred Lands File Search Results
- Attachment E      Department of Parks and Recreation Series 523 Form Updates





## References

### National Park Service (NPS)

- 1983 Archaeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines. Electronic document accessed December 27, 2019. Online at [http://www.nps.gov/history/local-law/Arch\\_Standards.htm](http://www.nps.gov/history/local-law/Arch_Standards.htm).

### NETR Online

- 2021 *Historic Aerials*. <https://www.historicaerials.com/viewer> Accessed July 2021.

### United States Geological Survey (USGS)

- 1923 *El Monte, California*, Quadrangle Map, Scale 1:24,000 topographic map. Electronic document at [https://ngmdb.usgs.gov/htbin/tv\\_browse.pl?id=e0c5e65b0018e56e6cea3a1eaa3f94b7](https://ngmdb.usgs.gov/htbin/tv_browse.pl?id=e0c5e65b0018e56e6cea3a1eaa3f94b7), accessed September 2021.

- 1948 *El Monte, California*, Quadrangle Map, Scale 1:24,000 topographic map. Electronic document at [https://ngmdb.usgs.gov/htbin/tv\\_browse.pl?id=2496232d6cf128cbab3226fb9030bca9](https://ngmdb.usgs.gov/htbin/tv_browse.pl?id=2496232d6cf128cbab3226fb9030bca9), accessed September 2021.

- 2021 Topo View. [online map database]. <https://ngmdb.usgs.gov/topoview/>, accessed July 2021.

### Tang, Bai

- 2005a *P-19-188416* Department of Parks and Recreation Series 523 Site form. Report on file, South Central Coastal Information Center.
- 2005b *P-19-188417* Department of Parks and Recreation Series 523 Site form. Report on file, South Central Coastal Information Center.
- 2005c *P-19-188418* Department of Parks and Recreation Series 523 Site form. Report on file, South Central Coastal Information Center.
- 2005d *P-19-188426* Department of Parks and Recreation Series 523 Site form. Report on file, South Central Coastal Information Center.
- 2005e *P-19-188427* Department of Parks and Recreation Series 523 Site form. Report on file, South Central Coastal Information Center.
- 2005f *P-19-188428* Department of Parks and Recreation Series 523 Site form. Report on file, South Central Coastal Information Center.
- 2005g *P-19-188429* Department of Parks and Recreation Series 523 Site form. Report on file, South Central Coastal Information Center.
- 2005h *P-19-188430* Department of Parks and Recreation Series 523 Site form. Report on file, South Central Coastal Information Center.
- 2005i *P-19-188431* Department of Parks and Recreation Series 523 Site form. Report on file, South Central Coastal Information Center.
- 2005j *P-19-188432* Department of Parks and Recreation Series 523 Site form. Report on file, South Central Coastal Information Center.



Tang, Bai, Michael Hogan, and Casey Tibbet

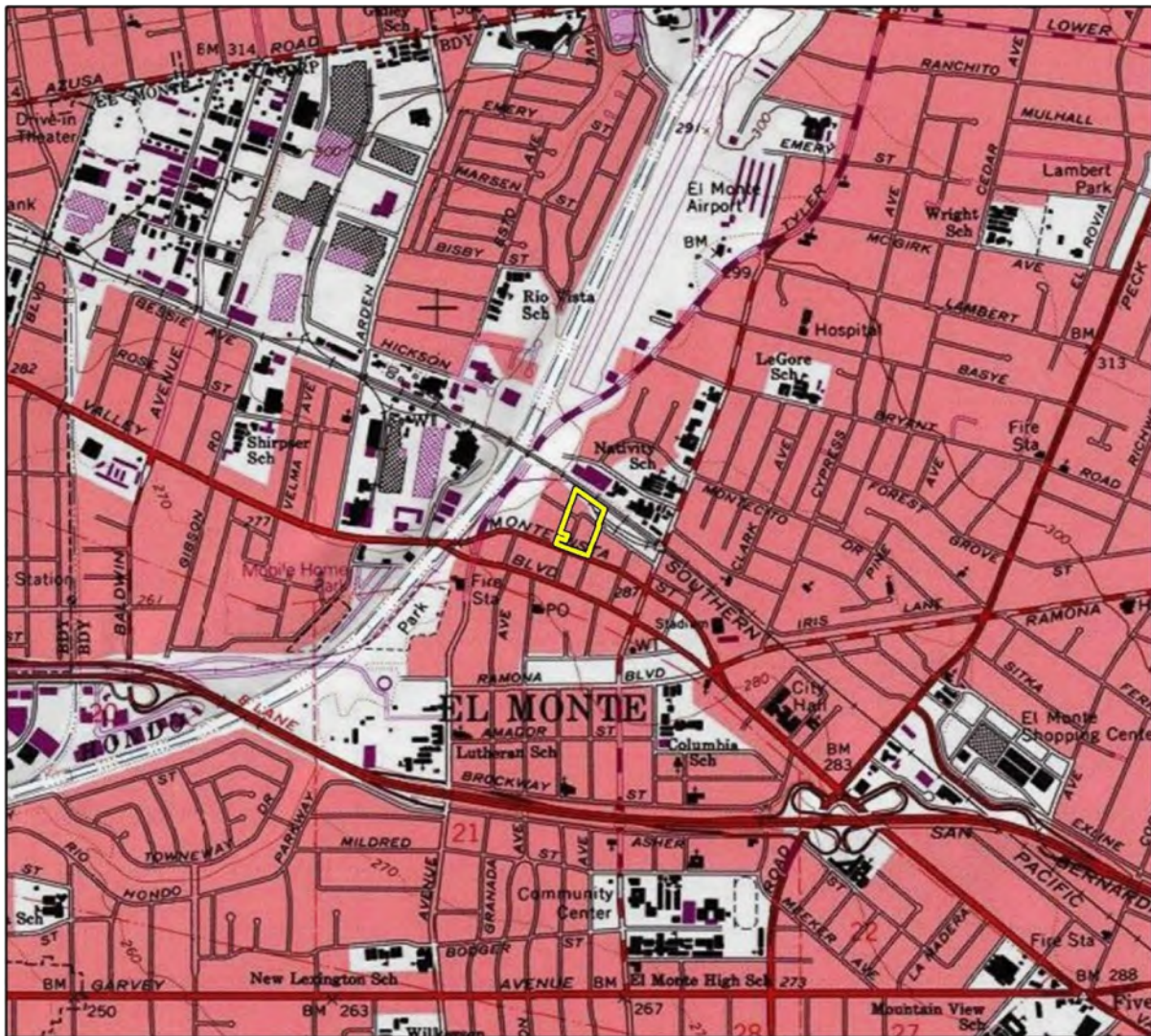
1986 *Historic-Period Building Survey, Santa Fe Trail Plaza Redevelopment Project, In the City of El Monte, Los Angeles County, California.* Report on file, South Central Coastal Information Center.

# Attachment A

---

Figures

Figure 1 Project Location Map



Basemap provided by National Geographic Society, Esri and their licensors © 2021. El Monte Quadrangle. T01S R11W S16,21. The topographic representation depicted in this map may not portray all of the features currently found in the vicinity today and/or features depicted in this map may have changed since the original topographic map was assembled.

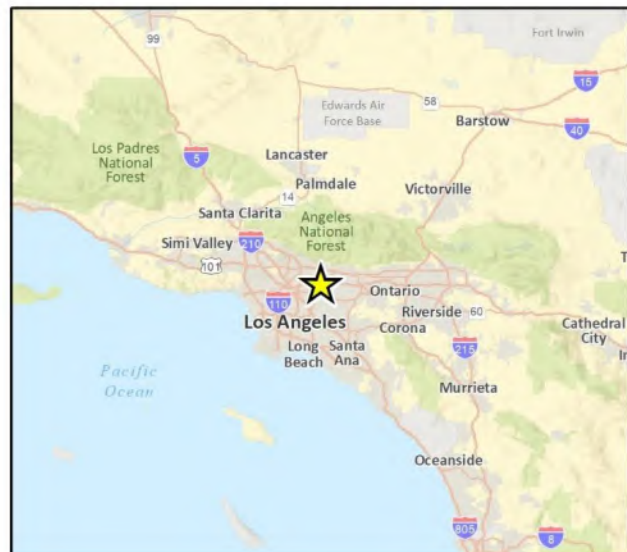
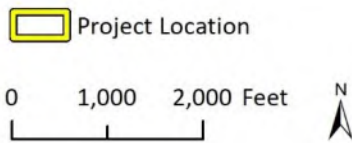




Figure 2 Project Site Map



Imagery provided by Microsoft Bing and its licensors © 2021.



**Figure 3 Overview of the project site facing southeast from the northwest corner**



**Figure 4 Overview of project area, facing south**





**Figure 5 Overview of project area, including active construction, facing south**



**Figure 6 Project area overview, facing north**



# Attachment B

---

Site Plans





**EL MONTE PASEO - AREA Y**  
 EL MONTE, CALIFORNIA

BUILDER/DEVELOPER:  
**MJW INVESTMENTS, LLC**  
 27702 CROWN VALLEY PKWY  
 SUITE D-4-197  
 LADERA RANCH, CA 92694

ARCHITECT:  
**KTGY GROUP, INC**  
 17911 VON KARMAN AVE  
 SUITE 200  
 IRVINE, CA 92614

CIVIL:  
**C&V CONSULTING, INC.**  
 9830 IRVINE CENTER DRIVE  
 IRVINE, CA 92618

LANDSCAPE:  
**STUDIO PAD, INC**  
 23282 MILL CREEK DRIVE  
 SUITE 200  
 LAGUNA HILLS, CA 92653



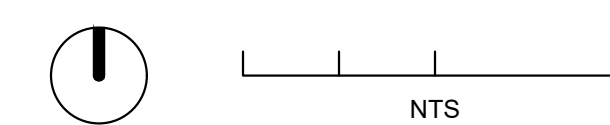
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 Ladera Ranch, CA 92694

**EL MONTE PASEO - AREA Y**  
 EL MONTE, CA # 2022-0607

Plot Date: 09.26.2023  
 Planning Submittal: 03.09.2023  
 6th Planning Submittal: 09.26.2023



**A0.0**



# SHEET INDEX

LANDSCAPE

- L1 SCHEMATIC LANDSCAPE PLAN
- L2 SCHEMATIC WALLS & FENCES PLAN
- L3 SCHEMATIC PLANTING PLAN
- L4 SCHEMATIC LIGHTING PLAN
- L5 SCHEMATIC TRASH EXHIBIT & HAULER CIRCULATION PLAN
- L6 SCHEMATIC LANDSCAPE PERMEABLE PLAN

CIVIL

- 1 OF 5 TENTATIVE TRACT MAP
- 2 OF 5 TITLE INFORMATION
- 3 OF 5 PRELIMINARY GRADING PLAN
- 4 OF 5 PRELIMINARY UTILITY PLAN
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ARCHITECTURE

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- A0.1 SHEET INDEX
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- A1.0.1 DATA BREAKDOWN PLAN
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- A1.2 CONCEPTUAL RENDERINGS
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- A5.0 C-400 (5 PLEX) COMPOSITE - EXTERIOR ELEVATIONS
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- A5.2 C-400 (5 PLEX) COMPOSITE - BUILDING PLANS
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- A8.0 PLAN 1 - UNIT PLAN
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- A8.3 PLAN 3 - UNIT PLAN
- A9.0 DETAILS BOARD
- A10.0 COLOR AND MATERIALS BOARD
- A10.1 COLOR AND MATERIALS BOARD



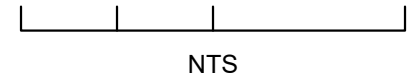
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**EL MONTE PASEO - AREA Y**  
 EL MONTE, CA # 2022-0607

Plot Date: 09.26.2023  
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SHEET INDEX

A0.1





**SITE INFORMATION**

Address "Area Y" Valley Blvd.  
 APN 8575-021-932, 8575-021-934, 8575-017-909, 8575-019-907, 8575-019-908, 8575-019-912, 8575-019-911, 8575-019-910  
 City El Monte, CA  
 County Los Angeles County  
 Zoning Specific Plan Area Station Sub-Area, Monte Vista Sub-Area

**SITE SUMMARY**

Development Area 3.759 acres (163,654 SF)  
 Station Sub-Area 2.765 acres (120,450 SF)  
 Monte Vista Sub-Area 0.992 acres (43,204 SF)

| Code Requirement | Monte Vista Sub-Area | Station Sub-Area |
|------------------|----------------------|------------------|
| Max Density      | 30 du/ac             | 35 du/ac         |
| Max FAR          | 1                    | 1.5              |
| Max Height       | 40' (3-Story)        | 40' (3-Story)    |
| Max Lot Coverage | 80%                  | 90%              |

| Proposed      | Monte Vista Sub-Area | Station Sub-Area |
|---------------|----------------------|------------------|
| Gross Density | 24.2 du/ac           | 22.8 du/ac       |
| FAR           | 1.23                 | 1.28             |
| Lot Coverage  | 43%                  | 41%              |

| Setback              | Monte Vista Sub-Area | Station Sub-Area                |
|----------------------|----------------------|---------------------------------|
| Valley Blvd.         | 5' min.* - 10' max   | 5' min.* - 10' max              |
| El Monte Ave.        | 5' min.* - 10' max   | 5' min.* - 10' max              |
| Interior side & Rear | 0'                   | Side - 5' min / Rear - 10' min. |

\*Additional 5' landscape buffer required at street frontage where a parking lot is proposed to be located adjacent to a street

| Unit          | P1A      | P1           | P2       | P3       | Total      |
|---------------|----------|--------------|----------|----------|------------|
| Description   | 3bd/3ba  | 3bd/2ba/flex | 3bd/3ba  | 4bd/3ba  |            |
| Total Unit    | 2 units  | 22 units     | 40 units | 23 units | 87 units   |
| Gross SF/Unit | 1,388 sf | 1,565 sf     | 1,697 sf | 1,836 sf | 147,314 sf |
| Net SF/Unit   | 1,246 sf | 1,467 sf     | 1,581 sf | 1,703 sf | 137,175 sf |

| Parking Required              | Spaces            |
|-------------------------------|-------------------|
| 3 bedroom - 2 sp/unit         | 128 spaces        |
| 4 bedroom - 2.25 sp/unit      | 52 spaces         |
| Guest parking - 1 per 6 units | 15 spaces         |
| <b>Total</b>                  | <b>195 spaces</b> |

| Parking Provided | Spaces   |
|------------------|--|
| Garages          | 174 spaces   |
| Open             | 27 spaces (Including 4 parking space for new park) |
| <b>Total</b>     | <b>201 spaces - Total (2.3 sp/unit)</b>            |

City Park (Lot A) - .6498 ac (28,305.3 sf)  
 El Monte Paseo (Lot B) - .1626 ac (7,082.8 sf)

\* Unobstructed Vertical Clearance 7'  
 Minimum 12' Dim Horizontal.  
 PROB. FH - Proposed Fire Hydrant Location  
 EX. FH - Existing Fire Hydrant Location

PER 9/11 PLANNING DIVISION COMMENTS



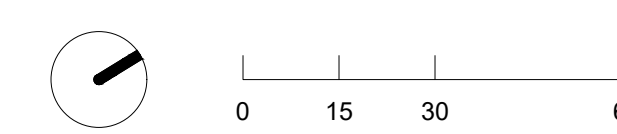
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SITE PLAN

A1.0





| Building Area                 | Plan   | Living Space | Garage     | Private Open Space | TOTALS     |
|-------------------------------|--------|--------------|------------|--------------------|------------|
| C-100 (B-11)                  | PLAN 3 | 1,836 s.f.   | 456 s.f.   | 62 s.f. (Deck)     | 2,354 s.f. |
|                               | PLAN 2 | 1,697 s.f.   | 491 s.f.   | 71 s.f. (Deck)     | 2,259 s.f. |
|                               | PLAN 1 | 1,565 s.f.   | 463 s.f.   | 186 s.f. (Patio)   | 2,194 s.f. |
|                               | TOTALS | 5,098 s.f.   | 1,410 s.f. | 319 s.f.           | 6,827 s.f. |
| C-200 (B-9, B-13, B-15, B-16) | PLAN 3 | 1,836 s.f.   | 456 s.f.   | 62 s.f. (Deck)     | 2,354 s.f. |
|                               | PLAN 2 | 1,697 s.f.   | 491 s.f.   | 71 s.f. (Deck)     | 2,259 s.f. |
|                               | PLAN 1 | 1,565 s.f.   | 463 s.f.   | 186 s.f. (Patio)   | 2,194 s.f. |
|                               | TOTALS | 5,098 s.f.   | 1,410 s.f. | 319 s.f.           | 6,827 s.f. |
| C-300 (B-7, B-8, B-10, B-18)  | PLAN 3 | 1,836 s.f.   | 456 s.f.   | 62 s.f. (Deck)     | 2,354 s.f. |
|                               | PLAN 2 | 1,697 s.f.   | 491 s.f.   | 71 s.f. (Deck)     | 2,259 s.f. |
|                               | PLAN 1 | 1,565 s.f.   | 463 s.f.   | 186 s.f. (Patio)   | 2,194 s.f. |
|                               | TOTALS | 5,098 s.f.   | 1,410 s.f. | 319 s.f.           | 6,827 s.f. |
| C-400 (B-1)                   | PLAN 3 | 1,836 s.f.   | 456 s.f.   | 62 s.f. (Deck)     | 2,354 s.f. |
|                               | PLAN 2 | 1,697 s.f.   | 491 s.f.   | 71 s.f. (Deck)     | 2,259 s.f. |
|                               | PLAN 1 | 1,565 s.f.   | 463 s.f.   | 186 s.f. (Patio)   | 2,194 s.f. |
|                               | TOTALS | 5,098 s.f.   | 1,410 s.f. | 319 s.f.           | 6,827 s.f. |
| C-500 (B-2, B-3, B-4, B-5)    | PLAN 3 | 1,836 s.f.   | 456 s.f.   | 62 s.f. (Deck)     | 2,354 s.f. |
|                               | PLAN 2 | 1,697 s.f.   | 491 s.f.   | 71 s.f. (Deck)     | 2,259 s.f. |
|                               | PLAN 1 | 1,565 s.f.   | 463 s.f.   | 186 s.f. (Patio)   | 2,194 s.f. |
|                               | TOTALS | 5,098 s.f.   | 1,410 s.f. | 319 s.f.           | 6,827 s.f. |



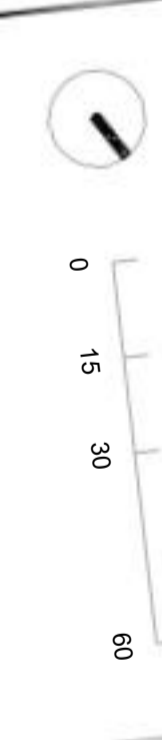
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**EL MONTE PASEO - AREA Y**  
EL MONTE, CA # 2022-0607

Plot Date: 09.26.2023  
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**DATA BREAKDOWN PLAN**

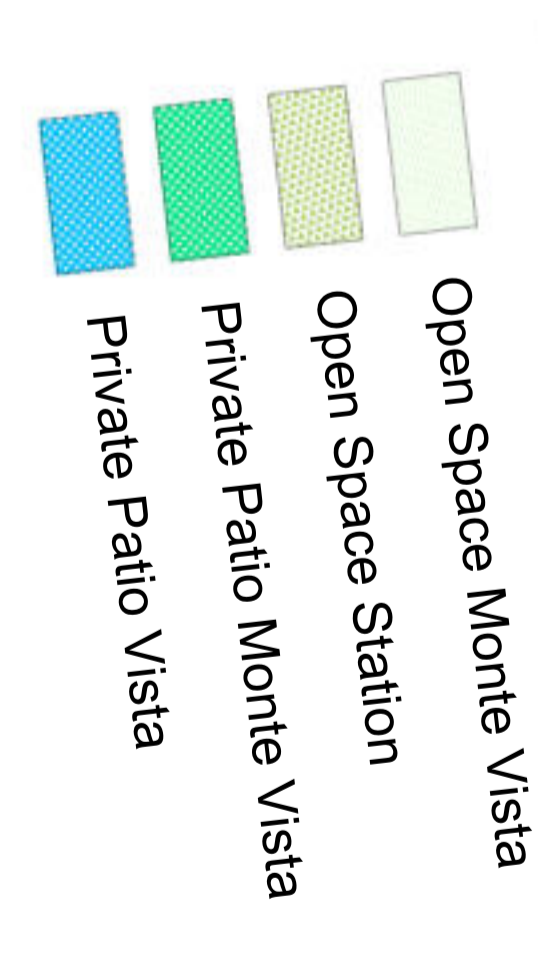
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PER 9/1/ PLANNING DIVISION COMMENTS

**STATISTIC BREAKDOWN**

| Statistic                    | Monte Vista                | Station                  |
|------------------------------|----------------------------|--------------------------|
| LOT 1                        | 43,204 sf (0.992ac)        | 120,450 sf (2.765ac)     |
| Net Area                     | 24                         | 63                       |
| Units:                       |                            |                          |
| Lot Coverage                 | 19,783 s.f.                | 53,806 s.f.              |
| Total Building Footprint:    | 46%                        | 41%                      |
| Proposed Coverage:           | 1.0=>(43,204)Max           | 1.5=>(180,675)Max        |
| Floor Area Ratio             | 48,601 s.f.                | 93,286 s.f.              |
| Total Building Area:         | 1.01                       | 0.79                     |
| Proposed FAR:                |                            |                          |
| Residential Density          | 24                         | 63                       |
| Total # of Units             | 24.2 du/ac                 | 22.8 du/ac               |
| Proposed Density:            |                            |                          |
| Open Space Required*         | 1,440 s.f.                 | 3,780 s.f.               |
| Common - 60 sf per unit      | 960 s.f.                   | 2,520 s.f.               |
| Private - 40 sf per unit     | 4,800 s.f.                 | 12,600 s.f.              |
| Overall Os - 200 sf per unit |                            |                          |
| Open Space Provided          | 4,433 sf                   | 12,371 sf                |
| Common OS*                   | 2,981 sf                   | 6,886 sf                 |
| Private OS                   | 7,414 sf (308 sf per unit) | 19,257 (305 sf per unit) |
| Overall OS                   |                            |                          |
| Common Open Space Detail     |                            |                          |
| LOT 1                        |                            |                          |
| TOTALS:                      |                            |                          |
| MONTE VISTA: 4,404           |                            |                          |
| STATION: 10,460              |                            |                          |
| OS M1 - 168 sf               |                            |                          |
| OS M2 - 922 sf               |                            |                          |
| OS M3 - 236 sf               |                            |                          |
| OS M4 - 2,942 sf             |                            |                          |
| OS M5 - 165 sf               |                            |                          |

**LEGEND**







P3  
C200  
BLDG-13

P2 PIR P2 P3R  
C200  
BLDG-15

P3 P2R PI P2R  
C200  
BLDG-16

P3  
C300  
BLDG-18



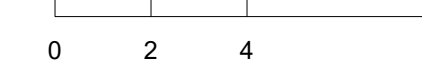
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**STREET SCENE**  
EL MONTE AVE.

**A1.1**





PER 6th PLANNING SUBMITTAL COMMENTS



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**VALLEY BLVD**  
 RENDERING 1 VIEW

**A1.2**

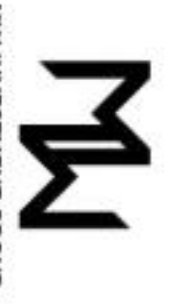




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MWM INVESTMENT GROUP

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**CITY PARK VIEW**  
 RENDERING 2

**A1.3**



MATERIALS LEGEND

- 1 30/30 Stucco
- 2 Faux Screen Stucco/Recesses (Where Occurs - W.O.)
- 3 Spanish 'S' Roof Tile
- 4 Faux Adhered Brick (Common Bond)
- 5 Recessed Simulated Wood Beam
- 6 Stucco Recess /Reveal at Windows/Doors (2" TYP.)
- 7 Decorative Shutter
- 8 Wood Corbel Detail
- 9 Metal Hand Rail
- 10 Stucco Finial /Faux Chimney
- 11 Decorative Fiberglass Entry Door w/ Textured Glass
- 12 Fiberglass Windows
- 13 Sloped Stucco Sill
- 14 Fiber Cement Board Trim & Panel at Bay Window (W.O.)
- 15 Simulated Wood Corbels
- 16 Exposed Decorative Truss Tails
- 17 Stucco Arch
- 18 Stucco Barranca w/ Concrete Paver Cap (W.O.)
- 19 Sloped Stucco Shelf
- 20 Sectional Metal Garage Door
- 21 Decorative Exterior Lights & Raised Number Address
- 22 Metal Utility Door
- 23 Metal Bracket and Wire Trellis (For Ivy W.O)
- 24 Decorative Stucco/Metal Scupper at Decks
- 25 Concrete Paver Caps At Shelf To Slope
- 26 Stucco Furring
- 27 Canvas Awning w/ Metal Brackets



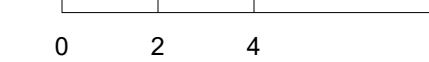
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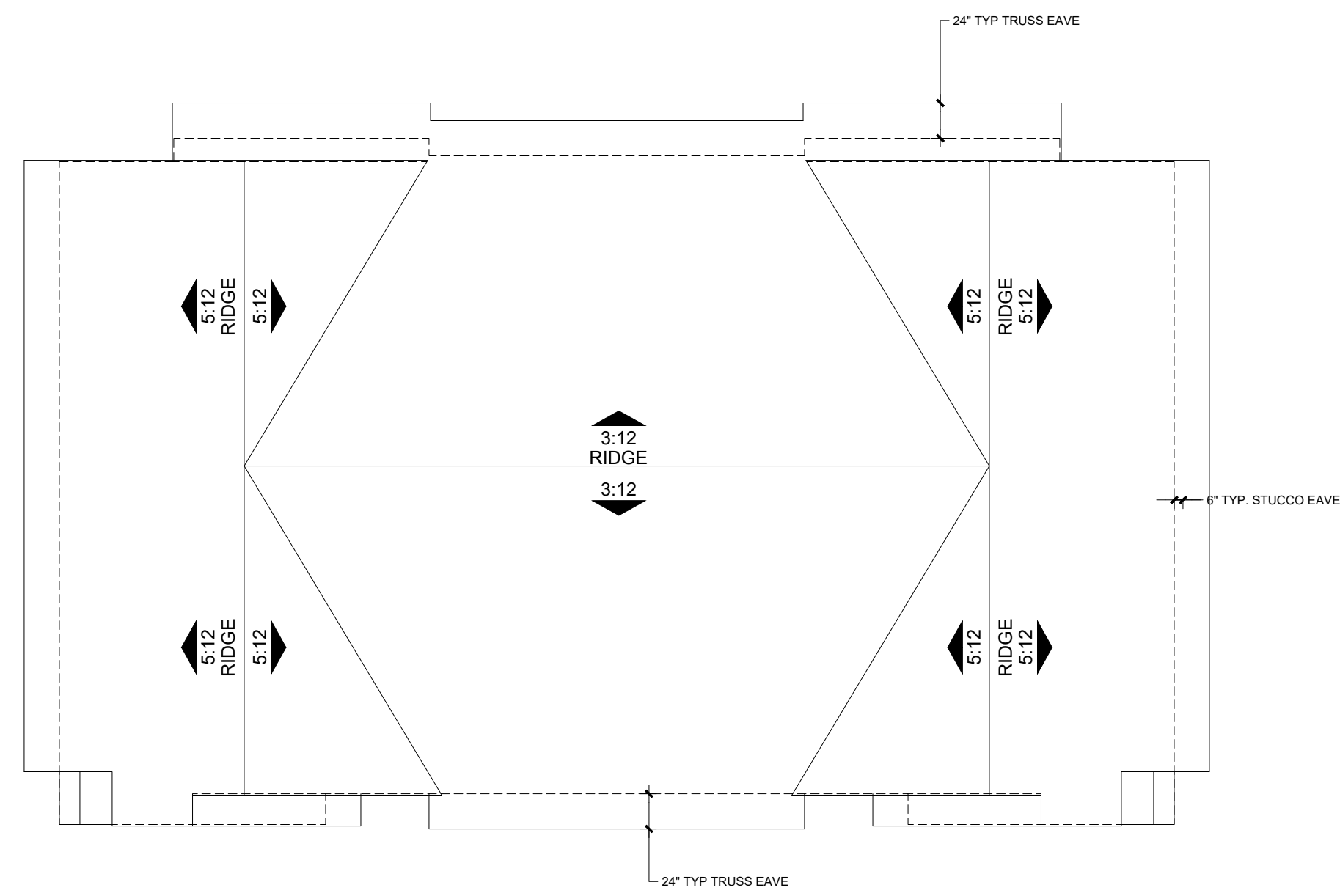


**C-100 (3 PLEX)**  
EXTERIOR ELEVATIONS

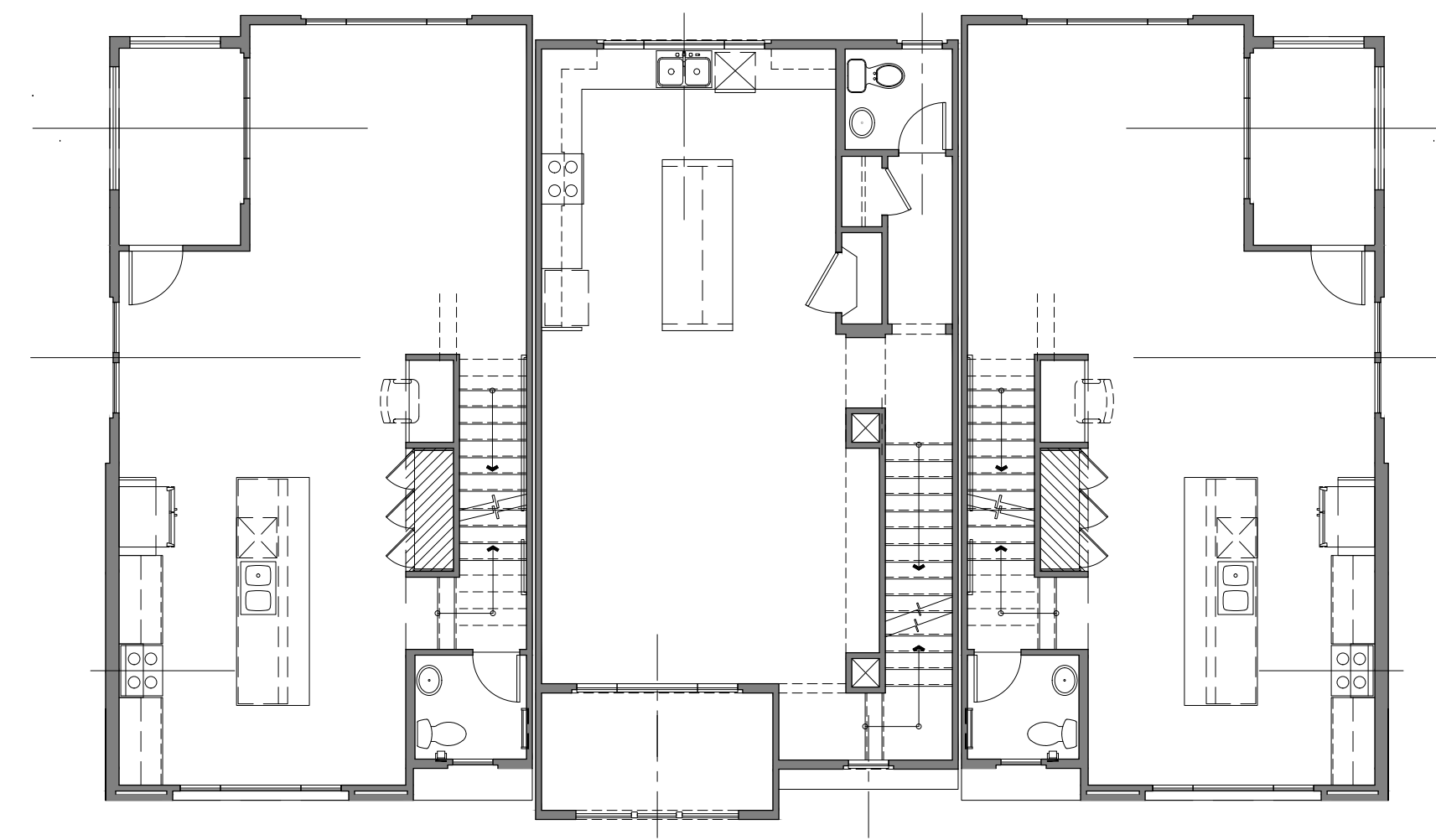
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PER 9/17 PLANNING DIVISION COMMENTS

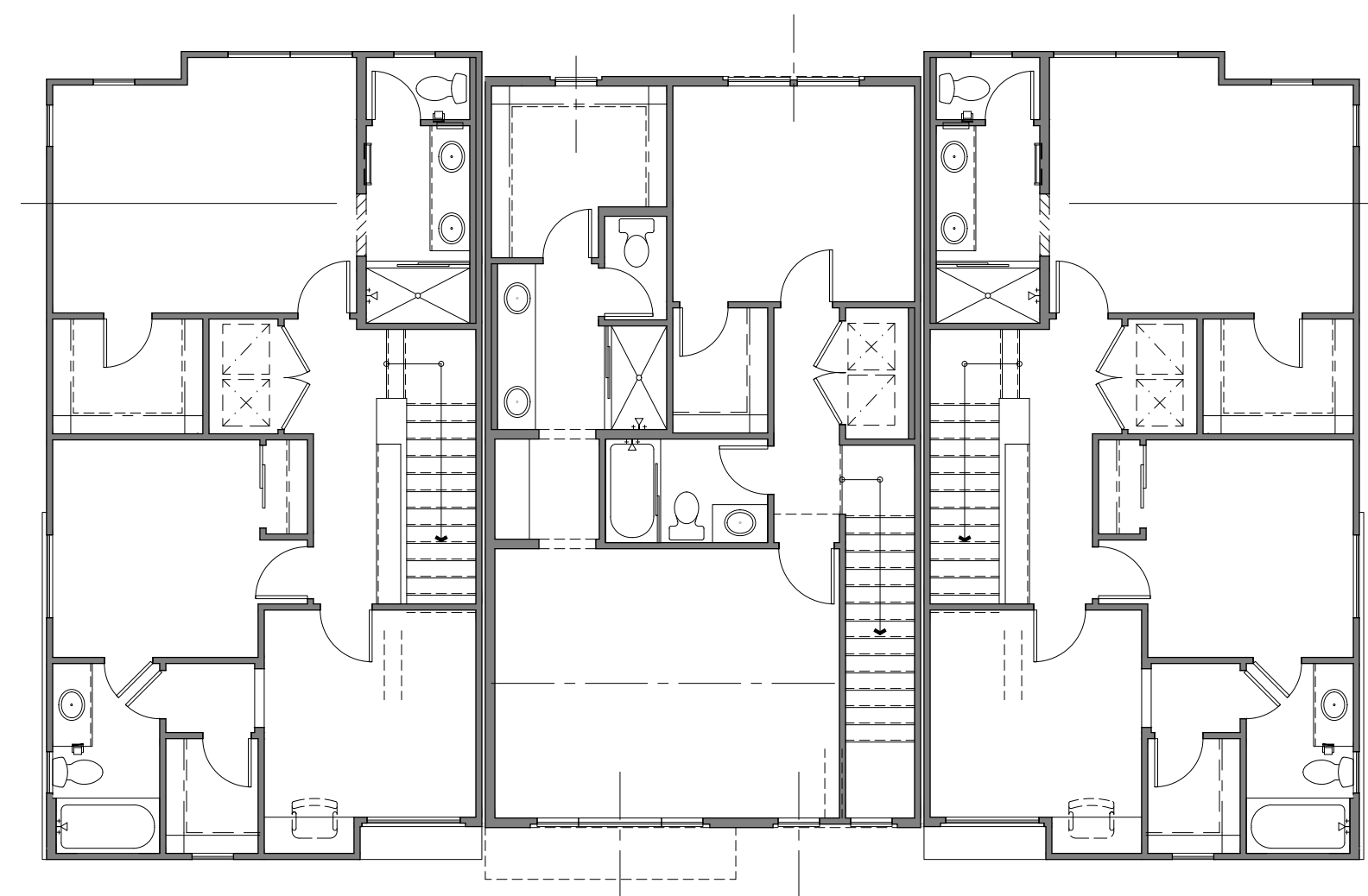




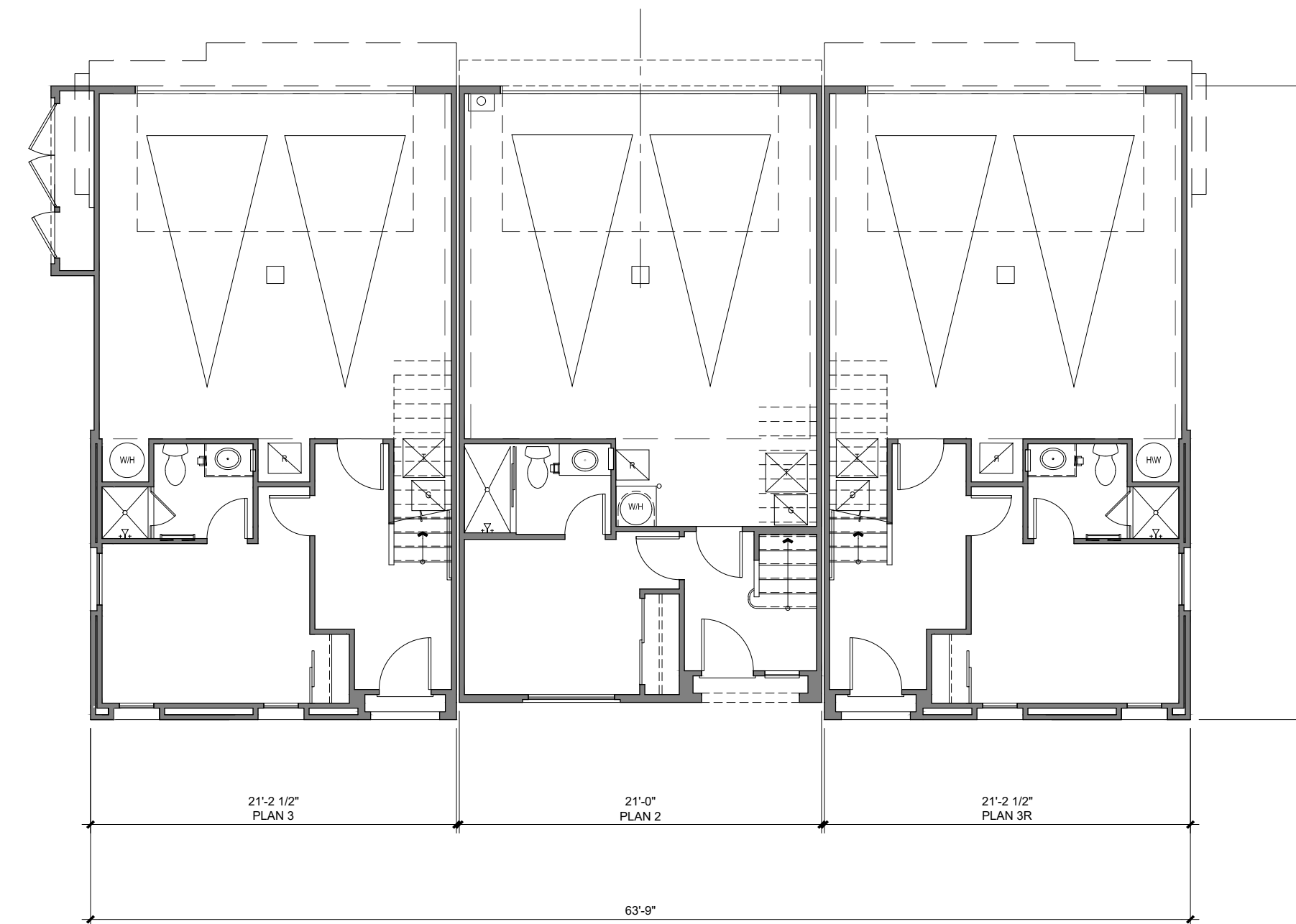
ROOF PLAN



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR



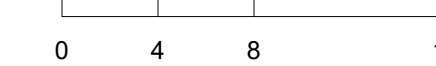
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**C-100 (3 PLEX)**  
BUILDING PLANS

**A2.1**



MATERIALS LEGEND

- |   |   |   |
|---|---|---|
| 1 30/30 Stucco                                      | 11 Decorative Fiberglass Entry Door w/ Textured Glass   | 21 Decorative Exterior Lights & Raised Number Address |
| 2 Faux Screen Stucco/Recesses (Where Occurs - W.O.) | 12 Fiberglass Windows                                   | 22 Metal Utility Door                                 |
| 3 Spanish 'S' Roof Tile                             | 13 Sloped Stucco Sill                                   | 23 Metal Bracket and Wire Trellis (For Ivy W.O)       |
| 4 Faux Adhered Brick (Common Bond)                  | 14 Fiber Cement Board Trim & Panel at Bay Window (W.O.) | 24 Decorative Stucco/Metal Scupper at Decks           |
| 5 Recessed Simulated Wood Beam                      | 15 Simulated Wood Corbels                               | 25 Concrete Paver Caps At Shelf To Slope              |
| 6 Stucco Recess /Reveal at Windows/Doors (2" TYP.)  | 16 Exposed Decorative Truss Tails                       | 26 Stucco Furring                                     |
| 7 Decorative Shutter                                | 17 Stucco Arch  | 27 Canvas Awning w/ Metal Brackets                    |
| 8 Wood Corbel Detail                                | 18 Stucco Barranca w/ Concrete Paver Cap (W.O.)         |   |
| 9 Metal Hand Rail                                   | 19 Sloped Stucco Shelf                                  |   |
| 10 Stucco Finial /Faux Chimney                      | 20 Sectional Metal Garage Door                          |   |



LEFT



19 P3 7 21 P2R 18 P1 P2R FRONT



RIGHT



REAR

PER 9/17 PLANNING DIVISION COMMENTS



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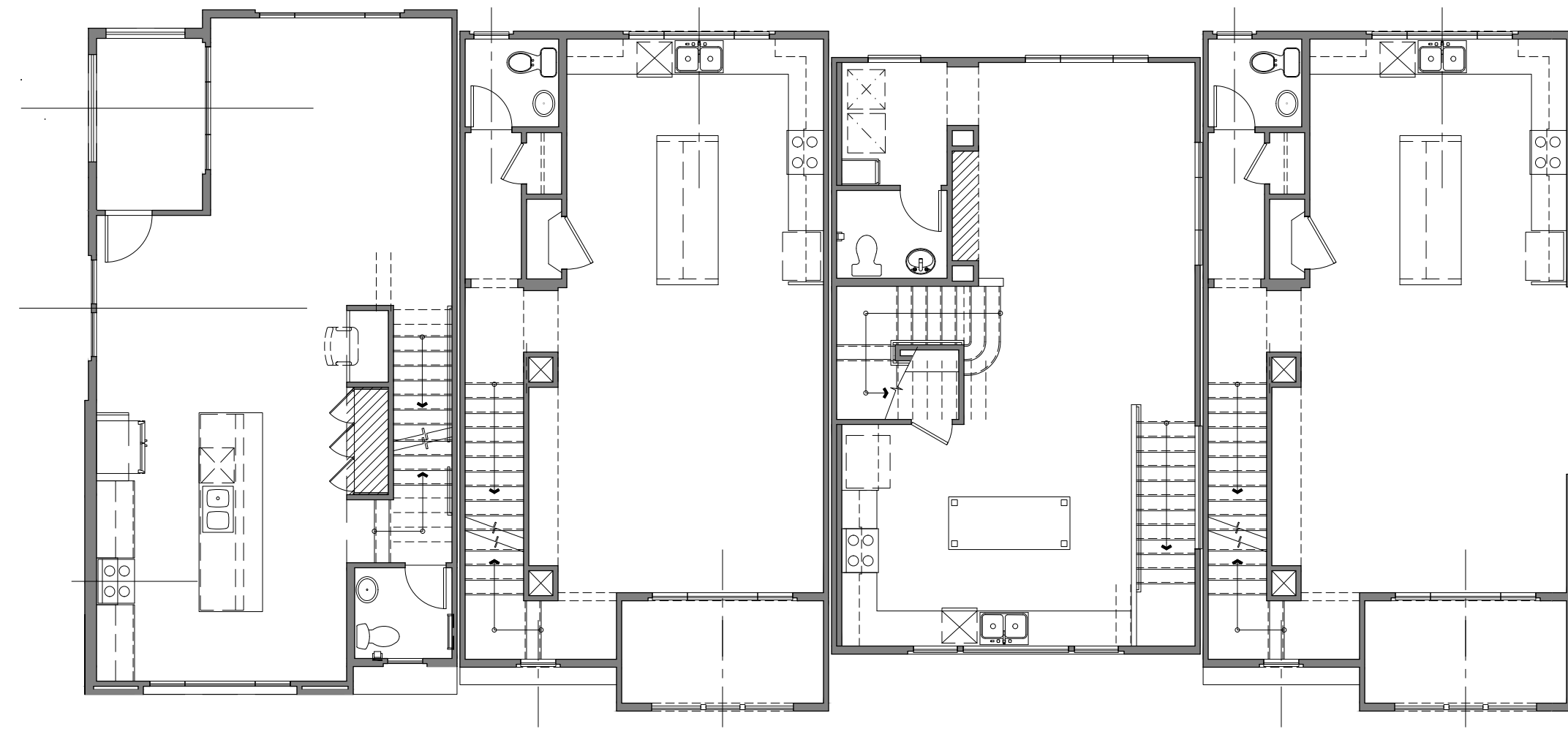
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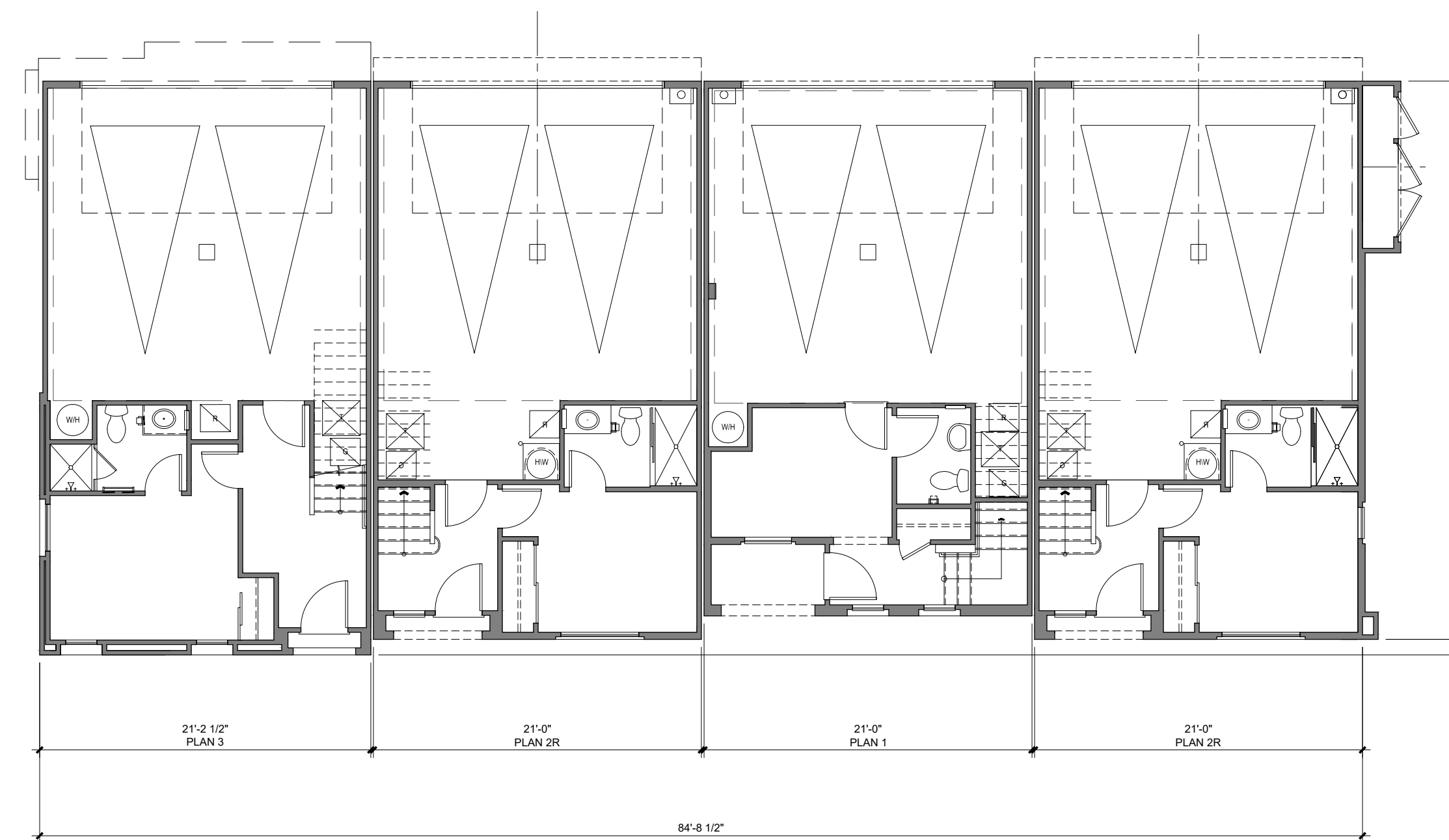
**C-200 (4 PLEX)**  
EXTERIOR ELEVATIONS

**A3.0**





SECOND FLOOR



FIRST FLOOR



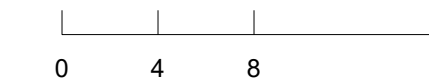
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Ladera Ranch, CA 92694

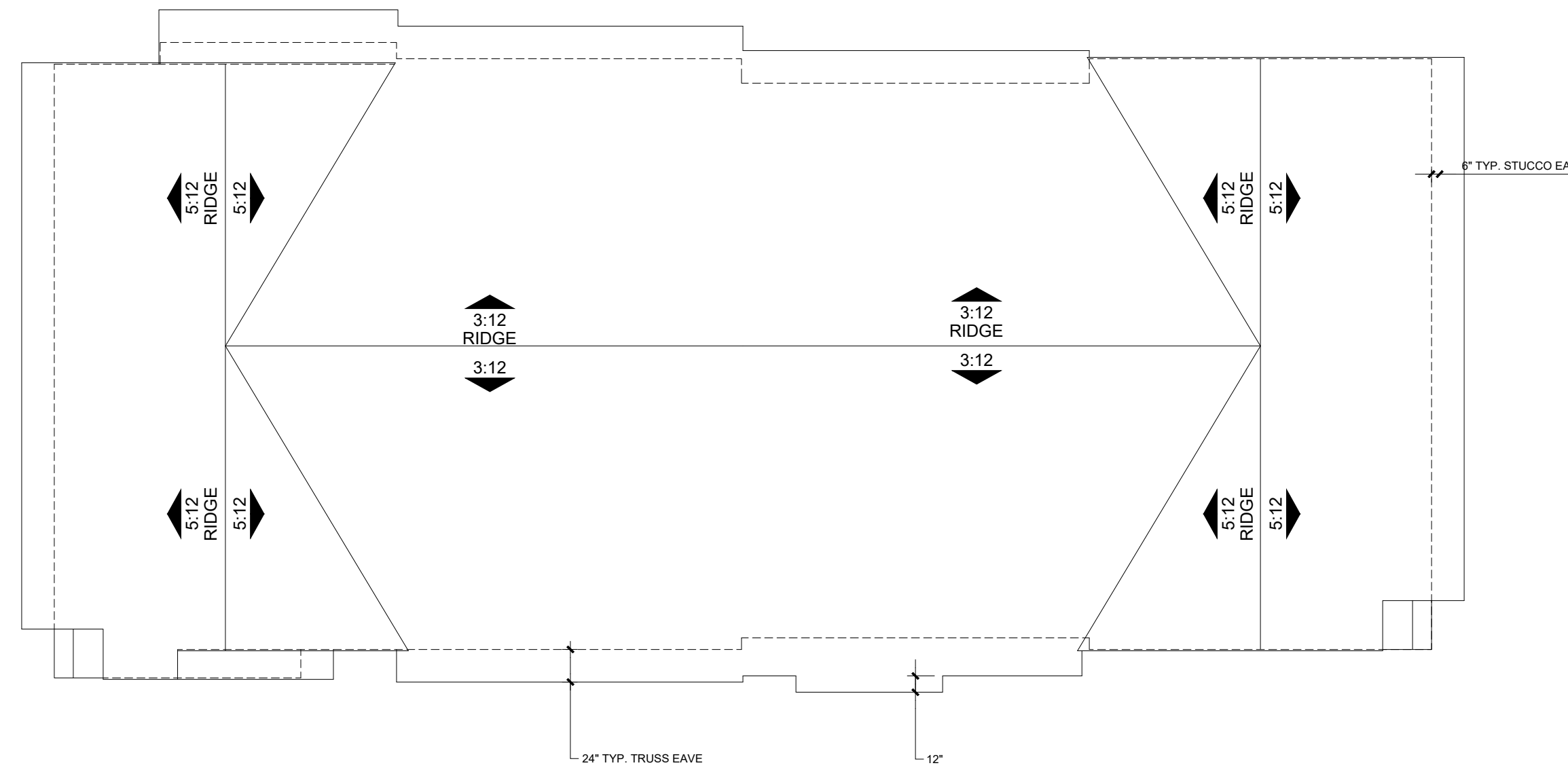
**EL MONTE PASEO - AREA Y**  
EL MONTE, CA # 2022-0607

Plot Date: 09.26.2023  
Planning Submittal: 03.09.2023  
6th Planning Submittal: 09.26.2023

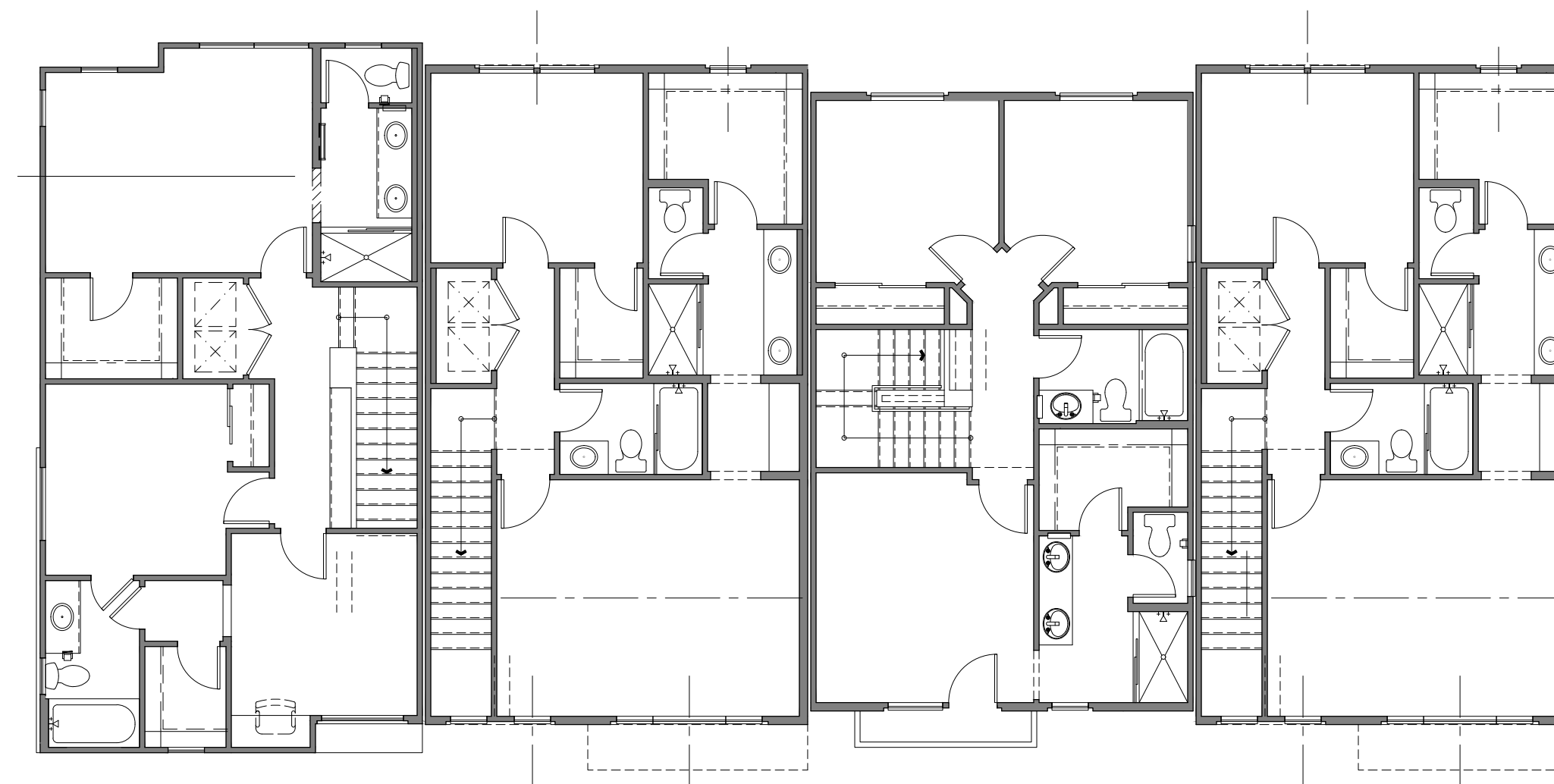


**C-200 (4 PLEX)**  
EXTERIOR ELEVATIONS

**A3.1**



ROOF PLAN



THIRD FLOOR



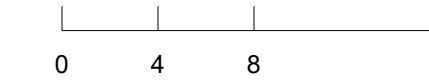
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 EL MONTE, CA # 2022-0607

Plot Date: 09.26.2023  
 Planning Submittal: 03.09.2023  
 6th Planning Submittal: 09.26.2023



**C-200 (4 PLEX)**  
 EXTERIOR ELEVATIONS

**A3.2**



MATERIALS LEGEND

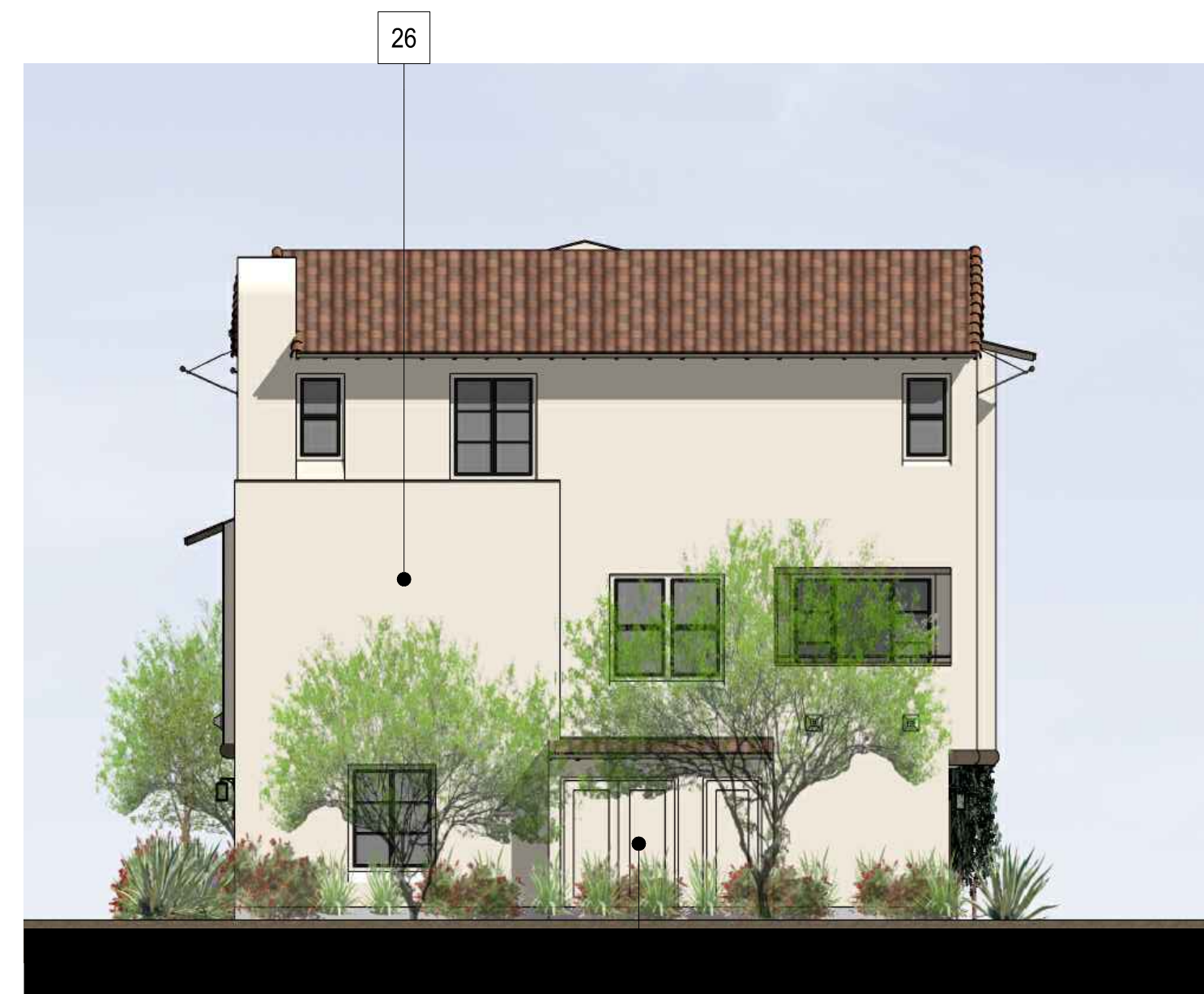
- |   |   |   |
|---|---|---|
| 1 30/30 Stucco                                      | 11 Decorative Fiberglass Entry Door w/ Textured Glass   | 21 Decorative Exterior Lights & Raised Number Address |
| 2 Faux Screen Stucco/Recesses (Where Occurs - W.O.) | 12 Fiberglass Windows                                   | 22 Metal Utility Door                                 |
| 3 Spanish 'S' Roof Tile                             | 13 Sloped Stucco Sill                                   | 23 Metal Bracket and Wire Trellis (For Ivy W.O.)      |
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| 6 Stucco Recess /Reveal at Windows/Doors (2" TYP.)  | 16 Exposed Decorative Truss Tails                       | 26 Stucco Furring                                     |
| 7 Decorative Shutter                                | 17 Stucco Arch  | 27 Canvas Awning w/ Metal Brackets                    |
| 8 Wood Corbel Detail                                | 18 Stucco Barranca w/ Concrete Paver Cap (W.O.)         |   |
| 9 Metal Hand Rail                                   | 19 Sloped Stucco Shelf                                  |   |
| 10 Stucco Finial /Faux Chimney                      | 20 Sectional Metal Garage Door                          |   |



LEFT



19 P3 P2R P1 P2 21 7 P3R 9'-1" PLATE @ BLDG 18 ONLY FRONT



RIGHT



REAR



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**EL MONTE PASEO - AREA Y**  
EL MONTE, CA # 2022-0607

Plot Date: 09.26.2023  
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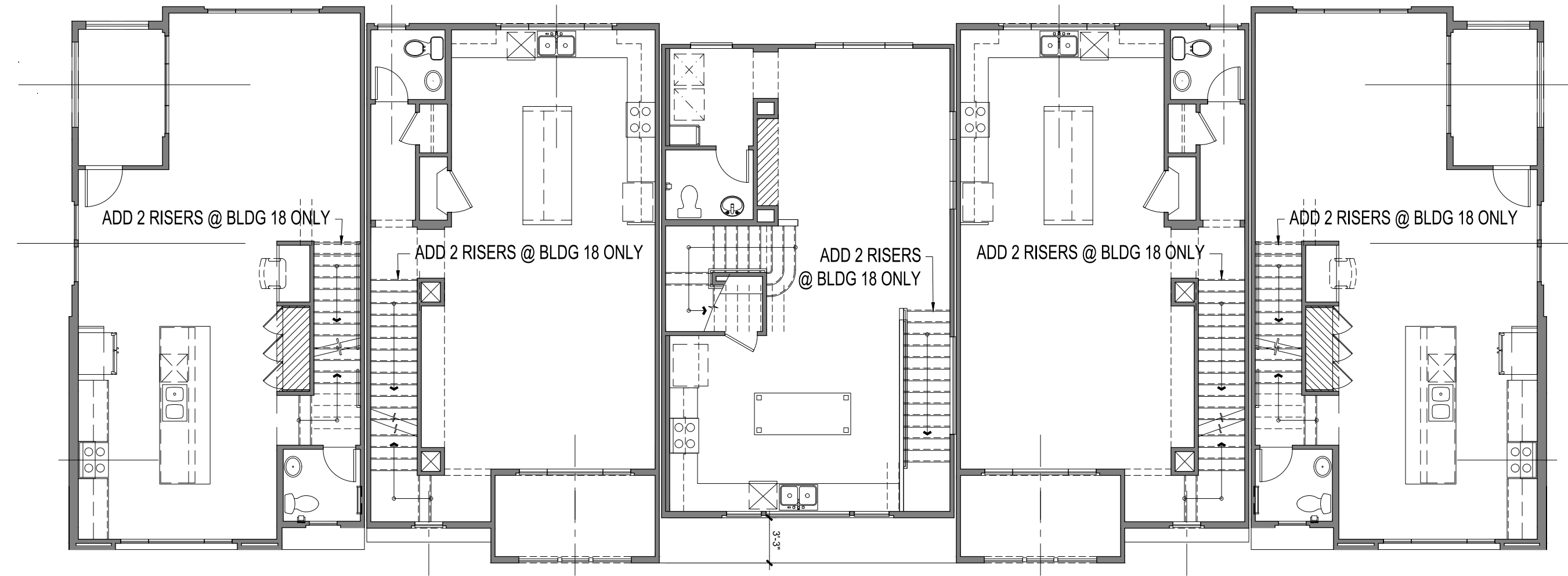


**C-300 (5 PLEX)**  
EXTERIOR ELEVATIONS

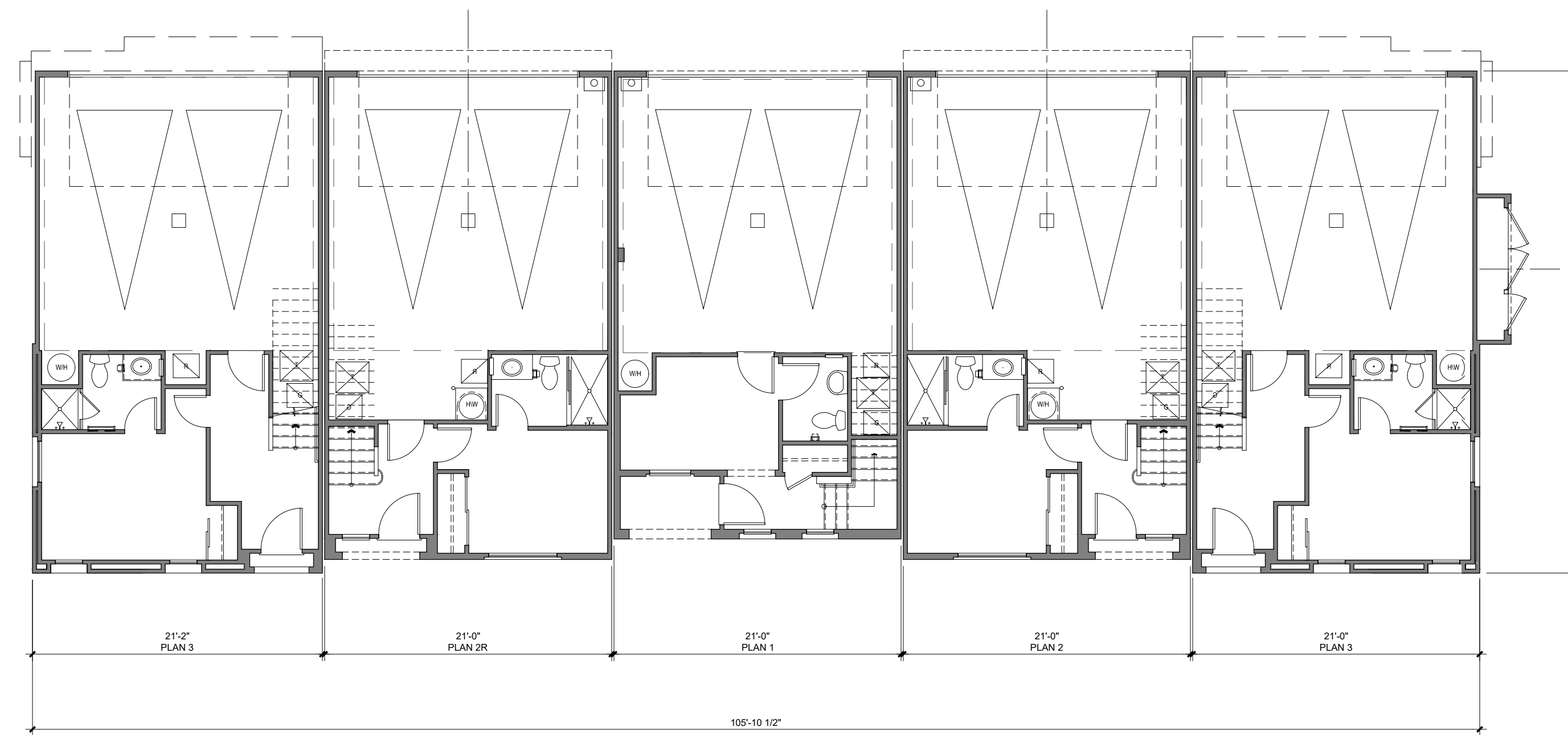
**A4.0**

PER 9/17 PLANNING DIVISION COMMENTS





SECOND FLOOR



FIRST FLOOR



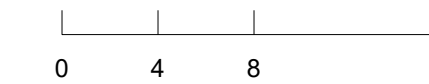
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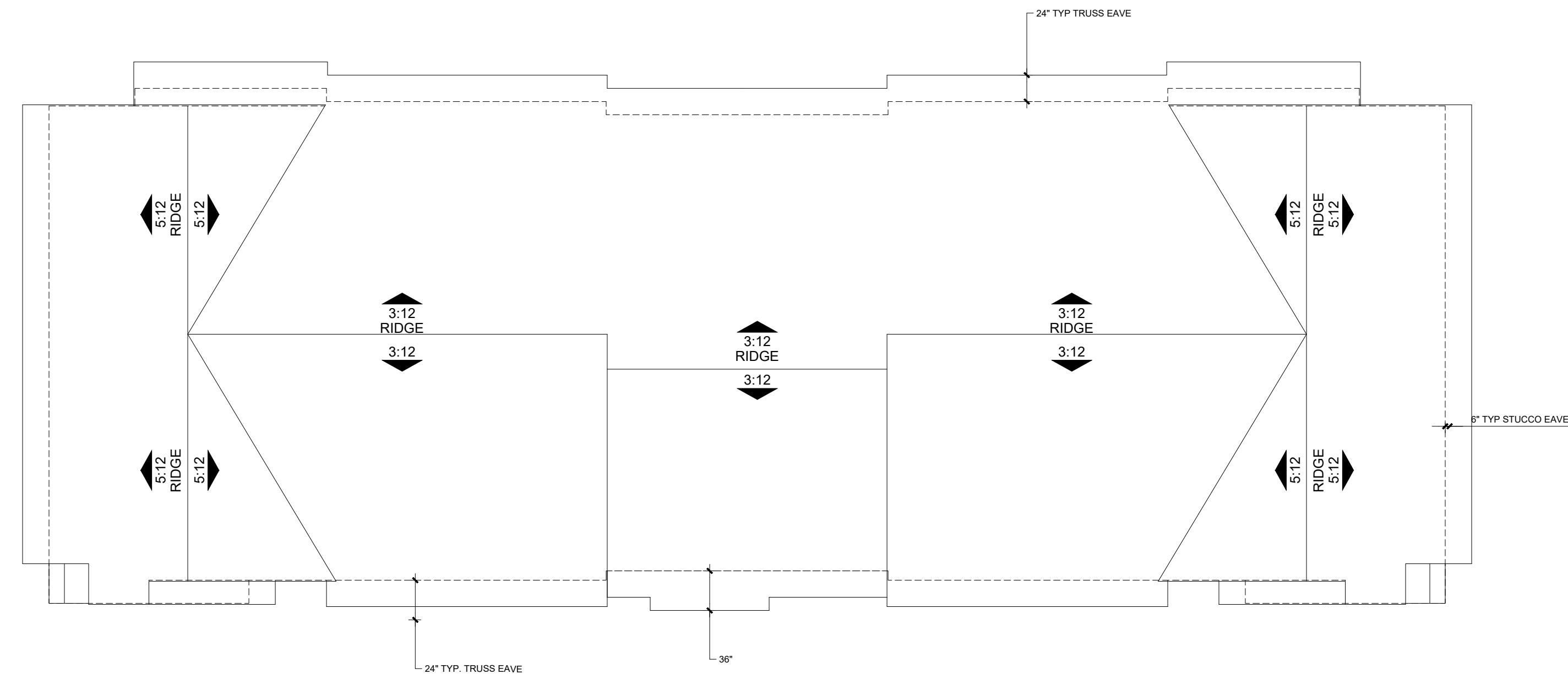
**EL MONTE PASEO - AREA Y**  
 EL MONTE, CA # 2022-0607

Plot Date: 09.26.2023  
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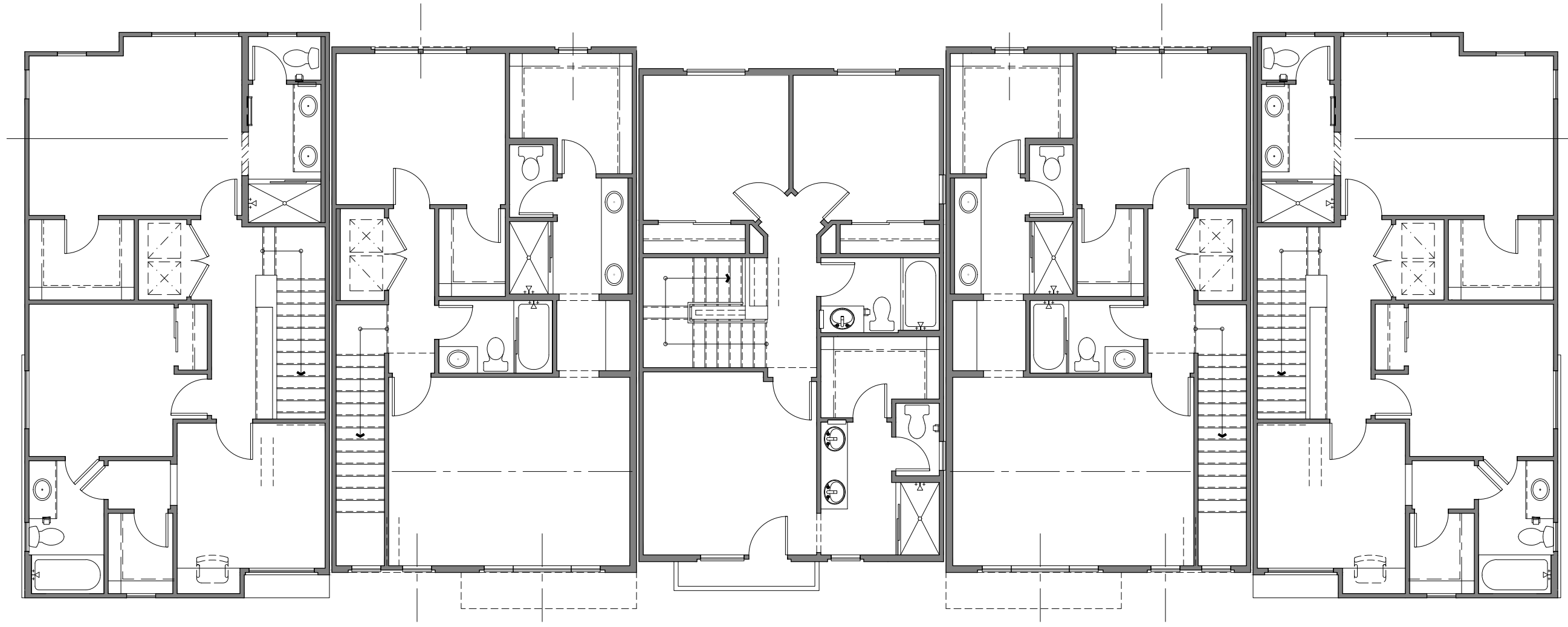


**C-300 (5 PLEX)**  
 EXTERIOR ELEVATIONS

**A4.1**



ROOF PLAN



THIRD FLOOR



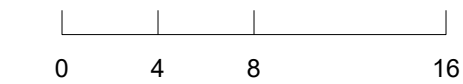
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**C-300 (5 PLEX)**  
 EXTERIOR ELEVATIONS

**A4.2**



MATERIALS LEGEND

- |   |   |   |
|---|---|---|
| 1 30/30 Stucco                                      | 11 Decorative Fiberglass Entry Door w/ Textured Glass   | 21 Decorative Exterior Lights & Raised Number Address |
| 2 Faux Screen Stucco/Recesses (Where Occurs - W.O.) | 12 Fiberglass Windows                                   | 22 Metal Utility Door                                 |
| 3 Spanish 'S' Roof Tile                             | 13 Sloped Stucco Sill                                   | 23 Metal Bracket and Wire Trellis (For Ivy W.O.)      |
| 4 Faux Adhered Brick (Common Bond)                  | 14 Fiber Cement Board Trim & Panel at Bay Window (W.O.) | 24 Decorative Stucco/Metal Scupper at Decks           |
| 5 Recessed Simulated Wood Beam                      | 15 Simulated Wood Corbels                               | 25 Concrete Paver Caps At Shelf To Slope              |
| 6 Stucco Recess /Reveal at Windows/Doors (2" TYP.)  | 16 Exposed Decorative Truss Tails                       | 26 Stucco Furring                                     |
| 7 Decorative Shutter                                | 17 Stucco Arch  | 27 Canvas Awning w/ Metal Brackets                    |
| 8 Wood Corbel Detail                                | 18 Stucco Barranca w/ Concrete Paver Cap (W.O.)         |   |
| 9 Metal Hand Rail                                   | 19 Sloped Stucco Shelf                                  |   |
| 10 Stucco Finial /Faux Chimney                      | 20 Sectional Metal Garage Door                          |   |



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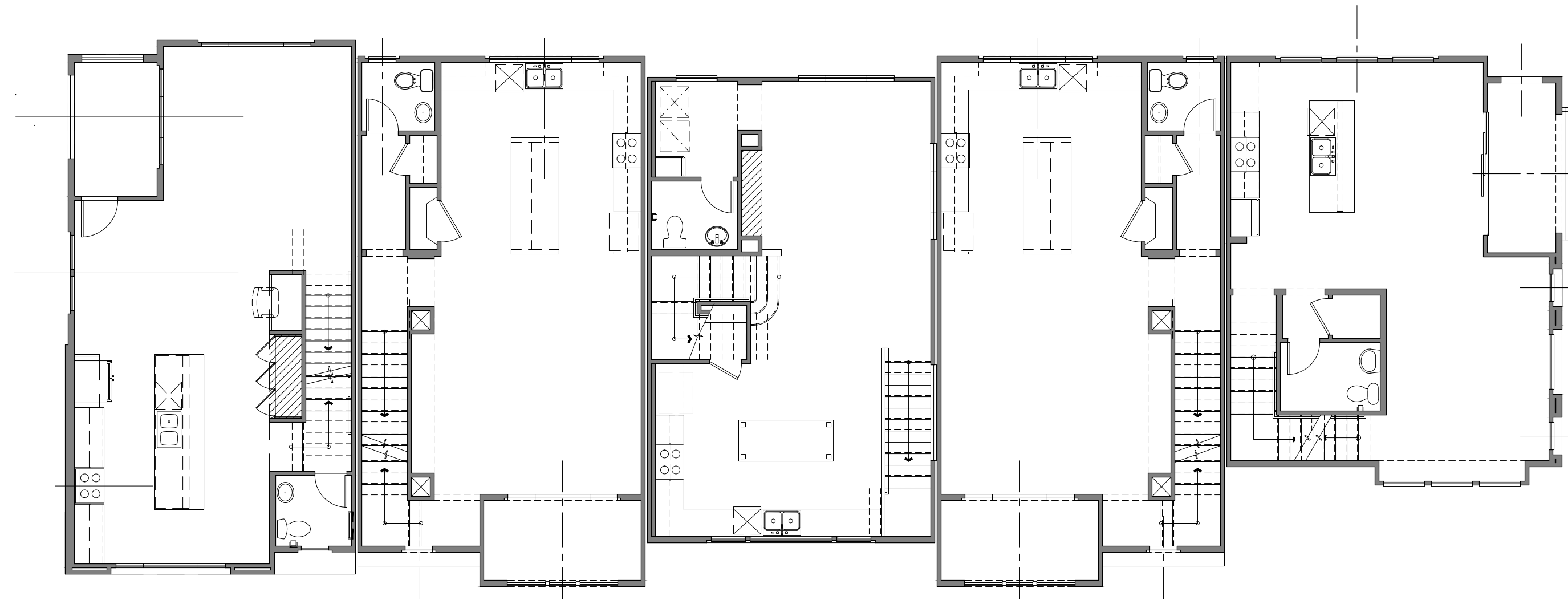


**C-400 (5 PLEX)**  
EXTERIOR ELEVATIONS

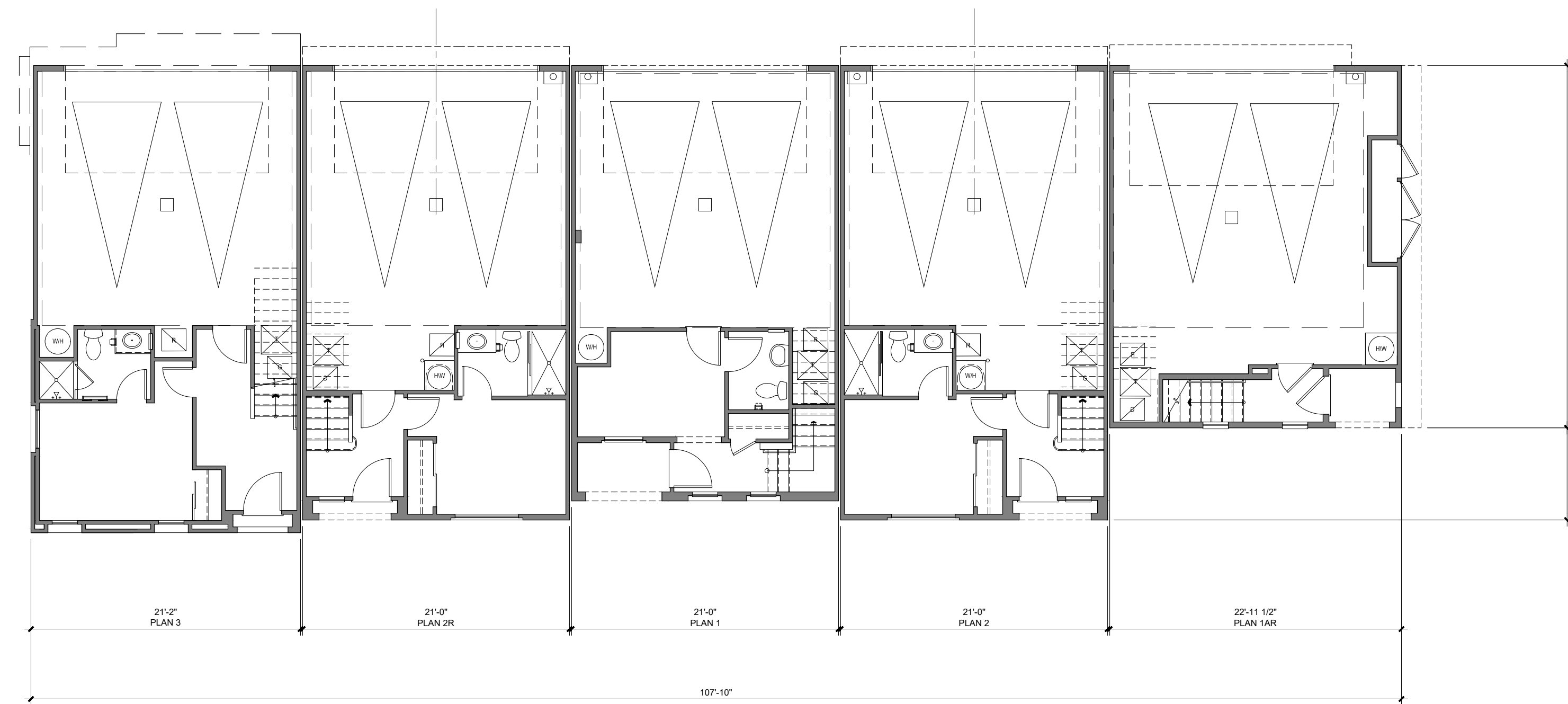
**A5.0**

PER 9/17 PLANNING DIVISION COMMENTS





SECOND FLOOR



FIRST FLOOR



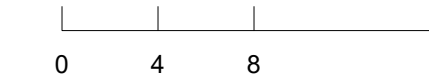
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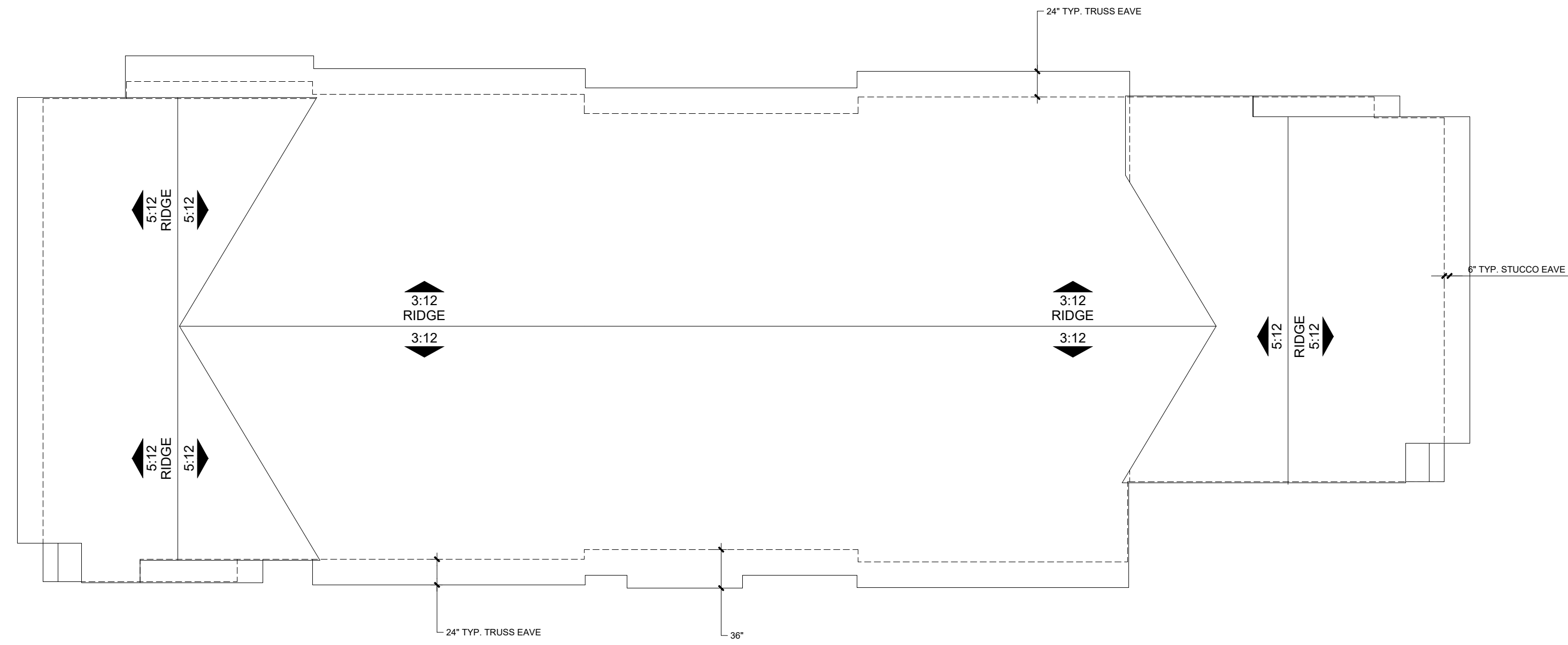
**EL MONTE PASEO - AREA Y**  
EL MONTE, CA # 2022-0607

Plot Date: 09.26.2023  
Planning Submittal: 03.09.2023  
6th Planning Submittal: 09.26.2023

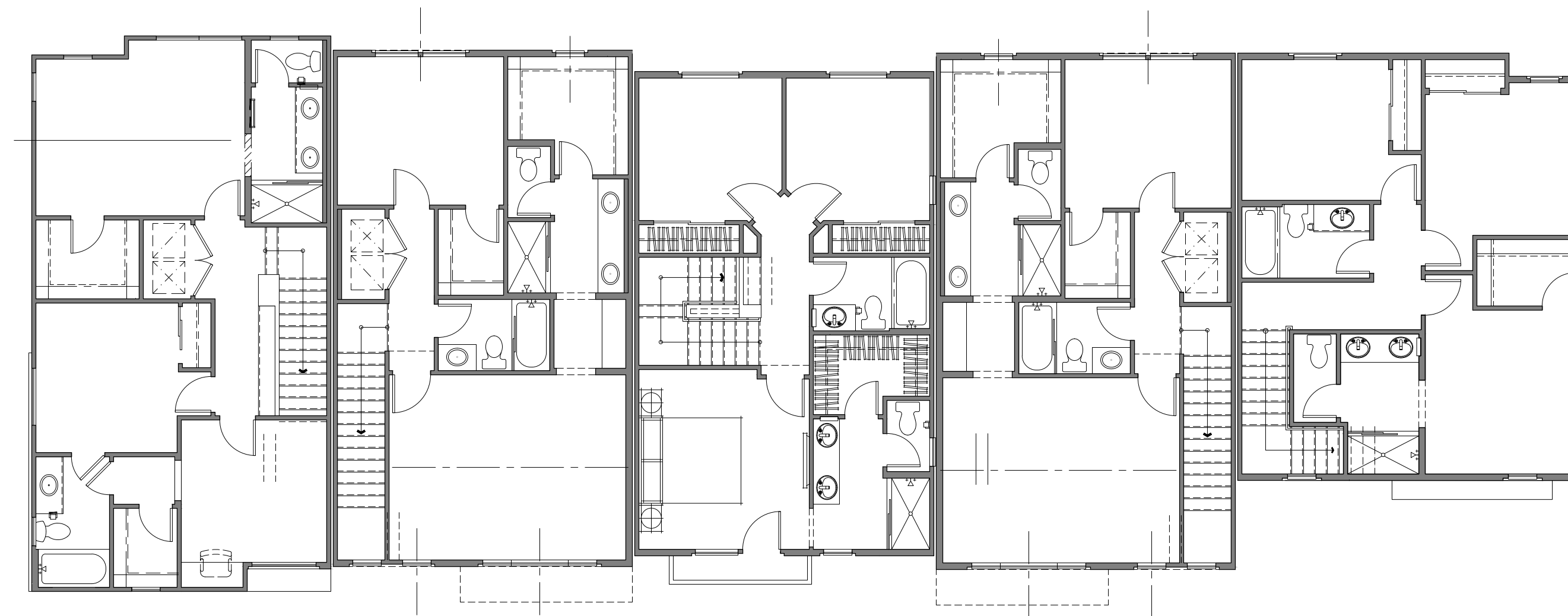


**C-400 (5 PLEX)**  
BUILDING PLANS

**A5.1**



ROOF PLAN



THIRD FLOOR



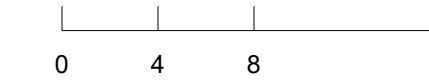
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 EL MONTE, CA # 2022-0607

Plot Date: 09.26.2023  
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**C-400 (5 PLEX)**  
 BUILDING PLANS

**A5.2**

PER 9/17 PLANNING DIVISION COMMENTS



MATERIALS LEGEND

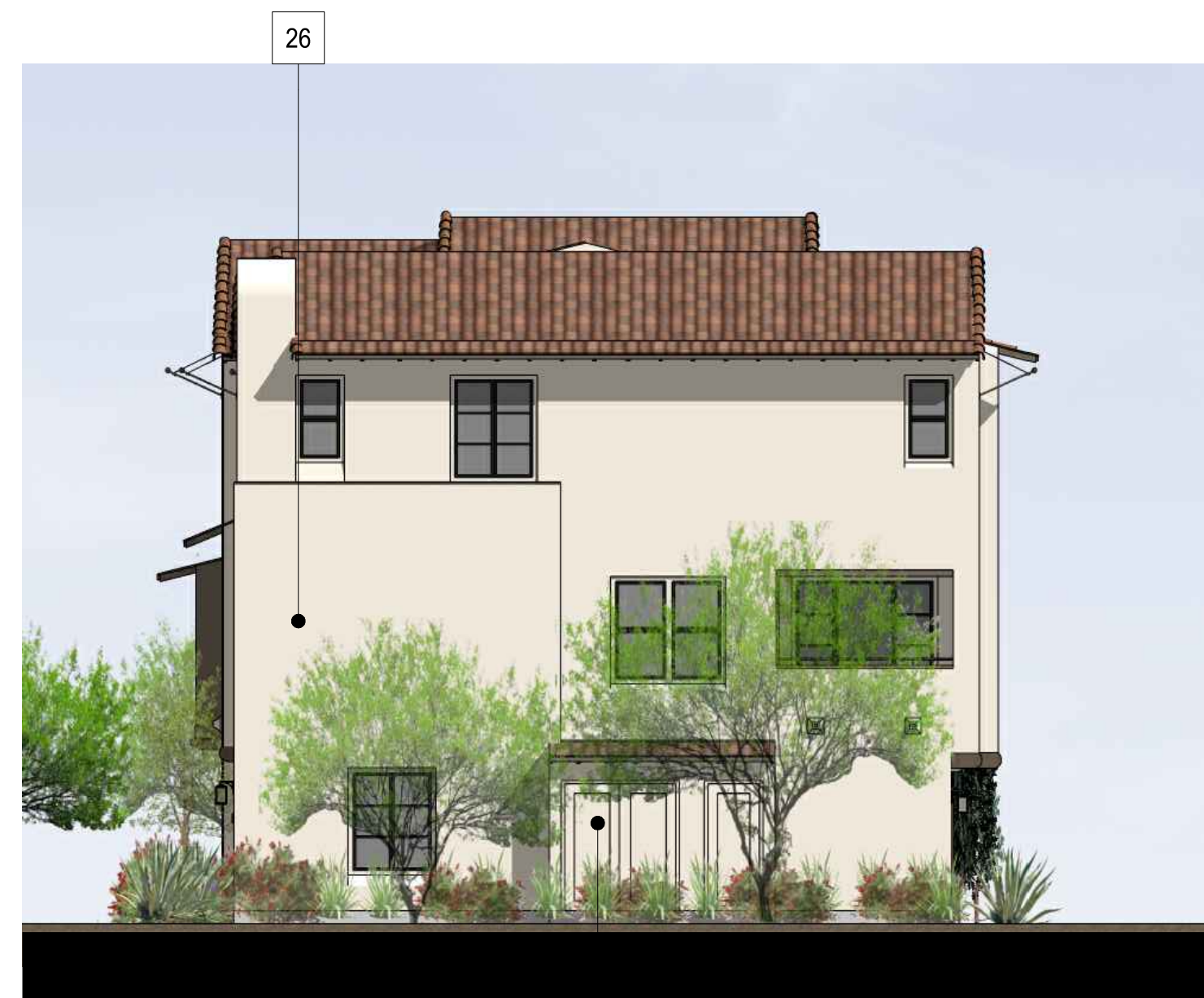
- |   |   |   |
|---|---|---|
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| 8 Wood Corbel Detail                                | 18 Stucco Barranca w/ Concrete Paver Cap (W.O.)         |   |
| 9 Metal Hand Rail                                   | 19 Sloped Stucco Shelf                                  |   |
| 10 Stucco Finial /Faux Chimney                      | 20 Sectional Metal Garage Door                          |   |



LEFT



P1A P2R P1 P2 P3R FRONT



RIGHT



REAR



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EL MONTE, CA # 2022-0607

Plot Date: 09.26.2023  
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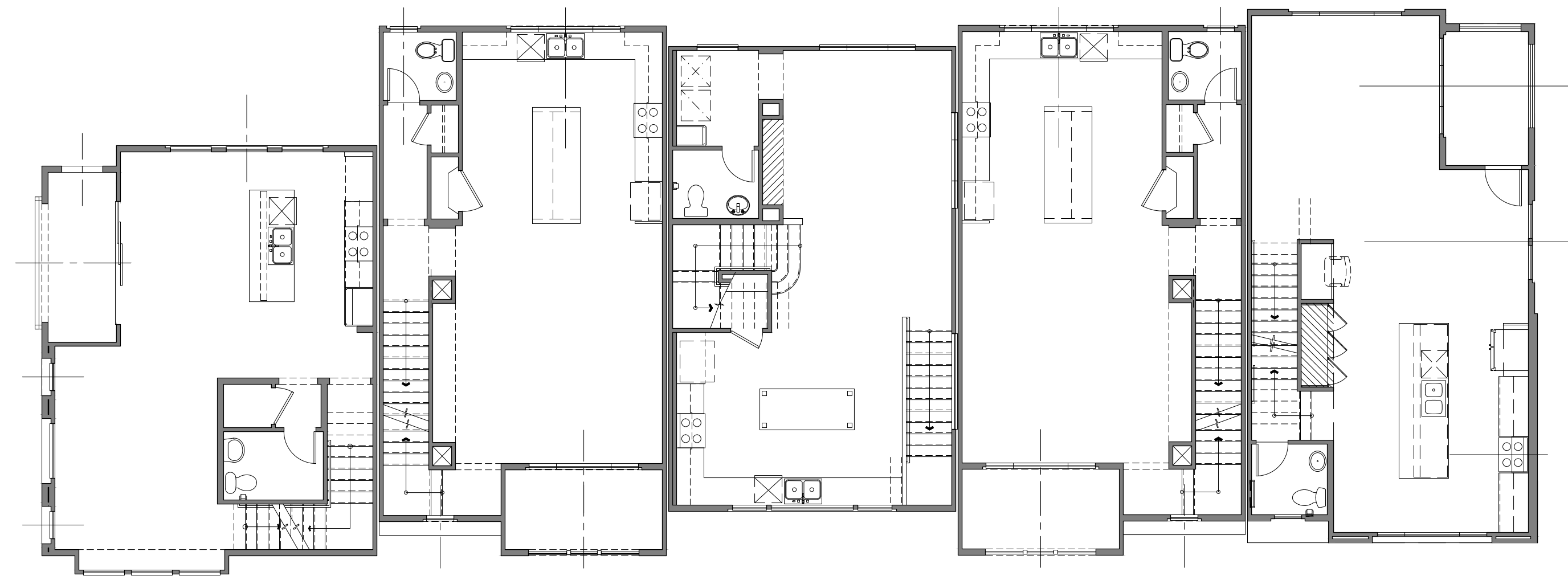


**C-401 (5 PLEX)**  
EXTERIOR ELEVATIONS

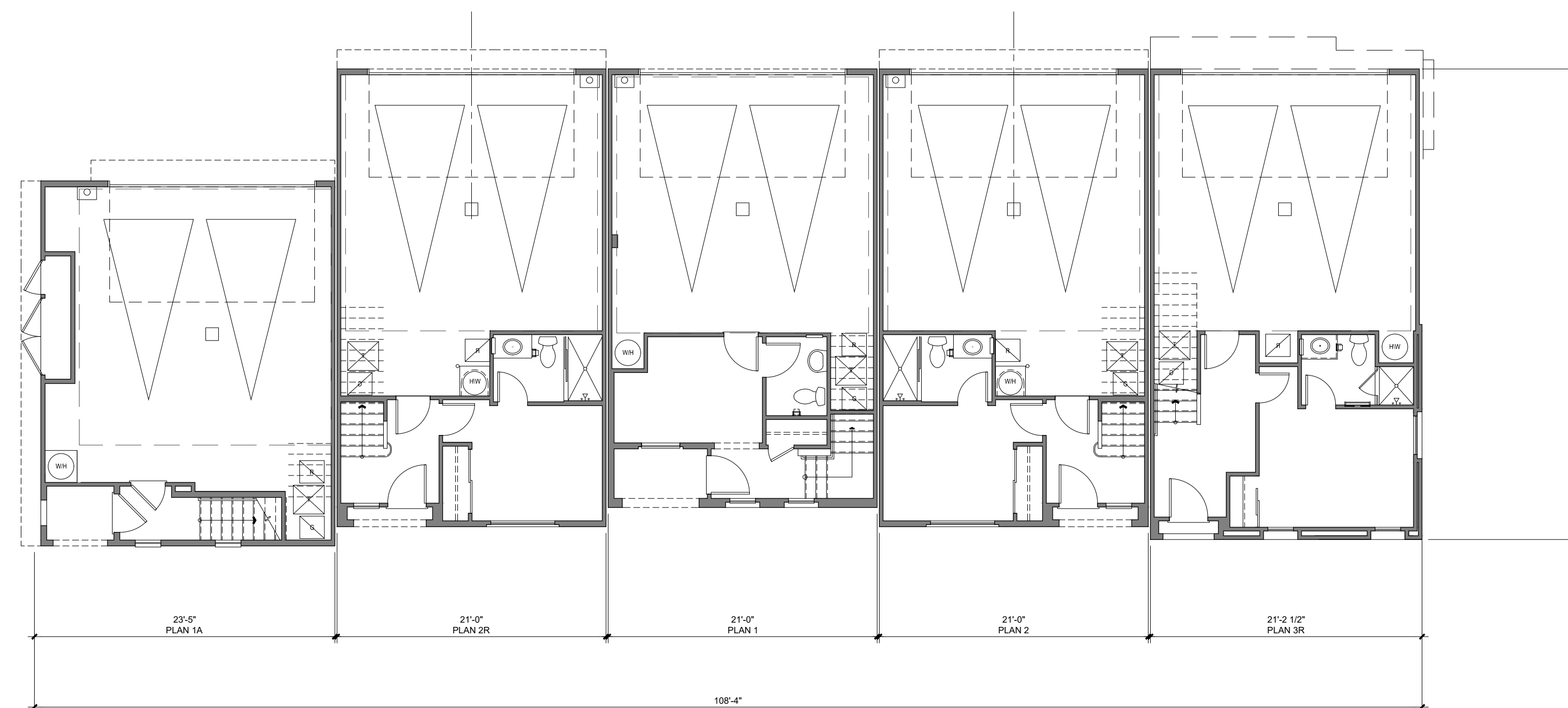
**A6.0**

PER 9/17 PLANNING DIVISION COMMENTS





SECOND FLOOR



FIRST FLOOR



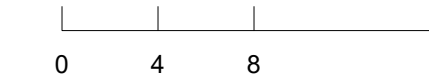
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Ladera Ranch, CA 92694

**EL MONTE PASEO - AREA Y**  
EL MONTE, CA # 2022-0607

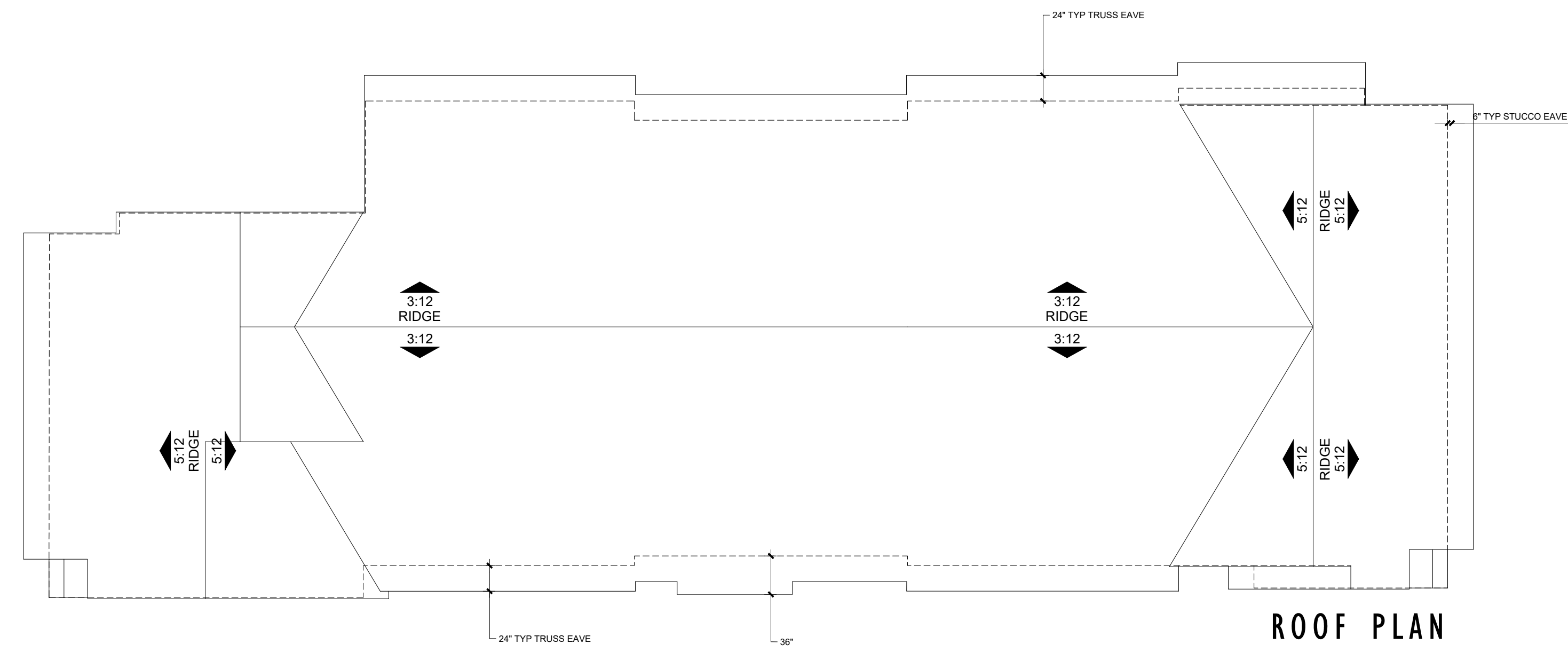
Plot Date: 09.26.2023  
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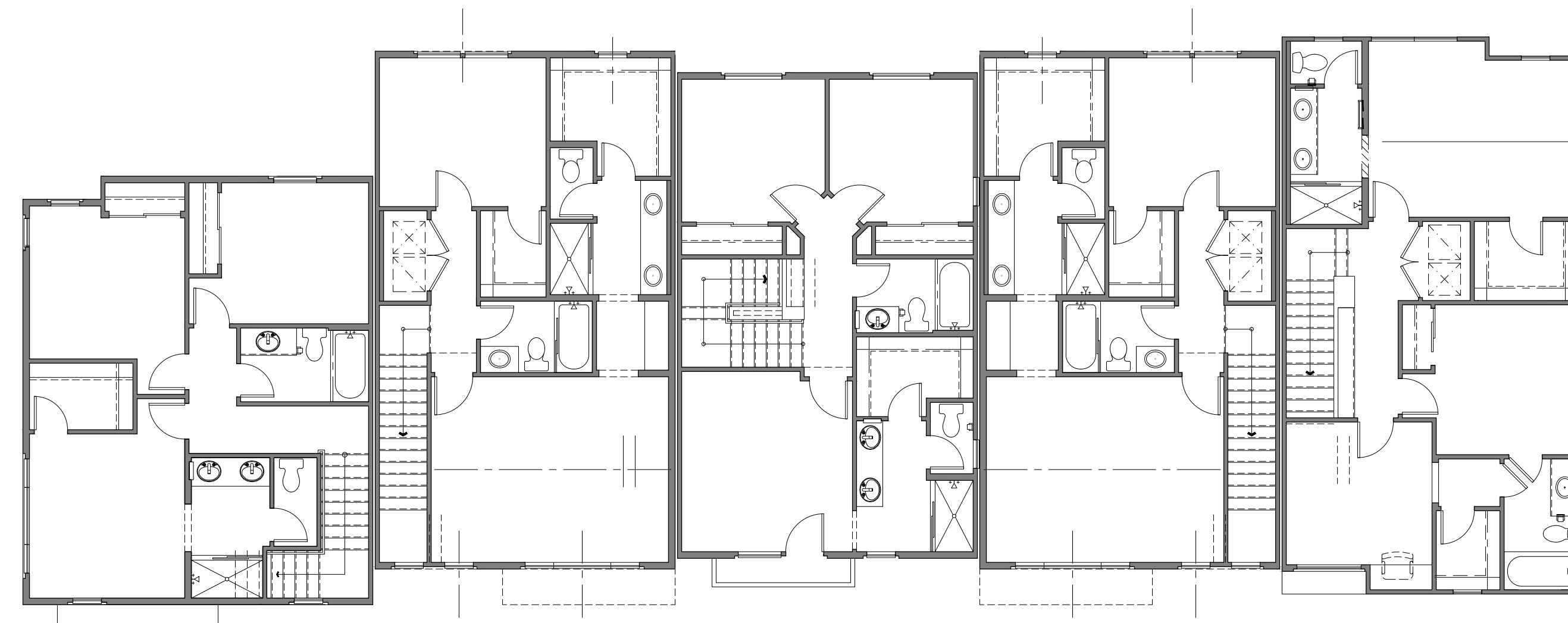
**C-401 (5 PLEX)**  
BUILDING PLANS

**A6.1**

PER 9/17 PLANNING DIVISION COMMENTS



ROOF PLAN



THIRD FLOOR



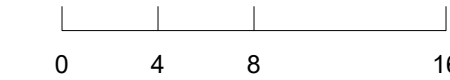
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**C-401 (5 PLEX)**  
 BUILDING PLANS

**A6.2**



MATERIALS LEGEND

- |   |   |   |
|---|---|---|
| 1 30/30 Stucco                                      | 11 Decorative Fiberglass Entry Door w/ Textured Glass   | 21 Decorative Exterior Lights & Raised Number Address |
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| 10 Stucco Finial /Faux Chimney                      | 20 Sectional Metal Garage Door                          |   |



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EL MONTE, CA # 2022-0607

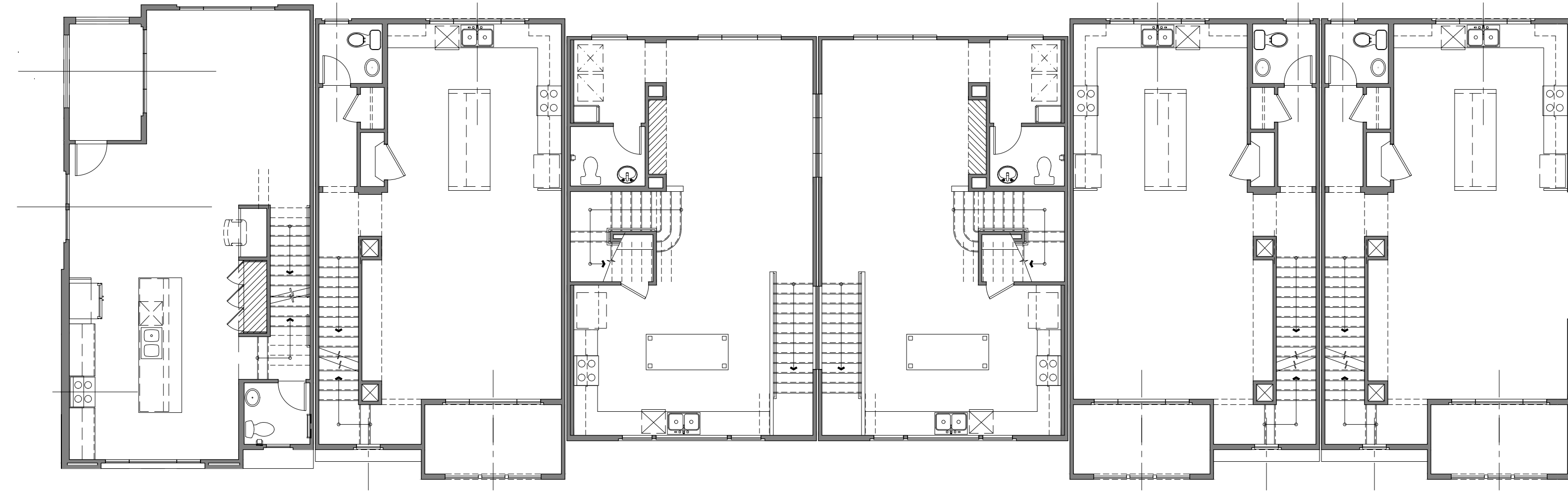
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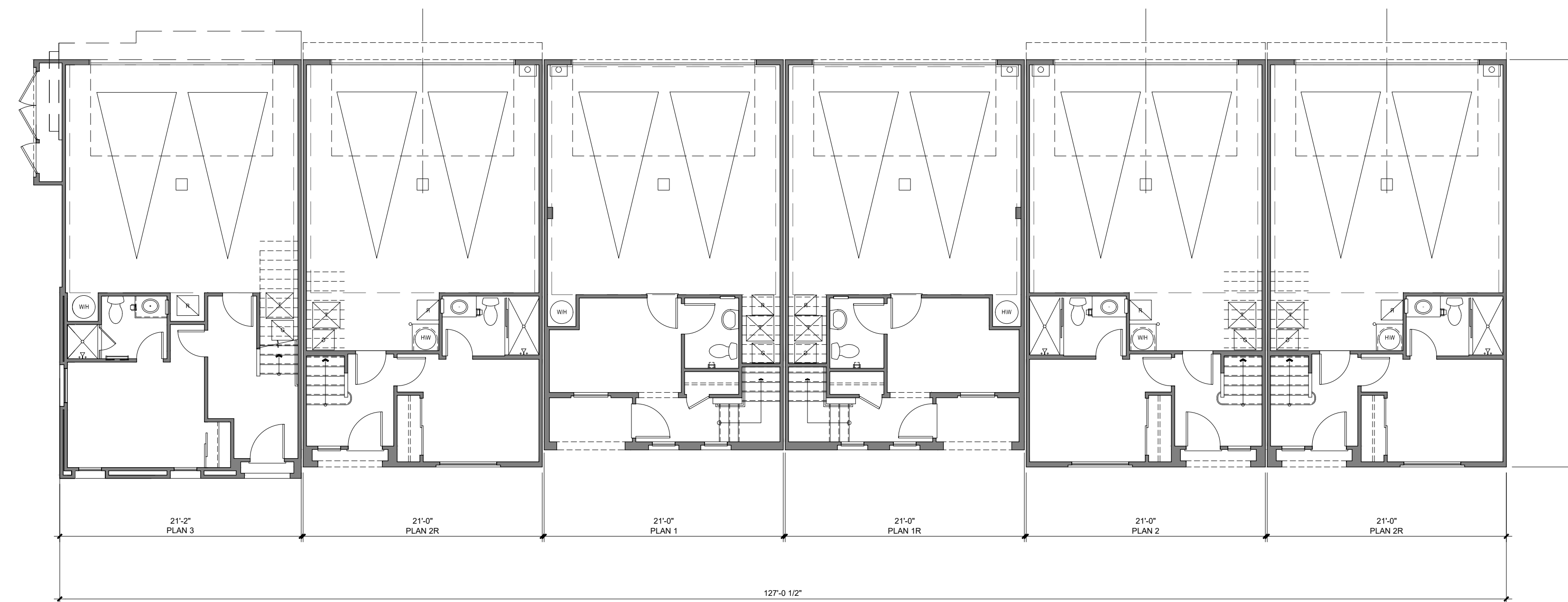
**C-500 (6 PLEX)**  
EXTERIOR ELEVATIONS

**A7.0**





SECOND FLOOR



FIRST FLOOR



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EL MONTE, CA # 2022-0607

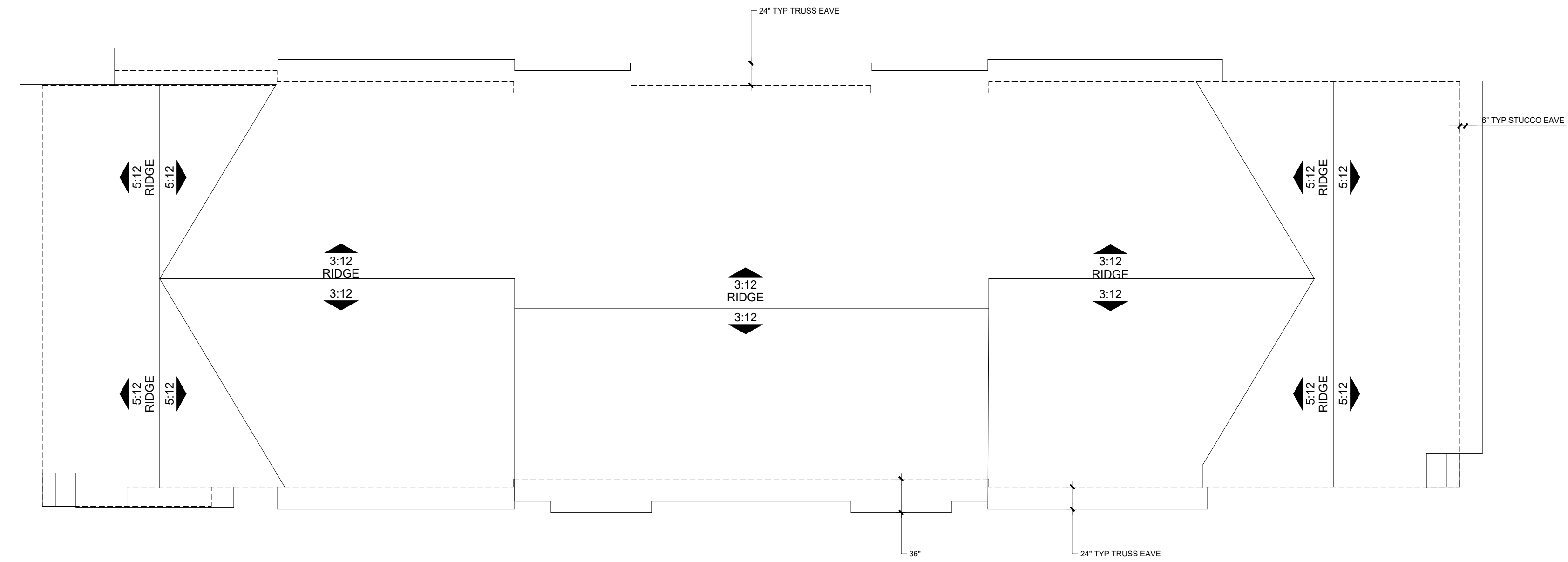
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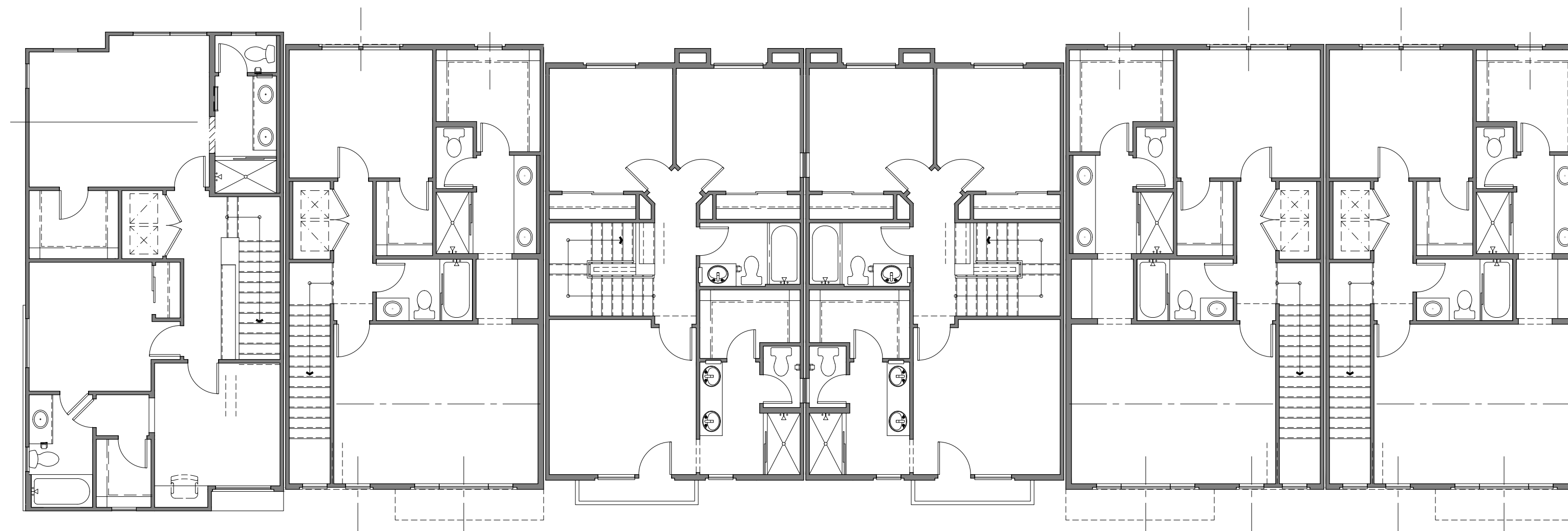
**C-500 (6 PLEX)**  
BUILDING PLANS

**A7.1**

PER 9/17 PLANNING DIVISION COMMENTS



ROOF PLAN



THIRD FLOOR



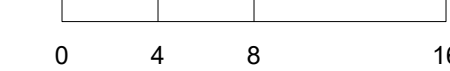
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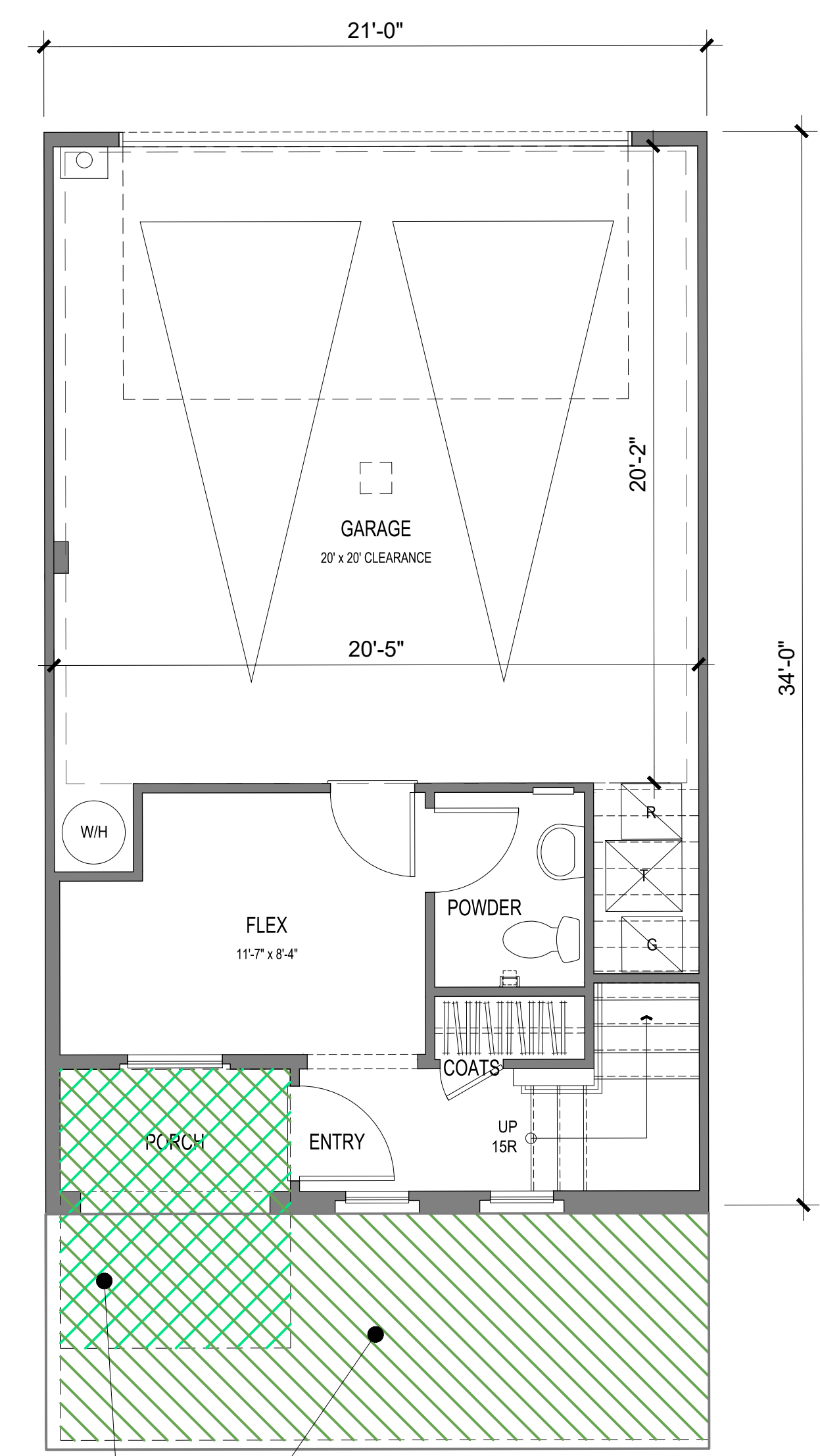
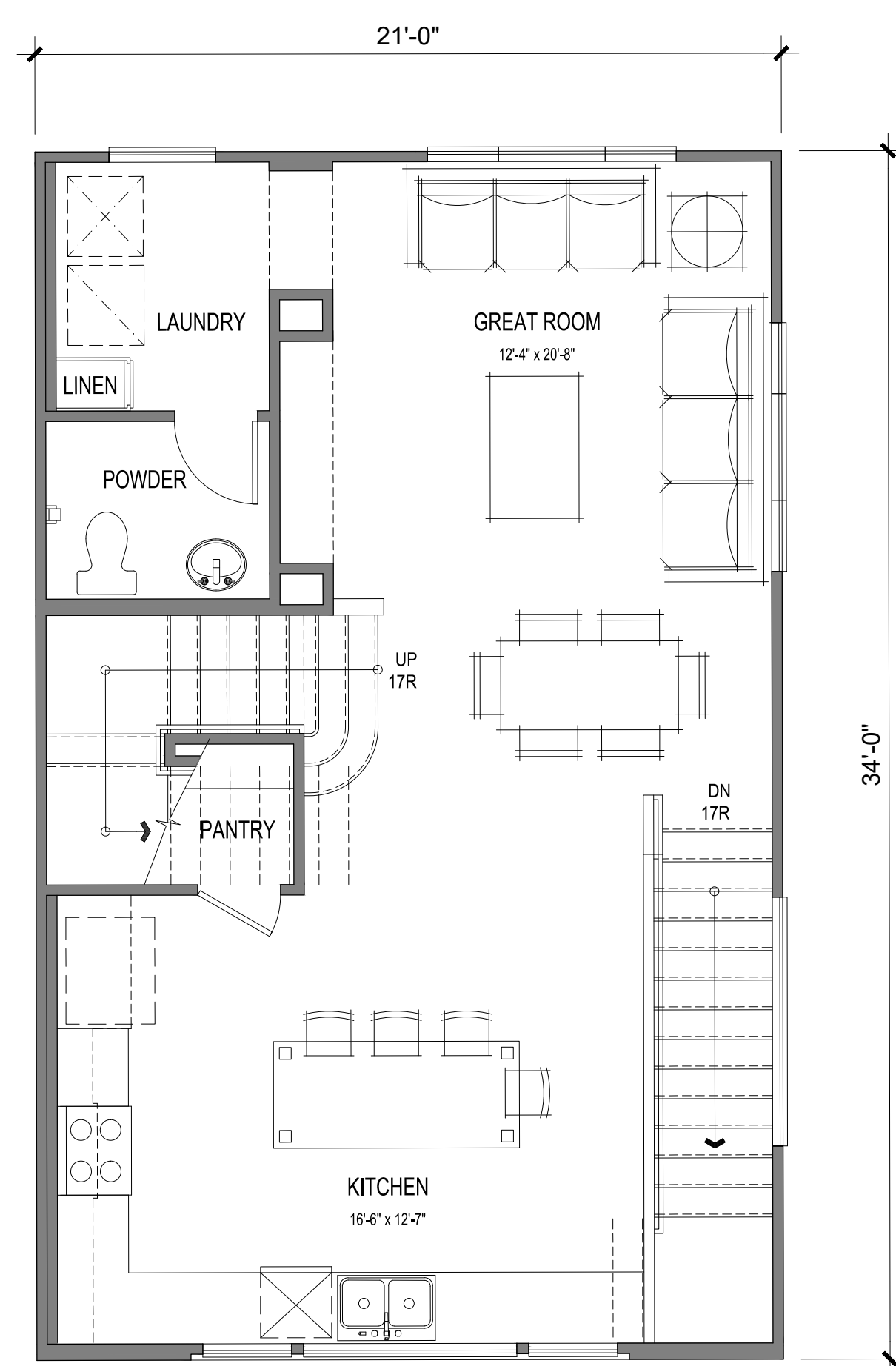
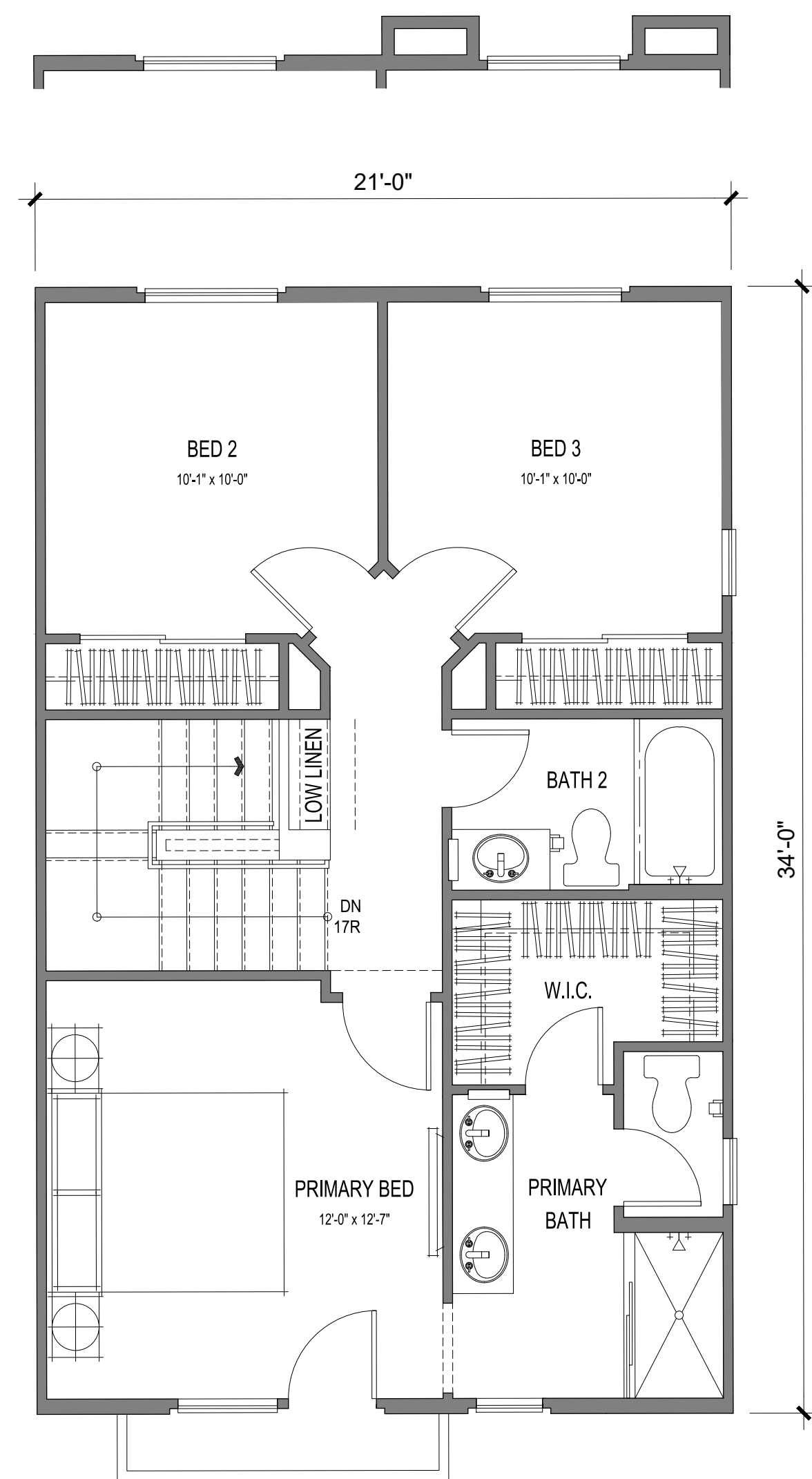
**EL MONTE PASEO - AREA Y**  
 EL MONTE, CA # 2022-0607

Plot Date: 09.26.2023  
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**C-500 (6 PLEX)**  
 BUILDING PLANS

**A7.2**



64 SF Contiguous for porch and entry patio (POS) at B-14 and B-17

186 SF contiguous for Porch and Patio (POS) at Typical

| NET SF       |              |
|--------------|--------------|
| 1ST FLOOR    | 219 SQ. FT.  |
| 2ND FLOOR    | 631 SQ. FT.  |
| 3RD FLOOR    | 617 SQ. FT.  |
| TOTAL LIVING | 1467 SQ. FT. |
|              |              |
| GARAGE       | 439 SQ. FT.  |
| PORCH        | 28 SQ. FT.   |

| GROSS SF     |              |
|--------------|--------------|
| 1ST FLOOR    | 245 SQ. FT.  |
| 2ND FLOOR    | 666 SQ. FT.  |
| 3RD FLOOR    | 654 SQ. FT.  |
| TOTAL LIVING | 1565 SQ. FT. |
|              |              |
| GARAGE       | 463 SQ. FT.  |
| PORCH        | 36 SQ. FT.   |



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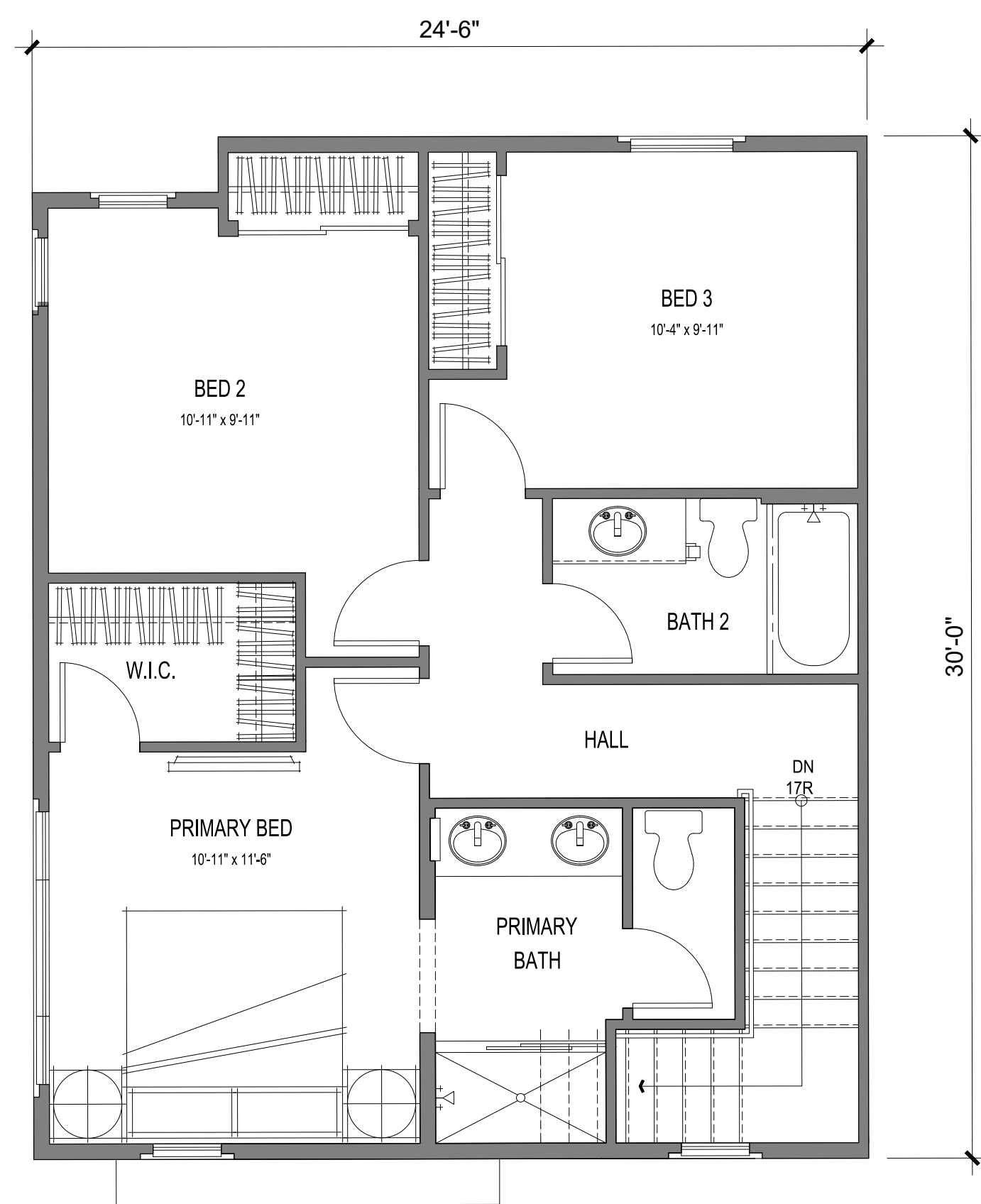
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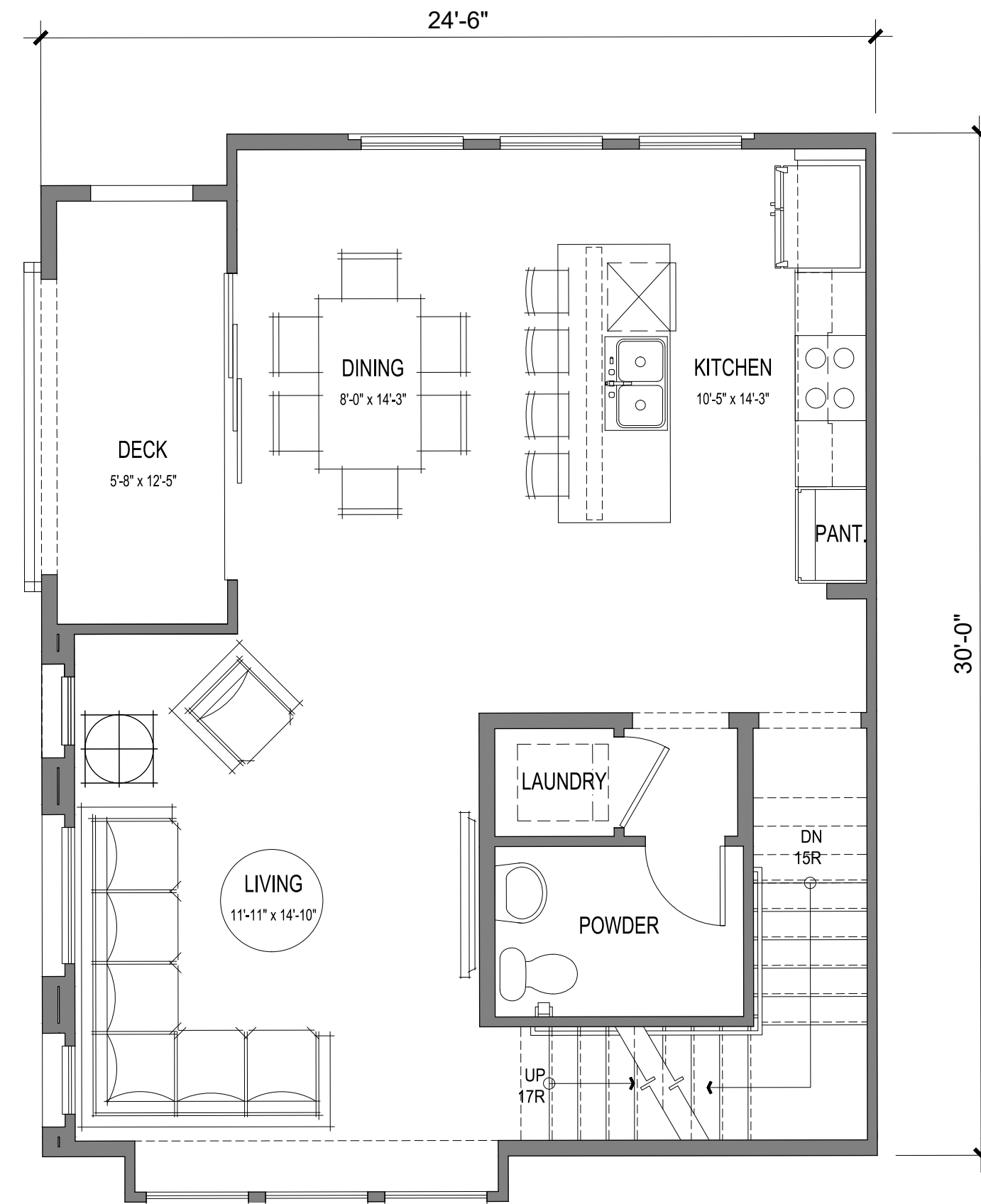
PLAN 1  
UNIT PLANS

A8.0

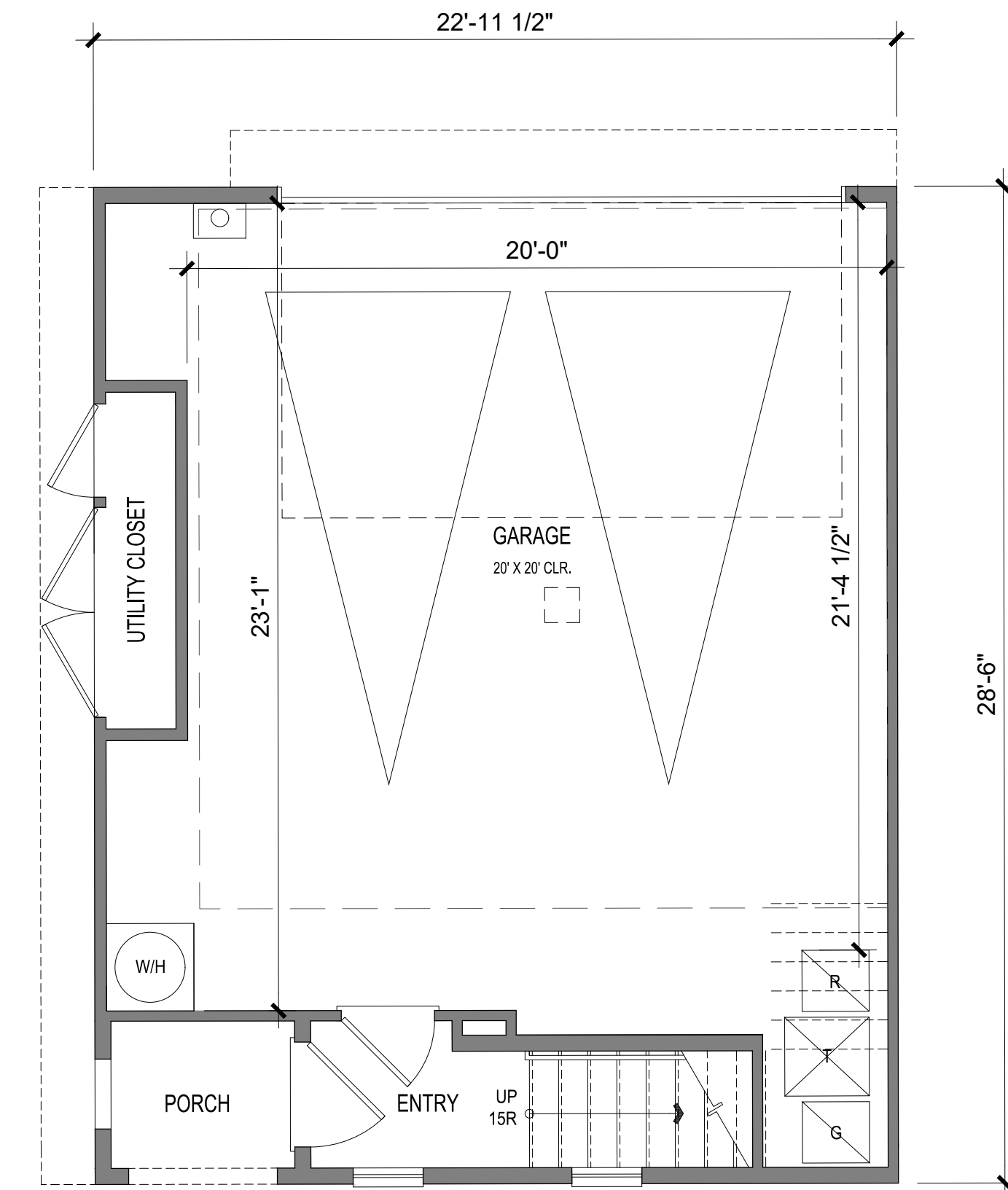
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THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

| NET SF       |              |
|--------------|--------------|
| 1ST FLOOR    | 46 SQ. FT.   |
| 2ND FLOOR    | 608 SQ. FT.  |
| 3RD FLOOR    | 592 SQ. FT.  |
| TOTAL LIVING | 1246 SQ. FT. |

| GROSS SF     |              |
|--------------|--------------|
| 1ST FLOOR    | 57 SQ. FT.   |
| 2ND FLOOR    | 656 SQ. FT.  |
| 3RD FLOOR    | 674 SQ. FT.  |
| TOTAL LIVING | 1388 SQ. FT. |
| GARAGE       | 565 SQ. FT.  |
| PORCH        | 28 SQ. FT.   |
| DECK         | 70 SQ. FT.   |



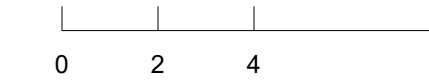
Architecture + Planning  
17911 Von Karman Ave,  
Suite 200  
Irvine, CA 92614  
949.851.2133  
ktgy.com



MJW INVESTMENTS, LLC  
27702 Crown Valley Parkway  
Suite D-4-197  
Ladera Ranch, CA 92694

**EL MONTE PASEO - AREA Y**  
EL MONTE, CA # 2022-0607

Plot Date: 09.26.2023  
Planning Submittal: 03.09.2023  
6th Planning Submittal: 09.26.2023

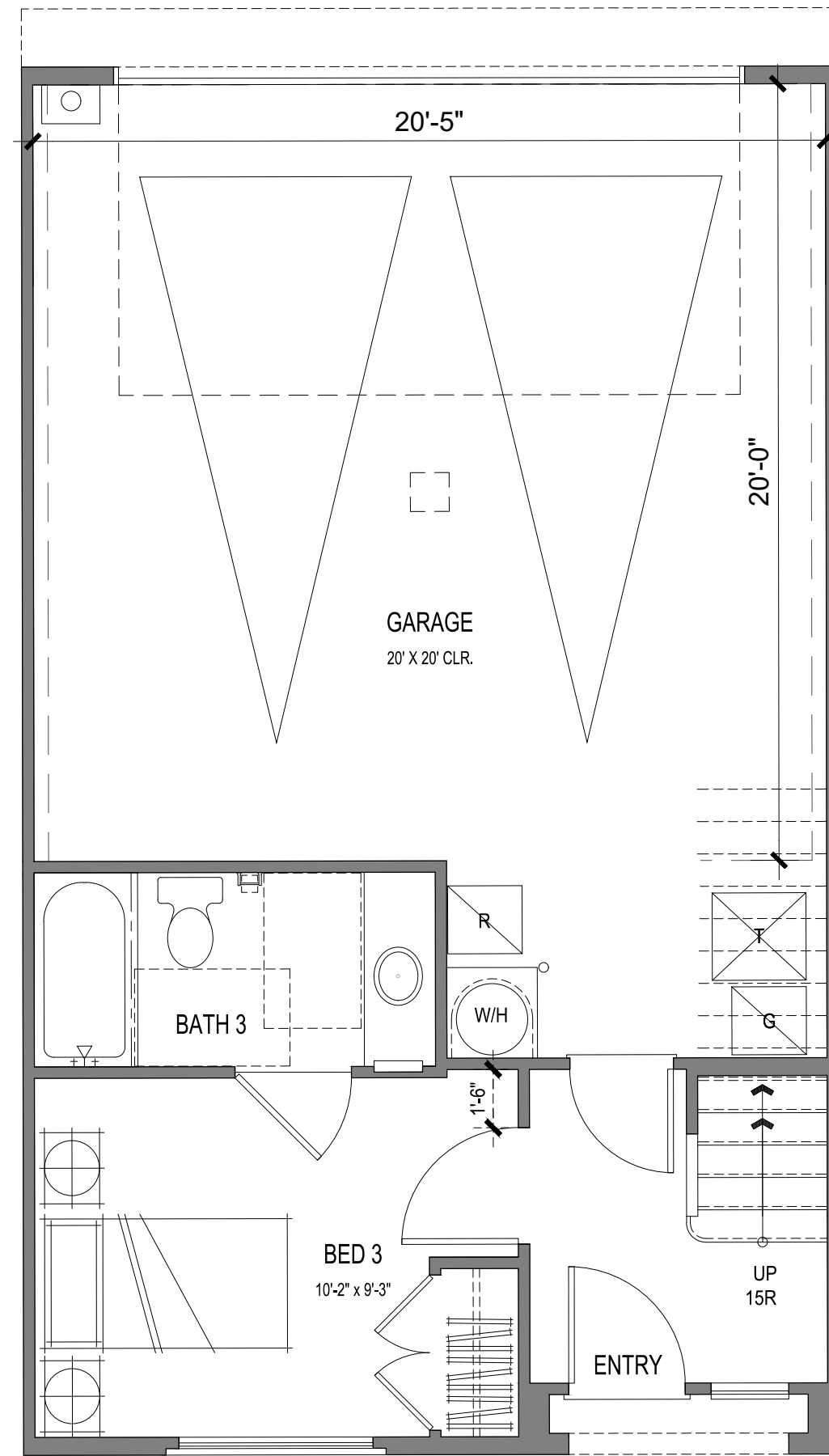


PLAN 1A  
UNIT PLANS

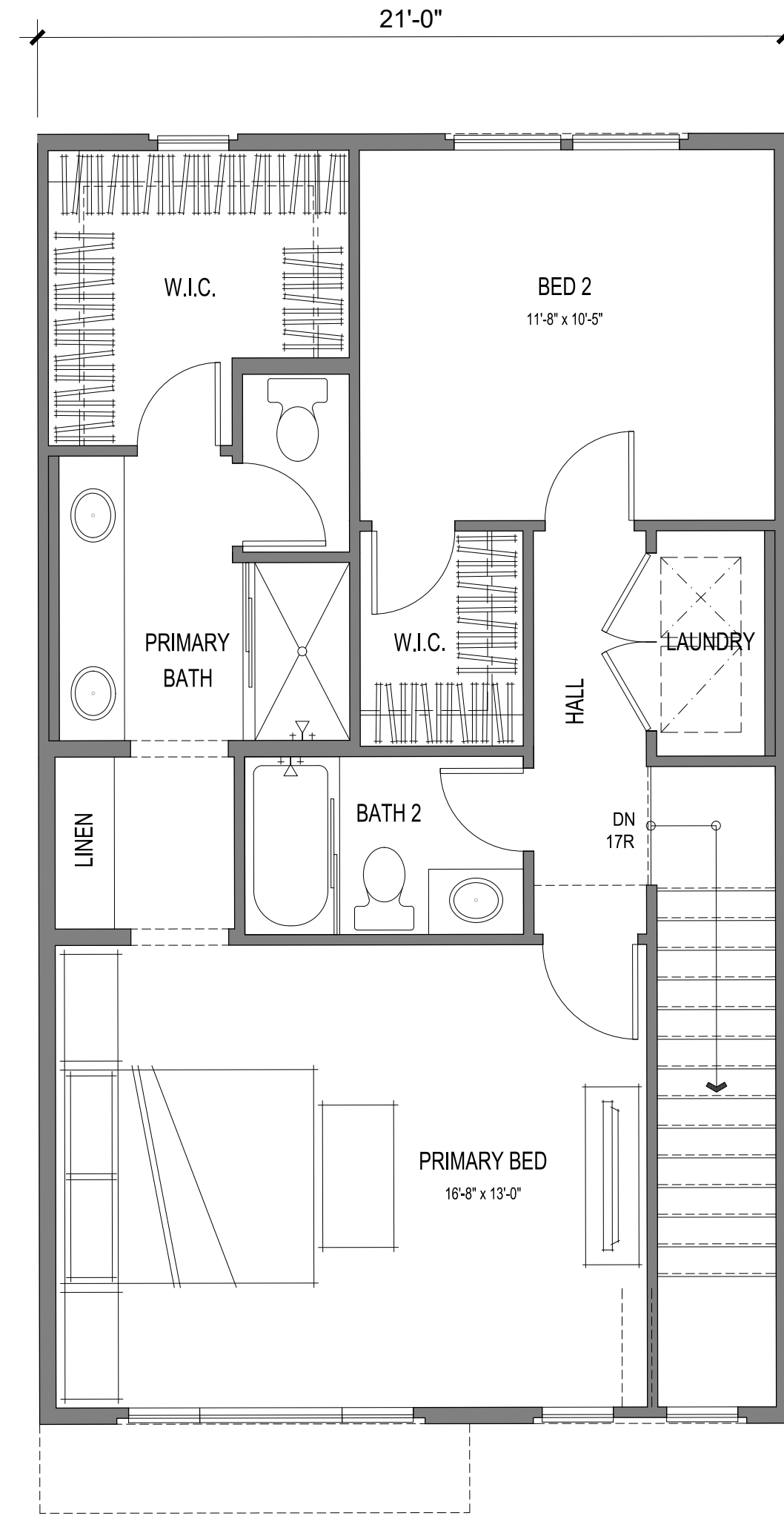
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PER 9/17 PLANNING DIVISION COMMENTS

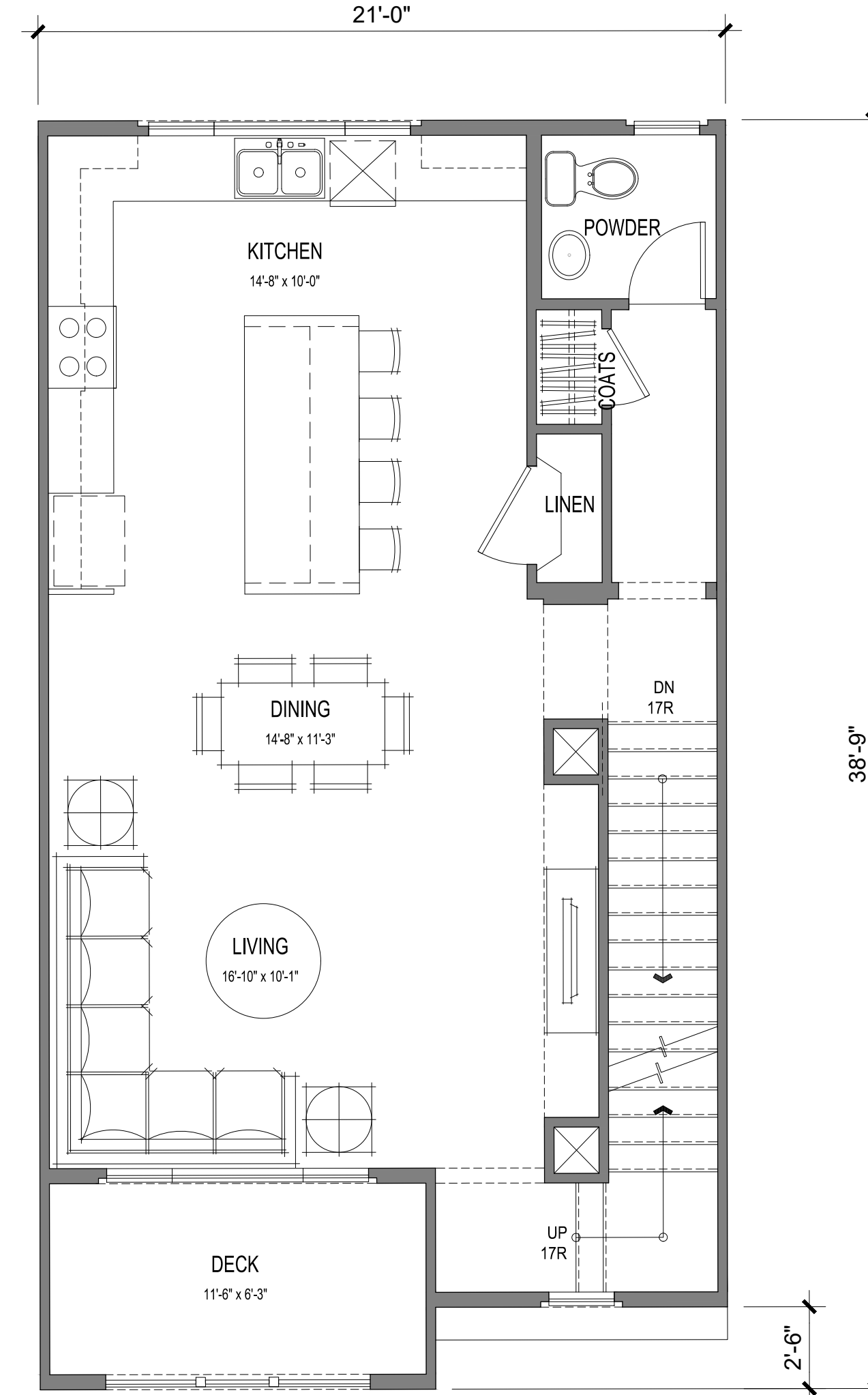




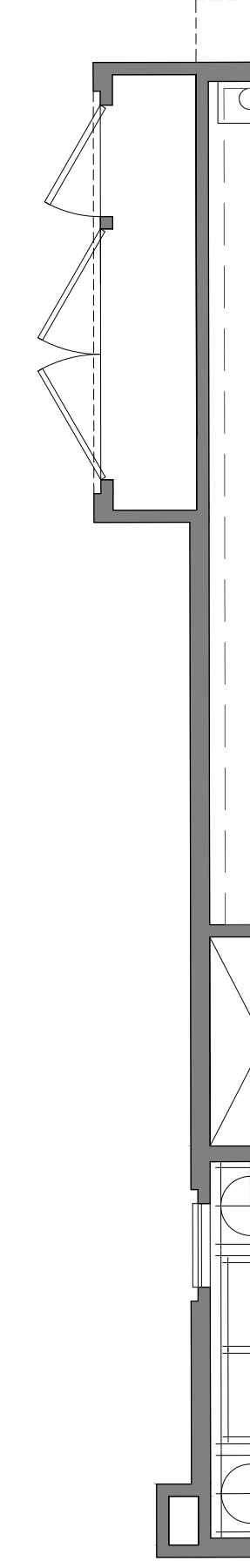
FIRST FLOOR - ACCESSIBLE



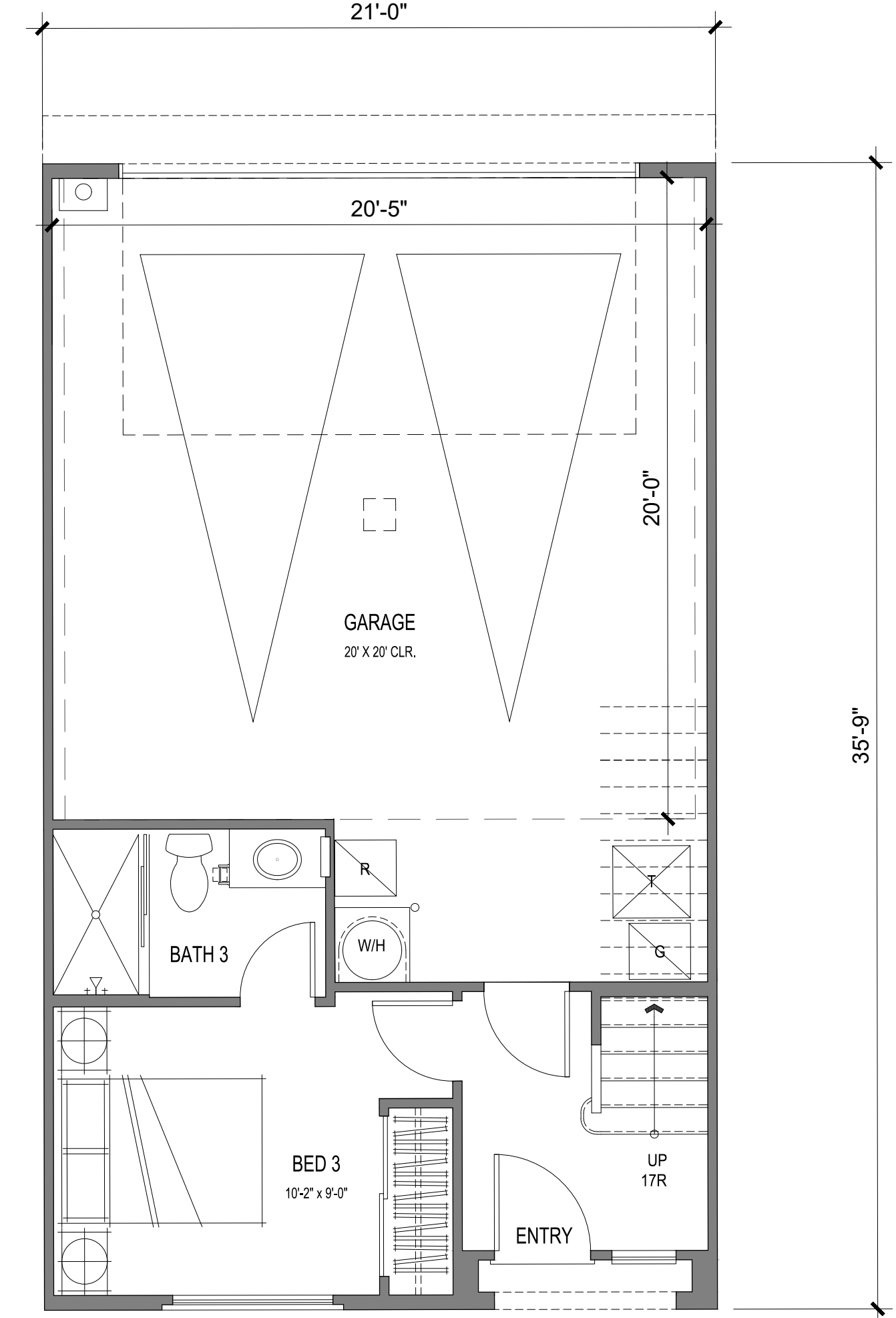
THIRD FLOOR



SECOND FLOOR



END CONDITION



FIRST FLOOR

| NET SF       |              |
|--------------|--------------|
| 1ST FLOOR    | 249 SQ. FT.  |
| 2ND FLOOR    | 677 SQ. FT.  |
| 3RD FLOOR    | 655 SQ. FT.  |
| TOTAL LIVING | 1581 SQ. FT. |

| GROSS SF     |              |
|--------------|--------------|
| 1ST FLOOR    | 287 SQ. FT.  |
| 2ND FLOOR    | 717 SQ. FT.  |
| 3RD FLOOR    | 694 SQ. FT.  |
| TOTAL LIVING | 1697 SQ. FT. |
| GARAGE       | 490 SQ. FT.  |
| DECK         | 74 SQ. FT.   |

PER 9/17 PLANNING DIVISION COMMENTS



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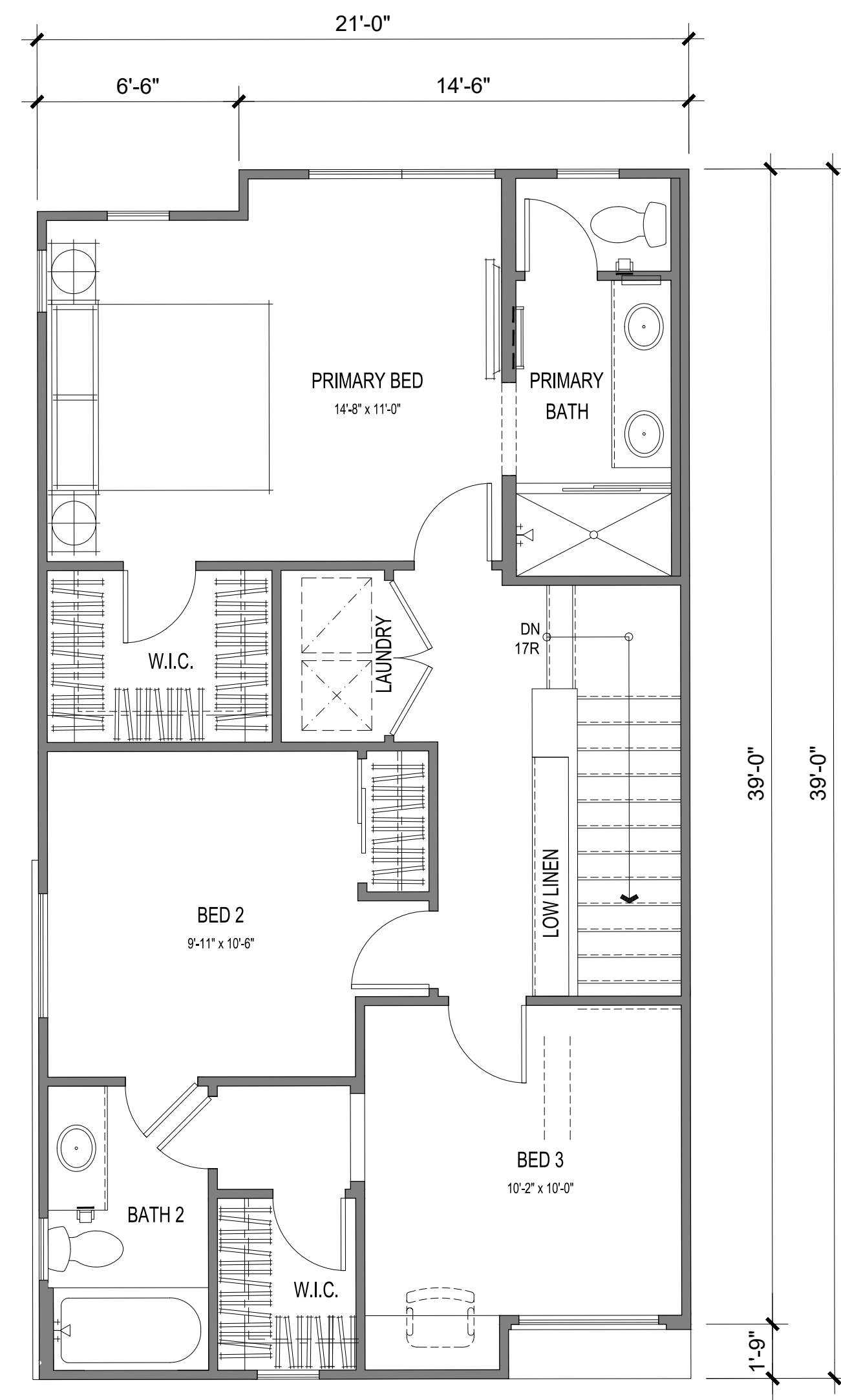
**EL MONTE PASEO - AREA Y**  
EL MONTE, CA # 2022-0607

Plot Date: 09.26.2023  
Planning Submittal: 03.09.2023  
6th Planning Submittal: 09.26.2023

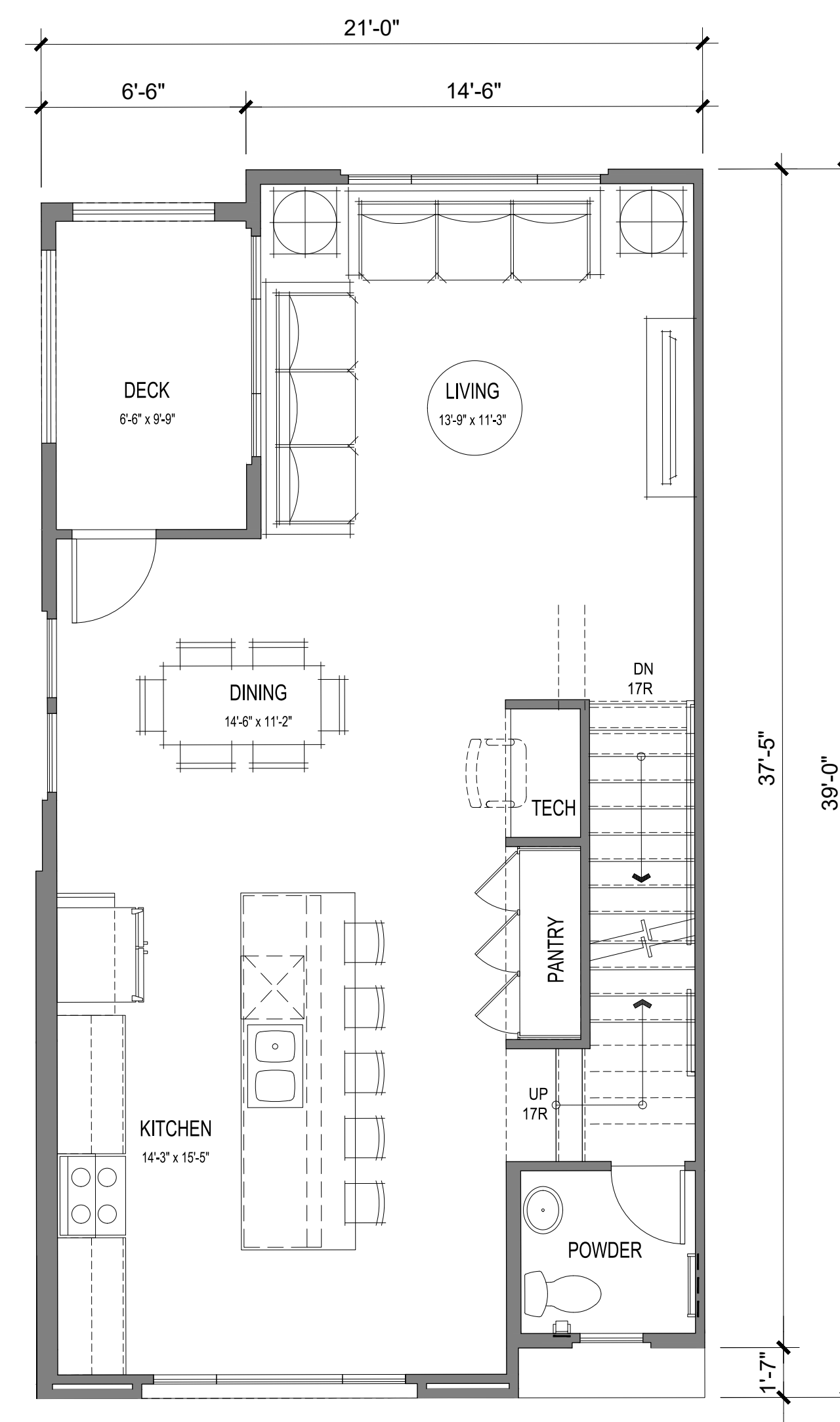


**PLAN 2**  
UNIT PLANS

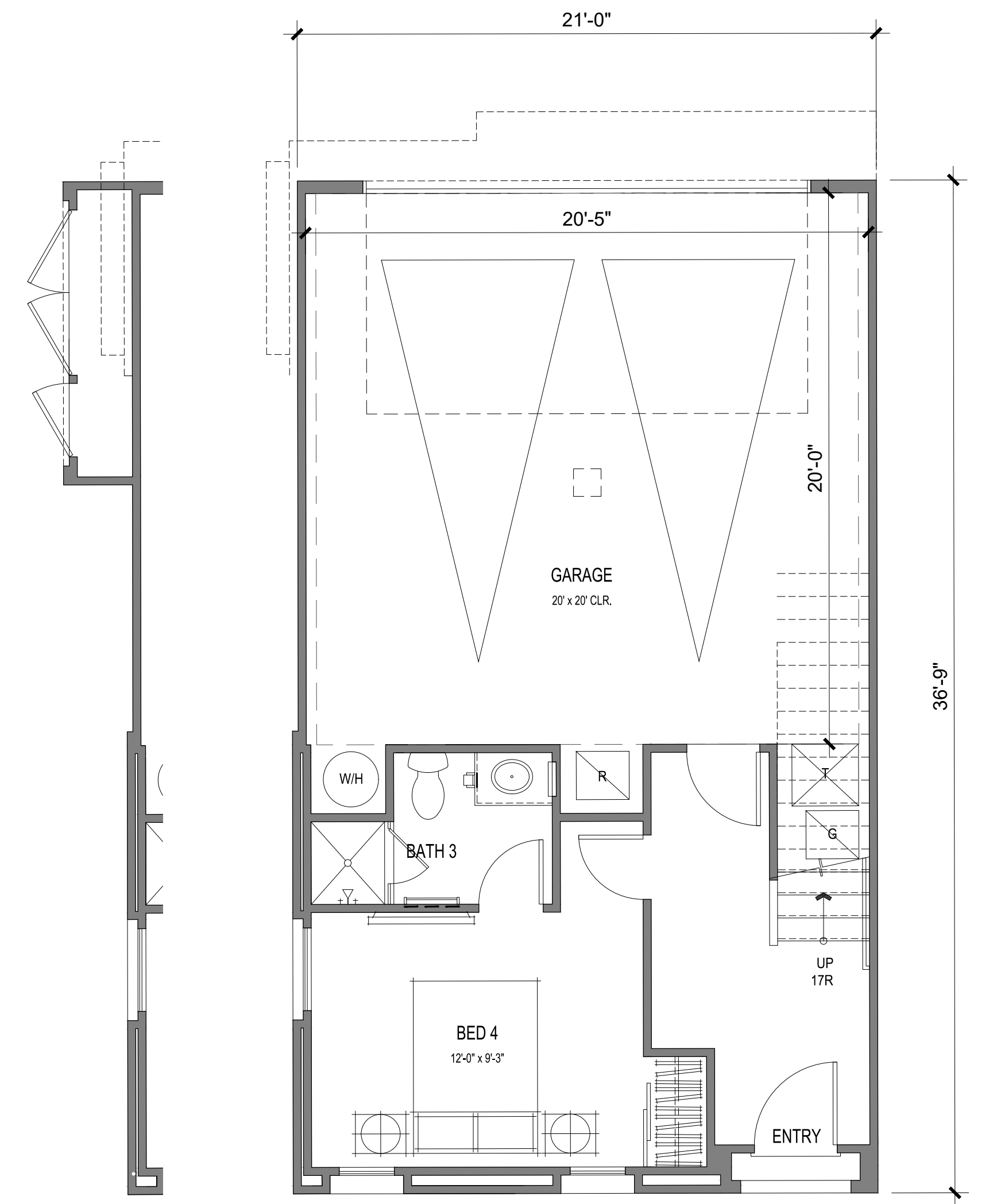
**A8.2**



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

| NET SF       |              |
|--------------|--------------|
| 1ST FLOOR    | 307 SQ. FT.  |
| 2ND FLOOR    | 684 SQ. FT.  |
| 3RD FLOOR    | 711 SQ. FT.  |
| TOTAL LIVING | 1703 SQ. FT. |

| GROSS SF     |              |
|--------------|--------------|
| 1ST FLOOR    | 347 SQ. FT.  |
| 2ND FLOOR    | 741 SQ. FT.  |
| 3RD FLOOR    | 749 SQ. FT.  |
| TOTAL LIVING | 1836 SQ. FT. |
| GARAGE       | 456 SQ. FT.  |
| DECK         | 67 SQ. FT.   |



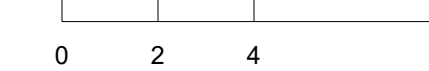
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**EL MONTE PASEO - AREA Y**  
EL MONTE, CA # 2022-0607

Plot Date: 09.26.2023  
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6th Planning Submittal: 09.26.2023



**PLAN 3**  
UNIT PLANS

**A8.3**

PER 9/11 PLANNING DIVISION COMMENTS

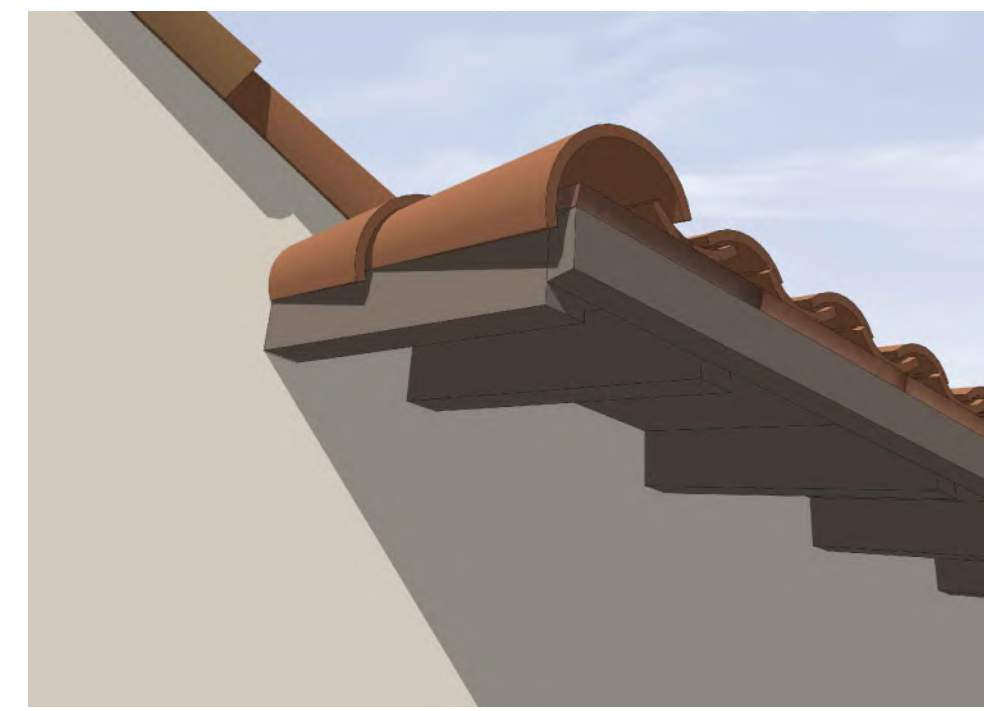




1  
STUCCO ENTRY ARCH / RECESSED  
SIMULATED WOOD BEAM



2  
STUCCO FINIAL/FAUX CHIMNEY



3  
TYPICAL EXPOSED WOOD  
TRUSS TAILS



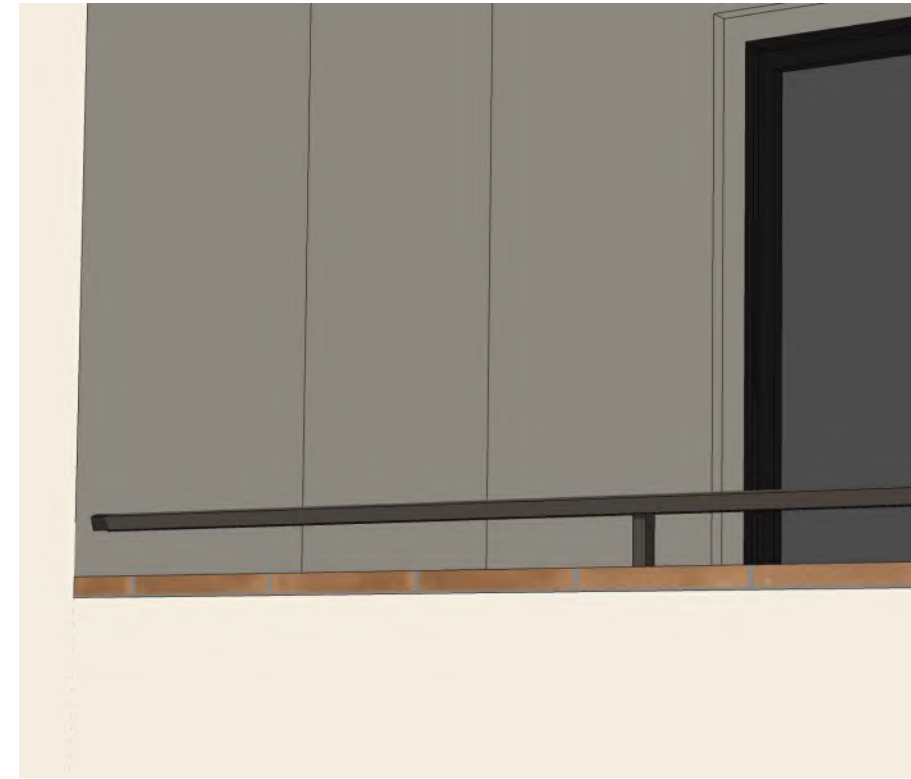
4  
DECORATIVE STUCCO CORBELS



5  
CONCRETE PAVER CAPS



6  
BOX BAY WINDOW w/ FIBER  
CEMENT BOARD PANEL, FAUX  
WOOD CORBELS



7  
DECORATIVE CONCRETE PAVER  
CAP w/ METAL RAILING AT  
BALCONY



2 8 5 1 7 10

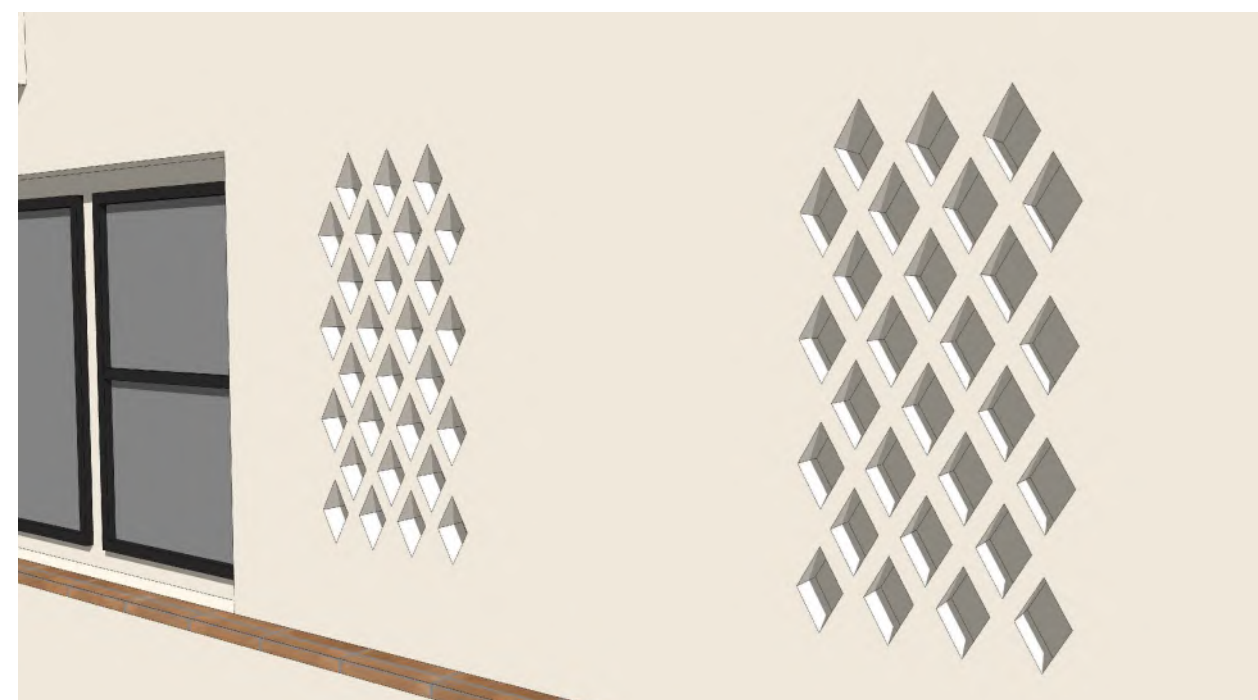


3

4



8  
CANVAS AWNING w/ METAL  
BRACKETS



10  
FAUX SCREEN STUCCO/RECESSES



INSPIRATION IMAGERY



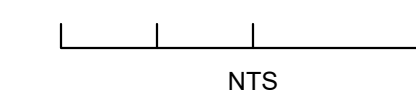
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**EL MONTE PASEO - AREA Y**  
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Plot Date: 09.26.2023  
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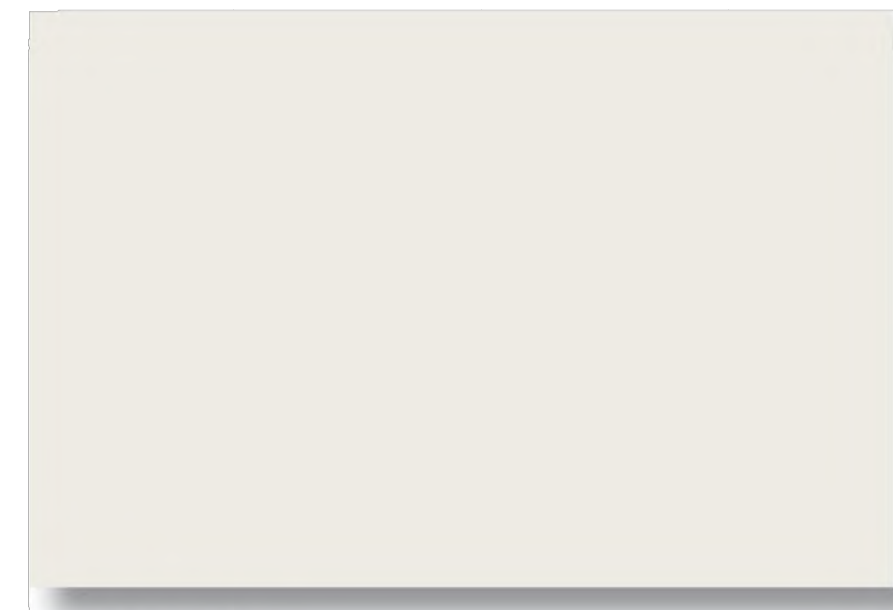


ENLARGED DETAILS BOARD

A9.0



## COLOR SCHEME 1



**STUCCO BODY**  
SW7005 - PURE WHITE



**BAY WINDOWS | SIMULATED  
WOOD BEAM | TRUSS TAILS**  
SW7018 - DOVETAIL



**ENTRY DOOR 1**  
SW7068 - GRIZZLE GRAY



**ENTRY DOOR 2**  
SW7614 - ST.BART'S



**GARAGE DOORS**  
SW7645 - THUNDER GRAY



**WINDOWS**  
MILGARD ULTRA SERIES  
FIBERGLASS - BLACK BEAN



**METALS RAILINGS | METAL  
BRACKETS**  
SW7069 - IRON ORE



**PORCELAIN SALTILLO**  
VILLA & MISSION STONE IMPORTS, LLC  
PORCELAIN LAGUAN SALTILLO - DARK



**CANVAS**  
SUNBRELLA - Blend Coal

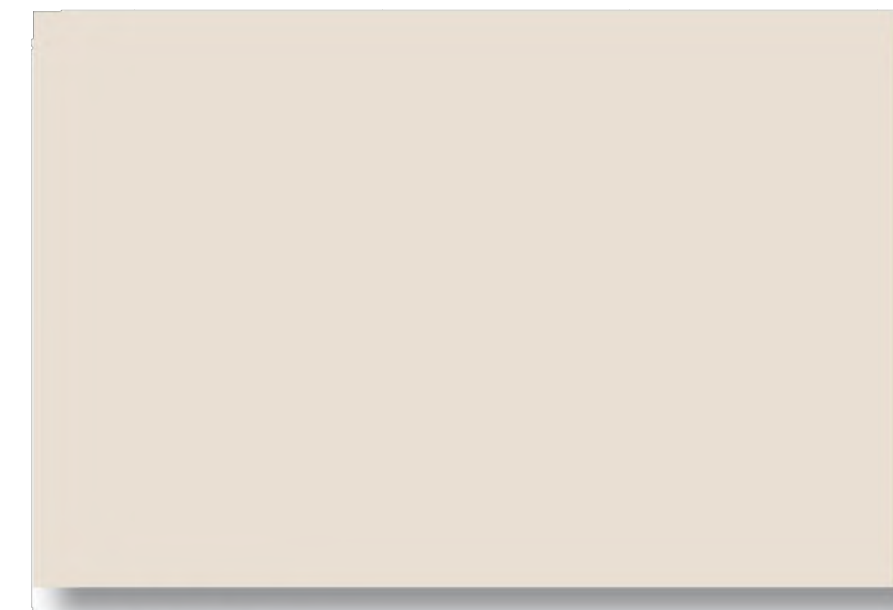


**SPANISH 'S' TILE ROOF**  
WESTLAKE - BARCELONA - COPPER MOUNTAIN BLEND

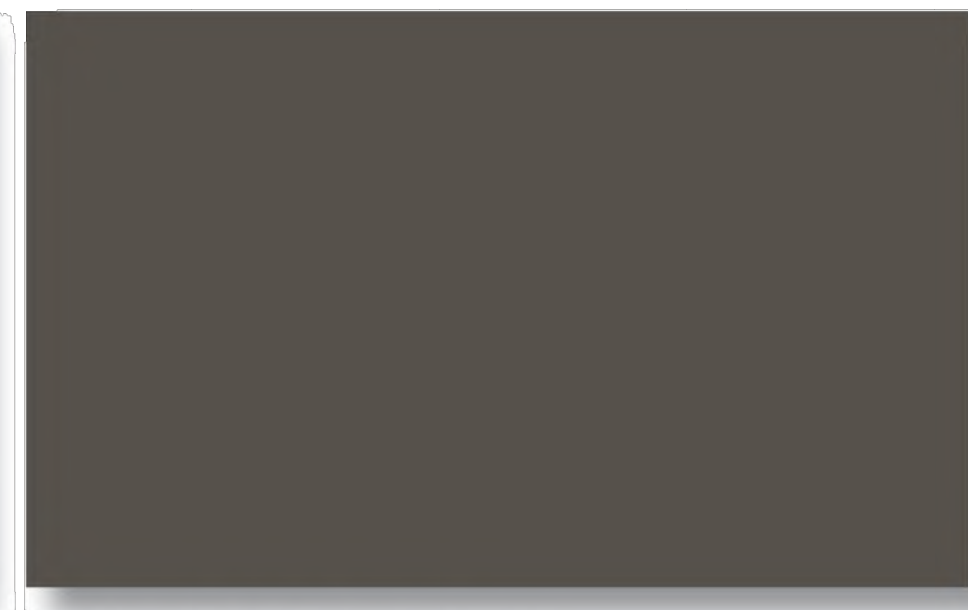


**FAUX ADHERED BRICK**  
ENDICOTT THIN BRICK - BUCKSKIN SANDS

## COLOR SCHEME 2



**STUCCO BODY**  
SW6147 - PANDA WHITE



**BAY WINDOWS | SIMULATED  
WOOD BEAM | TRUSS TAILS**  
SW7645 - THUNDER GRAY



**ENTRY DOOR 1**  
SW2862 - BURMA JADE



**ENTRY DOOR 2**  
SW9177 - SALTY DOG



**GARAGE DOORS**  
SW7068 - GRIZZLE GRAY



**WINDOWS**  
MILGARD ULTRA SERIES  
FIBERGLASS - BARK



**METALS RAILINGS | METAL  
BRACKETS**  
SW6990 - CAVIAR



**PORCELAIN SALTILLO**  
VILLA & MISSION STONE IMPORTS, LLC  
PORCELAIN LAGUAN SALTILLO - DARK



**CANVAS**  
SUNBRELLA - CANVAS INK



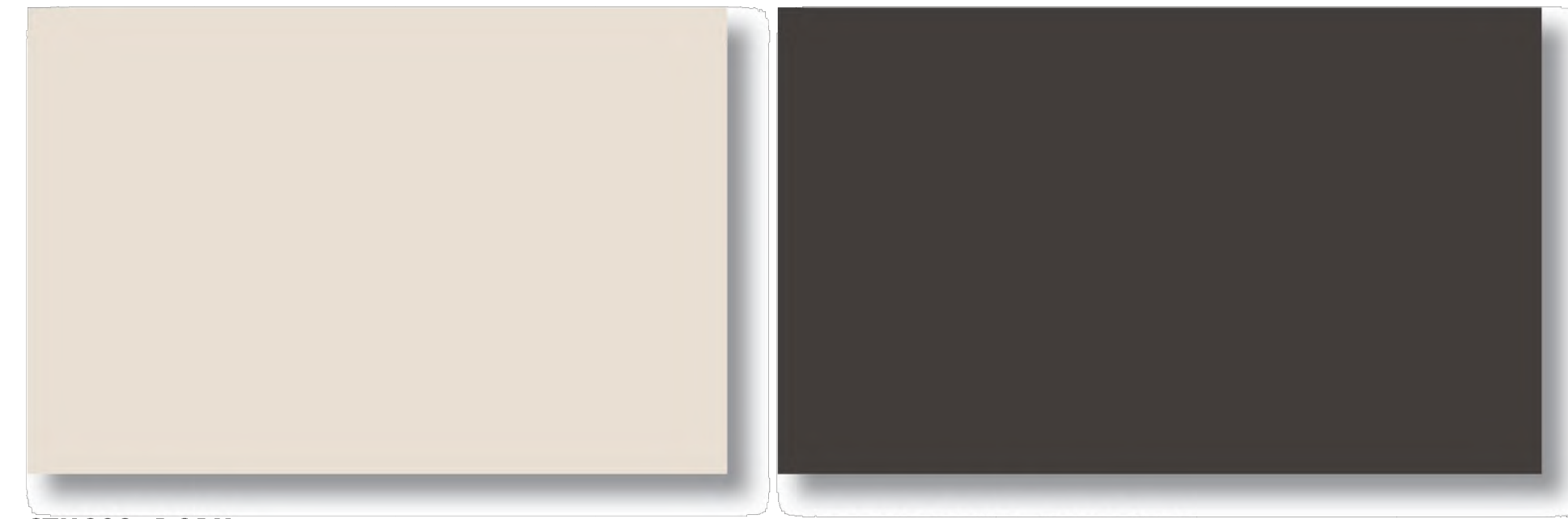
**SPANISH 'S' TILE ROOF**  
WESTLAKE - BARCELONA - VERONA BLEND



**FAUX ADHERED BRICK**  
ENDICOTT THIN BRICK - COPPERTONE



## COLOR SCHEME 3



**STUCCO BODY**  
SW6147 - PANDA WHITE

**BAY WINDOWS | SIMULATED  
WOOD BEAM | TRUSS TAILS**  
SW7026 - GRIFFIN



**ENTRY DOOR 1**  
SW6335 - FRIED BRICK

**ENTRY DOOR 2**  
SW7604 - SMOKY BLUE

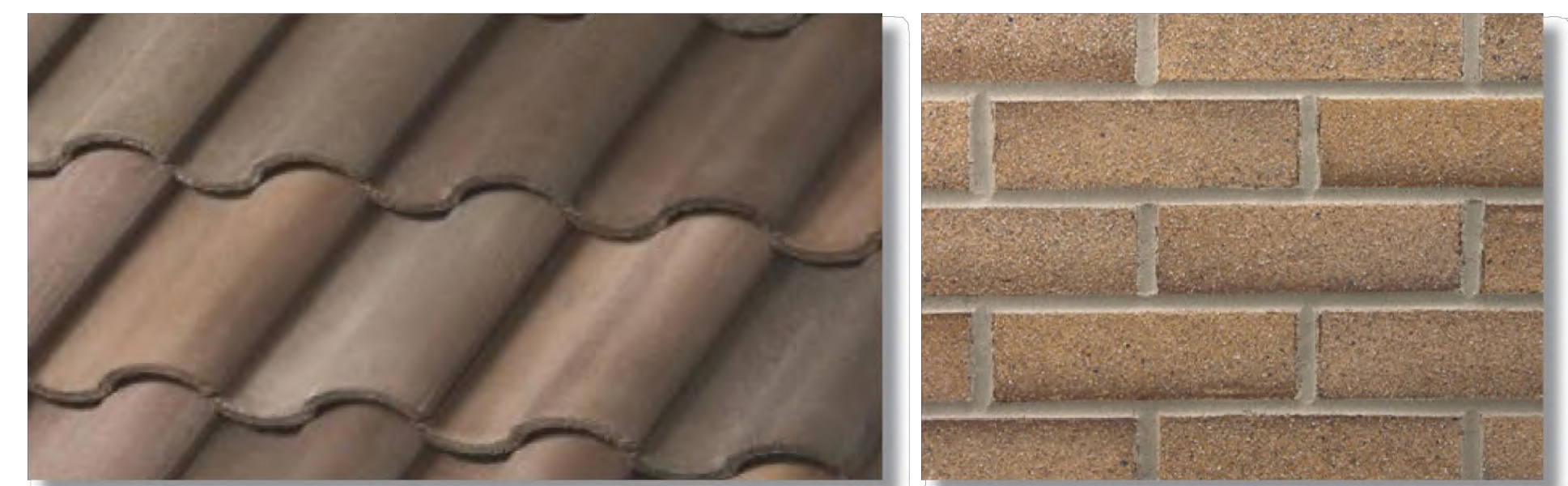
**GARAGE DOORS**  
SW6159 - HIGH TEA



**WINDOWS**  
MILGARD ULTRA SERIES  
FIBERGLASS - BLACK BEAN

**METALS RAILINGS | METAL  
BRACKETS**  
SW7020 - BLACK FOX

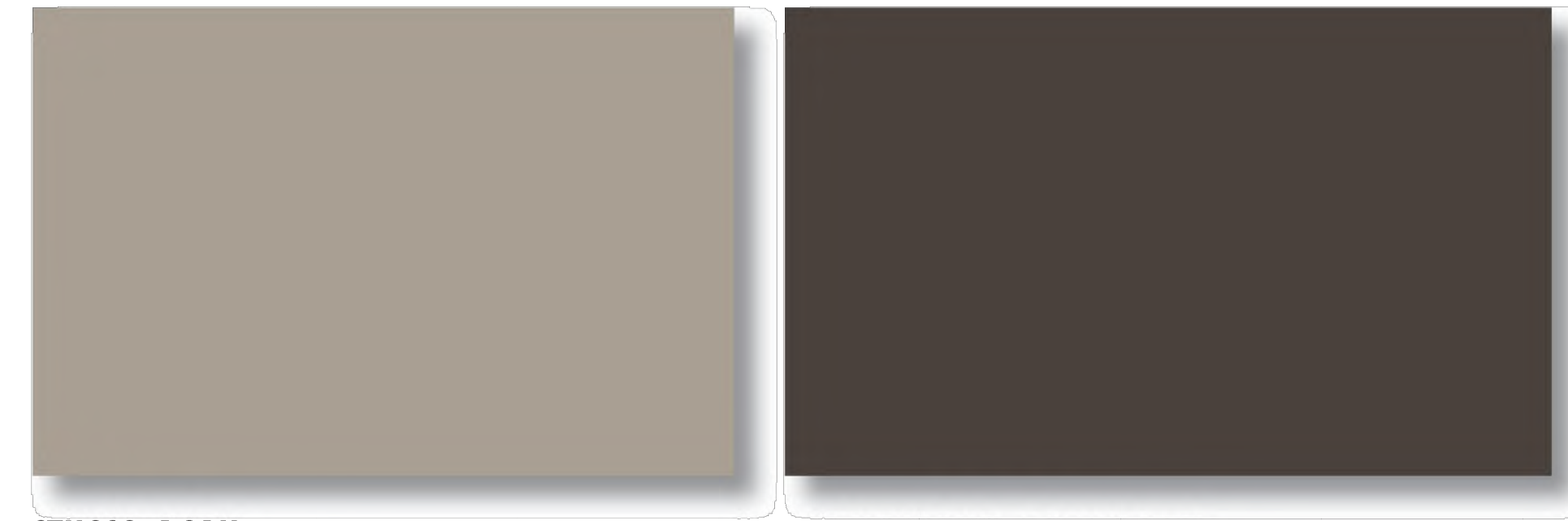
**PORCELAIN SALTILLO**  
VILLA & MISSION STONE IMPORTS, LLC  
PORCELAIN LAGUAN SALTILLO - DARK  
**CANVAS**  
SUNBRELLA - TRUE BROWN



**SPANISH 'S' TILE ROOF**  
WESTLAKE - BARCELONA - SMOKEY TOPAZ BLEND

**FAUX ADHERED BRICK**  
ENDICOTT THIN BRICK - SAHARA SANDS

## COLOR SCHEME 4



**STUCCO BODY**  
SW7045 - INTELLECTUAL GRAY

**BAY WINDOWS | SIMULATED  
WOOD BEAM | TRUSS TAILS**  
SW7675 - SEALSKIN



**ENTRY DOOR 1**  
SW6992 - INKWELL

**ENTRY DOOR 2**  
SW6055 - FIERY BROWN

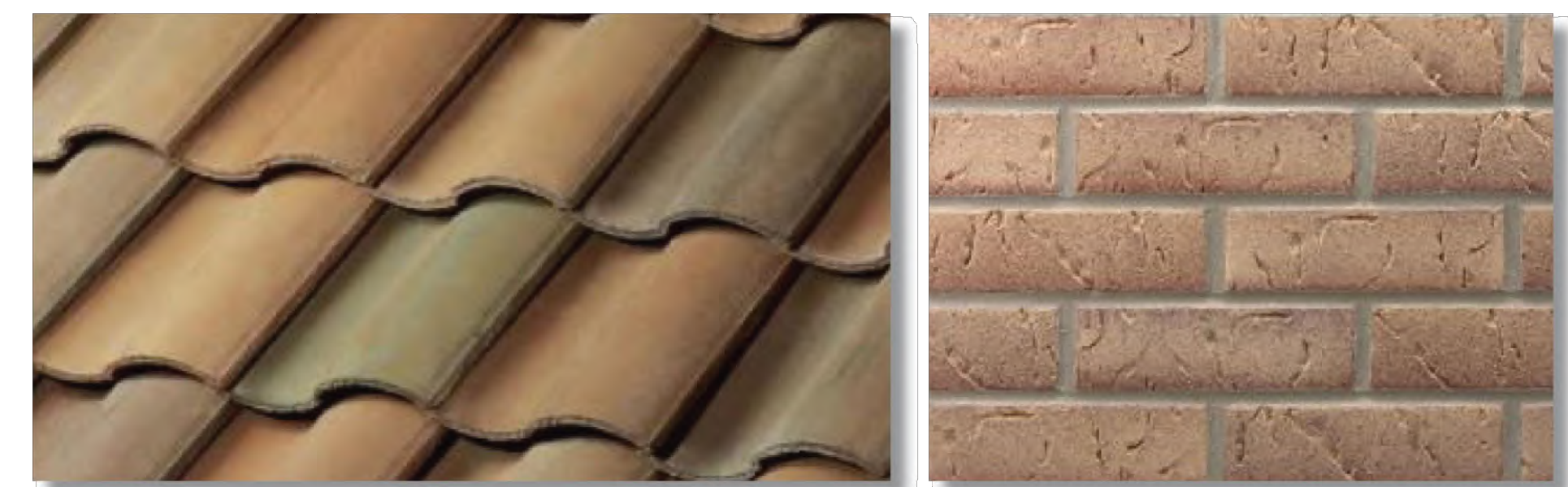
**GARAGE DOORS**  
SW7047 - PORPOISE



**WINDOWS**  
MILGARD ULTRA SERIES  
FIBERGLASS - BARK

**METALS RAILINGS | METAL  
BRACKETS**  
SW6990 - CAVIAR

**PORCELAIN SALTILLO**  
VILLA & MISSION STONE IMPORTS, LLC  
PORCELAIN LAGUAN SALTILLO - DARK  
**CANVAS**  
SUNBRELLA - Nurture Indigo



**SPANISH 'S' TILE ROOF**  
WESTLAKE - BARCELONA - SALERNO CLAY

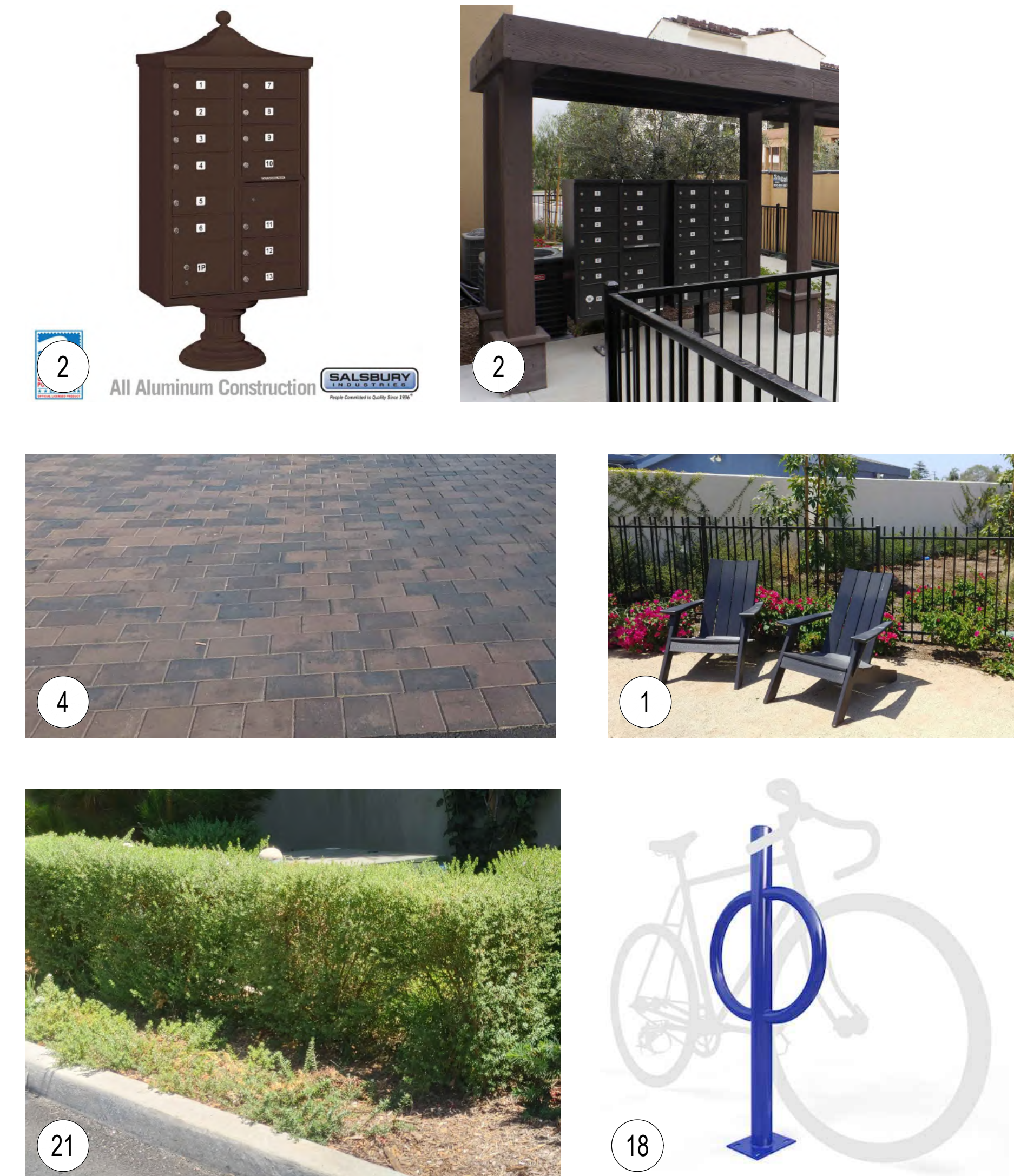
**FAUX ADHERED BRICK**  
ENDICOTT THIN BRICK - ORLEANS SANDS



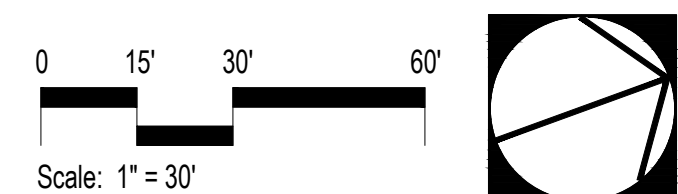


**LEGEND**

1. Pocket park with Adirondacks and specimen tree, for small social events and group gatherings.
2. Eight community cluster mailboxes, per USPS review and approval, with shade trellis.
3. Proposed wall, pilaster, gate or fence, per Wall & Fence Plan.
4. Enhanced paving at main project entry and throughout the site.
5. Proposed tree, per Planting Plan.
6. 5' wide community natural colored concrete sidewalk, with light top-cast finish and saw-cut joints.
7. 4' wide unit entry natural colored concrete walk, with light top-cast finish and saw-cut joints.
8. Accessible parking stall and striping, per Civil plans.
9. Guest parking stall. Separation of parking/hardscape and landscaping with continuous 6" Portland Cement concrete curb.
10. Natural colored concrete driveway, with light broom finish and tooled joints. All parking lots and driveways shall be surfaced with asphaltic concrete with a minimum thickness of 3" over an aggregate base of 6".
11. Private patio / yard area, homeowner maintained.
12. Common area landscape, builder installed and HOA maintained.
13. Community dog bag station (black in color), for pet owners.
14. Property line.
15. Public street R.O.W.
16. Proposed public street sidewalk, per Civil plans.
17. Proposed Transformer.
18. Short term bike parking (4 bike racks to accommodate 8 bike stalls) Model: DERO Bike Hitch .
19. Adjacent City Park, per plan.
20. Adjacent El Monte Paseo, per city plan.
21. Transformers & on ground utilities to be screened with landscape, quantity and final locations to be determined.



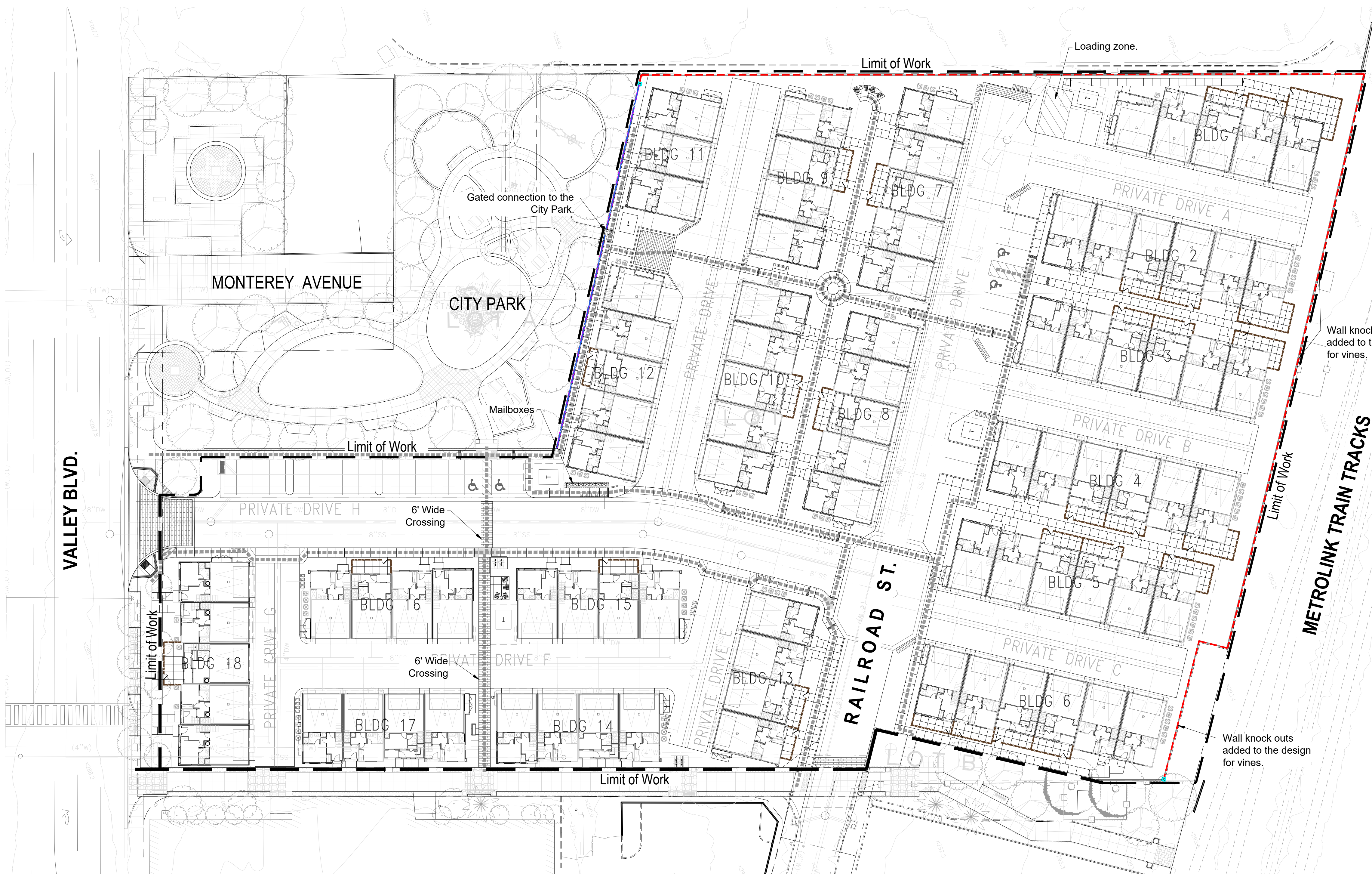
\*Conceptual images (provided herein are conceptual and subject to change)



MW Investment Group

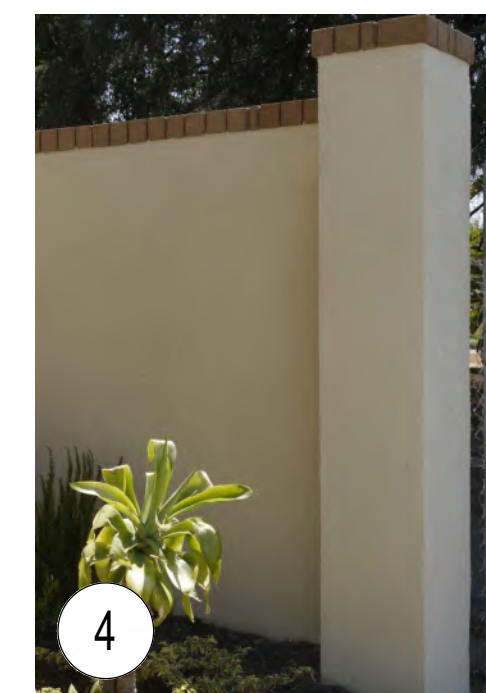
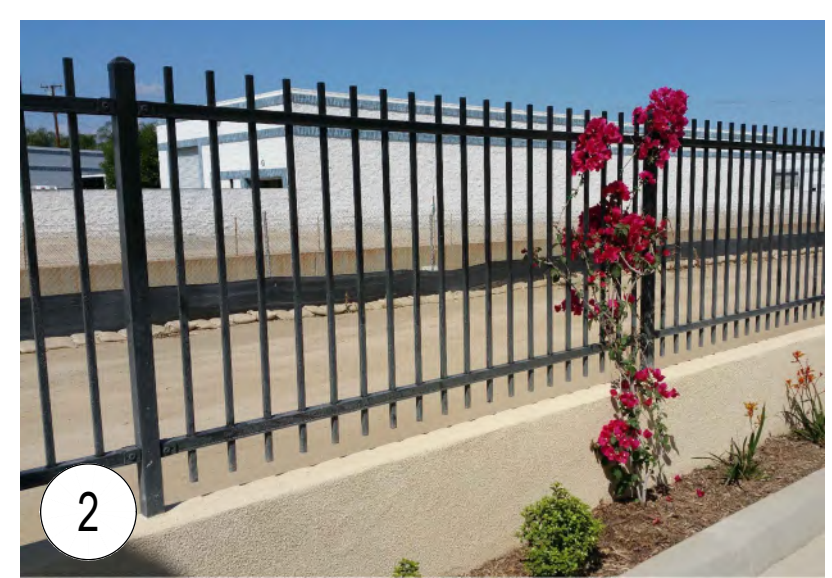
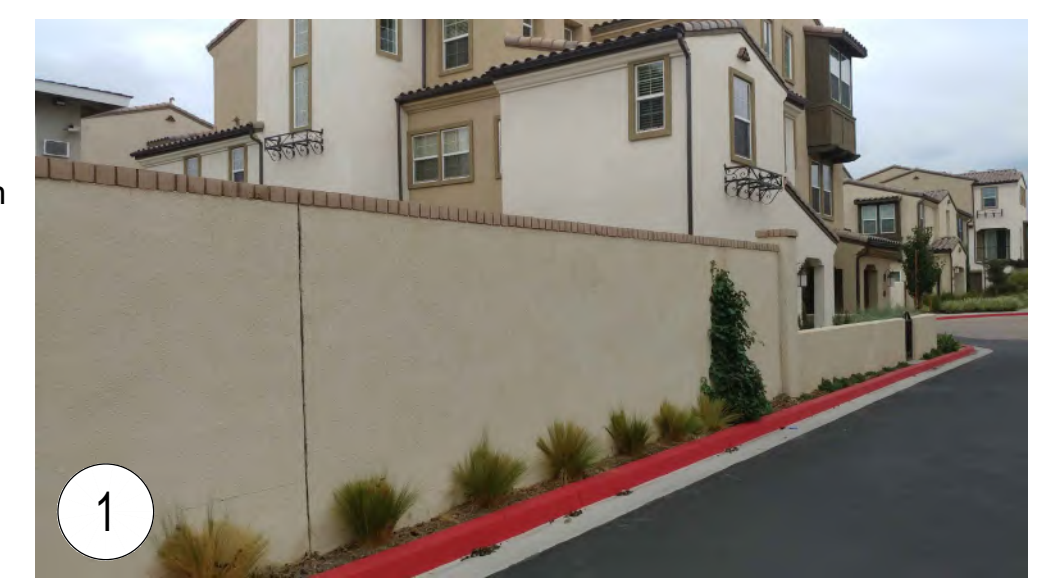
Schematic Landscape Plan



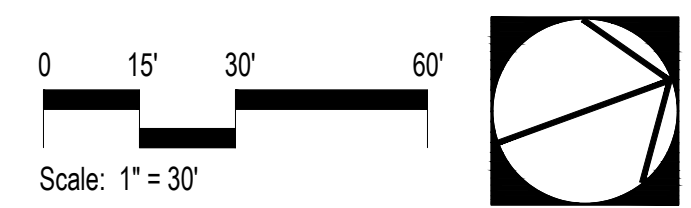


**WALL, FENCE & GATE LEGEND**

- 1 - 7'-9" High stucco over CMU wall, with 2" high enhanced CMU cap (tan color).
- 2 - 5'-0" High combo wall, 1'-6" high CMU wall with 3'-6" high tube steel fence (black paint color).
- 3 - 3'-0" High stucco over CMU patio wall, with 2" high enhanced CMU cap (tan color).
- 4 - 8'-0" High (16" sq.) stucco over CMU pilaster, with 18" sq. (4" H). enhanced CMU cap (tan color).
- 5 - 3'-0" High metal patio gate (black powdercoat color).
- ADA path of travel.



\*Conceptual images (provided herein are conceptual and subject to change)



**Schematic Walls & Fences Plan**

MW Investment Group

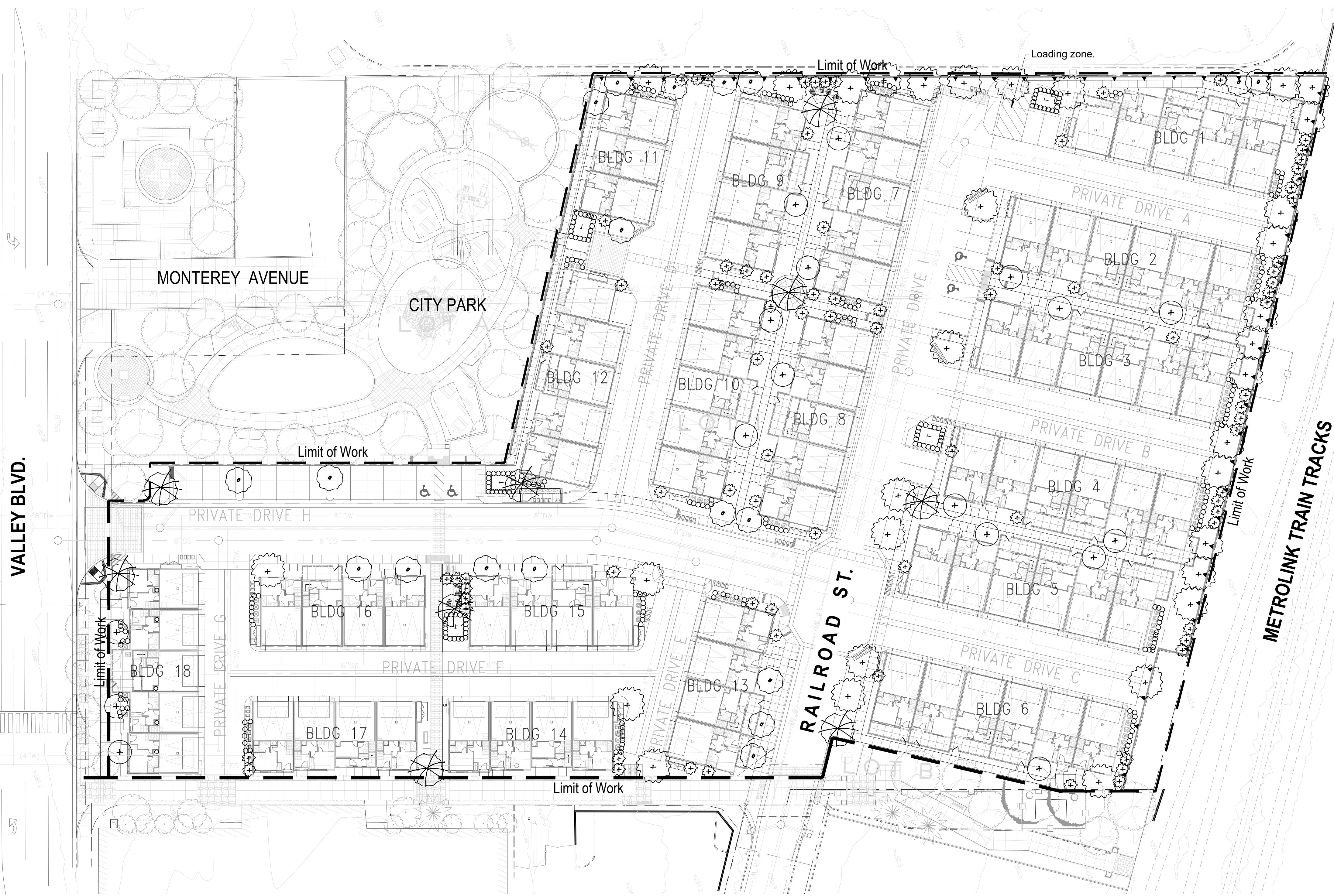


**EL MONTE PASEO - AREA Y PAD**

4th Submittal | Project No.: MJW08-D | Date: Sept. 21, 2023 | **L-2**







**PLANTING LEGEND**

| Symbol                          | Type/Form         | Suggestions<br>Botanical Name (Common Name)  | Trunk  | Size               | WUCOLS (R4) | Qty.        |
|---------------------------------|-------------------|--|--------|--------------------|-------------|-------------|
| <b>TREES</b>                    |                   |  |        |                    |             |             |
|                                 | Focal             | Magnolia grandiflora 'Little Gem' (Southern Magnolia)  | Single | 36" Box            | Mod.        | 9           |
|                                 | Screen/Buffer     | Tristania conferta (Brisbane Box)  | Single | 24" Box            | Mod.        | 33          |
|                                 | Flowering         | Arbutus u. 'Marina' (Marina Strawberry Tree)<br>Lagerstroemia 'Natchez' (White Crape Myrtle) | Single | 24" Box/<br>15 Gal | Low<br>Mod. | 17          |
|                                 | Medium Evergreen  | Geijera parviflora (Australian Willow)<br>Ulmus p. 'True Green' (Chinese Evergreen Elm)      | Single | 24" Box            | Mod.        | 19          |
|                                 | Columnar          | Cupressus sempervirens (Italian Cypress)<br>Podocarpus gracillior (Fern Pine)                | Single | 15 Gal             | Low<br>Mod. | 83          |
|                                 |                   |  |        |                    |             | Total = 161 |
| <b>UTILITY SCREENING SHRUBS</b> |                   |  |        |                    |             |             |
|                                 | Utility Screening | Westringia spp. (Westringia)<br>Rhamnus californica (Coffeeberry)                            | Single | 15 Gal             | Low         | 299         |
|                                 |                   |  |        |                    |             | Total = 299 |
| <b>VINES</b>                    |                   |  |        |                    |             |             |
|                                 | Vine              | Macfadyena unguis-cati (Cat's Claw Vine)   | Single | 5 Gal              | Low         | 47          |
|                                 |                   |  |        |                    |             | Total = 47  |

**SHRUBS and GROUND COVER**

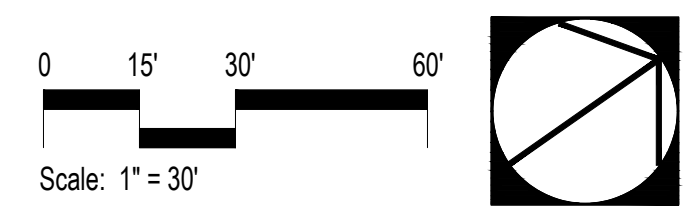
| SHRUBS and GROUND COVER            | WUCOLS (R4)                |     |
|------------------------------------|----------------------------|-----|
| Anigozanthos                       | Kangaroo Paw               | Low |
| Agave spp.                         | Agave                      | Low |
| Aloe spp.                          | Aloe                       | Low |
| Arctostaphylos spp.                | Manzanita                  | Low |
| Bougainvillea spp.                 | Bougainvillea              | Low |
| Callistemon citrinus 'Little John' | Dwarf Bottlebrush          | Low |
| Carex divulsa                      | Berkeley Sedges            | Low |
| Chamaerops humilis                 | Mediterranean Fan Palm     | Low |
| Dasyliion longissimum              | Mexican Grass Tree         | Low |
| Dianella revoluta 'Little Rev'     | Little Rev™ Flax Lily      | Low |
| Grevillea lanigera 'Prostrate'     | Prostrate Woolly Grevillea | Low |
| Hesperaloe parviflora              | Red / Yellow Yucca         | Low |
| Heteromeles arbutifolia            | Toyon                      | Low |
| Kalanchoe thyrsiflora              | Flapjack Paddle Plant      | Low |
| Lavandula stoechas 'Larkman Hazel' | Hazel™ Spanish Lavender    | Low |
| Stipa (Nassella) pulchra           | Purple Needlegrass         | Low |
| Muhlenbergia capillaris            | Pink / Hairy Awn Muhly     | Low |
| Rosmarinus o. 'Huntington Carpet'  | Groundcover Rosemary       | Low |
| Westringia spp.                    | Westringia                 | Low |
| Yucca gloriosa                     | Spanish Dagger             | Low |

**VINES & ESPALIERS**

|  |                 |     |
|--|-----------------|-----|
| Antigonon leptopus                                 | Coral Vine      | Low |
| Bougainvillea 'Monka'<br>(Oo-La-La® Bougainvillea) | Bougainvillea   | Low |
| Macfadyena unguis-cati                             | Cat's Claw Vine | Low |

- NOTES:**
- Irrigation (including spray and/or drip) will be provided, in the Construction Document phase, and to be installed per local California water regulations (AB1881). Landscape and Irrigation plans shall be in compliance with EMMC Section 17.10 and 17.11 for Water Efficiency Compliance shall be determined upon building and safety division plan check submittal.
  - Transformers, back-flow preventers & other above-ground utilities to be screened with landscape as permitted per local codes & regulations.
  - The plant palette listed provides a list of plant material to select from when preparing final landscape construction documents for this project. However, substitutions may be required due to availability, soils tests, or other conditions.
  - All trees within 5' of hardscape to be installed with deep root barriers.
  - Landscape design shall minimize stormwater runoff and use drought tolerant materials (DDG Section 4.1E).
  - Minimum tree quantity: (1) 24" box, for every 500 sf of open space area; will be finalized once we have the open space information finalized.
  - For the common open space calculations, please see architect's plans and see L6-Landscape Permeable Plan for Overall Landscape Area.
  - Quantity of trees and shrubs to be confirmed during landscape CDs plan check.

**Schematic Planting Plan**



MW Investment Group

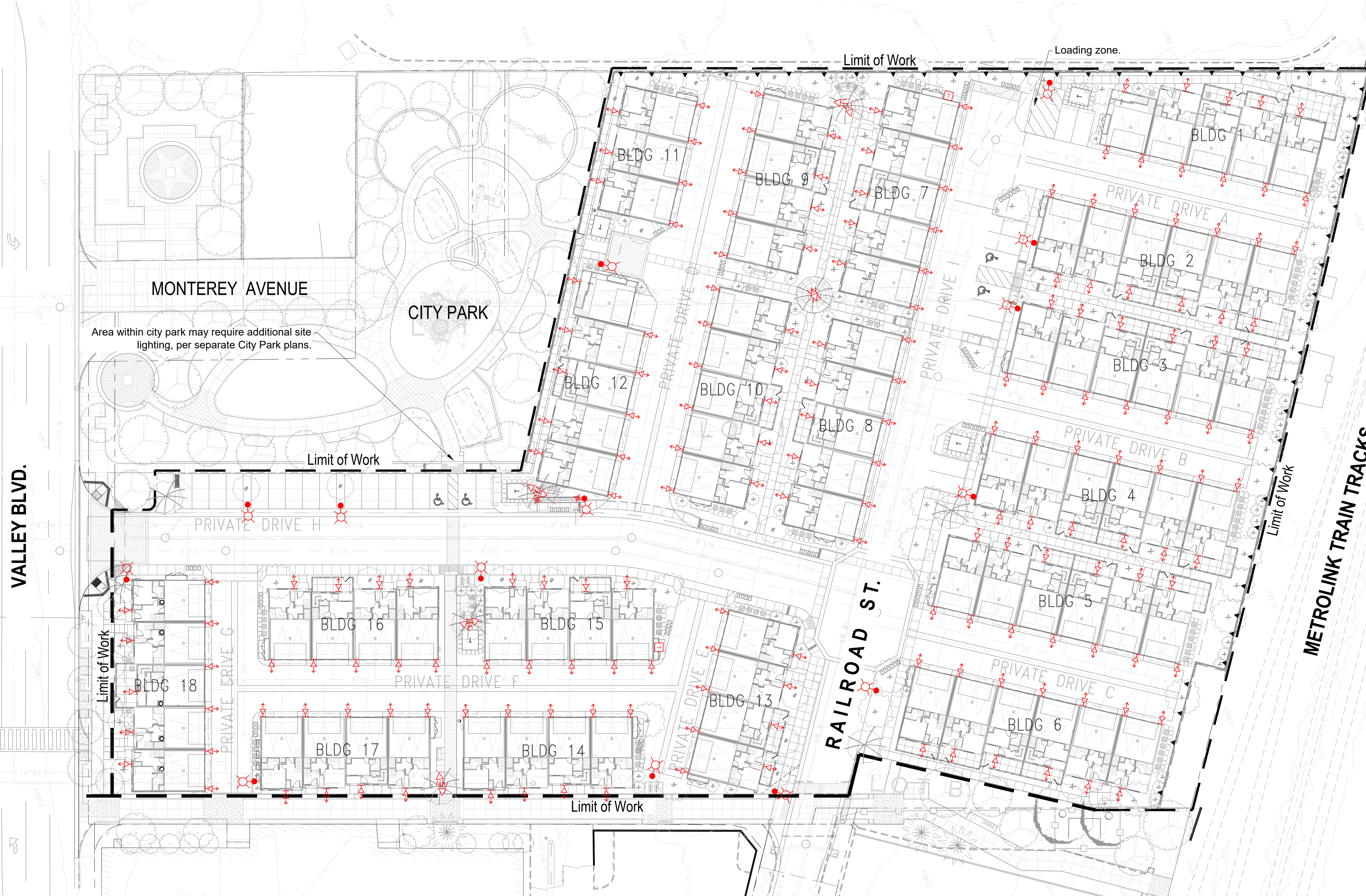


**EL MONTE PASEO - AREA Y PAD**






4th Submittal | Project No.: MJW08-D | Date: Sept. 21, 2023 | **L-3**





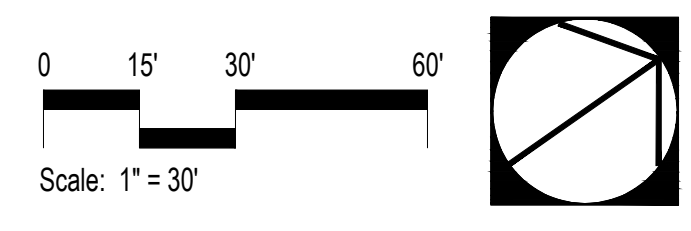


**LIGHTING SCHEDULE**

| SYMBOL  | MANUFACTURER/MODEL/DESCRIPTION  | QTY |
|---|---|-----|
|    | SVE-3 - Pole Light<br>Area Pole Light, HID - Direct Lighting Sales, Model San Vicente #SVE-3<br>Cast Aluminum, Textured Bronze, RA21 Radius<br>Lamp: Per Elec. Eng., Per Elec. Eng., Per Elec. Eng.<br>Accessories: On DBC-1 Base & 10' round pole. | 14  |
|    | FX Luminaire - DX: Transformer<br>SS, Stainless Steel, Wall<br>150W   | 2   |
|    | FX Luminaire NP-9LED-BZ<br>Large directional up light ideal for vertical landscape elements.<br>Order code: NP, Aluminum Alloy, (BZ) Bronze Metallic,<br>Ground Mount<br>Lamp: NP-9LED, 10W 10.7VA, 2700K, Beamspread:<br>Narrow Flood              | 10  |
|    | Wall Sconce-Maxim Model #86093FSBZ<br>H: 19.5" x W: 8" x D: 9.5"<br>13 W, 2700K   | 191 |
|  | FX Luminaire JB<br>Small down light fixture. 8.9in. H x 2.4in. Dia.<br>Order code: JB, Aluminum Alloy, (BZ) Bronze Metallic,<br>Mini-Mount<br>Lamp: JB-3LED, 4.2W 4.5VA, 2700K, Beamspread: Spot  | 2   |



- NOTES:
1. Landscape lighting (landscape up-lights, path lights/bollards, etc.) to be coordinated with Electrical Engineer in future phase.
  2. Shield for directional controlling to prevent offsite glare.
  3. Maximum allowable height, for street pole lights, is 20 ft.



**Schematic Lighting Plan**

MW Investment Group



**EL MONTE PASEO - AREA Y PAD**

4th Submittal | Project No.: MJW08-D | Date: Sept. 21, 2023 | **L4**







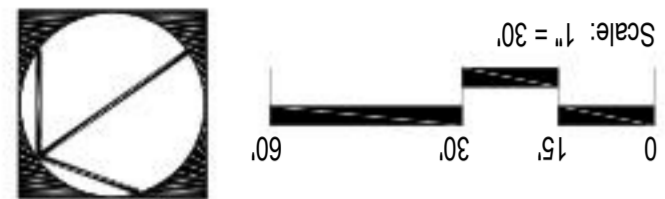
# EL MONTE PASEO - AREA Y PAD



4th Submittal | Project No.: MjW08-D | Date: Sept. 21, 2023

MW Investment Group

## Schematic Trash Exhibit & Hauler Circulation Plan




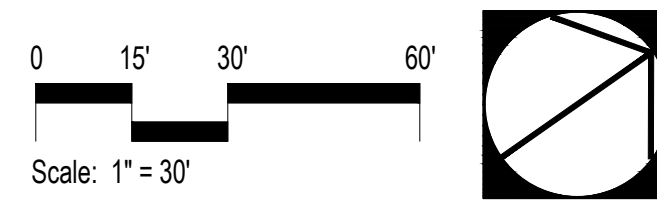
- LEGEND**
- Regular trash bin.
  - Recycle bin.
  - Organic waste bin.
  - ▨ Trash hauler path of travel.
  - HOA Landscape waste, will be hauled by the Landscape Contractor.





**SITE DEVELOPMENT**

| SYMBOL  | NOTES          | QTY       |
|---|----------------|-----------|
|  | LANDSCAPE AREA | 23,930 sf |



Schematic Landscape Permeable Plan

MW Investment Group

4th Submittal | Project No.: MJW08-D  
Date: Sept. 21, 2023

**L-6**



**EL MONTE PASEO - AREA Y**  **PAD**

Landscape Architecture  
31105 La Grana Drive, Suite 100  
Laguna Hills, CA 92653 | www.studiopad.com



**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 408 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 ACCEPTED 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

**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.

**PROPOSED EASEMENTS:**

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

**GEOTECH INFORMATION:**

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

**ENGINEER INFORMATION:**

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

**OWNER/SUBDIVIDER:**

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

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

**DATE OF SURVEY:**

DATE: JANUARY, 2023

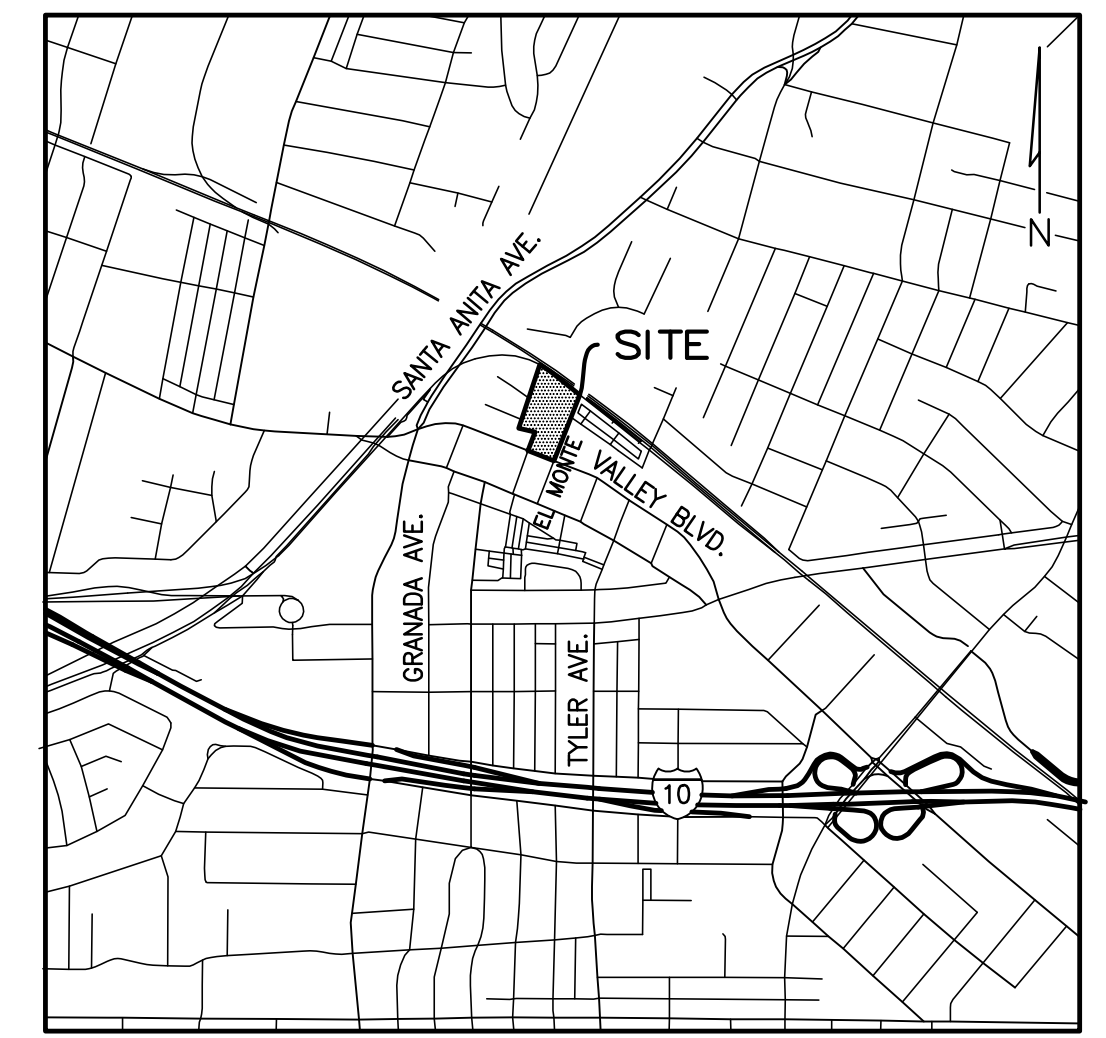
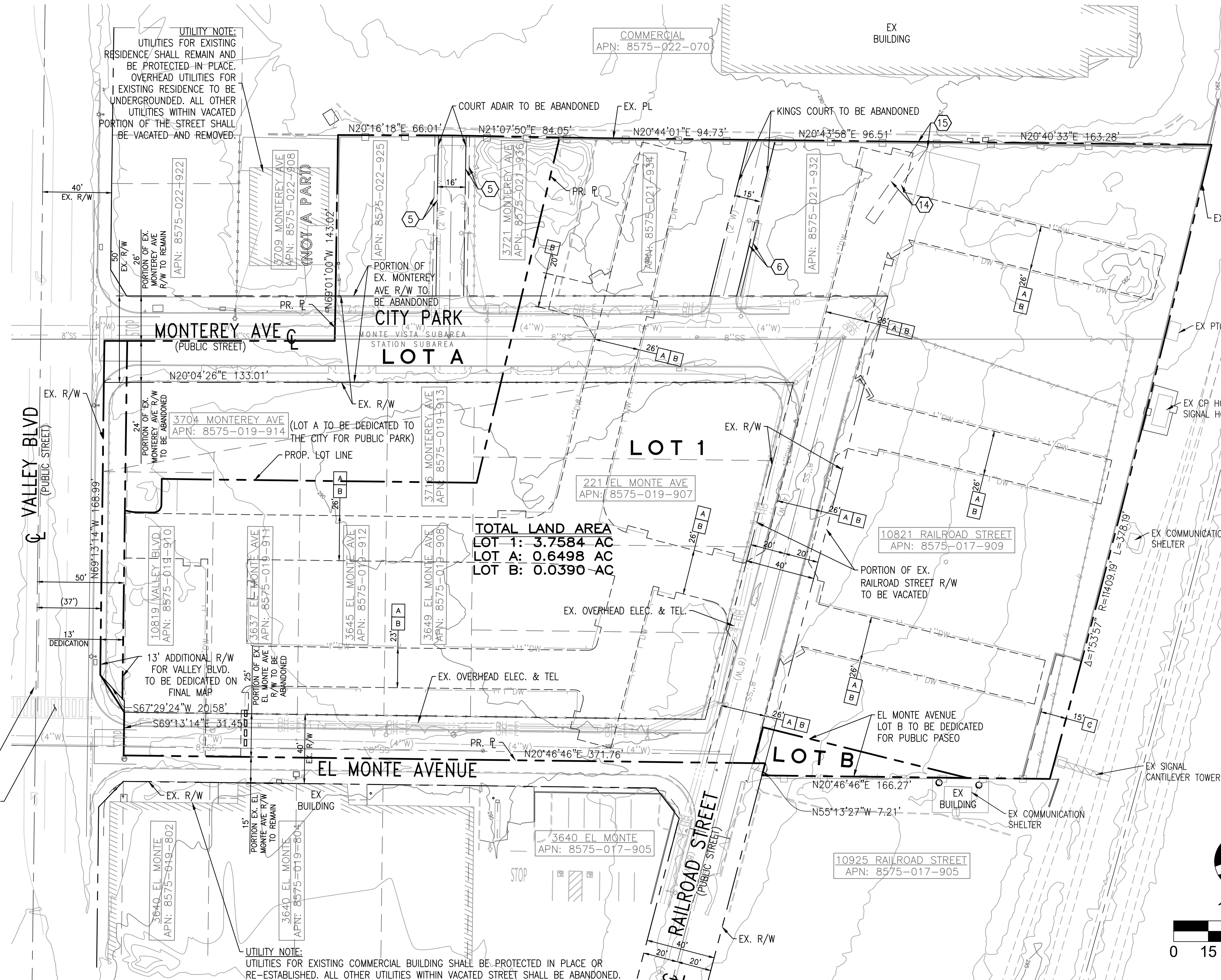
**ENGINEER'S STATEMENT:**

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

# TENTATIVE TRACT MAP NO. 83528

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



**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   | WATER  | STORM DRAIN   | ELECTRICITY                               | GAS  |
|---|--|---|---|--|
| CITY OF EL MONTE DEPARTMENT OF PUBLIC WORKS UTILITIES DIVISION (626) 580-2056 | CITY OF EL MONTE WATER DEPARTMENT (626) 580-2024 | CITY OF EL MONTE DEPARTMENT OF PUBLIC WORKS UTILITIES DIVISION (626) 580-2056 | SOUTHERN CALIFORNIA EDISON (800) 655-4555 | 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

**ABBREVIATIONS**

|          |                                  |
|----------|----------------------------------|
| BDY      | BOUNDARY                         |
| BUILDING | BUILDING                         |
| BIO-FILT | BIO-FILTRATION                   |
| BW       | BACK OF WALK                     |
| CB       | CATCH BASIN                      |
| CLF      | CHAIN LINK FENCE                 |
| CO       | CLEANOUT                         |
| CONC     | CONCRETE                         |
| DDCA     | DOUBLE 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                       |
| OFF      | GARAGE FINISHED FLOOR            |
| INV      | INVERT                           |
| JS       | JUNCTION STRUCTURE               |
| LACFCD   | LA COUNTY FLOOD CONTROL DISTRICT |
| LP       | LOW POINT                        |
| LS       | LAND SCALE                       |
| LT       | LIGHT                            |
| MH       | MANHOLE                          |
| N.A.P.   | NOT A PART                       |
| PA       | PLANTER AREA                     |
| PCC      | PORTLAND CEMENT CONCRETE         |
| PW       | 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                      |
| TW       | TOP OF GRATE                     |
| TW       | TOP OF WALL                      |
| TYP      | TYPICAL                          |
| VCP      | VITRIFIED CLAY PIPE              |
| W        | WATER OR WEST                    |
| WM       | WATER METER                      |
| WQ       | WATER QUALITY                    |

| 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

**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



# 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 FRANCISCO, 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 WHATEVER 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 POINT 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 |      |             |
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PREPARED FOR:



PREPARED BY:



**CITY OF EL MONTE**  
DEPARTMENT OF DEVELOPMENT SERVICES / PLANNING DIVISION

**TENTATIVE TRACT MAP NO. 83528**  
3700 MONTEREY AVENUE  
TITLE INFORMATION

SHEET

2  
OF  
5

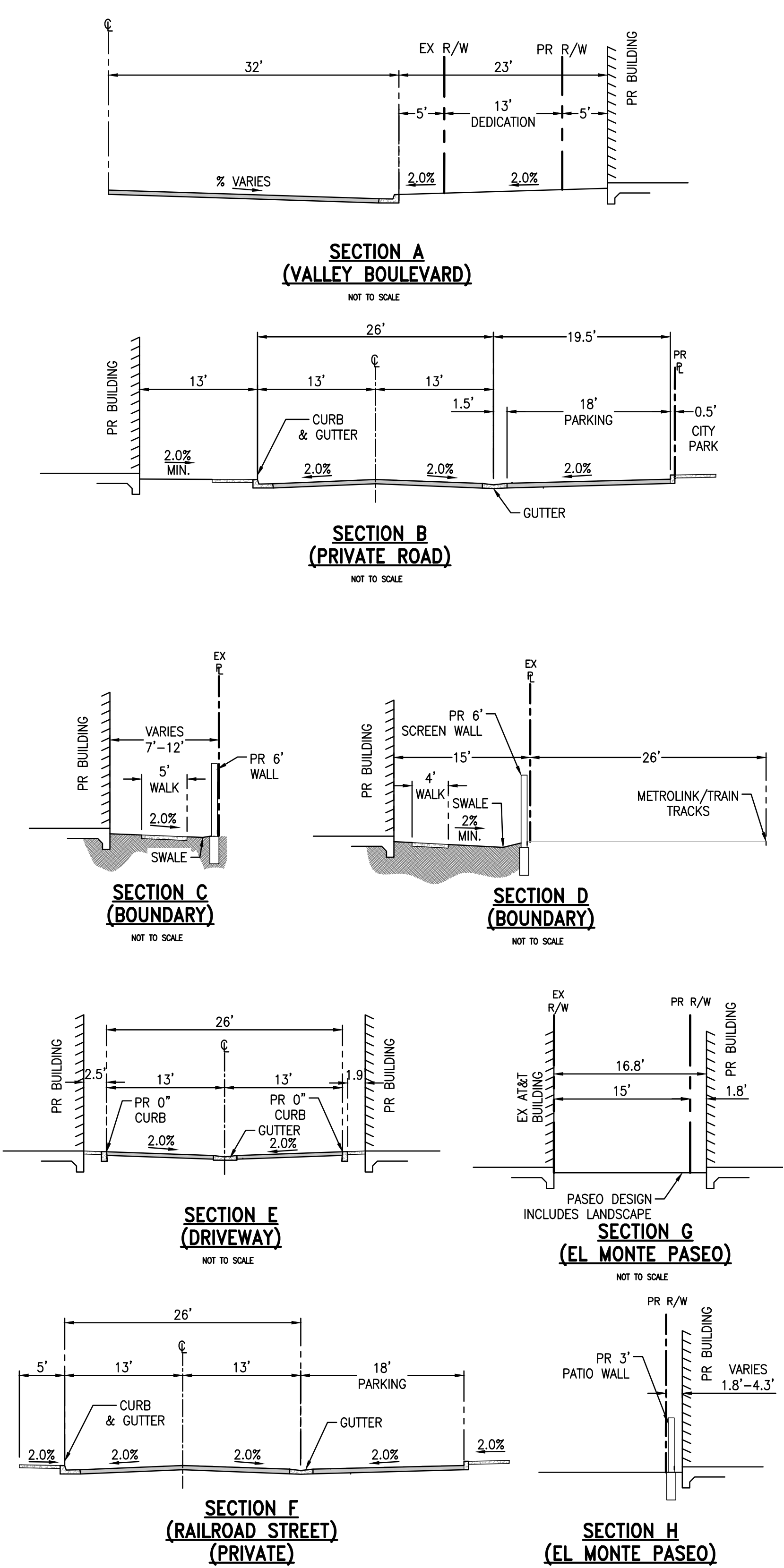
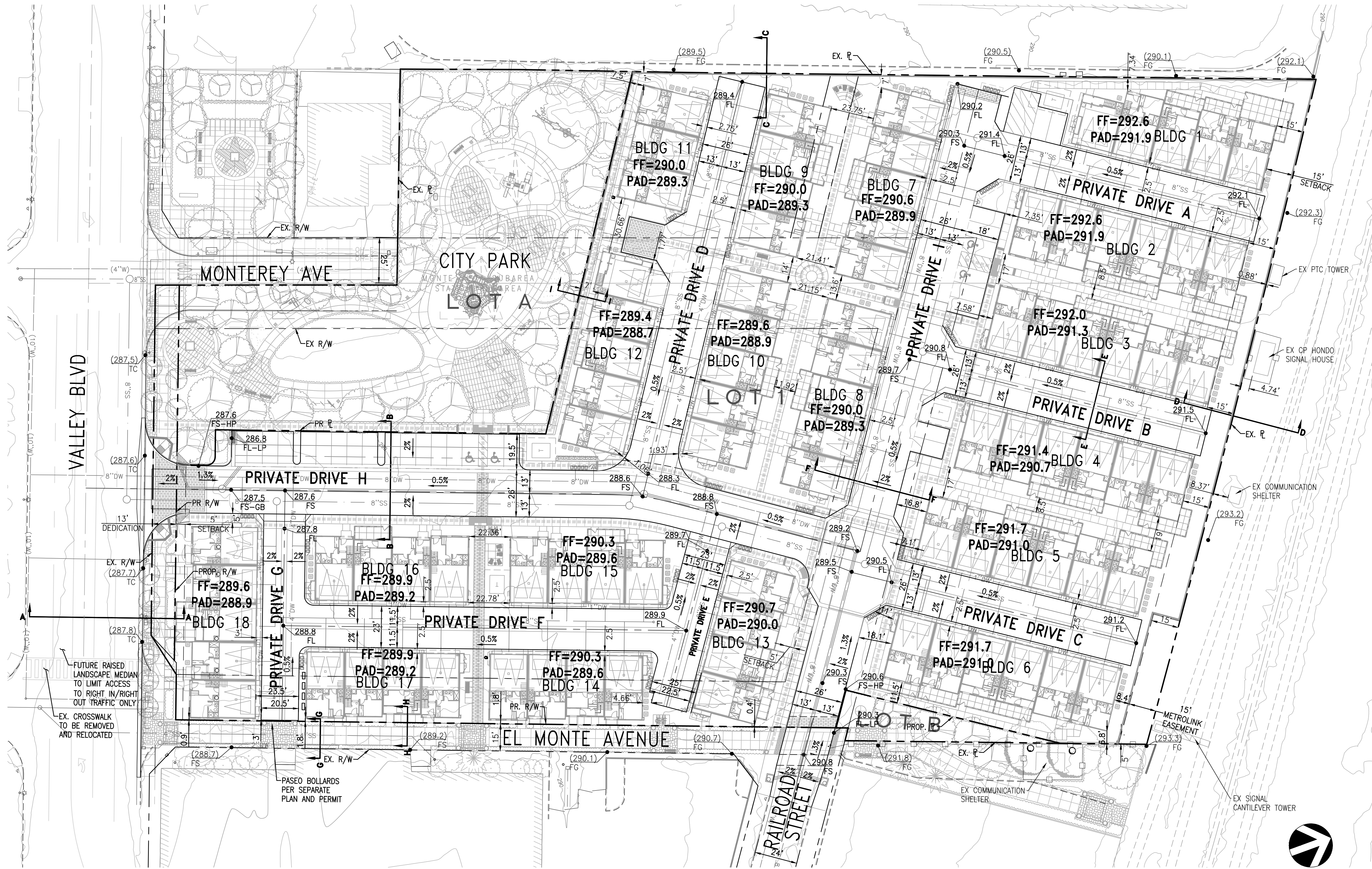


# TENTATIVE TRACT MAP NO. 83528

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

**LEGEND:**

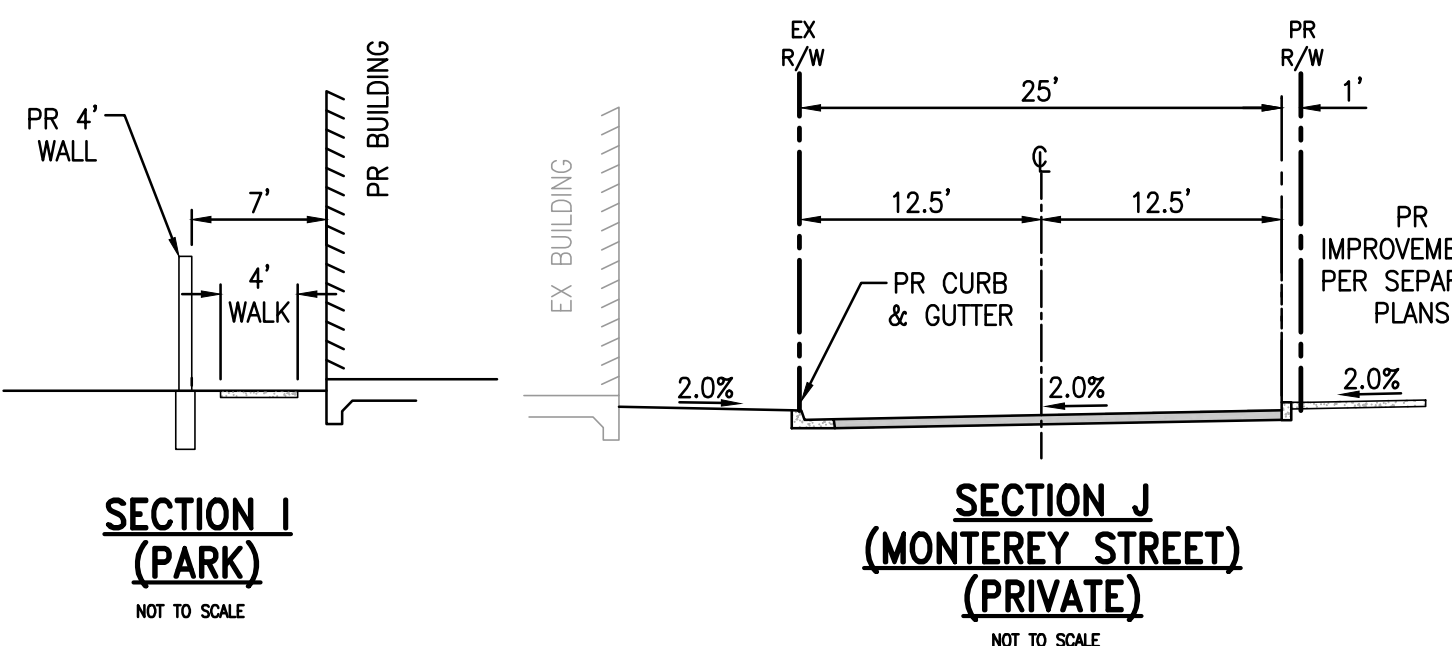
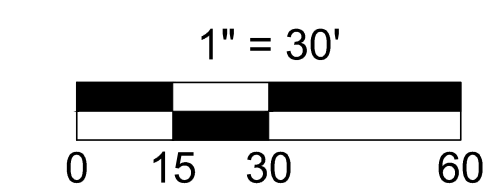
- EXIST. RET./SCREEN WALL
- TRACT BOUNDARY LINE
- PROP. RET./SCREEN WALL
- STREET CENTERLINE
- ⊕ FIRE HYDRANT
- C&G CURB & GUTTER
- R/W RIGHT OF WAY
- PROP. PROPOSED
- EX. EXISTING
- C.L. CENTERLINE
- 45 - LOT NUMBER
- TR - PLAN TYPE
- TSW=100.00
- STEM WALL
- ⊕ DEEPEMED FOOTING
- ⊕ DEEPEMED SIDEWALK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



**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 | REVISIONS DESCRIPTION |
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PREPARED FOR: **MW INVESTMENT GROUP**

PREPARED BY: **C&V CONSULTING, INC.**  
CIVIL ENGINEERING  
LAND PLANNING & SURVEYING

9630 IRVINE CENTER DRIVE  
IRVINE, CALIFORNIA 92618  
(949) 916-3800  
INFO@CVC-INC.NET  
WWW.CVC-INC.NET

REGISTERED PROFESSIONAL ENGINEER  
PHILIP C. MALCOLMSON  
No. 67819  
CIVIL  
STATE OF CALIFORNIA

**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**

PLAN SET: PDA  
 DATE: 09/22/23  
 9630 IRVINE CENTER DRIVE, IRVINE, CA 92618  
 (949) 916-3800  
 INFO@CVC-INC.NET  
 WWW.CVC-INC.NET



# TENTATIVE TRACT MAP NO. 83528

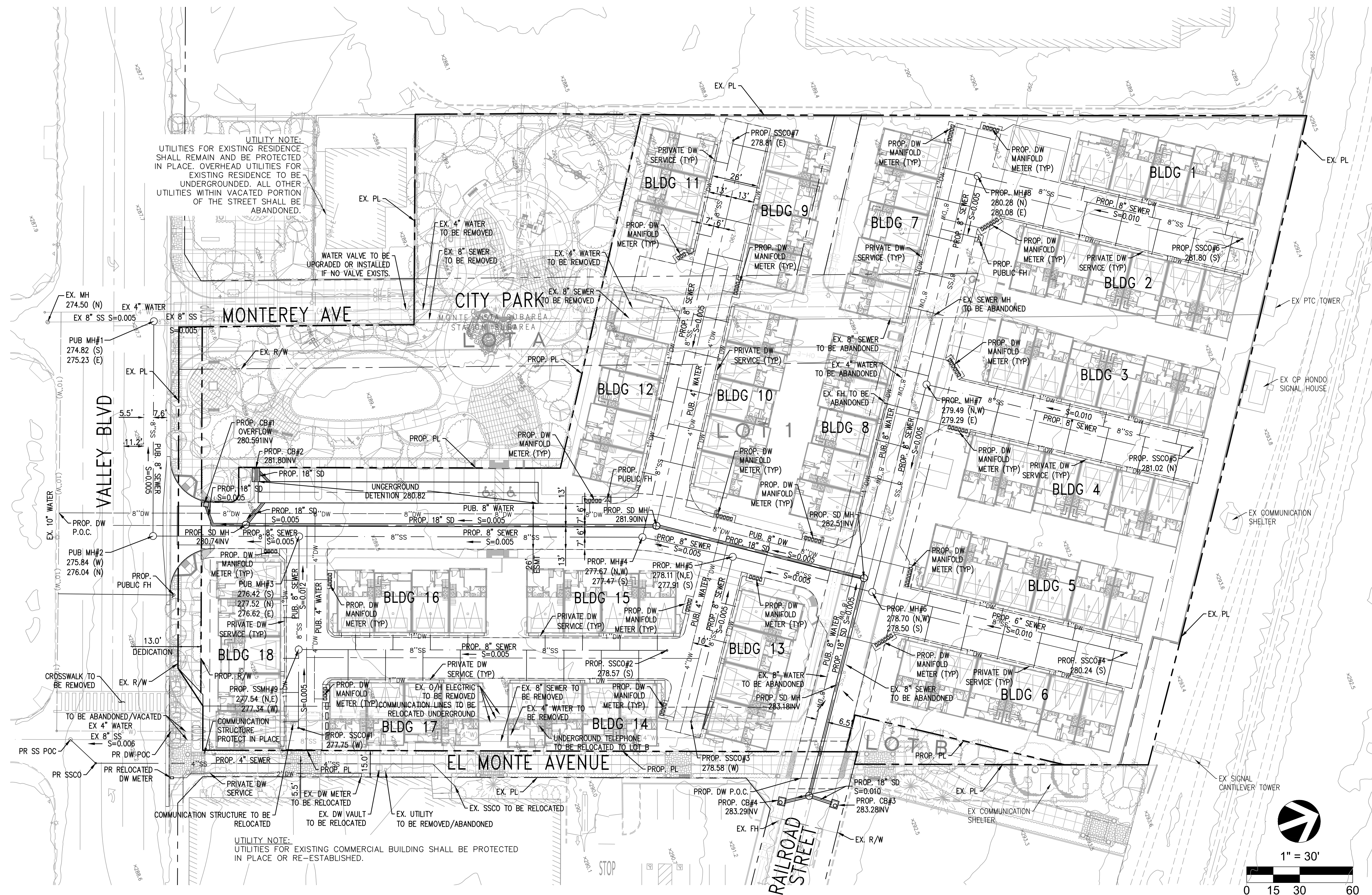
FOR CONDOMINIUM PURPOSES  
CITY OF EL MONTE, COUNTY OF LOS ANGELES,  
STATE OF CALIFORNIA

### LEGEND:

|        |                                    |     |                            |
|--------|------------------------------------|-----|----------------------------|
| A.C.   | ASBESTOS CEMENT PIPE               | --- | EXIST. SANITARY SEWER LINE |
| C.L.   | CENTERLINE                         | --- | EXIST. GAS LINE            |
| C.O.   | CLEANOUT                           | --- | EXIST. WATER LINE          |
| C&G    | CURB & GUTTER                      | --- | EXIST. ELECTRICAL LINE     |
| DCDV   | DOUBLE CHECK DOUBLE VALVE DETECTOR | ○   | FIRE HYDRANT               |
| DW     | DOMESTIC WATER                     | ○   | GATE VALVE                 |
| EX.    | EXISTING                           | ○   | WATER METER VAULT          |
| F.H.   | FIRE HYDRANT                       | ○   | FLUSHOUT                   |
| FW     | FIRE WATER                         | ○   | REDUCER                    |
| INV.   | INVERT                             | ○   | MANHOLE                    |
| H.L.   | HOUSE SEWER LATERAL                | ○   | CLEANOUT                   |
| M.H.   | MANHOLE                            | ○   |                            |
| PROP.  | PROPOSED                           | ○   |                            |
| P.V.C. | 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                | ○   |                            |

### 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.



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PREPARED FOR:



PREPARED BY:



**CITY OF EL MONTE**  
DEPARTMENT OF DEVELOPMENT SERVICES / PLANNING DIVISION

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

SHEET

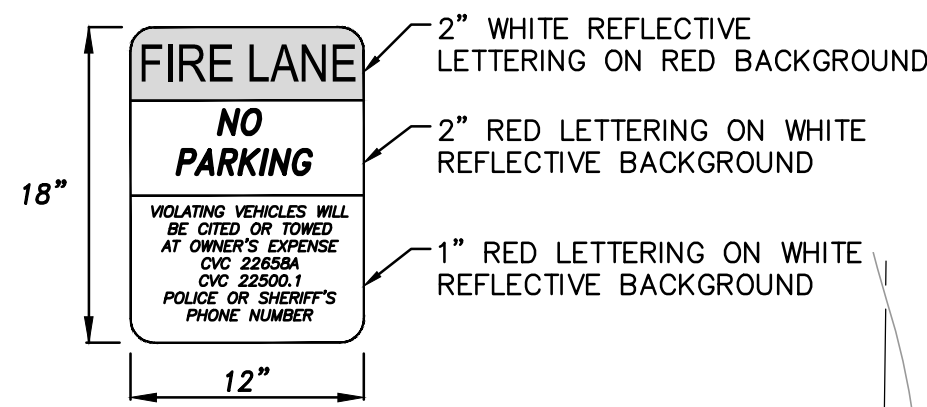
4  
OF  
5

PLAN SET FOR TENTATIVE TRACT MAP NO. 83528  
 DATE: 09/22/23

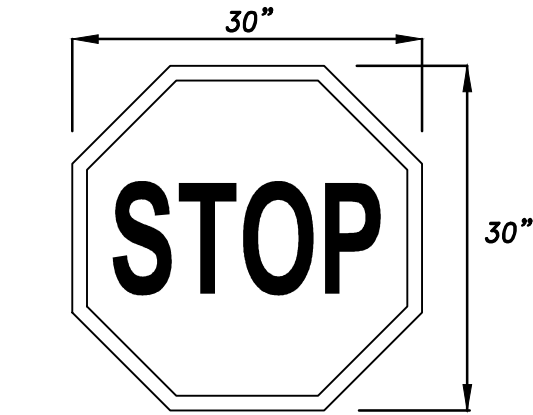


**PROJECT GENERAL NOTES:**

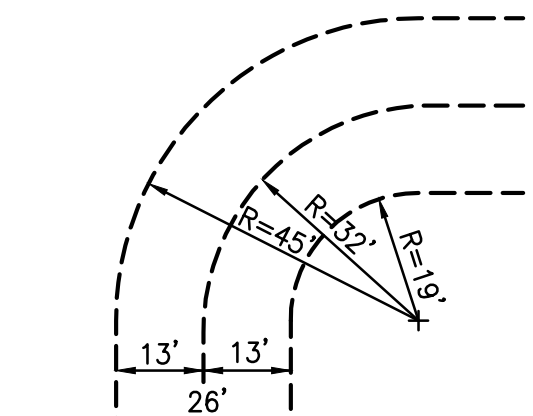
- ALL FIRE ACCESS LANES MEET LACFD MINIMUM REQUIREMENTS 19' & 45' RADII.
- THIS PROJECT DOES NOT HAVE ANY FUEL MODIFICATION OR WILD LAND EXPOSURES AND IS NOT IN A VERY HIGH FIRE HAZARD ZONE.
- THIS PROJECT IS DESIGNED IN CONFORMANCE WITH THE CBC, 2019 EDITION.
- ALL FIRE ACCESS ROADS SHALL BE ALL WEATHER, MEET THE CRITERIA OF AN ALL WEATHER DRIVING SURFACE AND COMPLY WITH LACoFD GUIDELINE FOR FIRE APPARATUS ROADS.
- LARGEST BUILDING SQ. FOOTAGE = 13,662 SQ. FT.
- BUILDINGS ARE DESIGNATED TYPE VB
- ALL BUILDING OCCUPANCIES ARE R2.
- 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.
- 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.
- 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.
- 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
- THE REQUIRED FIRE FLOW IS CALCULATED PER THE COUNTY OF LOS ANGELES CODE APPENDIX B. REGULATION 8 IS NO LONGER APPLICABLE.
- ALL ON-SITE FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO BUILDING OCCUPANCY. FIRE CODE 1001.4
- 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 THURST 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



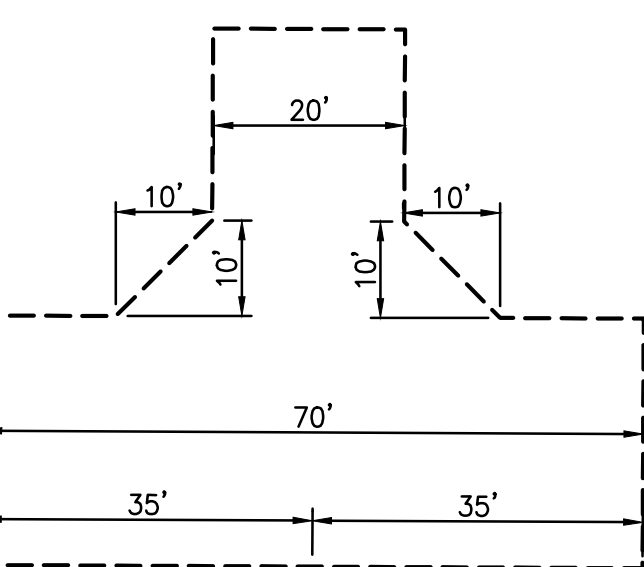
**1 NO PARKING SIGN**



**4 STOP SIGN**



**FIRE APPARATUS TURNAROUND 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



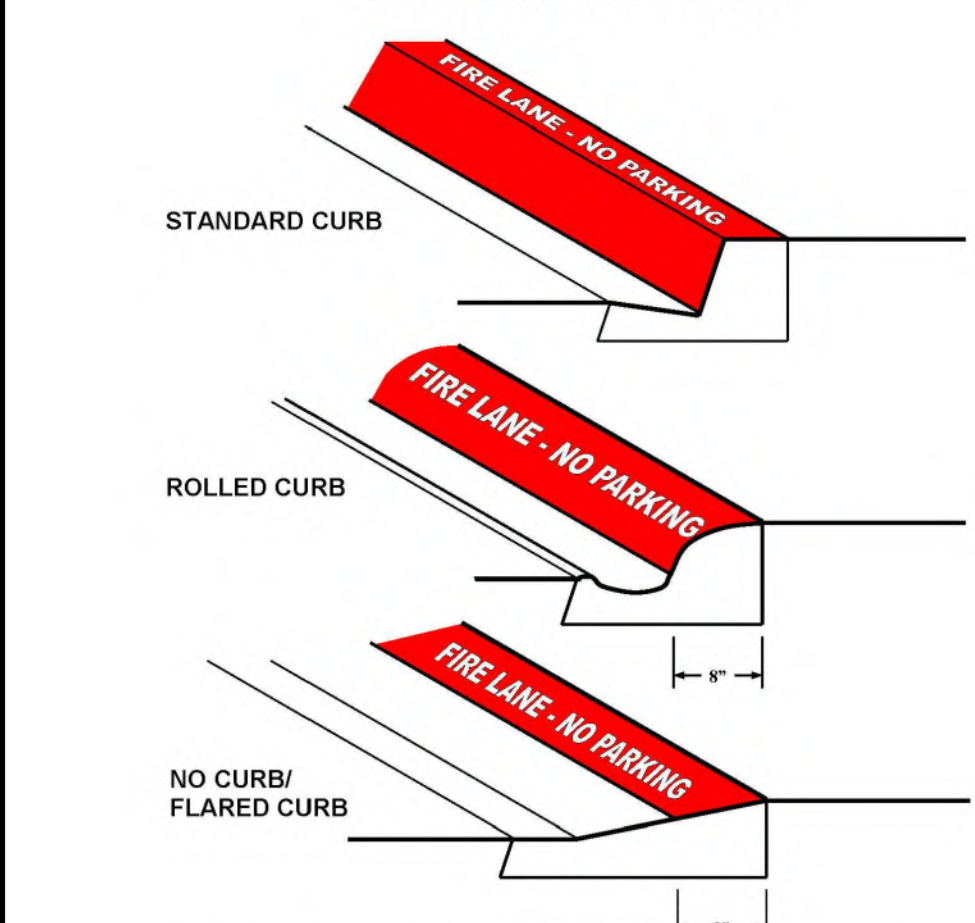
**LEGEND**

- EXISTING STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE TRUCK ACCESS
- EX. POWER POLE
- PR. PUBLIC 4" DW
- PR. PUBLIC 8" FW
- HOSE PULL
- PROPERTY LINE
- RED CURB STRIPING
- FIRE HYDRANT
- PROPOSED
- EXISTING
- PROPERTY LINE
- RIGHT OF WAY
- TYP.
- BUILDING
- IRRIGATION
- FIRE TRUCK

**CONSTRUCTION NOTES:**

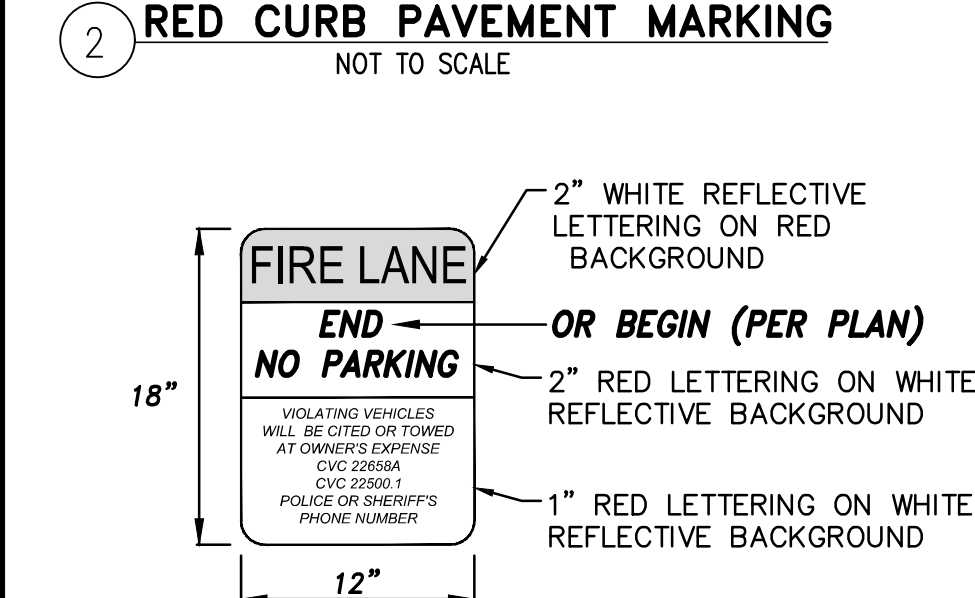
- INSTALL "FIRE LANE" SIGN PER DETAIL 1 HEREON.
- FIRE LANE IDENTIFICATION-RED CURBS PER DETAIL 2 HEREON.
- INSTALL "FIRE LANE" SIGN BEGIN OR END PER DETAIL 3 HEREON.
- INSTALL STOP SIGN (R1-1) PER CA MUTCD (2014)

**ATTACHMENT 9**  
Fire Lane Identification - Red Curbs



- Fire lane entrance sign(s) shall also be provided per Attachment 10 or 11.
- Curbs shall be painted OSHA safety red.
- "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**

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PREPARED FOR:

MW INVESTMENT GROUP

PREPARED BY:

**C&V CONSULTING, INC.**  
CIVIL ENGINEERING  
LAND PLANNING & SURVEYING

9630 IRVINE CENTER DRIVE  
IRVINE, CALIFORNIA 92618  
(949) 916-3800  
INFO@CVC-INC.NET  
WWW.CVC-INC.NET

**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: PDA  
DATE: 09/22/23



# Attachment C

CHRIS Cultural Resource Report and Resource Lists

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## Report List

| Report No. | Other IDs | Year | Author(s)                                     | Title  | Affiliation                     | Resources  |
|------------|-----------|------|---|--|---------------------------------|--|
| LA-04835   |           | 1999 | Ashkar, Shahira                               | Cultural Resources Inventory Report for Williams Communications, Inc. Proposed Fiber Optic Cable System Installation Project, Los Angeles to Riverside, Los Angeles and Riverside Counties                             | Jones & Stokes Associates, Inc. | 19-186109, 19-186112, 19-187090  |
| LA-07943   |           | 2006 | Billat, Lorna                                 | Sbc El Monte, La-0297a   | EarthTouch, Inc.                | 19-186110, 19-186112, 19-187368, 19-187369, 19-187370, 19-187371, 19-187372, 19-187373, 19-187901  |
| LA-08148   |           | 2006 | Tang, Bai "Tom"                               | Historical Resources Survey Report Urban Transit Village Project, City of El Monte, Los Angeles County, California   | CRM Tech                        |  |
| LA-08215   |           | 2006 | Lewis, Brandon S.                             | A Phase 1 Archaeological Resource Survey and Impact Evaluation for the Rio Hondo River Project, El Monte, California   | Brandon S. Lewis                |  |
| LA-09659   |           | 2005 | Tang, Bai, Michael<br>Hogan, and Casey Tibbet | Historic-Period Building Survey, Santa Fe Trail Plaza Redevelopment Project, In the City of El Monte, Los Angeles County, California   | CRM Tech                        | 19-188409, 19-188410, 19-188411, 19-188412, 19-188413, 19-188414, 19-188415, 19-188416, 19-188417, 19-188418, 19-188419, 19-188420, 19-188421, 19-188422, 19-188423, 19-188424, 19-188425, 19-188426, 19-188427, 19-188428, 19-188429, 19-188430, 19-188431, 19-188432 |
| LA-09795   |           | 2008 | Jay Sander and Pamela<br>Daly                 | Historic Property Survey Report: Union Pacific Railroad Bridge, Santa Anita Ave., El Monte, CA   | Chambers Group, Inc.            | 19-186112, 19-188480   |
| LA-10641   |           | 2010 | Tang, Bai "Tom"                               | Preliminary Historical/Archaeological Resources Study, San Bernadino Line Positive Train Control Project, Southern California Regional Rail Authority, Counties of Los Angeles and San Bernadino                       | CRM Tech                        |  |
| LA-11180   |           | 2008 | Daly, Panaela                                 | Bridge No. 53C-0897 Santa Anita Avenue under Union Pacific Railroad Seisnic Retrofit Project, County of Los Angeles Department of Public Works Environmental Services Task Order EP 07-003 Project I.D. No. RDC0012186 | Chambers Group, Inc.            | 19-186112, 19-188480   |
| LA-12131   |           | 2012 | Bonner, Wayne and<br>Crawford, Kathleen       | Cultural Resources Records Search and Site Visit Result for T-Mobile West, LLC Candidate IE04037A (LA017 LA-017-01-PB) 3614 Center Avenue, El Monte, Los Angeles County, California                                    | MBA                             | 19-187901, 19-188431, 19-188432, 19-188433, 19-188480  |



HISTORIC-PERIOD BUILDING SURVEY

**SANTA FE TRAIL PLAZA  
REDEVELOPMENT PROJECT**

In the City of El Monte  
Los Angeles County, California

**Submitted to:**

Tom Dodson, President  
Tom Dodson & Associates  
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September 29, 2005

CRM TECH Contract #1667  
USGS El Monte, Calif., 7.5' Quadrangle  
T1S R11W, SBBM, within the Rancho San Francisquito (Dalton) Land Grant

AG:

AG:

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Fi:

Do:

Quadr.  
Quadr # : 1104

Pg: 17  
Type: 17) HISTORIC SURVEY  
Dev: 20) RESOURCE ASSESS.  
Sites: 19-188409  
through  
19-188432



## MANAGEMENT SUMMARY

In August and September 2005, at the request of Tom Dodson & Associates, CRM TECH performed a historic building survey for the proposed Santa Fe Trail Plaza project in the City of El Monte, Los Angeles County, California. The area designated for the project encompasses approximately 25 acres of urban land in a neighborhood bounded by Santa Anita Avenue, Valley Boulevard, Tyler Avenue, and the Metrolink/Union Pacific Railway right-of-way. The buildings on the subject property are predominantly single-family residences with associated structures, but also include several commercial, industrial, and apartment buildings. All of the buildings are located on segments of Valley Boulevard, El Monte Avenue, Monterey Avenue, King Court, Court Adair, and Center Avenue, lying within a portion of the Rancho San Francisquito (Dalton) land grant in T1S R11W, San Bernardino Base Meridian.

The study is a part of the environmental review process for the pending demolition of the buildings in the area in preparation for the proposed project. The City of El Monte, as Lead Agency for the project, required the study in compliance with the California Environmental Quality Act (CEQA). The purpose of the study is to provide the City with the necessary information and analysis to determine whether any of the buildings within the project area constitutes a "historical resource," as defined by CEQA, and thereby further determine whether the demolition of the buildings would "cause a substantial adverse change in the significance of a historical resource (PRC §21084.1)."

In order to facilitate the historical significance evaluation of the buildings and to document their characteristics and conditions, CRM TECH conducted a historical resources records search, historical background research, and a field inspection of the buildings, focusing on the identification and evaluation of historic-period buildings/structures that are more than 45 years old. As a result of the survey, a total of 29 historic-period buildings were identified within the project boundaries. Of these, four have been so altered that they no longer retain any architectural integrity or historic character. Among the remaining 25 buildings, there are 18 single-family residences, 3 industrial buildings, 2 commercial buildings, and 2 apartment buildings, all of which have been altered to varying degrees.

None of the buildings in the project area appears eligible for listing in the California Register of Historical Resources, and thus none of them meets CEQA's definition of a "historical resource." Based on this conclusion, CRM TECH recommends to the City of El Monte a finding that the demolition of these buildings will not constitute "a substantial adverse change in the significance of a historical resource."



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## INTRODUCTION

In August and September 2005, at the request of Tom Dodson & Associates, CRM TECH performed a historic building survey for the proposed Santa Fe Trail Plaza project in the City of El Monte, Los Angeles County, California (Fig. 1). The area designated for the project encompasses approximately 25 acres of urban land in a neighborhood bounded by Santa Anita Avenue, Valley Boulevard, Tyler Avenue, and the Metrolink/Union Pacific Railway right-of-way. The buildings on the subject property are predominantly single-family residences with associated structures, but also include several commercial, industrial, and apartment buildings. All of the buildings are located on segments of Valley Boulevard, El Monte Avenue, Monterey Avenue, King Court, Court Adair, and Center Avenue, lying within a portion of the Rancho San Francisquito (Dalton) land grant in T1S R11W, San Bernardino Base Meridian (Fig. 2).

CRM TECH performed the present study to provide the City with the necessary information and analysis to determine whether any of the buildings within the project area constitutes a "historical resource," as defined by CEQA, and thereby further determine whether the demolition of the buildings in the area would "cause a substantial adverse change in the significance of a historical resource" (PRC §21084.1). In order to facilitate the historical significance evaluation of the buildings and to document their characteristics and conditions, CRM TECH conducted a historical resources records search, historical background research, and a field inspection of the buildings, focusing on the identification and evaluation of historic-period buildings/structures that are more than 45 years old. The following report is a complete account of the methods, results, and final conclusion of the study.

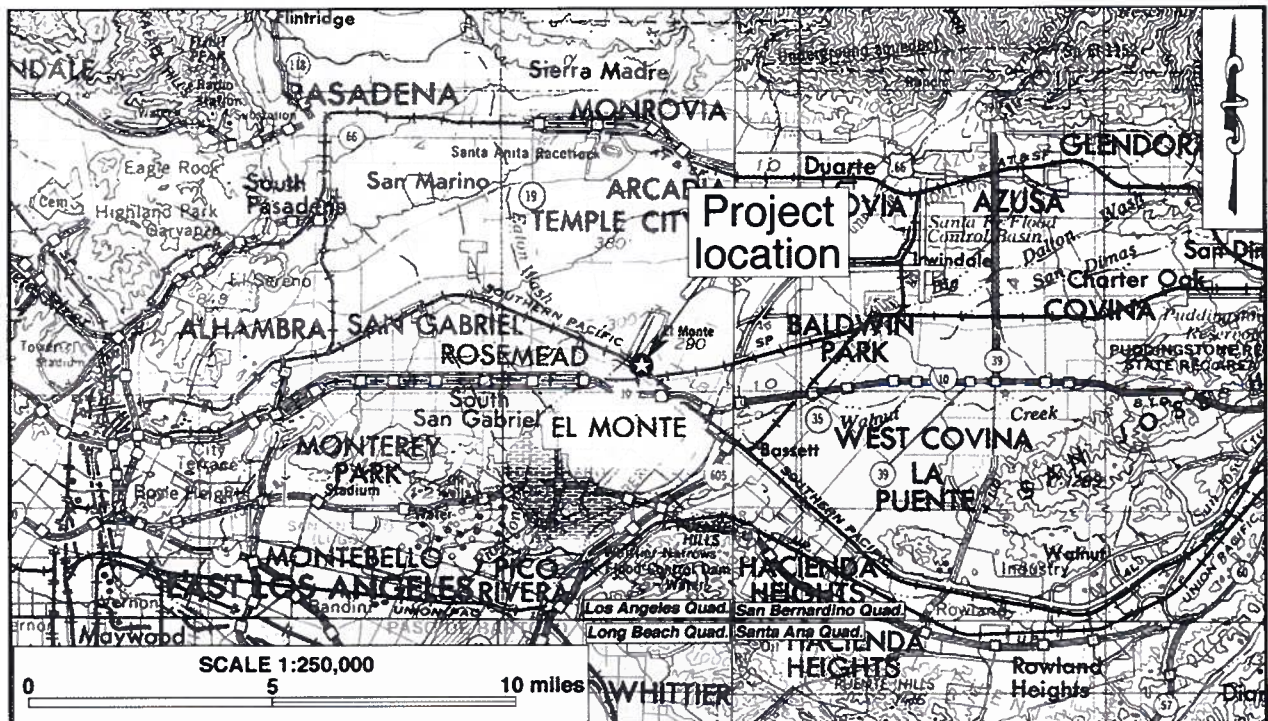


Figure 1. Project vicinity. (Based on USGS Long Beach, Los Angeles, San Bernardino, and Santa Ana, Calif., 1:250,000 quadrangles [USGS 1969; 1975; 1978; 1979])



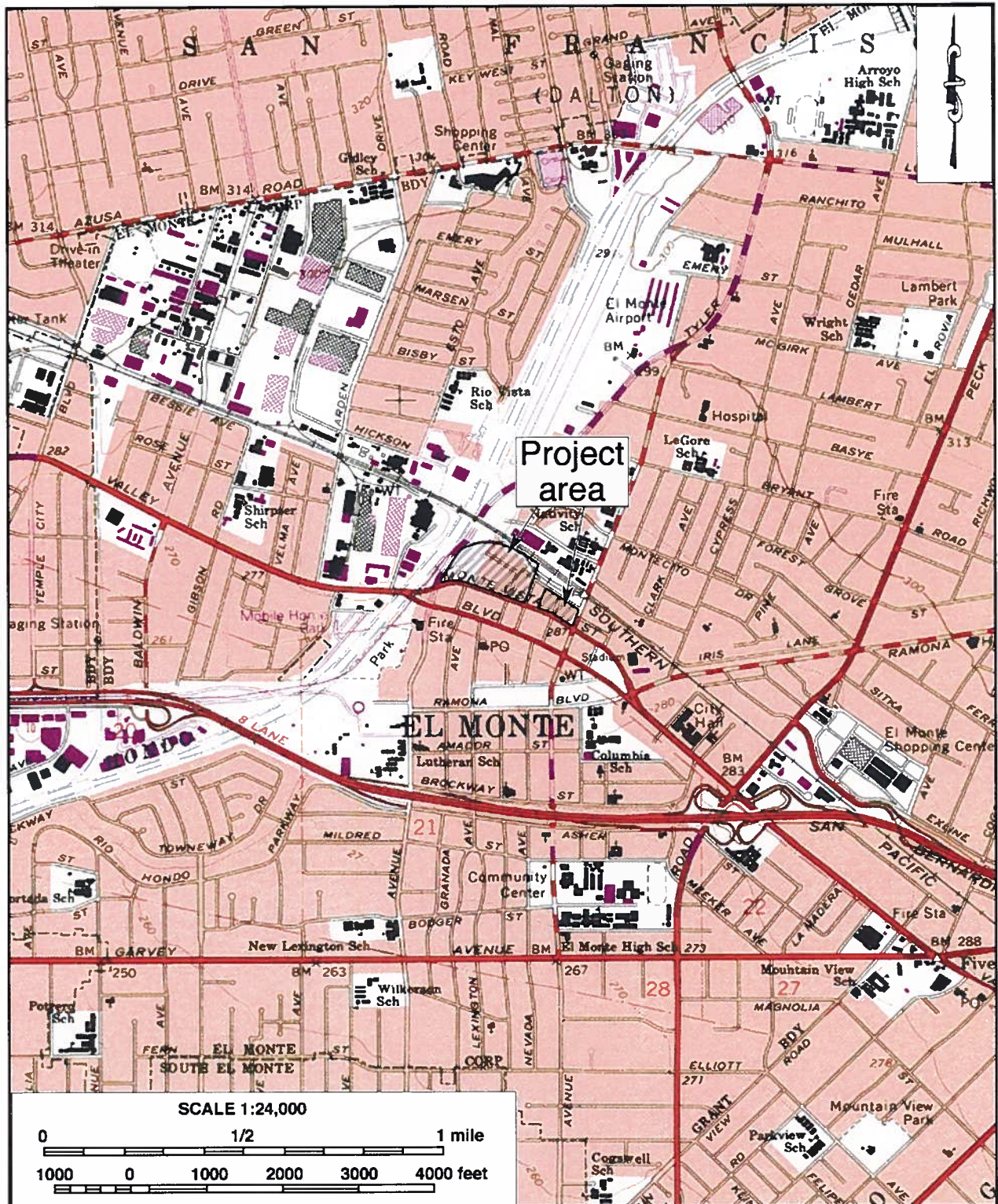


Figure 2. The project area. (Based on USGS El Monte, Calif., 1:24,000 quadrangle [USGS 1994])



## HISTORICAL CONTEXT

The City of El Monte is located east of Los Angeles, between the San Gabriel and Rio Hondo Rivers, at what some say was once the western end of the old Santa Fe Trail. The area reportedly received its name, meaning "the wooded place," sometime between 1770 and 1830, during the Spanish/Mexican mission period (Anonymous n.d.:1). The first permanent settlers, the Thompson family, arrived around 1851, followed a year later by a group of pioneers led by Captain Johnson of Lexington, Kentucky (*ibid.*). Shortly after their arrival, Johnson suggested renaming the area Lexington and the 12 or so families in the new settlement agreed. However, the original name, El Monte or Monte Camp, stuck and in 1866, the State Legislature named the area the El Monte Township with the Village of Lexington as the government seat (Barton 1988). This naming compromise was short-lived, and just two years later the name of the settlement reverted permanently to El Monte.

Predominately an agricultural community, the town soon developed a successful economy based on products such as wool, honey, grain, fruit, castor oil, hops, cotton, and El Monte Bacon (Anonymous n.d.:1). The community's success led to the establishment of card parlors and dance halls, which eventually attracted a rough element, resulting in a period of vigilantism led by the infamous "Monte Boys" (*ibid.*). By 1873, the first railroad through El Monte was constructed by Southern Pacific. During the next three decades other milestones in the community's early growth followed in accelerating succession: the first weekly newspaper strictly for El Monte was established in 1876, the first drugstore was constructed in 1892, the El Monte School District was founded in 1901, Main Street was graded and paved in 1906, and the Pacific Electric intercity railway service was extended into the town in 1907 (*ibid.*; Barton 1988). After the 1910 Mexican Revolution, the community experienced an influx of Mexican immigrants who were attracted to the area by the availability of farm work. In 1912, El Monte incorporated.

In the 1920s, El Monte became a destination spot when Mr. and Mrs. Charles Gay established Gay's Lion Farm consisting of five acres near the present-day intersection of Peck Road and Valley Boulevard, a mile or so southeast of the project area. The farm had 100,000 square feet of arena space, nine lion houses, and over 200 African lions, many of which were used in the burgeoning motion picture industry (Anonymous n.d.:2; Pamphlet n.d.). These included the famous MGM lion, as well as many of the lions in the Tarzan movies. Rationing of meat and gasoline during the World War II era led to the farm's closure in the 1940s.

During the Depression years, like most communities, El Monte experienced hard times. Farm profits plummeted and many of the large groves and orchards were sold and subdivided into residential lots, gradually transforming the town into a bedroom community (Anonymous n.d.:3). Other notable events that occurred in the community during the 1930s, included the El Monte Berry Strike and the Long Beach earthquake, both in 1933, the opening of the Mission-style El Monte Community and Civic Center in 1936, and the opening of the new high school in 1939, which replaced the one damaged in the earthquake (*ibid.*). In the following decade, World War II brought even more dramatic changes. As military-related industries sprang up in the 1940s, farming dwindled and the population boomed (Anonymous n.d.:4). After the end of World War II, the post-war boom and suburban expansion completed the transformation of El Monte from a small but



prosperous town into a largely residential city. Today the fully urbanized, 10 square-mile city has an ethnically diverse population of more than 116,000.

## **RESEARCH METHODS**

### **RECORDS SEARCH**

On September 8, 2005, CRM TECH archaeologist Mariam Dahdul (see App. 1 for qualifications) conducted the historical/archaeological resources records search at the South Central Coastal Information Center (SCCIC) located on the campus of the California State University, Fullerton. The SCCIC is the official cultural resource records repository for Los Angeles County, and a part of the California Historical Resource Information System established and maintained under the auspices of the Office of Historic Preservation.

During the records search, Dahdul examined maps and records on file at the SCCIC for previously identified cultural resources in or near the project area, and existing cultural resources reports pertaining to the vicinity. Previously identified historical/archaeological resources include properties designated as California Historical Landmarks or Points of Historical Interest, as well as those listed in the National Register of Historic Places, the California Register of Historical Resources, or the California Historical Resource Information System.

### **FIELD SURVEY**

On August 25, 2005, CRM TECH architectural historian Bai "Tom" Tang (see App. 1 for qualifications) carried out the field inspection of all existing buildings within the project area. During the inspection, Tang made detailed notations and preliminary photo-recording of the structural and architectural characteristics and current conditions of all buildings that appear to be more than 45 years old. Buildings that were constructed in or after 1961 were noted but excluded from further study.

Based on field observations, CRM TECH architectural historian Casey Tibbet (see App. 1 for qualifications) composed brief descriptions of all recorded buildings that were determined to be pre-1961 in age through historical research. The results of these procedures were ultimately compiled into the State of California's standard record forms, popularly known as DPR forms, for submission into the California Historical Resource Information System.

### **HISTORICAL RESEARCH**

Historical background research for this study was conducted by CRM TECH historians Casey Tibbet and Terri Jacquemain (see App. 1 for qualifications) for the purpose of establishing the buildings' dates of construction, later alterations, roles and uses over the years, and possible associations with important historic figures and/or events. Sources consulted during the research included published literature in local and regional history, archival records of the County of Los Angeles and City of El Monte, and historic maps of the area. The results of the research are discussed below.



## RESULTS AND FINDINGS

### PREVIOUS CULTURAL RESOURCES STUDIES IN THE VICINITY

According to records on file at the South Central Coastal Information Center, the project area had not been surveyed for cultural resources prior to this study, and no cultural resources were previously recorded on or adjacent to the property (Fig. 3). Outside the project boundaries but within a one-mile radius, SCCIC records less than 10 previous cultural resources studies covering various tracts of land and linear features, including one linear survey along a portion of the northern project boundary (Fig. 3). Despite these survey efforts, no historical/archaeological sites were identified within the scope of the records search.

### HISTORICAL OVERVIEW OF THE PROJECT AREA

According to historic maps, in 1853-1867, when the U. S. government completed the first land surveys in the project vicinity, the surveyors noted the Town of Lexington to the southeast of the project area, a road to La Puente a few hundred feet south of the project area, and some fences and lanes, none of which was within the project area (Fig. 4). By 1894, maps showed several roads and scattered buildings in the project vicinity, as well as the forerunner of Tyler Avenue at the east end of the project area, the Southern Pacific (now Union Pacific) Railway line along a portion of the northern project boundary, a road that traversed the subject property in a northeast-southwest direction, and at least two buildings in the project area on the northwest side of what is now El Monte Avenue (Fig. 5).

By 1908, the project area included almost all of the streets found within its boundaries today, as well as a few residences and other buildings (Fig. 6). By 1920, several more residences and Lodge's Oil Depot were also noted within the project boundaries (Fig. 7). King Court was apparently constructed between 1920 and 1925, and was lined with 17

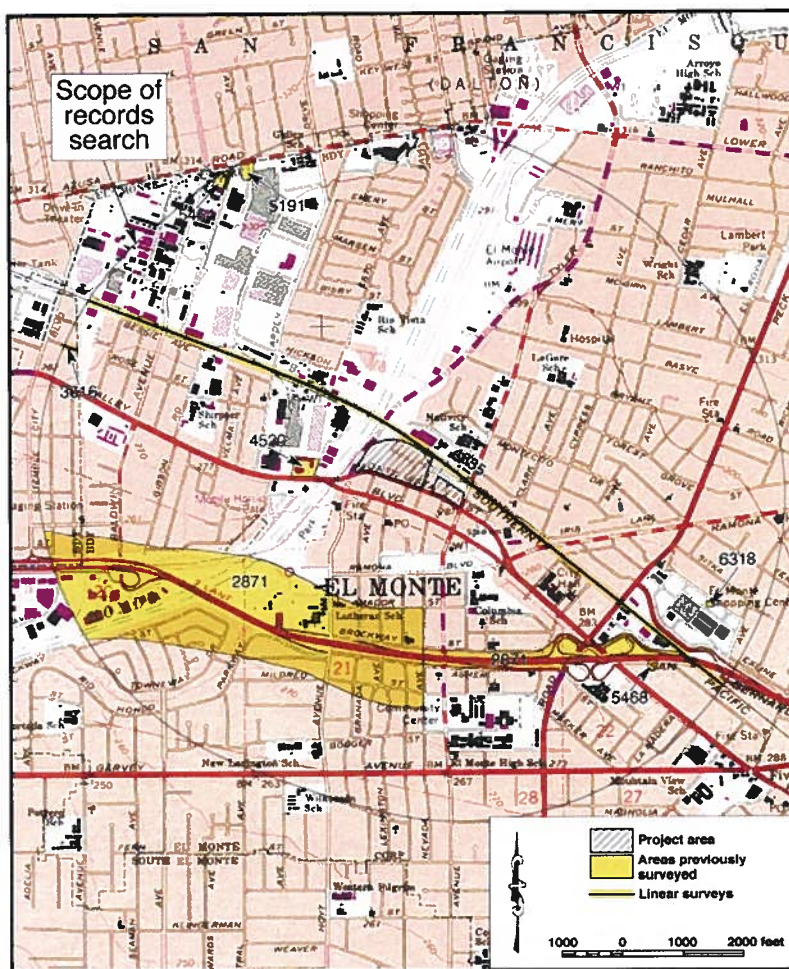


Figure 3. Previous cultural resources studies in the vicinity of the project area, listed by SCCIC file number. Locations of historical/archaeological sites are not shown as a protective measure.



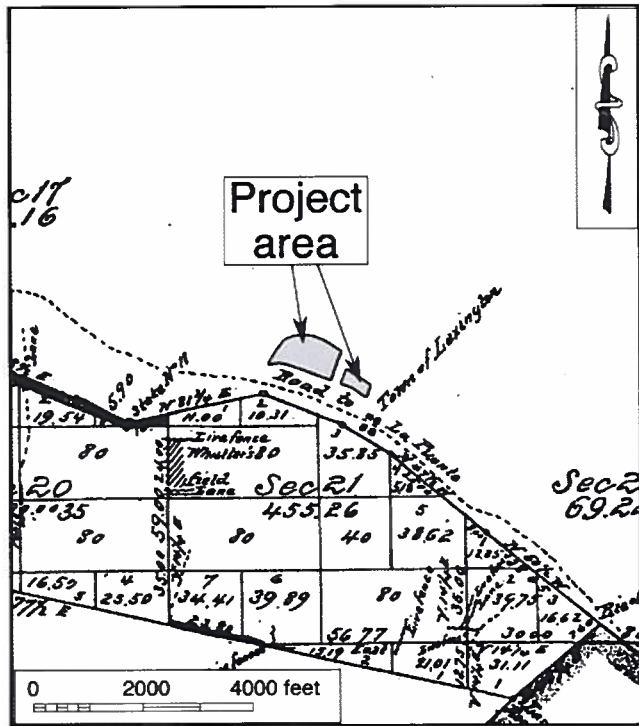


Figure 4. The project area and vicinity in 1853-1867.  
(Source: GLO 1867)

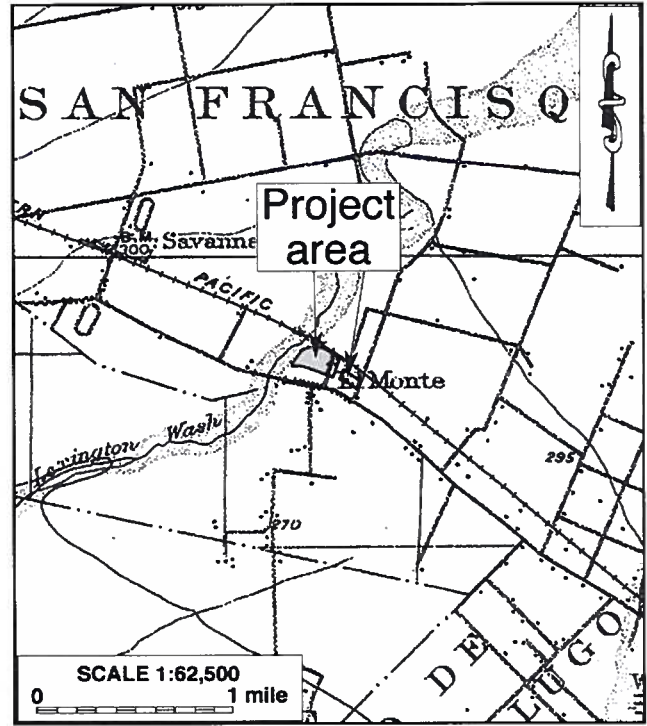


Figure 5. The project area and vicinity in 1894.  
(Source: USGS 1900)

residences (Fig. 8). In addition, all the parcels on the north side of Mountain View Avenue (now Valley Boulevard) were developed with residences by the mid-1920s, as was most of the rest of the project area (Fig. 8). The surrounding area included a number of warehouses, packinghouses, and depots along the Southern Pacific Railway line north of the subject property (USGS 1926). By the early 1930s, not much had changed in the project area, with the exception of the newly constructed Court Adair, which extended to the west of Monterey Avenue (formerly Depot) (Fig. 9). Sometime between 1932 and 1946, Mountain View Avenue and First Street were apparently connected (Sanborn 1932; USGS 1948) and renamed Monte Vista Street (see Fig. 2). This street later became a part of Valley Boulevard and was widened significantly, resulting in the elimination of many of the buildings shown in the earlier Sanborn maps.

Like many communities throughout the country, during the WWII period, the focus of El Monte's economy shifted from agriculture to the military and defense industries. By the mid-1940s, maps showed a much more urban landscape in the Los Angeles Basin in general and in El Monte specifically, with the project area almost completely developed (USGS 1948).

## POTENTIAL CULTURAL RESOURCES WITHIN THE PROJECT AREA

As a result of the present survey, a total of 29 historic-period buildings were identified within the project area. Four of these have been so altered that they have a completely modern appearance and no longer retain any architectural integrity or historic character. Of the remaining 25 buildings, there are 18 single-family residences, 3 industrial buildings, 2 commercial buildings, and 2 apartment buildings. Archival records indicate that the



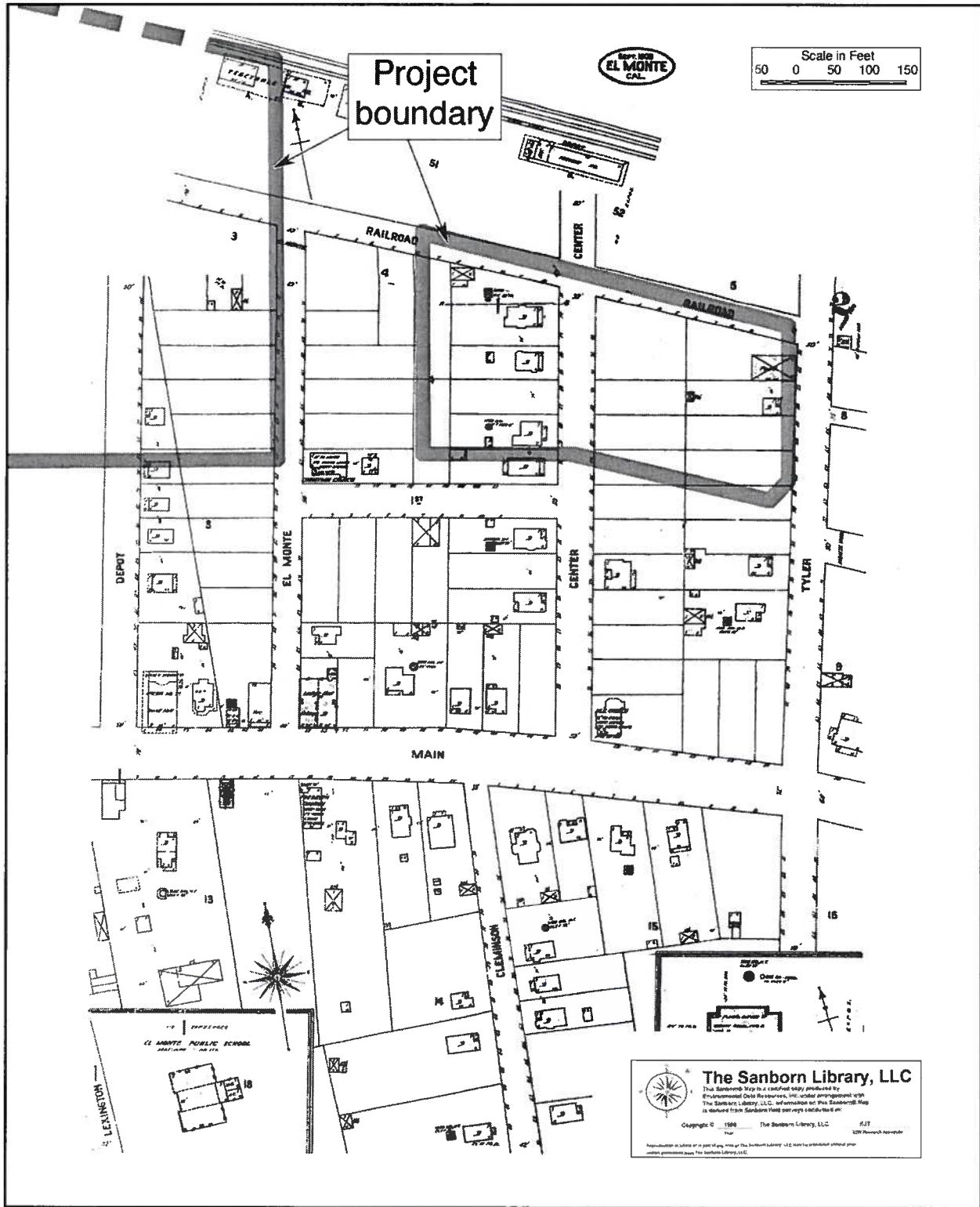


Figure 6. The project area in 1908 (western portion of the project area covered partially). (Source: Sanborn 1908)



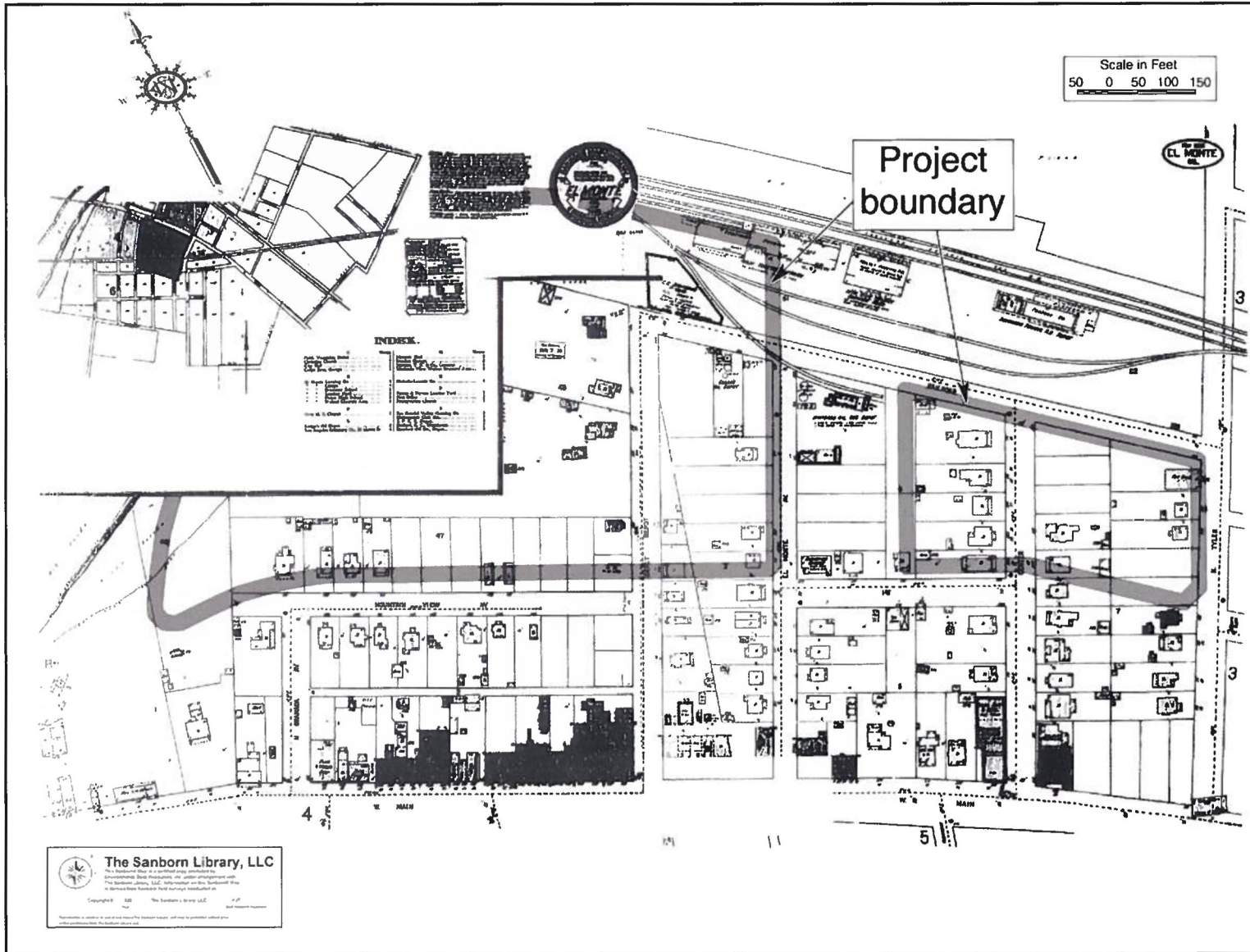


Figure 7. The project area in 1920 (northwestern portion of the project area covered partially). (Source: Sanborn 1920)



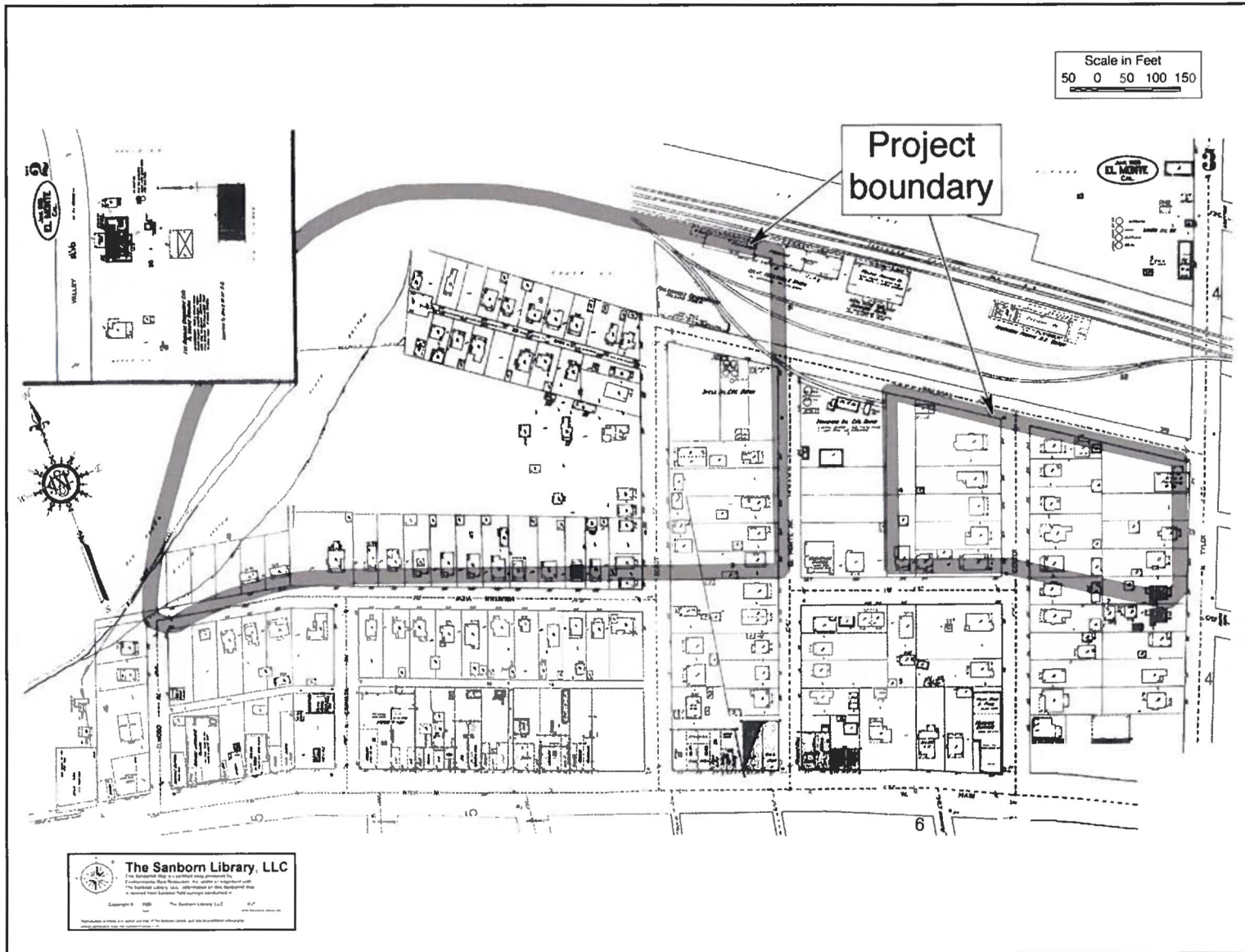


Figure 8. The project area in 1925 (northwestern portion of the project area covered partially). (Source: Sanborn 1925)



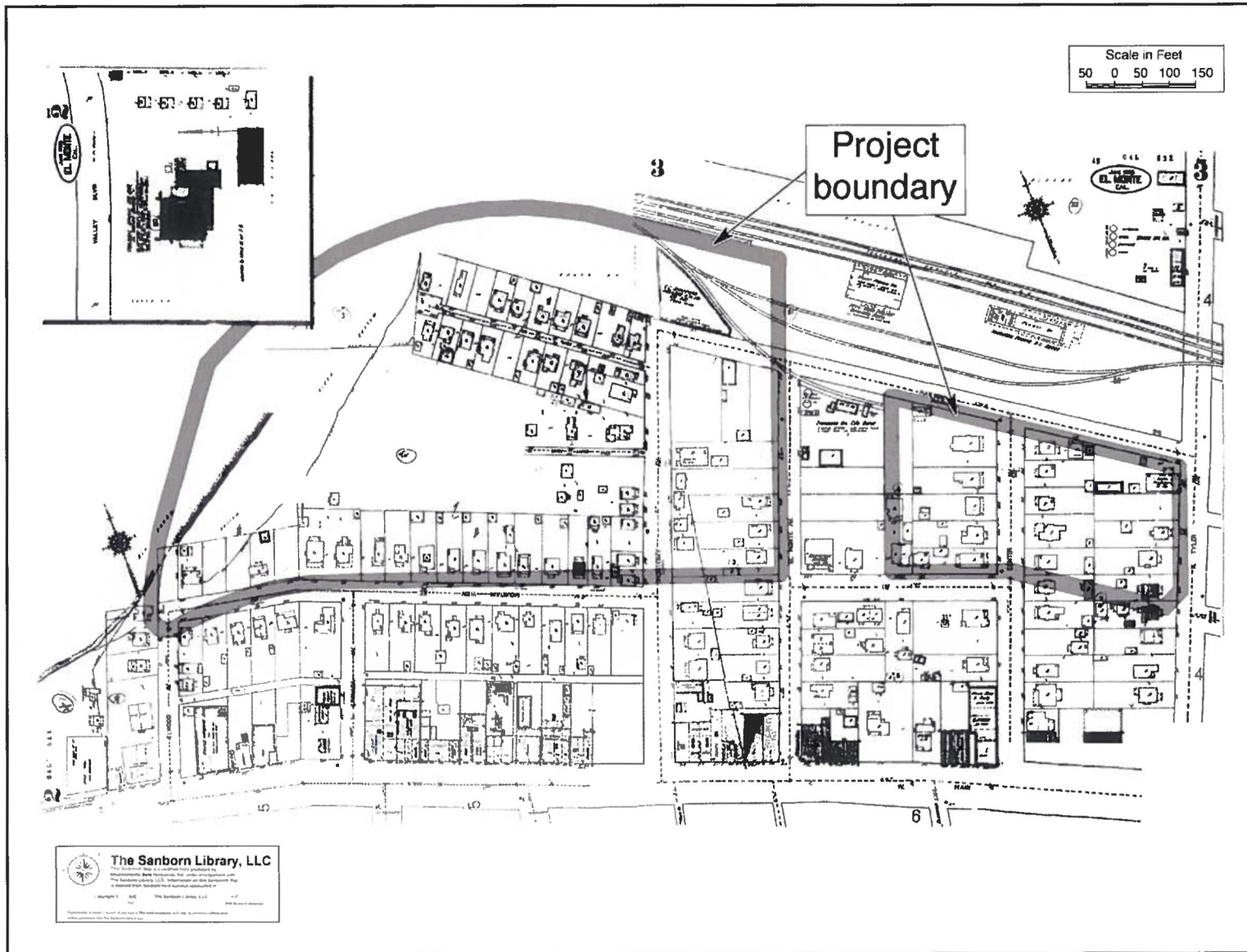


Figure 9. The project area in 1932 (northwestern portion of the project area covered partially). (Source: Sanborn 1932)



oldest building in the group is an industrial building that dates to circa 1910 (County Assessor 1911-1919). Due to the lack of specific documentation in City and County records, the precise construction dates for most of these buildings remain largely unclear, but based on field observations, the majority of them were evidently built during the late historic period (i.e., 1920s-1960). All of the buildings have been altered to various degrees, most notably through exterior remodeling and window replacements, but the history of these alterations is largely unclear.

Consistent with the blue-collar nature of the neighborhood, the buildings recorded during this survey are generally simple in design and unpretentious in appearance. The few that incorporate various features of "high" architectural styles in their designs are much more vernacular adaptations rather than typical specimens of such styles, and all of these have been altered to such an extent that almost no vestiges of the original style remains.

The 25 buildings, occupying a total of 24 parcels in the project area, are listed below. Further information on these buildings is presented in the attached DPR forms (see App. 2). The historic significance evaluation of the historic-period buildings is also discussed in the DPR forms, and is summarized in the section below.

| APN      | Address      | Property Type             | Year Built               |               |
|----------|--------------|---------------------------|--------------------------|---------------|
| 9-188432 | 8575-017-906 | Unknown                   | Industrial building      | ca. 1910      |
| 9-188427 | 8575-019-001 | 3704-3708 Monterey Avenue | Single-family residence  | ca. 1925      |
| 9-188416 | 8575-019-003 | 3637 El Monte Avenue      | Single-family residence  | 1946          |
| 9-188417 | 8575-019-004 | 3645 El Monte Avenue      | Single-family residence  | ca. 1938      |
| 9-188418 | 8575-019-005 | 3649 El Monte Avenue      | Single-family residence  | ca. 1923      |
| 9-188428 | 8575-019-006 | 3712 Monterey Avenue      | Single-family residence  | ca. 1925      |
| 9-188431 | 8575-019-907 | 3730 Monterey Avenue      | Industrial buildings (2) | ca. 1934-1957 |
| 9-188409 | 8575-019-013 | 3641 Center Avenue        | Single-family residence  | ca. 1917      |
| 9-188410 | 8575-021-007 | 10711 Court Adair         | Single-family residence  | ca. 1935      |
| 9-188426 | 8575-021-010 | 10806 King Court          | Single-family residence  | ca. 1923      |
| 9-188425 | 8575-021-011 | 10802 King Court          | Single-family residence  | ca. 1925      |
| 9-188424 | 8575-021-012 | 10736 King Court          | Single-family residence  | ca. 1923      |
| 9-188423 | 8575-021-013 | 10732 King Court          | Single-family residence  | ca. 1953      |
| 9-188422 | 8575-021-014 | 10728 King Court          | Single-family residence  | ca. 1923      |
| 9-188420 | 8575-021-016 | 10720 King Court          | Single-family residence  | 1950          |
| 9-188419 | 8575-021-017 | 10714 King Court          | Single-family residence  | ca. 1927      |
| 9-188421 | 8575-021-025 | 10723 King Court          | Single-family residence  | ca. 1945      |
| 9-188430 | 8575-021-904 | 3721 Monterey Avenue      | Industrial building      | 1959          |
| 9-188411 | 8575-022-001 | 10712 Court Adair         | Apartment building       | 1948          |
| 9-188412 | 8575-022-002 | 10714-10716 Court Adair   | Apartment building       | 1949          |
| 9-188413 | 8575-022-005 | 10730 Court Adair         | Single-family residence  | ca. 1925      |
| 9-188414 | 8575-022-006 | 10736 Court Adair         | Single-family residence  | ca. 1934      |
| 9-188415 | 8575-022-007 | 10802 Court Adair         | Single-family residence  | ca. 1939      |
| 9-188429 | 8575-022-010 | 3713 Monterey Avenue      | Commercial building      | ca. 1947      |

## DISCUSSION

Based on the research results discussed above, the following sections present CRM TECH's conclusion on whether any of the historic-period buildings recorded during this study meets the official definition of a "historical resource," as provided in the California Public Resources Code, in particular CEQA.



## DEFINITION

According to PRC §5020.1(j), "'historical resource' includes, but is not limited to, any object, building, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California." More specifically, CEQA guidelines state that the term "historical resources" applies to any such resources listed in or determined to be eligible for listing in the California Register of Historical Resources, included in a local register of historical resources, or determined to be historically significant by the Lead Agency (Title 14 CCR §15064.5(a)(1)-(3)).

Regarding the proper criteria of historical significance, CEQA guidelines mandate that "a resource shall be considered by the lead agency to be 'historically significant' if the resource meets the criteria for listing on the California Register of Historical Resources" (Title 14 CCR §15064.5(a)(3)). A resource may be listed in the California Register if it meets any of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- (2) Is associated with the lives of persons important in our past.
- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history. (PRC §5024.1(c))

## EVALUATION

As discussed above, all of the historic-period buildings in the project area have been altered, resulting in a significant loss of architectural integrity. Even in their heyday, these modest and largely nondescript buildings would not have been considered "important examples" of their style, type, period, region, or method of construction. Further, they do not express any ideals or design concepts more fully than the many other similar buildings in the El Monte area. None of them is known to represent the work of a notable architect, designer, or builder, or to be closely associated with significant persons or events in national, state, or local history.

Based on these considerations, the present study concludes that the 25 historic-period buildings recorded in the project area do not appear eligible for listing in the California Register of Historical Resources, and thus do not meet CEQA's definition of "historical resources," as outlined above.

## CONCLUSION AND RECOMMENDATIONS

CEQA establishes that "a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment" (PRC §21084.1). "Substantial adverse change," according to PRC §5020.1(q),



"means demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired."

This study has concluded that none of the buildings under evaluation qualifies as a "historical resource." Pursuant to PRC §21084.1, the demolition of these buildings would not constitute "a significant effect on the environment." In light of these determinations, CRM TECH presents the following recommendations to the City of El Monte:

- No historical resources will be affected by the proposed demolition of the buildings within the project area.
- No further cultural resources investigation will be necessary on the buildings under evaluation.



## REFERENCES

### Anonymous

n. d. City of El Monte: Sharing the Heritage. [Http://www.ci.el-monte.ca.us/aboutem/aboutem.html](http://www.ci.el-monte.ca.us/aboutem/aboutem.html)

### Barton, Jack

1988 A Brief History of El Monte. [Http://home.earthlink.net/~jackbarton/ElMonteHistory.htm](http://home.earthlink.net/~jackbarton/ElMonteHistory.htm)

### County Assessor, Los Angeles

1911 -1919 Real property tax assessment records, Book 115, Maps 37 and 325. On file at the County Archives, Hall of Records, Los Angeles.

### GLO (General Land Office, U.S. Department of the Interior)

1867 Plat Map: Township No. 1 South Range No. 11 West, San Bernardino Meridian; surveyed in 1853-1867.

### Pamphlet

n.d. The World's Most Unique Farm. [Http://www.alamedainfo.com/Gays\\_Lion\\_Farm\\_Brochure.jpg](http://www.alamedainfo.com/Gays_Lion_Farm_Brochure.jpg).

### Sanborn (Sanborn Map Company)

1908-1932 Insurance Map of El Monte, California. Sanborn Map Company, New York. Copies provided by Environmental Data Resources, Inc., Southport, Connecticut.

### USGS (United States Geological Survey, U.S. Department of the Interior)

1900 Map: Pasadena, Calif. (15', 1:62,500); surveyed in 1894.

1926 Map: El Monte, Calif. (6', 1:24,000); surveyed in 1923.

1948 Map: El Monte, Calif. (6', 1:24,000); 1923 edition, revised in 1946.

1969 Map: San Bernardino, Calif. (1:250,000); 1958 edition revised.

1975 Map: Los Angeles, Calif. (1:250,000); aerial photographs taken in 1972.

1978 Map: Long Beach, Calif. (1:250,000); 1957 edition revised.

1979 Map: Santa Ana, Calif. (1:250,000); 1959 edition revised.

1994 Map: El Monte, Calif. (7.5', 1:24,000); 1966 edition photorevised in 1981, minor revisions in 1994.



**APPENDIX 2**

**CALIFORNIA HISTORICAL RESOURCE INFORMATION SYSTEM  
SITE RECORD FORMS**



## Resource List

| Primary No. | Trinomial | Other IDs   | Type      | Age      | Attribute codes  | Recorded by  | Reports   |
|-------------|-----------|---|-----------|----------|------------------|--|---|
| P-19-186112 |           | Resource Name - Union Pacific RR, Southern Pacific R R Los Angeles Division;<br>Other - C-Los Angeles-A-1;<br>Other - MetroLink Riverside Line;<br>Other - SPRR Los Angeles Division;<br>Other - SPRR Sunset Line;<br>Other - Map Reference #2-35 | Structure | Historic | AH07; HP11; HP39 | 1999 (S. Ashkar, Jones & Stokes);<br>2002 (Rand F. Herbert, JPR Historical Consulting Services);<br>2009 (R. Ramirez and F. Smith, SWCA Environmental Consultants);<br>2009 (F. Smith and J. Steely, SWCA Environmental Consultants);<br>2012 (Alyssa Newcomb, SWCA Environmental Consultants);<br>2018 (Audrey von Ahrens, GPA);<br>2019 (Jenna Kachour, GPA) | LA-04835, LA-05125, LA-05501, LA-05643, LA-07528, LA-07834, LA-07943, LA-07954, LA-08231, LA-08249, LA-08298, LA-08299, LA-08517, LA-08635, LA-08667, LA-08671, LA-08701, LA-08703, LA-08733, LA-08744, LA-08821, LA-08822, LA-08826, LA-08827, LA-08911, LA-09156, LA-09199, LA-09236, LA-09271, LA-09441, LA-09660, LA-09795, LA-09880, LA-09894, LA-10189, LA-10284, LA-10299, LA-10323, LA-10340, LA-10394, LA-10513, LA-10638, LA-10698, LA-10911, LA-10937, LA-10940, LA-10942, LA-10997, LA-10998, LA-11048, LA-11060, LA-11065, LA-11077, LA-11180, LA-11253, LA-11293, LA-11405, LA-11537, LA-11590, LA-11775, LA-11808, LA-11821, LA-11988, LA-11989, LA-12133, LA-12211, LA-12212, LA-12349, LA-12499, |



## Resource List

| Primary No. | Trinomial | Other IDs  | Type     | Age      | Attribute codes | Recorded by   | Reports  |
|-------------|-----------|--|----------|----------|-----------------|---|--|
|             |           |  |          |          |                 |   | LA-12526, LA-12552, LA-12558, LA-12697, LA-12928, LA-13458, VN-03153 |
| P-19-187072 |           | OHP Property Number - 089569;<br>Resource Name - El Monte - End of Sante Fe Trail;<br>Other - El Monte-The First Pioneer Settlement in Los Angeles County;<br>CHL - 975  | Site     | Historic | HP37            | 1987 (B. Ogden, City of El Monte)   | LA-11937   |
| P-19-187901 |           | OHP Property Number - 166340;<br>Resource Name - So Cal Telephone Co, AT&T;<br>Other - Pacific T & T Co;<br>Other - Pacific Bell;<br>Other - SBC Pacific Bell;<br>Other - T-Mobile West LLC<br>IE04037A/LA017 la-017-01-PB | Building | Historic | HP07; HP08      | 2006 (Tanaguchi, Galvin, A., Galvin Preservation Associates);<br>2012 (K.A. Crawford, Crawford Historic Services) | LA-07943, LA-12131   |
| P-19-188409 |           | Resource Name - CRM TECH<br>1667-1   | Building | Historic | HP02            | 2005 (Tang, Bai "Tom", CRM Tech)  | LA-09659, LA-11937   |
| P-19-188410 |           | Resource Name - CRM TECH<br>1667-2   | Building | Historic | HP02            | 2005 (Tang, Bai "Tom", CRM Tech)  | LA-09659, LA-11937   |
| P-19-188411 |           | Resource Name - CRM TECH<br>1667-3   | Building | Historic | HP02            | 2005 (Tang, Bai "Tom", CRM Tech)  | LA-09659, LA-11937   |
| P-19-188412 |           | Resource Name - CRM TECH<br>1667-4   | Building | Historic | HP03            | 2005 (Tang, Bai "Tom", CRM Tech)  | LA-09659, LA-11937   |
| P-19-188413 |           | Resource Name - CRM TECH<br>1667-5   | Building | Historic | HP02            | 2005 (Tang, Bai "Tom", CRM Tech)  | LA-09659, LA-11937   |
| P-19-188414 |           | Resource Name - CRM TECH<br>1667-6   | Building | Historic | HP02            | 2005 (Tang, Bai "Tom", CRM Tech)  | LA-09659, LA-11937   |
| P-19-188415 |           | Resource Name - CRM TECH<br>1667-7   | Building | Historic | HP02            | 2005 (Tang, Bai "Tom", CRM Tech)  | LA-09659, LA-11937   |
| P-19-188416 |           | OHP Property Number - 150616;<br>Resource Name - CRM TECH<br>1667-8  | Building | Historic | HP02            | 2005 (Tang, Bai "Tom", CRM Tech)  | LA-09659, LA-11937   |
| P-19-188417 |           | Resource Name - CRM TECH<br>1667-9   | Building | Historic | HP02            | 2005 (Tang, Bai "Tom", CRM Tech)  | LA-09659, LA-11937   |



## Resource List

| Primary No. | Trinomial | Other IDs   | Type      | Age      | Attribute codes | Recorded by                      | Reports                      |
|-------------|-----------|---|-----------|----------|-----------------|----------------------------------|------------------------------|
| P-19-188418 |           | Resource Name - CRM TECH<br>1667-10   | Building  | Historic | HP02            | 2005 (Tang, Bai "Tom", CRM Tech) | LA-09659, LA-11937           |
| P-19-188419 |           | Resource Name - CRM TECH<br>1667-11   | Building  | Historic | HP02            | 2005 (Tang, Bai "Tom", CRM Tech) | LA-09659, LA-11937           |
| P-19-188420 |           | Resource Name - CRM TECH<br>1667-12   | Building  | Historic | HP02            | 2005 (Tang, Bai "Tom", CRM Tech) | LA-09659, LA-11937           |
| P-19-188421 |           | Resource Name - CRM TECH<br>1667-13   | Building  | Historic | HP02            | 2005 (Tang, Bai "Tom", CRM Tech) | LA-09659, LA-11937           |
| P-19-188422 |           | Resource Name - CRM TECH<br>1667-14   | Building  | Historic | HP02            | 2005 (Tang, Bai "Tom", CRM Tech) | LA-09659, LA-11937           |
| P-19-188423 |           | Resource Name - CRM TECH<br>1667-15   | Building  | Historic | HP02            | 2005 (Tang, Bai "Tom", CRM Tech) | LA-09659, LA-11937           |
| P-19-188424 |           | Resource Name - CRM TECH<br>1667-16   | Building  | Historic | HP02            | 2005 (Tang, Bai "Tom", CRM Tech) | LA-09659, LA-11937           |
| P-19-188425 |           | Resource Name - CRM TECH<br>1667-17   | Building  | Historic | HP02            | 2005 (Tang, Bai "Tom", CRM Tech) | LA-09659, LA-11937           |
| P-19-188426 |           | Resource Name - CRM TECH<br>1667-18   | Building  | Historic | HP02            | 2005 (Tang, Bai "Tom", CRM Tech) | LA-09659, LA-11937           |
| P-19-188427 |           | Resource Name - CRM TECH<br>1667-19   | Building  | Historic | HP02            | 2005 (Tang, Bai "Tom", CRM Tech) | LA-09659, LA-11937           |
| P-19-188428 |           | Resource Name - CRM TECH<br>1667-20   | Building  | Historic | HP02            | 2005 (Tang, Bai "Tom", CRM Tech) | LA-09659, LA-11937           |
| P-19-188429 |           | Resource Name - CRM TECH<br>1667-21   | Building  | Historic | HP02            | 2005 (Tang, Bai "Tom", CRM Tech) | LA-09659, LA-11937           |
| P-19-188430 |           | Resource Name - CRM TECH<br>1667-22   | Building  | Historic | HP08            | 2005 (Tang, Bai "Tom", CRM Tech) | LA-09659, LA-11937           |
| P-19-188431 |           | Resource Name - CRM TECH<br>1667-23   | Building  | Historic | HP08            | 2005 (Tang, Bai "Tom", CRM Tech) | LA-09659, LA-11937, LA-12131 |
| P-19-188432 |           | Resource Name - RR loading<br>dock;<br>Other - CRM TECH 1667-24                             | Structure | Historic | HP17            | 2005 (Tang, Bai "Tom", CRM Tech) | LA-09659, LA-11937, LA-12131 |
| P-19-188433 |           | Resource Name - L A County Fire<br>Department Fire Station #166;<br>Other - CRM TECH 1783-1 | Building  | Historic | HP06; HP14      | 2006 (Tang, Bai "Tom", CRM Tech) | LA-11937, LA-12131           |
| P-19-188436 |           | Resource Name - Conestoga<br>Wagon;<br>Other - CRM TECH 1783-4                              | Object    | Historic | HP39            | 2006 (Tang, Bai "Tom", CRM Tech) | LA-11937                     |



## Resource List

| Primary No. | Trinomial | Other IDs  | Type      | Age      | Attribute codes | Recorded by                               | Reports                                |
|-------------|-----------|--|-----------|----------|-----------------|---|--|
| P-19-188480 |           | Resource Name - Caltrans State Bridge #53C-0897;<br>Other - Santa Anita Ave under Union Pacific RR | Structure | Historic | HP19            | 2008 (Daly, Pamela, Chambers Group, Inc.) | LA-09795, LA-11180, LA-11937, LA-12131 |



State of California--The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # Prop. No. 150616  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z  
Other Listings \_\_\_\_\_  
Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Review Code \_\_\_\_\_

Page 1 of 3\*Resource Name or # (Assigned by recorder) CRM TECH 1667-8

- P1. Other Identifier: \_\_\_\_\_
- \*P2. Location: Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5' Quad El Monte, Calif. Date 1994  
T1S; R11W; S.B. B.M. Within the Rancho San Francisquito (Dalton) land grant  
Elevation: Approximately 285 feet above mean sea level  
c. Address 3637 El Monte Avenue City El Monte Zip 91731  
d. UTM: (Give more than one for large and/or linear resources) Zone 11; 404389 mE/ 3770878 mN;  
UTM Derivation:  USGS Quad  GPS  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc., as appropriate) APN 8575-019-003;  
on the east side of El Monte Avenue between Monte Vista Street and  
Railroad Street
- \*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This single-story, single-family residence is a modified rectangular-plan house with an addition in the rear. The architecture is derived from the Spanish Colonial Revival style as it has a flat roof, stucco cladding, and ceramic tiles lining the parapets. The symmetrical principle façade has aluminum-framed sliding windows with flat wood trim (Continued on p. 3)
- \*P3b. Resource Attributes: (List attributes and codes) HP2: Single family property
- \*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  
Other (isolates, etc.) \_\_\_\_\_

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Photo taken on August 25, 2005; view to the northeast

\*P6. Date Constructed/Age of Sources:  
 Historic  Prehistoric  Both  
1946 (see Items B6 and B12 for details)

\*P7. Owner and Address:  
Unknown

\*P8. Recorded by: (Name, affiliation, and address)  
Bai "Tom" Tang, CRM TECH, 4472 Orange Street, Riverside, CA 92501

\*P9. Date Recorded: August 25, 2005  
\*P10. Survey Type: Intensive-level survey for CEQA-compliance purposes

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Bai Tang, Michael Hogan, and Casey Tibbet (2005): Historic-Period Building Survey, Santa Fe Trail Plaza Redevelopment Project, in the City of El Monte, Los Angeles County, California. On file, South Central Coastal Information Center, California State University, Fullerton.

\*Attachments:  None  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Resource Record  Milling Station Record  
 Rock Art Record  Artifact Record  Photograph Record  Other (List): \_\_\_\_\_



State of California--The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

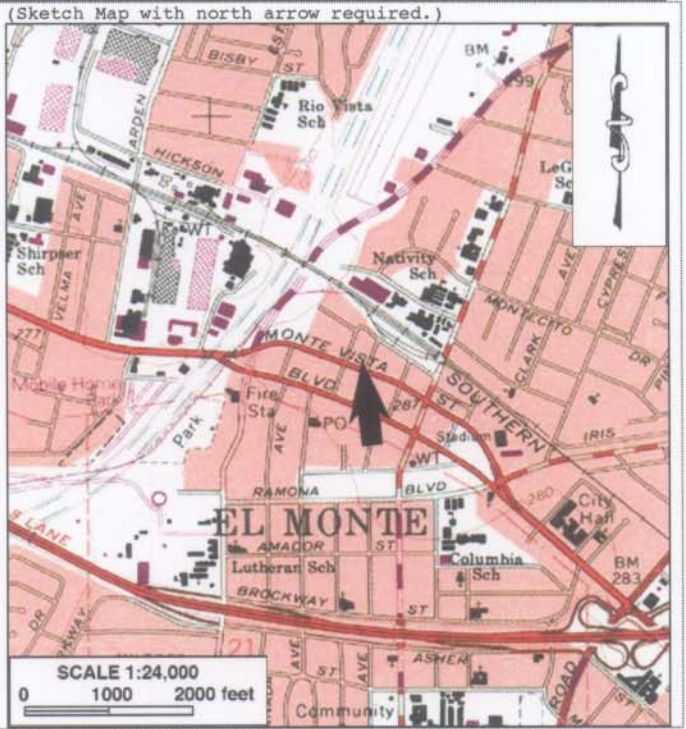
Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3 \*NRHP Status Code 6Z  
\*Resource Name or # (Assigned by recorder) CRM TECH 1667-8

- B1. Historic Name: \_\_\_\_\_
- B2. Common Name: \_\_\_\_\_
- B3. Original Use: Residential B4. Present Use: Residential
- \*B5. Architectural Style: Spanish Colonial Revival
- \*B6. Construction History: (Construction date, alterations, and date of alterations) Archival property and building records indicate this single-family dwelling was constructed around 1947. The home was remodeled in 1954, the same year a garage was added. Owners within the historic period include David and Opal Steel (1945-1951), and Walter T. and Roy L. Brooks from 1952 to at least 1959.
- \*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_
- \*B8. Related Features: \_\_\_\_\_
- B9a. Architect: Unknown b. Builder: Unknown
- \*B10. Significance: Theme Early 20th-century residential development  
Area El Monte Period of Significance 1945-1960  
Property Type Single-family residence Applicable Criteria N/A  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) There is no evidence that this building is associated with any persons or events of recognized historic significance; represents the work of a notable architect, designer, or builder; or qualifies as "an important example" of its type, period, region, or method of construction. Therefore, it does not appear eligible for listing in the National Register of Historic Places or the California Register of Historical Resources.
- B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_
- \*B12. References: Los Angeles County Assessor's real property tax assessment records; City of El Monte building safety records.
- B13. Remarks: \_\_\_\_\_
- \*B14. Evaluator: Bai "Tom" Tang
- \*Date of Evaluation: August 2005

(This space reserved for official comments.)





State of California--The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

**CONTINUATION SHEET**

Trinomial \_\_\_\_\_

Page 3 of 3

Resource name or # (Assigned by recorder) CRM TECH 1667-8

Recorded by Bai "Tom" Tang

\*Date August 25, 2005

Continuation  Update

\*P3a. Description (continued): and a door enclosed by a security screen. The front door is flanked by a painted plywood trim and is covered by a metal decorative hood. The house appears to have been recently remodeled. The exterior has a fresh coat of stucco, and the garage and second residence in the rear of the house appear to be newer additions. A chain-link fence lines the perimeter of the house.



State of California--The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z  
Other Listings \_\_\_\_\_  
Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Review Code \_\_\_\_\_

Page 1 of 3\*Resource Name or # (Assigned by recorder) CRM TECH 1667-9

- P1. Other Identifier: \_\_\_\_\_
- \*P2. Location: Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5' Quad El Monte, Calif. Date 1994  
T1S; R11W; S.B. B.M. Within the Rancho San Francisco (Dalton) land grant  
Elevation: Approximately 285 feet above mean sea level  
c. Address 3645 El Monte Avenue City El Monte Zip 91731  
d. UTM: (Give more than one for large and/or linear resources) Zone 11; 404391 mE/ 3770887 mN;  
UTM Derivation:  USGS Quad  GPS  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc., as appropriate) APN 8575-019-004;  
on the west side of El Monte Avenue between Monte Vista Street and  
Railroad Street
- \*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This single-story, single-family residence is a modified Victorian Cottage with stucco cladding and a high-pitched, hipped roof sheathed with composite shingles. The right portion of the roof on the principle façade has a slightly curved enclosed gable with a rectangular vent and is the only original feature of the house recognizable today. The  
(Continued on p. 3)
- \*P3b. Resource Attributes: (List attributes and codes) HP2: Single family property
- \*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  
Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Photo taken on August 25, 2005; view to the northeast

\*P6. Date Constructed/Age of Sources:  
 Historic  Prehistoric  Both  
Ca. 1938 (see Items B6 and B12 for details)

\*P7. Owner and Address:  
Unknown

\*P8. Recorded by: (Name, affiliation, and address)  
Bai "Tom" Tang, CRM TECH, 4472 Orange Street, Riverside, CA 92501

\*P9. Date Recorded: August 25, 2005

- \*P10. Survey Type: Historic building evaluation for CEQA compliance purposes
- \*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Bai Tang, Michael Hogan, and Casey Tibbet (2005): Historic-Period Building Survey, Santa Fe Trail Plaza Redevelopment Project, in the City of El Monte, Los Angeles County, California. On file, South Central Coastal Information Center, California State University, Fullerton.

\*Attachments:  None  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Resource Record  Milling Station Record  
 Rock Art Record  Artifact Record  Photograph Record  Other (List):



State of California--The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

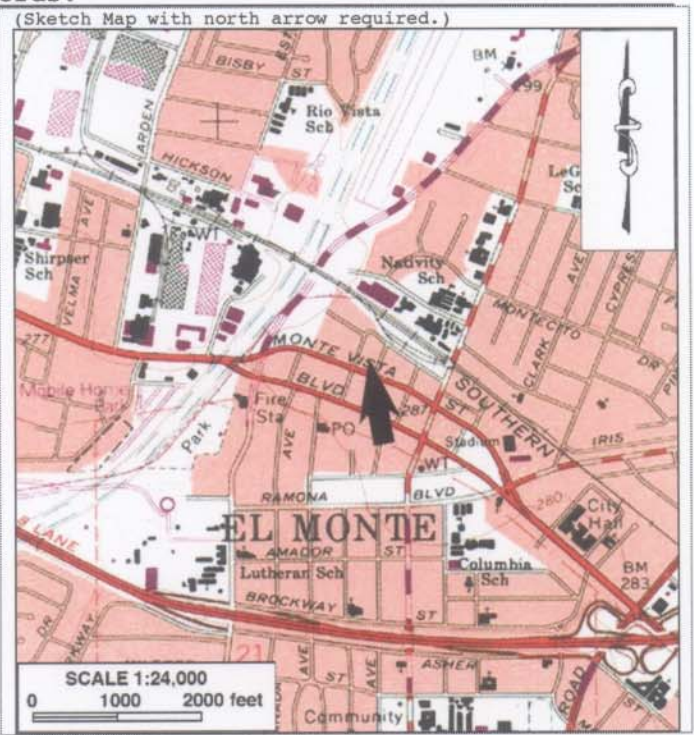
Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3 \*NRHP Status Code 6Z  
\*Resource Name or # (Assigned by recorder) CRM TECH 1667-9

- B1. Historic Name: \_\_\_\_\_
- B2. Common Name: \_\_\_\_\_
- B3. Original Use: Residential B4. Present Use: Residential
- \*B5. Architectural Style: Victorian Cottage
- \*B6. Construction History: (Construction date, alterations, and date of alterations) Archival property and building records indicate this single-family dwelling was constructed around 1938. A permit for cement area measuring 2'x3' was issued in 1954. Owners within the historic period include David and Opal Steel (1945-1951); Ira W. and Estella Everett (1952-1954); and Estella Everett, who became sole deedholder around 1955 and remained so through at least 1959.
- \*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_
- \*B8. Related Features: \_\_\_\_\_
- B9a. Architect: Unknown b. Builder: Unknown
- \*B10. Significance: Theme Early 20th-century residential development  
Area El Monte Period of Significance 1900-1945  
Property Type Single-family residence Applicable Criteria N/A  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) There is no evidence that this building is associated with any persons or events of recognized historic significance; represents the work of a notable architect, designer, or builder; or qualifies as "an important example" of its type, period, region, or method of construction. Therefore, it does not appear eligible for listing in the National Register of Historic Places or the California Register of Historical Resources.
- B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_
- \*B12. References: Los Angeles County Assessor's real property tax assessment records; City of El Monte building safety records.
- B13. Remarks: \_\_\_\_\_
- \*B14. Evaluator: Bai "Tom" Tang
- \*Date of Evaluation: August 2005

(This space reserved for official comments.)





State of California--The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 3Resource name or # (Assigned by recorder) CRM TECH 1667-9Recorded by Bai "Tom" Tang\*Date August 25, 2006 Continuation  Update

\*P3a. **Description** (continued): asymmetrical principle façade has aluminum-framed sliding windows and a half-circle fixed window in an enclosed porch. The front entrance set within the porch has a modern front door. A wrought-iron fence set upon concrete-block piers surrounds the exterior of the house.



State of California--The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

## PRIMARY RECORD

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code 6Z

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 3

\*Resource Name or # (Assigned by recorder) CRM TECH 1667-10

P1. Other Identifier: \_\_\_\_\_

\*P2. Location: Not for Publication  Unrestricted

\*a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad El Monte, Calif.

Date 1994

T1S; R11W; S.B. B.M. Within the Rancho San Francisquito (Dalton) land grant  
Elevation: Approximately 285 feet above mean sea level

c. Address 3649 El Monte Avenue City El Monte Zip 91731

d. UTM: (Give more than one for large and/or linear resources) Zone 11; 404393 mE/ 3770891 mN;

UTM Derivation:  USGS Quad  GPS

e. Other Locational Data: (e.g., parcel #, directions to resource, etc., as appropriate) APN 8575-019-005;  
on the west side of El Monte Avenue between Monte Vista Street and  
Railroad Street

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This single-story single-family residence is clad with stucco and has a hipped-roof with a side-facing cross gable. The roof is sheathed with composite shingles and has wide eaves with a fascia that has been painted white. The principle façade has aluminum-framed sliding windows with security bars, and a front door enclosed by a security screen. The door and the windows are bordered by a flat wood trim.  
(Continued on p. 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2: Single family property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  
Other (isolates, etc.) \_\_\_\_\_

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Photo taken on August 25, 2005; view to the west

\*P6. Date Constructed/Age of Sources:

Historic  Prehistoric  Both

Ca. 1923 (see Items B6 and B12 for details)

\*P7. Owner and Address:

Unknown

\*P8. Recorded by: (Name, affiliation, and address)

Bai "Tom" Tang, CRM TECH, 4472 Orange Street, Riverside, CA 92501

\*P9. Date Recorded: August 25, 2005

Survey Type: Historic building evaluation for CEQA compliance purposes

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Bai Tang, Michael Hogan, and Casey Tibbet (2005): Historic-Period Building Survey, Santa Fe Trail Plaza Redevelopment Project, in the City of El Monte, Los Angeles County, California. On file, South Central Coastal Information Center, California State University, Fullerton.

\*Attachments:  None  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Resource Record  Milling Station Record  
 Rock Art Record  Artifact Record  Photograph Record  Other (List): \_\_\_\_\_



State of California--The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_

**BUILDING, STRUCTURE, AND OBJECT RECORD**

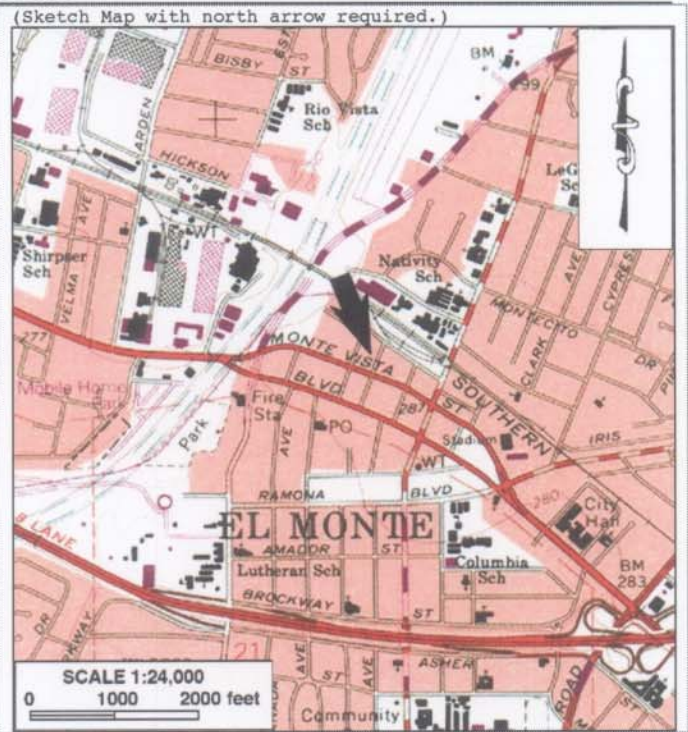
Page 2 of 3

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) CRM TECH 1667-10

- B1. Historic Name: \_\_\_\_\_
- B2. Common Name: \_\_\_\_\_
- B3. Original Use: Residential      B4. Present Use: Residential
- \*B5. Architectural Style: \_\_\_\_\_
- \*B6. Construction History: (Construction date, alterations, and date of alterations) Archival property and building records indicate this single-family dwelling was constructed around 1923. Alterations to the home's foundation and street curbs were performed in 1941. A bedroom and garage were added in 1981. Owners within the historic period include John Watson (1923-1929); Charles Watson (1929-1932); Charles Curry (1932-1941); and Edwin and Beatrice Darling, 1941 to at least 1959 (Bea only after 1953).
- \*B7. Moved?  No  Yes  Unknown      Date: \_\_\_\_\_ Original Location: \_\_\_\_\_
- \*B8. Related Features: \_\_\_\_\_
- B9a. Architect: Unknown      b. Builder: Unknown
- \*B10. Significance: Theme Early 20th-century residential development  
Area El Monte      Period of Significance \_\_\_\_\_  
Property Type Single-family residence      Applicable Criteria N/A  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) There is no evidence that this building is associated with any persons or events of recognized historic significance; represents the work of a notable architect, designer, or builder; or qualifies as "an important example" of its type, period, region, or method of construction. Therefore, it does not appear eligible for listing in the National Register of Historic Places or the California Register of Historical Resources.
- B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_
- \*B12. References: Los Angeles County Assessor's real property tax assessment records; City of El Monte building safety records.
- B13. Remarks: \_\_\_\_\_
- \*B14. Evaluator: Bai "Tom" Tang
- \*Date of Evaluation: August 2005

(This space reserved for official comments.)





State of California--The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

**CONTINUATION SHEET**

Trinomial \_\_\_\_\_

Page 3 of 3Resource name or # (Assigned by recorder) CRM TECH 1667-10Recorded by Bai "Tom" Tang\*Date August 25, 2005 Continuation  Update

\*P3a. **Description** (continued): The house has an open veranda porch with a low-pitch shed-style roof and is set on a concrete platform with rectangular post supports clad in stucco. A detached garage is located to the left rear of the house, and an iron fence set on stucco piers lines the front of the property.



State of California--The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code 6Z  
 Other Listings \_\_\_\_\_  
 Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Review Code \_\_\_\_\_  
 \*Resource Name or # (Assigned by recorder) CRM TECH 1667-18

- P1. Other Identifier: \_\_\_\_\_
- \*P2. Location: Not for Publication  Unrestricted \*a. County Los Angeles  
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
 \*b. USGS 7.5' Quad El Monte, Calif. Date 1994  
T1S; R11W; S.B. B.M. Within the Rancho San Francisquito (Dalton) land grant  
Elevation: Approximately 285 feet above mean sea level  
 c. Address 10806 King Court City El Monte Zip 91731  
 d. UTM: (Give more than one for large and/or linear resources) Zone 11; 404288 mE/ 3771015 mN;  
 UTM Derivation:  USGS Quad \_\_\_\_\_ GPS \_\_\_\_\_  
 e. Other Locational Data: (e.g., parcel #, directions to resource, etc., as appropriate) APN 8575-021-010;  
on the south side of King Court
- \*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This single-story, single-family residence is a modified California Bungalow clad with stucco. The low-pitched, cross-gabled roof is sheathed with composite shingles and has decorative wood beams extending out from the walls on the gabled ends. This house has been significantly altered over time, as a secondary gable has been added to the primary façade, the primary porch support has been replaced by a brick  
*(Continued on p. 3)*
- \*P3b. Resource Attributes: (List attributes and codes) HP2: Single family property
- \*P4. Resources Present:  Building \_\_\_\_\_ Structure \_\_\_\_\_ Object \_\_\_\_\_ Site \_\_\_\_\_ District \_\_\_\_\_ Element of District \_\_\_\_\_  
 Other (isolates, etc.) \_\_\_\_\_

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Photo taken on August 25, 2005; view to the southeast

- \*P6. Date Constructed/Age of Sources:  
 Historic \_\_\_\_\_ Prehistoric \_\_\_\_\_ Both \_\_\_\_\_  
ca. 1923 (see Items B6 and B12 for details)
- \*P7. Owner and Address:  
Unknown
- \*P8. Recorded by: (Name, affiliation, and address)  
Bai "Tom" Tang, CRM TECH, 4472 Orange Street, Riverside, CA 92501
- \*P9. Date Recorded: August 25, 2005

- \*P10. Survey Type: Historic building evaluation for CEQA compliance purposes
- \*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Bai Tang, Michael Hogan, and Casey Tibbet (2005): Historic-Period Building Survey, Santa Fe Trail Plaza Redevelopment Project, in the City of El Monte, Los Angeles County, California. On file, South Central Coastal Information Center, California State University, Fullerton.

\*Attachments: None Location Map  Continuation Sheet  Building, Structure, and Object Record  
 \_\_\_\_\_ Archaeological Record \_\_\_\_\_ District Record \_\_\_\_\_ Linear Resource Record \_\_\_\_\_ Milling Station Record  
 \_\_\_\_\_ Rock Art Record \_\_\_\_\_ Artifact Record \_\_\_\_\_ Photograph Record \_\_\_\_\_ Other (List): \_\_\_\_\_



State of California--The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_

**BUILDING, STRUCTURE, AND OBJECT RECORD**

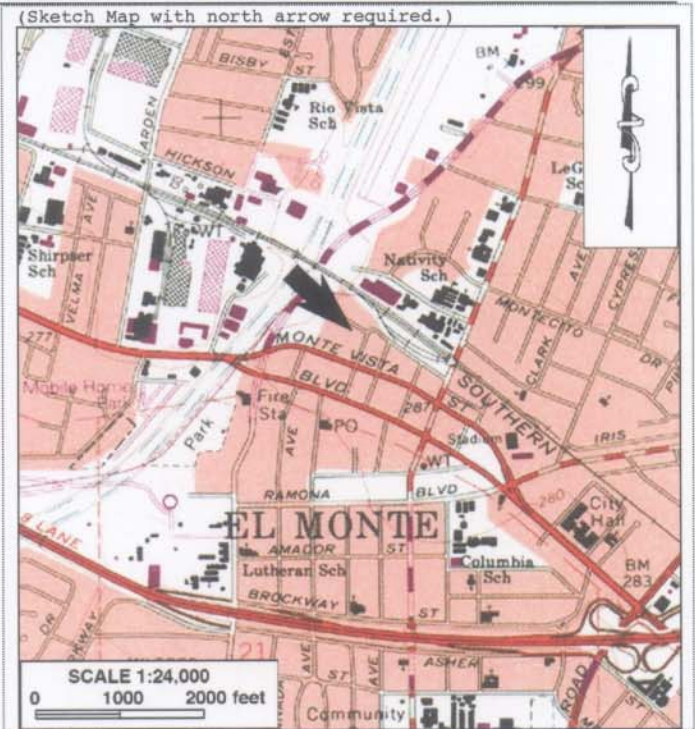
Page 2 of 3

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) CRM TECH 1667-18

- B1. Historic Name: \_\_\_\_\_
- B2. Common Name: \_\_\_\_\_
- B3. Original Use: Residential B4. Present Use: Residential
- \*B5. Architectural Style: California Bungalow
- \*B6. Construction History: (Construction date, alterations, and date of alterations) Archival property records indicate this single-family residence was constructed around 1923. It underwent remodeling in 1955. Window replacements were installed in 1991, and again in 1995. A new roof was also installed in 1995. Owners within the historic period include Edith M. Kelly (1923-1928); Mullen Bros. Inc. (1929-1930); LA Underwriters Ltd. (1931-1932); Eli Royer (1933- 1935); Arthur L. Tucker (1936-1949); Eugene and Mildred Felt (1950-1952); Gerrard Anderson from 1953 to at least 1959.
- \*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_
- \*B8. Related Features: \_\_\_\_\_
- B9a. Architect: Unknown b. Builder: Unknown
- \*B10. Significance: Theme Early 20th-century residential development  
Area El Monte Period of Significance 1900-1945  
Property Type Single-family residence Applicable Criteria N/A  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) There is no evidence that this building is associated with any persons or events of recognized historic significance; represents the work of a notable architect, designer, or builder; or qualifies as "an important example" of its type, period, region, or method of construction. Therefore, it does not appear eligible for listing in the National Register of Historic Places or the California Register of Historical Resources.
- B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_
- \*B12. References: Los Angeles County Assessor's real property tax assessment records; City of El Monte building safety records.
- B13. Remarks: \_\_\_\_\_
- \*B14. Evaluator: Bai "Tom" Tang
- \*Date of Evaluation: August 2005

(This space reserved for official comments.)





19-188426

State of California--The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

**CONTINUATION SHEET**

Trinomial \_\_\_\_\_

Page 3 of 3

Resource name or # (Assigned by recorder) CRM TECH 1667-18

Recorded by Bai "Tom" Tang

\*Date August 25, 2005

Continuation  Update

\*P3a. Description (continued): pillar support, and aluminum-framed sliding and fixed windows have been added. The only original feature appears to be the false wood beams on the gabled roof ends mentioned above.



State of California--The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z  
Other Listings \_\_\_\_\_  
Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Review Code \_\_\_\_\_

\*Resource Name or # (Assigned by recorder) CRM TECH 1667-19

- P1. Other Identifier: \_\_\_\_\_
- \*P2. Location: Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5' Quad El Monte, Calif. Date 1994  
T1S; R11W; S.B. B.M. Within the Rancho San Francisquito (Dalton) land grant  
Elevation: Approximately 285 feet above mean sea level  
c. Address 3704-3708 Monterey Avenue City El Monte Zip 91731  
d. UTM: (Give more than one for large and/or linear resources) Zone 11; 404325 mE/ 3770901 mN;  
UTM Derivation:  USGS Quad GPS  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc., as appropriate) APN 8575-019-001;  
on the east side of Monterey Avenue between Monte Vista Street and Court  
Adair
- \*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) These two structures are single-story, single-family residences that share a breezeway. Both are clad with stucco and have medium-pitched, hipped roofs sheathed with composite shingles. The roofs have wide eaves with exposed rafters and fascias. Both structures have arched, recessed entries with concrete steps, and windows that are protected by security bars.
- \*P3b. Resource Attributes: (List attributes and codes) HP2: Single family property
- \*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  
Other (isolates, etc.) \_\_\_\_\_

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Photo taken on August 25, 2005; view to the northeast

\*P6. Date Constructed/Age of Sources:  
 Historic  Prehistoric  Both  
Ca. 1925 (see Items B6 and B12 for details)

\*P7. Owner and Address:  
Unknown

\*P8. Recorded by: (Name, affiliation, and address)  
Bai "Tom" Tang, CRM TECH, 4472 Orange Street, Riverside, CA 92501

\*P9. Date Recorded: August 25, 2005

- \*P10. Survey Type: Historic building evaluation for CEQA compliance purposes
- \*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Bai Tang, Michael Hogan, and Casey Tibbet (2005): Historic-Period Building Survey, Santa Fe Trail Plaza Redevelopment Project, in the City of El Monte, Los Angeles County, California. On file, South Central Coastal Information Center, California State University, Fullerton.

\*Attachments:  None  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Resource Record  Milling Station Record  
 Rock Art Record  Artifact Record  Photograph Record  Other (List): \_\_\_\_\_







State of California--The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z  
Other Listings \_\_\_\_\_  
Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Review Code \_\_\_\_\_

\*Resource Name or # (Assigned by recorder) CRM TECH 1667-20

- P1. Other Identifier: \_\_\_\_\_
- \*P2. Location: Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5' Quad El Monte, Calif. Date 1994  
T1S; R11W; S.B. B.M. Within the Rancho San Francisco (Dalton) land grant  
Elevation: Approximately 285 feet above mean sea level  
c. Address 3712 Monterey Avenue City El Monte Zip 91731  
d. UTM: (Give more than one for large and/or linear resources) Zone 11; 404329 mE/ 3770917 mN;  
UTM Derivation:  USGS Quad GPS  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc., as appropriate) APN 8575-019-006;  
on the east side of Monterey Avenue facing the intersection of Court Adair  
and Monterey Avenue
- \*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This single-story, single-family residence is clad with stucco and has a high-pitched, side-gabled roof sheathed with composite shingles. The roof has narrow eaves, with the exception of the north end of the structure where a secondary gable with wide eaves has been added. The main entry is a small portico with an arched door that is presently shielded with secondary screens. The windows on this structure are primarily aluminum-framed sliding windows.
- \*P3b. Resource Attributes: (List attributes and codes) HP2: Single family property
- \*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  
Other (isolates, etc.) \_\_\_\_\_

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Photo taken on August 25, 2005; view to the east

\*P6. Date Constructed/Age of Sources:  
 Historic  Prehistoric  Both  
Ca. 1925 (see Items B6 and B12 for details)

\*P7. Owner and Address:  
Unknown

\*P8. Recorded by: (Name, affiliation, and address)  
Bai "Tom" Tang, CRM TECH, 4472 Orange Street, Riverside, CA 92501

\*P9. Date Recorded: August 25, 2005

\*P10. Survey Type: Intensive-level survey for CEQA-compliance purposes

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Bai Tang, Michael Hogan, and Casey Tibbet (2005): Historic-Period Building Survey, Santa Fe Trail Plaza Redevelopment Project, in the City of El Monte, Los Angeles County, California. On file, South Central Coastal Information Center, California State University, Fullerton.

\*Attachments:  None  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Resource Record  Milling Station Record  
 Rock Art Record  Artifact Record  Photograph Record  Other (List): \_\_\_\_\_



State of California--The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

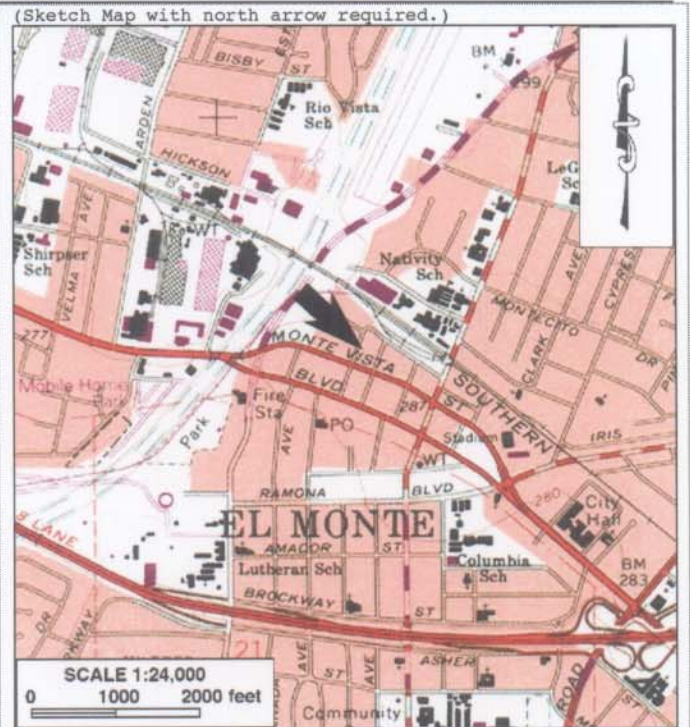
Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2 \*NRHP Status Code 6Z  
\*Resource Name or # (Assigned by recorder) CRM TECH 1667-20

- B1. Historic Name: \_\_\_\_\_
- B2. Common Name: \_\_\_\_\_
- B3. Original Use: Residential B4. Present Use: Residential
- \*B5. Architectural Style: \_\_\_\_\_
- \*B6. Construction History: (Construction date, alterations, and date of alterations) Archival property and building records indicate this single-family dwelling was constructed around 1925. Alterations to the home include a new roof in 1986, and the addition of a bedroom in 1989. Owners within the historic period include Dorothy Bullock (1925-1936); Alex and Lula Tereschuk (1937-191954); and W. B. and Minnie Redford from 1955 to at least 1959.
- \*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_
- \*B8. Related Features: \_\_\_\_\_
- B9a. Architect: Unknown b. Builder: Unknown
- \*B10. Significance: Theme Early 20th-century residential development  
Area El Monte Period of Significance 1900-1945  
Property Type Single-family residence Applicable Criteria N/A  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) There is no evidence that this building is associated with any persons or events of recognized historic significance; represents the work of a notable architect, designer, or builder; or qualifies as "an important example" of its type, period, region, or method of construction. Therefore, it does not appear eligible for listing in the National Register of Historic Places or the California Register of Historical Resources.
- B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_
- \*B12. References: Los Angeles County Assessor's real property tax assessment records; City of El Monte building safety records.
- B13. Remarks: \_\_\_\_\_
- \*B14. Evaluator: Bai "Tom" Tang
- \*Date of Evaluation: August 2005

(This space reserved for official comments.)





State of California--The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3\*Resource Name or # (Assigned by recorder) CRM TECH 1667-21

- P1. Other Identifier: \_\_\_\_\_
- \*P2. Location: Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5' Quad El Monte, Calif. Date 1994  
T1S; R11W; S.B. B.M. Within the Rancho San Francisquito (Dalton) land grant  
Elevation: Approximately 285 feet above mean sea level  
c. Address 3713 Monterey Avenue City El Monte Zip 91731  
d. UTM: (Give more than one for large and/or linear resources) Zone 11; 404321 mE/ 3770919 mN;  
UTM Derivation:  USGS Quad  GPS  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc., as appropriate) APN 8575-022-010;  
on the west side of Monterey Avenue between Monte Vista Street and Court  
Adair Street
- \*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This single-story, converted residence is a modified California Bungalow clad with stucco with a medium-pitched, front-gabled roof sheathed with composite sheets ending in medium eaves. The attached garage exhibits a slight gambrel, likely due to enclosing the area between the house and garage. The porch is a ground level, open veranda supported by square stuccoed posts. On the visible front façade, two aluminum-  
*(Continued on p. 3)*
- \*P3b. Resource Attributes: (List attributes and codes) HP2: Single family property
- \*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  
Other (isolates, etc.) \_\_\_\_\_

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Photo taken on August 25, 2005; view to the west

\*P6. Date Constructed/Age of Sources:  
 Historic  Prehistoric  Both  
1947 (see Items B6 and B12 for details)

\*P7. Owner and Address:

Unknown

\*P8. Recorded by: (Name, affiliation, and address)

Bai "Tom" Tang, CRM TECH, 4472 Orange Street, Riverside, CA 92501

\*P9. Date Recorded: August 25, 2005

\*P10. Survey Type: Intensive-level survey for CEQA-compliance purposes

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Bai Tang, Michael Hogan, and Casey Tibbet (2005): Historic-Period Building Survey, Santa Fe Trail Plaza Redevelopment Project, in the City of El Monte, Los Angeles County, California. On file, South Central Coastal Information Center, California State University, Fullerton.

\*Attachments:  None  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Resource Record  Milling Station Record  
 Rock Art Record  Artifact Record  Photograph Record  Other (List): \_\_\_\_\_







State of California--The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

Page 3 of 3

Resource name or # (Assigned by recorder) CRM TECH 1667-21

Recorded by Bai "Tom" Tang

\*Date August 25, 2005

Continuation  Update

\*P3a. Description (continued): framed sliding windows flank a slightly off-center wooden door, all of which are protected by wrought iron security screening. The house is surrounded by a thick stuccoed fencing painted blue, with wrought iron gating. Various alterations appear to have been made to this former residence.



State of California--The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z  
Other Listings \_\_\_\_\_  
Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Review Code \_\_\_\_\_

\*Resource Name or # (Assigned by recorder) CRM TECH 1667-22

- P1. Other Identifier: \_\_\_\_\_
- \*P2. Location: Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5' Quad El Monte, Calif. Date 1994  
T1S; R11W; S.B. B.M. Within the Rancho San Francisquito (Dalton) land grant  
Elevation: Approximately 285 feet above mean sea level  
c. Address 3721 Monterey Avenue City El Monte Zip 91731  
d. UTM: (Give more than one for large and/or linear resources) Zone 11; 404360 mE/3770934 mN;  
UTM Derivation:  USGS Quad  GPS  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc., as appropriate) APN 8575-021-904;  
on the west side of Monterey Avenue between Kings Court and Court Adair
- \*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This industrial building is clad with stucco and has a saw-tooth roof. The roofline of the structure is decorated with a band of wood that has been painted brown. The east end of the building has several large vehicle entrances, while the west end contains office space. The majority of the windows on this structure are presently boarded up, but those that are still exposed are plate glass windows with flat wood trim and security bars. The front entrance is set in an open patio and is covered by a wood canopy. A chain-link fence surrounds the building.
- \*P3b. Resource Attributes: (List attributes and codes) HP8: Industrial building
- \*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  
Other (isolates, etc.) \_\_\_\_\_

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Photo taken on August 25, 2005; view to the northeast

\*P6. Date Constructed/Age of Sources:  
 Historic  Prehistoric  Both  
1959 (see Items B6 and B12 for details)

\*P7. Owner and Address:  
Unknown

\*P8. Recorded by: (Name, affiliation, and address)  
Bai "Tom" Tang, CRM TECH, 4472 Orange Street, Riverside, CA 92501

\*P9. Date Recorded: August 25, 2005  
\*P10. Survey Type: Intensive-level survey for CEQA-compliance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Bai Tang, Michael Hogan, and Casey Tibbet (2005): Historic-Period Building Survey, Santa Fe Trail Plaza Redevelopment Project, in the City of El Monte, Los Angeles County, California. On file, South Central Coastal Information Center, California State University, Fullerton.

\*Attachments:  None  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Resource Record  Milling Station Record  
 Rock Art Record  Artifact Record  Photograph Record  Other (List): \_\_\_\_\_







State of California--The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z  
Other Listings \_\_\_\_\_  
Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Review Code \_\_\_\_\_

Page 1 of 3\*Resource Name or # (Assigned by recorder) CRM TECH 1667-23

- P1. Other Identifier: \_\_\_\_\_
- \*P2. Location: Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5' Quad El Monte, Calif. Date 1994  
T1S; R11W; S.B. B.M. Within the Rancho San Francisquito (Dalton) land grant  
Elevation: Approximately 285 feet above mean sea level  
c. Address 3730 Monterey Avenue City El Monte Zip 91731  
d. UTM: (Give more than one for large and/or linear resources) Zone 11; 404301 mE/ 3770831 mN;  
UTM Derivation:  USGS Quad GPS  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc., as appropriate) APN 8575-019-907;  
on the east side of Monterey Avenue between Railroad Street and Monte  
Vista Street
- \*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This industrial property contains five concrete-block structures, four of which are located behind a large principle building. The principle building, which faces Monterey Ave., has a flat roof with a brown trim that has been painted around the perimeter of the parapet. The main entrance to the building, a single wood door that has been painted brown, is located on far left of the primary façade, and is covered by a  
(Continued on p. 3)
- \*P3b. Resource Attributes: (List attributes and codes) HP8: Industrial building
- \*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  
Other (isolates, etc.) \_\_\_\_\_

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Photo taken on August 25, 2005; view to the south

\*P6. Date Constructed/Age of Sources:  
 Historic  Prehistoric  Both  
1934 (see Items B6 and B12 for details)

\*P7. Owner and Address:  
Unknown

\*P8. Recorded by: (Name, affiliation, and address)  
Bai "Tom" Tang, CRM TECH, 4472 Orange Street, Riverside, CA 92501

\*P9. Date Recorded: August 25, 2005  
\*P10. Survey Type: Intensive-level survey for CEQA-compliance purposes

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Bai Tang, Michael Hogan, and Casey Tibbet (2005): Historic-Period Building Survey, Santa Fe Trail Plaza Redevelopment Project, in the City of El Monte, Los Angeles County, California. On file, South Central Coastal Information Center, California State University, Fullerton.

\*Attachments:  None  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Resource Record  Milling Station Record  
 Rock Art Record  Artifact Record  Photograph Record  Other (List): \_\_\_\_\_



State of California--The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

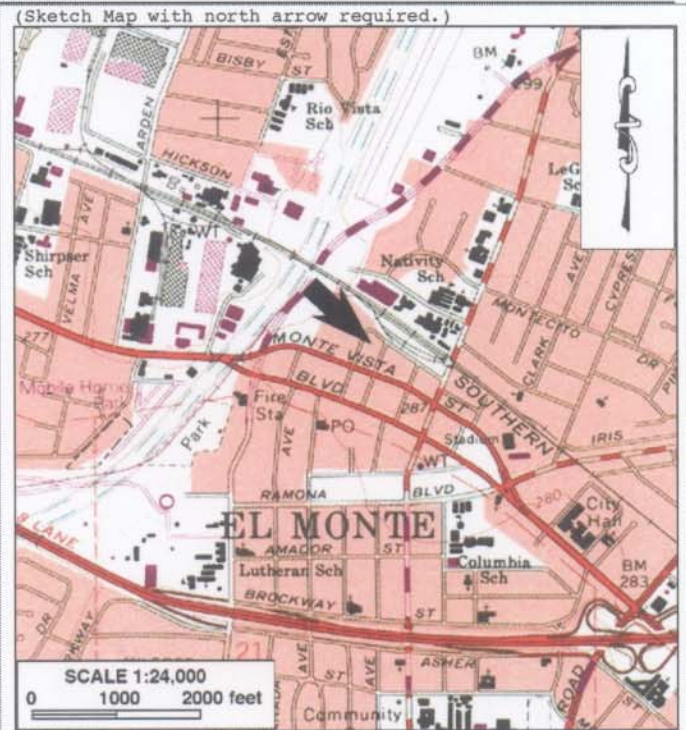
Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3 \*NRHP Status Code 6Z  
\*Resource Name or # (Assigned by recorder) CRM TECH 1667-23

- B1. Historic Name: \_\_\_\_\_
- B2. Common Name: \_\_\_\_\_
- B3. Original Use: Industrial B4. Present Use: Industrial
- \*B5. Architectural Style: \_\_\_\_\_
- \*B6. Construction History: (Construction date, alterations, and date of alterations) Archival property and building records indicate these industrial buildings were constructed between 1934 and 1957. In the 1970s it apparently was used as a feed distribution plant, with a permit issued to O. H. Kruse Grain and Milling to add an office in 1975. The company added a "feed mill tank" and a fuel tank in 1980. Owners within the historic period include Frank and Adeline Guess, who became property owners around 1936 and remained so through at least 1959.
- \*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_
- \*B8. Related Features: \_\_\_\_\_
- B9a. Architect: Unknown b. Builder: Unknown
- \*B10. Significance: Theme Early 20th-century industrial development  
Area El Monte Period of Significance 1900-1945  
Property Type Industrial Applicable Criteria N/A  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) There is no evidence that this building is associated with any persons or events of recognized historic significance; represents the work of a notable architect, designer, or builder; or qualifies as "an important example" of its type, period, region, or method of construction. Therefore, it does not appear eligible for listing in the National Register of Historic Places or the California Register of Historical Resources.
- B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_
- \*B12. References: Los Angeles County Assessor's real property tax assessment records; City of El Monte building safety records.
- B13. Remarks: \_\_\_\_\_
- \*B14. Evaluator: Bai "Tom" Tang
- \*Date of Evaluation: August 25, 2005

(This space reserved for official comments.)





State of California--The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 3Resource name or # (Assigned by recorder) CRM TECH 1667-23Recorded by Bai "Tom" Tang\*Date August 25, 2005 Continuation  Update

\*P3a. **Description** (continued): large metal awning. The windows on the principle façade have been covered with painted wood boards. The four smaller structures to the rear of the principle building are of varying size and have shed roofs sheathed with wood boards. Three of these structures have large steel doors on their facades, and one structure has an additional metal roll-up door that extends to the full height of the facade. None of the structures have windows on any of the walls. A chain-link fence with barbed wire lines the perimeter of the property.



State of California--The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code 6Z  
 Other Listings \_\_\_\_\_  
 Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Review Code \_\_\_\_\_  
 \*Resource Name or # (Assigned by recorder) CRM TECH 1667-24

- P1.** Other Identifier: \_\_\_\_\_
- \*P2.** Location: Not for Publication  Unrestricted \*a. County Los Angeles  
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
 \*b. USGS 7.5' Quad El Monte, Calif. Date 1994  
T1S; R11W; S.B. B.M. Within the Rancho San Francisquito (Dalton) land grant  
Elevation: Approximately 285 feet above mean sea level  
 c. Address 10802 King Court (?) City El Monte Zip 91731  
 d. UTM: (Give more than one for large and/or linear resources) Zone 11; 404290 mE/ 3771242 mN;  
 UTM Derivation: USGS Quad GPS  Google Earth  
 e. Other Locational Data: (e.g., parcel #, directions to resource, etc., as appropriate) APN 8575-021-011;  
on the south side of King Court 017-906
- \*P3a.** Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This structure, presently occupied by El Monte Depot, is a loading dock with a corrugated metal roof and concrete-block walls at the rear sides. Steel posts and corrugated metal panels have been applied liberally throughout the building. A chain-link fence surrounds the property.
- \*P3b.** Resource Attributes: (List attributes and codes) HP17: Railroad depot
- \*P4.** Resources Present: Building  Structure  Object  Site  District  Element of District  
 Other (isolates, etc.) \_\_\_\_\_

**P5a.** Photograph or Drawing (Photograph required for buildings, structures, and objects.)



- P5b.** Description of Photo: (view, date, accession #) Photo taken on August 25, 2005; view to the west
- \*P6.** Date Constructed/Age of Sources:  
 Historic  Prehistoric  Both  
Ca. 1908 (see Items B6 and B12 for details)
- \*P7.** Owner and Address:  
Unknown
- \*P8.** Recorded by: (Name, affiliation, and address)  
Bai "Tom" Tang, CRM TECH, 4472 Orange Street, Riverside, CA 92501
- \*P9.** Date Recorded: August 25, 2005

- \*P10.** Survey Type: Historic building evaluation for CEQA compliance purposes
- \*P11.** Report Citation: (Cite survey report and other sources, or enter "none.") Bai Tang, Michael Hogan, and Casey Tibbet (2005): Historic-Period Building Survey, Santa Fe Trail Plaza Redevelopment Project, in the City of El Monte, Los Angeles County, California. On file, South Central Coastal Information Center, California State University, Fullerton.

**\*Attachments:** None  Location Map  Continuation Sheet  Building, Structure, and Object Record  
Archaeological Record  District Record  Linear Resource Record  Milling Station Record  
Rock Art Record  Artifact Record  Photograph Record  Other (List): \_\_\_\_\_



State of California--The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2 \*NRHP Status Code 6Z  
\*Resource Name or # (Assigned by recorder) CRM TECH 1667-24

B1. Historic Name: \_\_\_\_\_  
B2. Common Name: \_\_\_\_\_  
B3. Original Use: Loading dock B4. Present Use: Storage

\*B5. Architectural Style: \_\_\_\_\_  
\*B6. Construction History: (Construction date, alterations, and date of alterations) Sanborn Fire Insurance maps indicate this industrial structure belonged to a former walnut packinghouse that was present as early as 1908.

\*B7. Moved? No Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Early 20th-century transportation  
Area El Monte Period of Significance 1900-1945  
Property Type Railroad yard Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) Though identified as an early 20th century structure, the history of this loading dock/storage could not positively ascertained from available historical sources. Besides this lack of provision in historical accounts, there is no evidence that this building is associated with any persons or events of recognized historic significance; represents the work of a notable architect, designer, or builder; or qualifies as "an important example" of its type, period, region, or method of construction. Therefore, it does not appear eligible for listing in the National Register of Historic Places or the California Register of Historical Resources.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

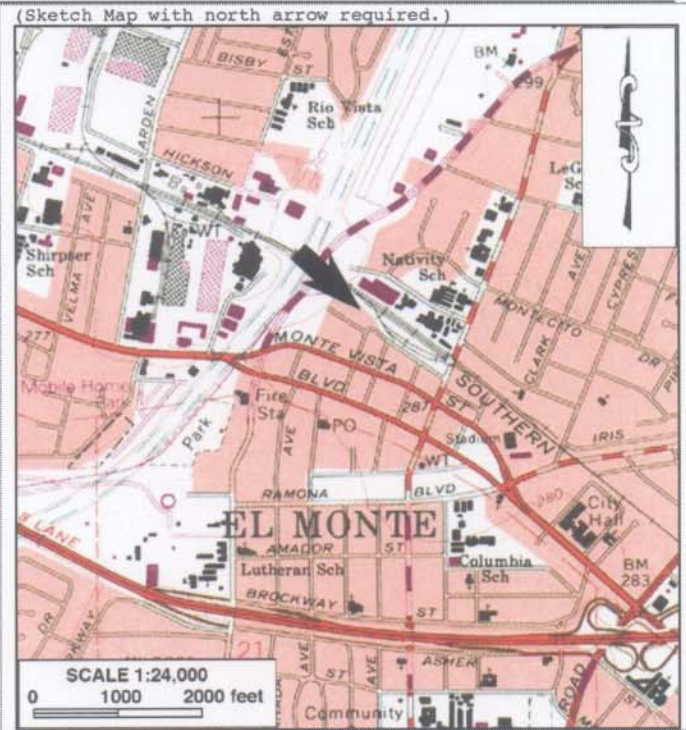
\*B12. References: Los Angeles County Assessor's real property tax assessment records; Sanborn Fire Insurance Maps.

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Bai "Tom" Tang

\*Date of Evaluation: August 2005

(This space reserved for official comments.)





# Attachment D

Sacred Lands File Search Results

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## NATIVE AMERICAN HERITAGE COMMISSION

July 27, 2021

Leanna Flaherty  
Rincon Consultants, Inc.

Via Email to: [lflaherty@rinconconsultants.com](mailto:lflaherty@rinconconsultants.com)

**Re: City of El Monte 85-Unit Townhome Project, Los Angeles County**

Dear Ms. Flaherty:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information submitted for the above referenced project. The results were positive. Please contact the Gabrieleno Band of Mission Indians – Kizh Nation on the attached list for information. Please note that tribes do not always record their sacred sites in the SLF, nor are they required to do so. A SLF search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with a project's geographic area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites, such as the appropriate regional California Historical Research Information System (CHRIS) archaeological Information Center for the presence of recorded archaeological sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. Please contact all of those listed; if they cannot supply information, they may recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: [Andrew.Green@nahc.ca.gov](mailto:Andrew.Green@nahc.ca.gov).

Sincerely,

Andrew Green  
Cultural Resources Analyst

Attachment



CHAIRPERSON  
**Laura Miranda**  
Luiseño

VICE CHAIRPERSON  
**Reginald Pagaling**  
Chumash

SECRETARY  
**Merri Lopez-Keifer**  
Luiseño

PARLIAMENTARIAN  
**Russell Attebery**  
Karuk

COMMISSIONER  
**William Mungary**  
Paiute/White Mountain  
Apache

COMMISSIONER  
**Julie Tumamait-Stenslie**  
Chumash

COMMISSIONER  
[Vacant]

COMMISSIONER  
[Vacant]

COMMISSIONER  
[Vacant]

EXECUTIVE SECRETARY  
**Christina Snider**  
Pomo

**NAHC HEADQUARTERS**  
1550 Harbor Boulevard  
Suite 100  
West Sacramento,  
California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
NAHC.ca.gov



**Native American Heritage Commission  
Native American Contact List  
Los Angeles County  
7/27/2021**

**Gabrieleno Band of Mission  
Indians - Kizh Nation**

Andrew Salas, Chairperson  
P.O. Box 393 Gabrieleno  
Covina, CA, 91723  
Phone: (626) 926 - 4131  
admin@gabrielenoindians.org

**Santa Rosa Band of Cahuilla  
Indians**

Lovina Redner, Tribal Chair  
P.O. Box 391820 Cahuilla  
Anza, CA, 92539  
Phone: (951) 659 - 2700  
Fax: (951) 659-2228  
Isaul@santarosa-nsn.gov

**Gabrieleno/Tongva San Gabriel  
Band of Mission Indians**

Anthony Morales, Chairperson  
P.O. Box 693 Gabrieleno  
San Gabriel, CA, 91778  
Phone: (626) 483 - 3564  
Fax: (626) 286-1262  
GTTRibalcouncil@aol.com

**Soboba Band of Luiseno  
Indians**

Isaiah Vivanco, Chairperson  
P. O. Box 487 Cahuilla  
San Jacinto, CA, 92581 Luiseno  
Phone: (951) 654 - 5544  
Fax: (951) 654-4198  
ivivanco@soboba-nsn.gov

**Gabrielino /Tongva Nation**

Sandonne Goad, Chairperson  
106 1/2 Judge John Aiso St., Gabrielino  
#231  
Los Angeles, CA, 90012  
Phone: (951) 807 - 0479  
sgoad@gabrielino-tongva.com

**Soboba Band of Luiseno  
Indians**

Joseph Ontiveros, Cultural  
Resource Department  
P.O. BOX 487 Cahuilla  
San Jacinto, CA, 92581 Luiseno  
Phone: (951) 663 - 5279  
Fax: (951) 654-4198  
jontiveros@soboba-nsn.gov

**Gabrielino Tongva Indians of  
California Tribal Council**

Robert Dorame, Chairperson  
P.O. Box 490 Gabrielino  
Bellflower, CA, 90707  
Phone: (562) 761 - 6417  
Fax: (562) 761-6417  
gtongva@gmail.com

**Gabrielino Tongva Indians of  
California Tribal Council**

Christina Conley, Tribal  
Consultant and Administrator  
P.O. Box 941078 Gabrielino  
Simi Valley, CA, 93094  
Phone: (626) 407 - 8761  
christina.marsden@alumni.usc.edu

**Gabrielino-Tongva Tribe**

Charles Alvarez,  
23454 Vanowen Street Gabrielino  
West Hills, CA, 91307  
Phone: (310) 403 - 6048  
roadkingcharles@aol.com

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed City of El Monte 85-Unit Townhome Project, Los Angeles County.



# Attachment E

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Department of Parks and Recreation Series 523 Form Updates



**CONTINUATION SHEET**

Trinomial

\*Recorded by: Rincon Consultants, Inc.

\*Date: 08/31/2021

Continuation

Update

Resource P-19-188416 was originally recorded by Bai "Tom" Tang of CRM Tech in 2005. Resource P-19-188416 is recorded as a single-story, single-family residence. Tang (2005a) stated the residence was constructed by 1947 and remodeled in 1954 with the addition of a garage. The residence is described as a modified rectangular plan in the Spanish Colonial Revival style with ceramic tiles along the parapets, flat roof, and stucco cladding. The residence was recommended ineligible for listing on the NRHP or CRHR under all four criteria (A/1 – D/4) (Tang 2005).

Rincon Consultants, Inc. (Rincon) revisited the resource location on August 26, 2021, and the resource had been previously demolished. No structure was extant, and no associated materials were observed.

Overview of resource location showing that the resource is no longer extant, facing east



References

Flaherty, Leanna, Hannah Haas, and Andrew Pulcheon

2021 Cultural Resources Study for the City of El Monte 85-Unit Townhome Project, Los Angeles County, California Rincon project number: 21-11425. Report on file at the South Central Coastal Information Center

Tang, Bai

2005a P-19-188416 Department of Parks and Recreation Series 523 Site form. Report on file, South Central Coastal Information Center.



## CONTINUATION SHEET

Trinomial

Page 1 of 1

\*Resource Name or # CRM Tech 1667-9

\*Recorded by: Rincon Consultants, Inc.

\*Date: 08/31/2021

Continuation

Update

Resource P-19-188417 was originally recorded by Bai "Tom" Tang of CRM Tech in 2005. Resource P-19-188417 is a single-story, single-family residence constructed in 1938. A permit for an additional cement area was issued for the residence in 1954. Tang (2005) described the residence as a modified Victorian Cottage with high-pitched, hipped roof with composite shingles, and stucco cladding. The only recognizable original feature of the residence is a curved enclosed gable with a rectangular vent. The residence was recommended ineligible for listing on the NRHP or CRHR under all four criteria (A/1 – D/4) (Tang 2005).

Rincon Consultants, Inc. (Rincon) revisited the resource location on August 26, 2021, and the resource had been previously demolished. No structure was extant and no associated materials were observed.

Overview of resource location showing that the resource is no longer extant, facing southeast



### References

Flaherty, Leanna, Hannah Haas, and Andrew Pulcheon

2021 Cultural Resources Study for the City of El Monte 85-Unit Townhome Project, Los Angeles County, California Rincon project number: 21-11425. Report on file at the South Central Coastal Information Center

Tang, Bai

2005 P-19-188417 Department of Parks and Recreation Series 523 Site form. Report on file, South Central Coastal Information Center.



## CONTINUATION SHEET

Trinomial

Page 1 of 1

\*Resource Name or # CRM Tech 1667-10

\*Recorded by: Rincon Consultants, Inc.

\*Date: 08/31/2021

Continuation

Update

Resource P-19-188418 was originally recorded by Bai "Tom" Tang of CRM Tech in 2005. Resource P-19-188418 is a single-story, single-family residence, constructed by 1923, and alterations were conducted in 1941, with a bedroom and garage added in 1981. The residence is described as a clad with stucco, a hipped roof, and side-facing cross gables. Composite shingles sheath the roof and aluminum framed sliding window have security bars. The residence was recommended ineligible for listing on the NRHP or CRHR under all four criteria (A/1 – D/4) (Tang 2005).

Rincon Consultants, Inc. (Rincon) revisited the resource location on August 26, 2021, and the resource had been previously demolished. No structure was extant and no associated materials were observed.

Overview of resource location showing that the resource is no longer extant, facing east



### References

Flaherty, Leanna, Hannah Haas, and Andrew Pulcheon

2021 Cultural Resources Study for the City of El Monte 85-Unit Townhome Project, Los Angeles County, California Rincon project number: 21-11425. Report on file at the South Central Coastal Information Center

Tang, Bai

2005 P-19-188418 Department of Parks and Recreation Series 523 Site form. Report on file, South Central Coastal Information Center.



**CONTINUATION SHEET**

Trinomial

\*Recorded by: Rincon Consultants, Inc.

\*Date: 08/31/2021  Continuation  Update

Resource P-19-188426 was originally recorded by Bai "Tom" Tang of CRM Tech in 2005. Resource P-19-188426 is a single-story, single-family residence. Tang (2005) stated the residence was constructed by 1923, with remodeling in 1955, and window replacements in 1991 and 1995. A new roof was installed in 1995 along with the windows. The residence is described as a modified California Bungalow clad with stucco. The residence consists of a composite shingle sheathed, low-pitched, cross-gable roof, with decorative wood beams extending to the gabled ends. The only original feature identified during the recording was the false wood beams on the ends of the gabled roof. The residence was recommended ineligible for listing on the NRHP or CRHR under all four criteria (A/1 – D/4) (Tang 2005).

Rincon Consultants, Inc. (Rincon) revisited the resource location on August 26, 2021, and the resource had been previously demolished. No structure was extant and no associated materials were observed.

Overview of resource location showing that the resource is no longer extant, facing east



References

Flaherty, Leanna, Hannah Haas, and Andrew Pulcheon  
2021 Cultural Resources Study for the City of El Monte 85-Unit Townhome Project, Los Angeles County, California Rincon project number: 21-11425. Report on file at the South Central Coastal Information Center

Tang, Bai  
2005 P-19-188426 Department of Parks and Recreation Series 523 Site form. Report on file, South Central Coastal Information Center.



## CONTINUATION SHEET

Trinomial

Page 1 of 1

\*Resource Name or # CRM Tech 1667-19

\*Recorded by: Rincon Consultants, Inc.

\*Date: 08/31/2021

Continuation

Update

Resource P-19-188427 was originally recorded by Bai "Tom" Tang of CRM Tech in 2005. Resource P-19-188427 is recorded as two single-story, single-family residences that share a breezeway. Both residences were constructed by 1925, with additions and alterations to the roof, front porch, and bedroom of date unknown. Both residences have medium-pitched hipped roofs with composite shingles and are clad with stucco. The structures include arched, recessed entries and concrete steps, and wide eaves with exposed rafters and fascia. The residence was recommended ineligible for listing on the NRHP or CRHR under all four criteria (A/1 – D/4) (Tang 2005).

Rincon Consultants, Inc. (Rincon) revisited the resource location on August 26, 2021, and the resource had been previously demolished. No structure was extant and no associated materials were observed.

Overview of resource location showing that the resource is no longer extant, facing east



### References

Flaherty, Leanna, Hannah Haas, and Andrew Pulcheon

2021 Cultural Resources Study for the City of El Monte 85-Unit Townhome Project, Los Angeles County, California Rincon project number: 21-11425. Report on file at the South Central Coastal Information Center

Tang, Bai

2005 P-19-188427 Department of Parks and Recreation Series 523 Site form. Report on file, South Central Coastal Information Center.



## CONTINUATION SHEET

Trinomial

Page 1 of 1

\*Resource Name or # CRM Tech 1667-20

\*Recorded by: Rincon Consultants, Inc.

\*Date: 08/31/2021  Continuation  Update

Resource P-19-188428 was originally recorded by Bai "Tom" Tang of CRM Tech in 2005. Resource P-19-188428 is a single-story, single-family residence, constructed by 1925, with alterations 1986, and a bedroom added in 1989. The residence is described as a clad with stucco, with a high-pitched and side-gabled roof. Composite shingles sheath the narrow eaved roof. A secondary wide eaved gable was added to the roof. The entry had an arched door and is a small portico. The residence was recommended ineligible for listing on the NRHP or CRHR under all four criteria (A/1 – D/4) (Tang 2005).

Rincon Consultants, Inc. (Rincon) revisited the resource location on August 26, 2021, and the resource had been previously demolished. No structure was extant and no associated materials were observed.

Overview of resource location showing that the resource is no longer extant, facing south



### References

Flaherty, Leanna, Hannah Haas, and Andrew Pulcheon

2021 Cultural Resources Study for the City of El Monte 85-Unit Townhome Project, Los Angeles County, California Rincon project number: 21-11425. Report on file at the South Central Coastal Information Center

Tang, Bai

2005 P-19-188428 Department of Parks and Recreation Series 523 Site form. Report on file, South Central Coastal Information Center.



## CONTINUATION SHEET

Trinomial

Page 1 of 1

\*Resource Name or # CRM Tech 1667-21

\*Recorded by: Rincon Consultants, Inc.

\*Date: 08/31/2021

Continuation

Update

Resource P-19-188429 was originally recorded by Bai "Tom" Tang of CRM Tech in 2005. Resource P-19-188429 is a single-story, converted, and modified California Bungalow, constructed by 1947, with alterations and additions taking place from 1952 to 1980. The residence is described as a clad with stucco, and a medium-pitched and side-gabled roof. Composite shingles sheath the medium eaves roof. A secondary wide eaved gable was added to the roof. The residence was recommended ineligible for listing on the NRHP or CRHR under all four criteria (A/1 – D/4) (Tang 2005).

Rincon Consultants, Inc. (Rincon) revisited the resource location on August 26, 2021, and the resource had been previously demolished. No structure was extant and no associated materials were observed.

Overview of resource location showing that the resource is no longer extant, facing west



### References

Flaherty, Leanna, Hannah Haas, and Andrew Pulcheon  
2021 Cultural Resources Study for the City of El Monte 85-Unit Townhome Project, Los Angeles County, California Rincon project number: 21-11425. Report on file at the South Central Coastal Information Center

Tang, Bai  
2005 P-19-188429 Department of Parks and Recreation Series 523 Site form. Report on file, South Central Coastal Information Center.



## CONTINUATION SHEET

Trinomial

Page 1 of 1

\*Resource Name or # CRM Tech 1667-22

\*Recorded by: Rincon Consultants, Inc.

\*Date: 08/31/2021  Continuation  Update

Resource P-19-188430 was originally recorded by Bai "Tom" Tang of CRM Tech in 2005. Resource P-19-188430 is a stucco clad, saw-toothed industrial building, constructed by 1959. The building has a painted brown band of wood along the roofline, office space, several large vehicle entrances, and boarded up windows. There is a chain link fence around the building. The residence was recommended ineligible for listing on the NRHP or CRHR under all four criteria (A/1 – D/4) (Tang 2005).

Rincon Consultants, Inc. (Rincon) revisited the resource location on August 26, 2021, and the resource had been previously demolished. No structure was extant and no associated materials were observed.

Overview of resource location showing that the resource is no longer extant, facing south



### References

Flaherty, Leanna, Hannah Haas, and Andrew Pulcheon

2021 Cultural Resources Study for the City of El Monte 85-Unit Townhome Project, Los Angeles County, California Rincon project number: 21-11425. Report on file at the South Central Coastal Information Center

Tang, Bai

2005 P-19-188430 Department of Parks and Recreation Series 523 Site form. Report on file, South Central Coastal Information Center.



## CONTINUATION SHEET

Trinomial

\*Recorded by: Rincon Consultants, Inc.

\*Date: 08/31/2021  Continuation  Update

Resource P-19-188431 was originally recorded by Bai "Tom" Tang of CRM Tech in 2005. Resource P-19-188431 is recorded as five concrete block structures within an industrial property. All five buildings were constructed between 1934 and 1957. There is one larger, principal, industrial building with brown trim, a flat roof, and a single wood door for the entrance. The four other buildings are behind the larger building. The four other buildings vary in size with shed roofing, sheathed wood boards, large steel doors, and one building has a metal roll up door. The residence was recommended ineligible for listing on the NRHP or CRHR under all four criteria (A/1 – D/4) (Tang 2005).

Rincon Consultants, Inc. (Rincon) revisited the resource location on August 26, 2021, and the resource had been previously demolished. No structure was extant and no associated materials were observed.

Overview of resource location showing that the resource is no longer extant, facing east



### References

Flaherty, Leanna, Hannah Haas, and Andrew Pulcheon

2021 Cultural Resources Study for the City of El Monte 85-Unit Townhome Project, Los Angeles County, California Rincon project number: 21-11425. Report on file at the South Central Coastal Information Center

Tang, Bai

2005 P-19-188431 Department of Parks and Recreation Series 523 Site form. Report on file, South Central Coastal Information Center.



## CONTINUATION SHEET

Trinomial

Page 1 of 1

\*Resource Name or # CRM Tech 1667-24

\*Recorded by: Rincon Consultants, Inc.

\*Date: 08/31/2021  Continuation  Update

Resource P-19-188432 was originally recorded by Bai "Tom" Tang of CRM Tech in 2005. Resource P-19-188432 is recorded as a the El Monte Depot and loading dock. The building consists of a corrugated metal roof, concrete block walls, and steel posts. According to background research, the structure was present as early as 1908 and was part of the former walnut packing house (Tang 2005). The residence was recommended ineligible for listing on the NRHP or CRHR under all four criteria (A/1 – D/4) (Tang 2005).

Rincon Consultants, Inc. (Rincon) revisited the resource location on August 26, 2021, and the resource had been previously demolished. No structure was extant and no associated materials were observed.

Overview of resource location showing that the resource is no longer extant, facing north



### References

Flaherty, Leanna, Hannah Haas, and Andrew Pulcheon  
2021 Cultural Resources Study for the City of El Monte 85-Unit Townhome Project, Los Angeles County, California Rincon project number: 21-11425. Report on file at the South Central Coastal Information Center

Tang, Bai  
2005 P-19-188432 Department of Parks and Recreation Series 523 Site form. Report on file, South Central Coastal Information Center.