



U.S. Department of Housing and Urban Development
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Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: "TYLER-VALLEY METRO" Affordable Housing Development

Responsible Entity: City of Baldwin Park
14403 E. Pacific Avenue, Baldwin Park, CA 91706

Grant Recipient (if different than Responsible Entity): CESAR CHAVEZ FOUNDATION
316 W. 2nd Street, Suite 600, Los Angeles, CA 90012

State/Local Identifier: City of Baldwin Park
14403 E. Pacific Avenue, Baldwin Park, CA 91706

Preparer: Tom Dodson
Tom Dodson & Associates
P.O. Box 2306
San Bernardino CA 92406

**Certifying Officer
Name and Title:** Shannon Yauchzee, Chief Executive Officer
City of Baldwin Park
14403 E. Pacific Avenue, Baldwin Park, CA 91706

Grant Recipient (if different than Responsible Entity): CESAR CHAVEZ FOUNDATION
316 W. 2nd Street, Suite 600, Los Angeles, CA 90012

Consultant (if applicable): Tom Dodson & Associates
P.O. Box 2306
San Bernardino CA 92405

Direct Comments to:

Project Location: The proposed project is located at the northwest corner of Tyler Avenue and Valley Boulevard. The site extends from Railroad Avenue to Valley Boulevard and the entry faces Tyler Avenue. The site encompasses approximately 35,543 square feet (SF) of area (0.816 acre), gross (net 0.640 acre, or 27,884 SF). Refer to Figures 1 and 2; the property is designated as APN Nos: 8575-019-909 & 8575-019-030.

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The City of El Monte has received a Tentative Parcel Map (TPM No. 83105), Design Review (DR No. 03-20), Density Bonus (DB No. 01-20), and Affordable Housing Concessions (AHC Nos. 01-20, 02-20 & 03-20) application from the Cesar Chavez Foundation (CCF), George Lopez, 316 W. 2nd Street, Suite 600, Los Angeles, California 91731, to construct a transit-oriented development consisting of a four-story affordable housing apartment complex at 3637 & 3649 Tyler Avenue. The apartment complex is proposed with 53 affordable housing units and a subterranean parking garage with 50 parking spaces. The proposed project will be developed over the next 20 months and it is scheduled to be completed around October 2022. The 53 units proposed consist of the following: 25 one-bedroom units (approximately 570 square feet (sf)); 14 two-bedroom units (approximately 813 sf); and 14 three-bedroom units (approximately 1,098 sf). All one- and two-bedroom units will have one bathroom, a kitchen and other standard amenities. The three-bedroom units will have two bathrooms. The units will meet all current ADA design standards. The proposed project will also provide an approximate 5,691 sf outdoor landscaped courtyard for public open space. Other amenities include an indoor lobby and common area, staff office space, and a central laundry facility. Vehicular access to the subterranean parking garage will be provided by a driveway entrance along Tyler Avenue. Refer to Figure 3.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

Along with the rest of the nation, southern California has a need for more affordable housing. As evidenced by the large homeless population in the region, there is insufficient affordable housing to meet the needs of the region. The purpose of the proposed project is to provide an additional 53 units of affordable housing for low and very low-income residents of the City of El Monte.

Existing Conditions and Trends [24 CFR 58.40(a)]:

The site consists of two irregular-shaped parcels of land located along the west side of Tyler Avenue in El Monte, California. The site is improved with a two-story commercial office building. The vacant commercial office building encompasses approximately 7,596 square feet, according to the County of Los Angeles Assessor. The vacant commercial office building consists of office areas and restrooms. The remainder of the site is improved with asphalt-paved vehicle parking areas and drives, exterior storage areas, and associated landscaping.

According to historical sources reviewed, the vacant commercial office building was built in 1963. The vacant commercial office building has been occupied by Lopez and Associates Engineers since 2010. Prior to the development of the current site buildings, the site was developed for single-family residential buildings, office buildings and parking areas from as early as 1928.

The site is located in a neighborhood of El Monte which is located in a mixed commercial and residential area. The immediate surrounding properties consist of Railroad Street, followed by the El Monte Metrolink station to the north; Tyler Avenue, followed by residential townhouse buildings to the east; the intersection of Valley Boulevard and Tyler Avenue, followed by an office building (11001 East Valley Mall) to the southeast; Valley Boulevard followed by an office building (3622 Center Avenue) and a telephone central office and phone line origination building (3617 Tyler Avenue and 3614 Center Avenue) to the south; and the El Monte Trolley Station (3650 Center Avenue) to the west.

The project is located within the Station Sub Area of the Downtown Core Main Street Specific Plan (SP). A major goal of the Specific Plan is to develop a mix of uses that support transit-oriented development (TOD). As noted, the project site is located across the street from the El Monte Metrolink Station and is about ½ mile from the Metro bus station on Santa Fe Avenue. For residents without access to automobiles, this site provides a wide range of alternative modes of transportation. Refer to Appendix 1, a copy of the Downtown Core Main Street Specific Plan and Specific Plan EIR.

Funding Information

Grant Number	HUD Program	Funding Amount
	Housing Choice Voucher- Project Based Vouchers CFDA No. 14871	\$5,251,200.

Estimated Total HUD Funded Amount: \$5,751,200.

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$37,714,562.

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
<p>Airport Hazards</p> <p>24 CFR Part 51 Subpart D</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is located approximately 2,500 feet from the San Gabriel Valley Airport. The Airport is located north of Valley Boulevard on the west side of Santa Anita Avenue between the roadway and the Rio Hondo channel (a regional flood control channel). According to the landing and take-off patterns at the Airport Refer to Figure 7C from the Airport Master Plan), the project site is not exposed to significant airport hazards due to landing and take-off cycles. Random aircraft overflights can occur, but the site is not subject to hazards greater than the norm in the City. The project complies with 24 CFR Part 51 Subpart D.</p> <p><i>Airport Land Use Plan, Los Angeles County; City of El Monte (and Planning Center), General Plan and Zoning Code Update and EIR Existing Conditions Report, May 24, 2006.</i></p>
<p>Coastal Barrier Resources</p> <p>Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is located approximately 15 miles from the Pacific Ocean. The site is located in an upland urban area with no Coastal Barrier resources. The project does not conflict with 16 USC 3501.</p> <p><i>Site Visit and City of El Monte (and Planning Center), General Plan and Zoning Code Update and EIR Existing Conditions Report, May 24, 2006.</i></p>
<p>Flood Insurance</p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>A copy of the FEMA FIRM Panel for the project area is provided in Appendix 2. The site is in a zone X flood hazard area, and is not located within a 100-year flood hazard area. The site does not conflict with 42 USC 4001-4128 and 42 USC 5154a.</p> <p><i>Los Angeles County Department of Public Works. Flood Zone Determination Website.</i> https://dpw.lacounty.gov/floodzone/</p>

STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5

<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>An air emission forecast for the project has been compiled. A copy of this report can be found in Appendix 3. The emission forecast indicates that neither the construction or the occupancy emissions related to the proposed project will exceed <i>de minimus</i> emission thresholds for the SCAB. No mitigation is required; however, formal compliance steps are required. Two Best available Control Measures (BACMs) must be implemented based on the data contained in Appendix 3, BACM AQ-1 and BACM-AQ-2.</p> <p>The project complies with the Clean Air Act.</p> <p><i>Urban Crossroads, El Monte Metro, Air Quality Impact Analysis, May 30, 2019.</i></p>
<p>Coastal Zone Management</p> <p>Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is located approximately 15 miles from the Pacific Ocean. The site is located in an upland urban area with no Coastal zone resources. The project does not conflict with the Coastal Zone Management Act, Sections 307(c) & (d).</p> <p><i>City of El Monte (and Planning Center), General Plan and Zoning Code Update and EIR Existing Conditions Report, May 24, 2006.</i></p>
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No <input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>50.3(l) & 58.5(i)(2).</p> <p><i>Barr & Clark, Phase I and Phase II Environmental Site Assessment of El Monte Trolley Station and Office Building 3650 Center Avenue and 3649 Tyler Avenue, El Monte California 91732 Sites to be Redeveloped, SEC of Ramona Boulevard and Tyler Avenue, El Monte, California 91731, October 4, 2018.</i></p>
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>A review of the California Department of Fish and Wildlife California Natural Biodiversity Database (CNDDDB) Bios Viewer indicated that there are 8 threatened or endangered species located within the El Monte Quadrangle. These species include the Swainson's hawk, bank swallow, light-footed Ridgway's rail, coastal California gnatcatcher, southwestern willow flycatcher, least Bell's vireo, Santa Ana sucker, willow flycatcher, and western yellow-billed cuckoo. The EIR prepared for the City's General Plan does not identify any protected species within the vicinity of the project site. The Tyler-Valley Metro site is currently developed with an existing commercial building and has no native vegetation or habitat. Thus, the project site has no constituent elements that could support Federal or State listed species.<i>nd City of El Monte (and Planning</i></p>

<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>Center), General Plan and Zoning Code Update and EIR Existing Conditions Report, May 24, 2006.</i></p> <p>Based on the data and findings in the Phase 1 Environmental Site Assessment (ESA), the project site does not contain any explosive or flammable hazards. Appendix 4 contains Phase 1 and Phase 2 evaluations of the project site by Barr & Clark. Thus, the project site and proposed development will comply with 24 CFR Part 51 Subpart C.</p> <p><i>Barr & Clark. Phase I Environmental Site Assessment of El Monte Trolley Station and Office Building 3650 Center Avenue and 3649 Tyler Avenue, El Monte California 91732 Sites to be Redeveloped, SEC of Ramona Boulevard and Tyler Avenue, El Monte, California 91731. October 4, 2018.</i></p>
<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>As the aerial photo of the site demonstrates, the Project site is an urban location and has been since the 1930's. Implementation of the proposed project will have no effect on any farmland and is in compliance with the Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658.</p> <p>According to the California Department of Conservation, the site does not contain any designated areas of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. No agricultural activities are located within the project site or in the surrounding area. The entire City is urban and there are no areas within the City that are classified as "Prime Farmland."</p> <p><i>Site Visit and California Department of Conservation, Division of Land Resource Protection, Farmland Mapping.</i></p>
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>A copy of the FEMA FIRM Panel for the project area is provided in Appendix 2. The site is not located within a 100-year flood hazard area. The project site is located in Zone X which has no 100-year flood hazard areas located within its boundaries. Thus, the site does not conflict with Executive Order 11988, particularly Section 2(a); 24 CFR Part 55.</p> <p><i>Federal Emergency Management Agency, Flood Insurance Rate Map (Firmette) Panels 06037C1675F</i></p>
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Appendix 5 contains a cultural resources study of the site which concluded that there are not archaeological or historical resources at the site that merit consideration under the NHPA. The study concluded that "no historic properties will be affected by the proposed project." This finding complies with the National Historic Preservation Act of 1966,</p>

		<p>particularly Sections 106 and 110; 36 CFR Part 800. No formal compliance is required, but a contingency mitigation measure will be implemented if cultural resources are accidentally exposed during construction.</p> <p><i>California Office of Historic Preservation, California Historical Resources.</i></p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>Appendix 6 contains a noise study that was compiled for the project area prior to the shutdown of normal activities in response to the Covid-19 virus pandemic. As a highly urban location, the project site is exposed to substantial background noise levels. Based on the analysis in the Downtown Main Street TOD Specific Plan Draft EIR (EIR), background noise levels from adjacent roadway and rail noise is above 70 dBA Ldn. Due to the distance to the Airport, the background aircraft noise level at the site less than 60 dBA CNEL based on Figure 3.10-1 of the EIR. The high background noise levels from the south (Valley Blvd.), east (Tyler Avenue), and north (railroad tracks) will require extensive structural mitigation to ensure that the City's Exterior Noise Guidelines can be met for this Multiple-Family Residential Project.</p> <p>Since there is an existing high background noise environment, construction noise for the project will not expose any sensitive receptors to construction noise impacts. The EIR evaluation acknowledged the potential for noise impacts due to existing background sound levels will increase a minor amount over the next 15 years. To ensure the noise levels at the residences will be acceptable for residential uses, the EIR calls for an acoustical analysis for future residential development in order to establish design guidelines that create an acceptable noise environment for the affordable housing project. Specifically, To satisfy an interior noise level standard of 45 dBA CNEL, residential units will require a Noise Reduction (NR) of up to 23.6 dBA and a windows-closed condition requiring a means of mechanical ventilation (e.g. air conditioning). To meet the 45 dBA CNEL interior noise standards for residential land use, the Project shall provide the following or equivalent noise abatement measures, consistent with the <i>City of El Monte Downtown Main Street Transit Oriented Development Specific Plan Environmental Impact Report</i>. (1)</p> <ul style="list-style-type: none"> • Windows & Glass Doors: All units require windows and glass doors with well-fitted, well-weather-stripped assemblies, with minimum sound transmission class (STC) ratings of 30. (1) • Exterior Doors: All exterior doors shall be solid core, well weather-stripped, and have

		<p>minimum STC ratings of 30. (1) Well-sealed perimeter gaps around the doors are essential to achieve the optimal STC rating. (3)</p> <ul style="list-style-type: none"> • Walls: All exterior walls shall have minimum STC ratings of 45 or higher. (1) At any penetrations of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts, or conduits shall be caulked or filled with mortar to form an airtight seal. • Roof: Roof sheathing of wood construction shall be per manufacturer's specification or caulked plywood of at least one-half inch thick. Ceilings shall be per manufacturer's specification or well-sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space. • Ventilation: Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use and still receive circulated air. A forced air circulation system (e.g. air conditioning) or active ventilation system (e.g. fresh air supply) shall be provided which satisfies the requirements of the Uniform Building Code. Roof and attic vents shall be oriented to face away from the UPRR lines and/or Valley Boulevard, where feasible. (1) • Notices: Occupancy disclosure notices for all future owners of the residential units within the Project site are required. The occupancy disclosure shall state that the unit will be exposed to aircraft flyover noise events from El Monte Airport, railroad noise levels from UPRR lines and El Monte Station, and traffic noise from Tyler Avenue and Valley boulevard. <p>With the interior noise abatement measures provided above, the proposed Project is expected to satisfy the City of El Monte 45 dBA CNEL interior noise level standards for residential development. Potential vibration impacts were determined to fall below the federal threshold of significance.</p> <p>With implementation of these measures the project will comply with the Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B.</p>
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		<i>City of El Monte, Downtown Main Street Transit Oriented Specific Plan and Master Plan Environmental Impact Report, April 4, 2017</i>
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	There are no sole source aquifers designated within the San Gabriel River watershed where the project will be implemented. This is based on a review of the Region IX Environmental Protection Agency's published list of sole source aquifers in California. With no impact to such an aquifer, the proposed project can be implemented in conformance with the Safe Drinking Water Act of 1974, as amended, particularly Section 1424(3); 49 CFR Part 149. A search was conducted through the Regional Water Quality Control Board's online database Geotracker to identify the presence of any natural underground water wells. The search yielded no results. <i>EPA, Designated Sole Source Aquifers in EPA Region IX and</i> https://gamagroundwater.waterboards.ca.gov/map/?CMD=runreport&myaddress=34.0756347%2C+-118.03583049999997&zl=16
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	As the aerial photo of the site demonstrates, the project site is located in the midst of an urban area with no native flora or stream habitat that could support Wetlands. Development of this site would not conflict with Executive Order 11990, particularly Sections 2 and 5. A review of the U.S. Fish and Wildlife Service National Wetlands Inventory, Wetlands Mapper indicated that there is no riparian habitat present on-site. https://www.fws.gov/wetlands/Data/Mapper.html
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project site is located in the midst of an urban area within the Downtown area of El Monte. There are no designated surface water areas within the City that are subject to the Wild and Scenic Rivers Act of 1968. <i>City of El Monte (and Planning Center), General Plan and Zoning Code Update and EIR Existing Conditions Report, May 24, 2006.</i>

ENVIRONMENTAL JUSTICE		
<p>Environmental Justice</p> <p>Executive Order 12898</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project consists of the development of 53-unit affordable housing development at an existing urban location. The project site is located near existing residential areas, with adjacent transportation and commercial development. The proposed project will include affordable housing opportunities for all household types, very low and low- income households. Based on the type of facilities proposed and the positive effect on a location population, the proposed project will not have any adverse human health or environmental effects on minority and low-income populations. This project does not have elements that would be of extraordinary interest to or effect on any minority, low-income, or indigenous populations, or tribes. The project will receive financial assistance from the U.S. Department of Housing and Urban Development (HUD). The project's implementation will further economic development and revitalization efforts within this area.</p> <p><i>City of El Monte Planning and Housing.</i></p>

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	<p>The proposed project is consistent with the City of El Monte's current zone designation (ordinance). The project is located within the "Station Subarea" of Downtown Main Street Transit Oriented Specific Plan (SP). After completing review of this SP, the City found that the project is consistent with the zone classification established by this SP. The proposed project is compatible with the adjacent land uses and is of the same scale and urban character of the surrounding property. Finally, the proposed project is consistent with the existing General Plan and zoning designations.</p> <p><i>City of El Monte, Downtown Main Street Transit-Oriented District Specific Plan and Master Plan EIR, April 4, 2017.</i></p>
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	<p>The project site is underlain with soils of the Urban Land-Pico-Metz complex soils association. The United States Department of Agriculture classifies soils based on their limitations or hazard risk. The Urban Land-Pico-Metz complex soils are at a low risk for erosion and have a low shrink-swell potential. In addition, Urban Land-Pico-Metz complex soils are described as being used almost exclusively for urban development, as evident by the current level of urbanization present within the surrounding areas. The project site has been developed in the past, and is suitable for construction of a two-story multiple-family affordable residential project. The site is essentially flat, and is less than one acre in size, is already impervious and connected to the local and regional drainage system; and new water quality measures will be implemented to meet current design requirements for a WQMP.</p> <p><i>U.S. Department of Agriculture, Soil Conservation Service, Report and General Soil Map, Los Angeles County, California, Revised 1969.</i></p>
Hazards and Nuisances including Site Safety and Noise	3	<p>The project site is not subject to typical urban hazards such as aircraft operations, substantial onsite contamination, and seismic/geotechnical hazards. The site is subject to urban level background noise from existing traffic and rail operations that will need to be mitigated for the site to be suitable for the proposed affordable housing residences.</p> <p><i>City of El Monte (and Planning Center), General Plan and Zoning Code Update and EIR Existing Conditions Report, May 24, 2006.</i></p>
Energy Consumption	2	<p>The proposed residences will serve the area by providing 53 affordable housing units. These will be modest units that must comply with the stringent 2020 State Title 24 Energy conserving construction standards. In addition the extra insulation and thicker windows will further reduce energy consumption. When completed the proposed project will be located adjacent to a major City Trolley stop and for regional transportation the site is also adjacent to the El Monte Metrolink train station. Overall, the project site and proposed project will be able to support a lifestyle that will reduce vehicle miles traveled of future residents. The proposed project will minimize energy consumption more than most other potential sites that could support affordable housing units.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	1	<p>The proposed residential development will provide 53 units that will be affordable to very low and low-income households. The project site is located adjacent to Valley Boulevard and its intersection with Tyler Avenue. This site is adjacent to the core downtown commercial area of the City. This area is a major employment center and provides a fair number of entry level jobs for lower income residents of the City seeking jobs.</p> <p><i>City of El Monte (and Planning Center), General Plan and Zoning Code Update and EIR Existing Conditions Report, May 24, 2006 and Tom Dodson & Associates, Environmental Consulting.</i></p>
Demographic Character Changes, Displacement	2	<p>The proposed 53-unit housing project will not displace any existing population or force any residents to relocate. There are multi-family residences immediately east of Tyler and adjacent to the west and single-family residential north of the railroad tracks. The implementation of the proposed project is too small to cause any major change in the demographics of the project area.</p> <p><i>Tom Dodson & Associates, Environmental Consulting</i></p>
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	1	<p>Because the project site is located in the El Monte Downtown Main Street area, it is in close proximity to City Hall, restaurants, banks, churches, and County facilities. Local schools are located in the general vicinity. The project developer will be required to pay all required school development fees at the time of Building Permit issuance. The proposed project's implementation will result in an incremental increase in the demand for educational and cultural facilities services and will not have a significant impact. In addition, the adjacent Trolley Station and Metrolink train system provide easy access throughout the Los Angeles area in general.</p> <p><i>City of El Monte (and Planning Center), General Plan and Zoning Code Update and EIR Existing Conditions Report, May 24, 2006.</i></p>
Commercial Facilities	3	<p>The existing commercial office will be demolished and the office square footage (about 6,500 square feet) will be eliminated to be replaced by the 53 affordable housing units. For the future residents access to the whole range of retail commercial facilities is available to the site in the immediate area, within walking distance.</p> <p><i>Tom Dodson & Associates, Environmental Consulting</i></p>
Health Care and Social Services	3	<p>There are no hospitals or health care facilities that will be physically impacted by the proposed development. No such uses occupy the site or the adjacent properties. Dentist and doctor offices exist throughout the adjacent commercial area within walking distance. The nearest hospital is Methodist Hospital of Southern California located at 300 W. Huntington Drive, Arcadia CA 91007. The proposed project's implementation will result in an incremental increase in the demand for health care and social services.</p> <p><i>Tom Dodson & Associates, Environmental Consulting</i></p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
Solid Waste Disposal / Recycling	2	<p>The City contracts for waste disposal and recycling that serves the City residents and businesses, including the existing office facility that will be demolished. The proposed project will provide commercial waste management bins for individuals living at the affordable housing complex. Waste is disposed at the Mesquite Regional Landfill in Imperial County which has a 100-year capacity at 8,000 tons per day. In addition, the nearby Puente Hills Transfer Station/Materials Recovery Facility (MRF) is able to accept 4,440 tons per day of solid waste.</p> <p><i>City of El Monte (and Planning Center), General Plan and Zoning Code Update and EIR Existing Conditions Report, May 24, 2006.</i></p>
Waste Water / Sanitary Sewers	2	<p>Wastewater collection facilities that serve the City are owned, operated, and maintained by the City of El Monte Public Works Department. The City's present wastewater system includes a total of 135 miles of pipeline and six pump stations. The proposed project site is already connected to sewers that exist adjacent to the project site. Wastewater treatment for the City is provided by the Whittier Narrows Water Reclamation Plant. The Whittier Narrows Water Reclamation Plant has a total treatment capacity of 15 million gallons per day (mgd) and a residual capacity of approximately seven mgd. The proposed project will not result in the remaining capacity being exceeded.</p> <p><i>City of El Monte (and Planning Center), General Plan and Zoning Code Update and EIR Existing Conditions Report, May 24, 2006.</i></p>
Water Supply	2	<p>The project site will be served by The City of El Monte Water Department. The City of El Monte is located within the Upper San Gabriel Main Basin, which serves the San Gabriel Valley, including the City of El Monte. The existing domestic water reservoirs that serve the area would continue to provide adequate supplies and pressure to serve the proposed project site. The project site is already connected to the existing City potable water system that is located in the streets adjacent to the project site.</p> <p><i>City of El Monte (and Planning Center), General Plan and Zoning Code Update and EIR Existing Conditions Report, May 24, 2006.</i></p>
Public Safety - Police, Fire and Emergency Medical	2	<p>The Los Angeles County Fire Department (LACFD) provides fire protection services in the City of El Monte. The City is located within the service boundaries of Battalion 10. The first response station to the project site is Station No. 166, located at 3615 Santa Anita Avenue in the City of El Monte, about ½ mile to the west. The proposed project will be in compliance with applicable building codes and ordinances, including those related to emergency access, fire flows, etc. In addition, the proposed project would also be required to adhere to all pertinent fire protective site and building design regulations.</p> <p>Law enforcement services within the City are provided by the El Monte Police Department (EMPD) which serves the community from two police stations: the main station is located at 11333 Valley Blvd. and a secondary facility is located at 10503 Valley Boulevard,</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>approximately ½ miles southeast of the site. The El Monte Police Department is staffed with 161 police officers, 91 civilian staff, and four K-9 units.</p> <p>The project would potentially result in an increase in calls for service; however, the proposed project will not interfere or add to the average police response time due to close proximity to the Police station.</p> <p>The nearest hospital is Methodist Hospital of Southern California located at 300 W. Huntington Drive, Arcadia CA 91007</p> <p><i>City of El Monte, Los Angeles County Fire Department, http://www.ci.el-monte.ca.us/GovernmentLACountyFire Dept.aspx and City of El Monte, Police, Field Services, Patrol, Website accessed August 31, 2018.</i></p>
Parks, Open Space and Recreation	2	<p>The City of El Monte’s Parks and Recreation Division is responsible for recreational services in the City. There are 12 City facilities available to City residents. No existing or proposed parks are located in the vicinity that would be physically impacted by the project. The nearest park is Tony Arceo Park, located 0.7 miles to the south. The proposed project’s implementation will result in an incremental increase in the demand for recreational services and will not have a significant impact.</p> <p><i>El Monte, City of Parks and Recreation Website, http://www.ci.el-monte.ca.us/Government/ParksandRecreation/ParksRecreation</i></p>
Transportation and Accessibility	1	<p>The proposed project will consist of 53 affordable housing units that will result in a reduction of vehicle traffic as compared to market rate conventional housing units. The affordable housing population residing in the units is typically more dependent on public transit. Trip generation estimates for the project were developed using the trip rates contained in the Institute of Transportation Engineers’ (ITE) Trip Generation, 10th Edition based on the Mid-Rise Apartment land use category (ITE Code 221). The evening peak hour trip generation rate for this land use category is 0.44 trips per unit. This translates into 24 PM peak hour trips. Assuming the PM peak hour represents ten percent of the average daily traffic, the proposed project would result in approximately 240 average daily trips. The AM peak hour would generate a maximum of 24 to 30 trips.</p> <p>Valley Boulevard and Tyler Avenue are adjacent major streets served by buses; the El Monte Metrolink Station is located across Railroad Street from the proposed development, and in addition, the project is in close proximity to the El Monte Transit Center which is located approximately 0.7 miles of the project site. The Center provides bus access to most of Los Angeles County.</p> <p><i>Institute of Transportation Engineers (ITE). Trip Generation Manual, 10th Edition.</i></p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	The site does not contain any unique natural features or water resources. The project site is also surrounded on all sides by urban development. No natural features remain on-site. <i>Tom Dodson & Associates, Environmental Consulting</i>
Vegetation, Wildlife	2	As previously noted, the site has been urbanized for the past 70+ years. It does not support any native habitat or vegetation or wildlife.
Other Factors	2	No other natural features exist on the project site.

Additional Studies Performed:

- Barr & Clark, *Asbestos Inspection Report of El Monte Trolley Station*, dated September 21, 2018
- Barr & Clark, *Lead-Based Paint Inspection Report of El Monte Trolley Station*, dated September 21, 2018
- Barr & Clark, *Phase I Environmental Site Assessment of El Monte Trolley Station and Office Building, 3650 Center Avenue and 3649 Tyler Avenue, El Monte, CA 91731*, dated October 4, 2018
- Kinetic Valuation Group, Inc., *Market Study of El Monte Area X Affordable Housing Apartments. Report*, dated October 12, 2018
- Kinetic Valuation Group, Inc., *Appraisal of El Monte Area X Affordable Housing Apartment Site*, dated January 8, 2019
- Geotechnologies, Inc., *Geotechnical Engineering Investigation for Proposed Affordable Housing Development*, dated March 21, 2019
- CRM TECH, *Cultural Resources Study on El Monte Trolley Station*, dated May 28, 2019
- Urban Crossroads, *El Monte Metro Air Quality Impact Analysis*, dated May 30, 2019
- Urban Crossroads, *El Monte Metro Greenhouse Gas Analysis*, dated May 30, 2019
- Urban Crossroads, *El Monte Metro Trip Generation Evaluation*, dated May 30, 2019

Field Inspection (Date and completed by):

May 28, 2019. Field inspection was conducted by CRM Tech principal investigator/architectural historian Bai “Tom” Tang, M.A.

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

Field Inspection (Date and completed by): June 8, 2020, Tom Dodson

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]: Downtown Specific Plan and EIR; City of El Monte General Plan and General Plan EIR; CRM TECH

- Tony Bu, Senior Planner, City of El Monte, 11333 Valley Blvd., El Monte, CA 91731, (626) 580-2096
- George Lopez, Senior Project Manager, Cesar Chavez Foundation, 316 W. 2nd Street, Suite 600, Los Angeles, CA 90012, (213) 362-0260 x2230
- YM Architects, Mr. Kevin Maffris, 724 S. Spring Street, Suite 304, Los Angeles, CA 90014
- Matt Crochet, President/CEO, Barr & Clark, 12684 Hoover St., Garden Grove, CA 92841 (714) 894-5700
- Urban Crossroads
- CRM TECH

List of Permits Obtained: Tentative Parcel Map (TPM No. 83105), Design Review (DR No. 03-20), Density Bonus (DB No. 01-20) and Affordable Housing Concessions (AHC Nos. 01-20, 02-20 & 03-20).

Public Outreach [24 CFR 50.23 & 58.43]:

On April 23, 2020 and May 14, 2020, the Applicant and the City's Planning Division conducted separate virtual community meetings for the proposed project to interested persons and to receive comments from the community. Notices of the meeting were mailed to property owners within 300 feet of the project site. The community meetings were held in the El Monte City Council Chambers which was broadcasted on Channel 3, Facebook Live and the City's website in which participants were able to observe the meeting remotely due to COVID-19 concerns.

The following questions/comments were raised at the community meetings:

- Construction completion date;
- Street closure(s) for construction;
- Level of affordability;
- Type of affordability (e.g.- veterans, families, etc.);
- Trolley station relocation & replacement;
- Red curb striping along Railroad Street; and
- Support for the proposed project.

No questions or criticisms were raised related to the environmental impacts.

Cumulative Impact Analysis [24 CFR 58.32]: The project is consistent with the applicable General Plan designation and other cumulative impacts refer to the Environmental Impact Report that was prepared for the most recent General Plan update. Given the infill character of the project, and the surrounding land uses, no cumulative impacts were identified.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9] and **No Action Alternative** [24 CFR 58.40(e)]: Based on the preceding review of the proposed project, no substantial adverse environmental impacts will result from implementing the proposed project. The only alternative considered would be the "no project" alternative. Under this alternative no affordable housing would be developed at the project site and the site's existing use (commercial office) would continue. The loss of 53 affordable housing units under this alternative would be considered a substantial adverse impact to the City of El Monte.

Summary of Findings and Conclusions: The proposed project can be implemented without any substantial adverse environmental impacts, when onsite mitigation is implemented to create an acceptable level of noise within the residences and to prevent vapor intrusion from the soils below. One contingency measure will be implemented to address the accidental exposure of subsurface cultural resources. These mitigation measures are listed below.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
<p>Noise Control Act as of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Acoustical Analysis and Design Mitigation. Residential developers shall retain a professional acoustical consultant to conduct acoustical analysis as part of the design process and the recommendations of the acoustical analysis shall be incorporated into project design. This will assure that the City’s interior noise level standards are achieved. Noise reduction measures that may be required for future development may include but would not be limited to):</p> <ul style="list-style-type: none"> • Future exterior balconies and other outdoor living spaces shall be sited away from or removed from facades facing roadways, where feasible. • All new residential structures in the Plan Area shall include windows and exterior doors that have a minimum STC rating of 30 STC or higher to ensure a minimum reduction of 25 dBA. Exterior doors shall be solid core and have weather stripping installed. • All residential structures in the Plan Area shall include exterior wall assemblies should have a STC rating of 45 or higher to ensure a minimum reduction of 40 dBA. • Sound barriers, including sound walls. • To avoid secondary aesthetic impacts, long expanses of walls or fences shall be interrupted with offsets and provided with accents to prevent monotony. Landscape pockets and pedestrian access through walls should be provided. Whenever possible, a combination of elements shall be used, including solid fences, walls, and, landscaped berms. • Site layout, including setbacks, open space separation, orientation of outdoor activity areas away from roadways, and shielding of noise sensitive uses with non-noise-sensitive uses. • Roof and attic vents facing away from the nearest roadway. • Air conditioning or a mechanical ventilation systems that allow doors and windows to remain closed. • Double-paned glass on all windows. • Windows & sliding glass doors mounted in low air infiltration rate frames. • Solid core exterior doors with perimeter weather stripping and threshold seals. • Acoustically insulated building wall construction.

	Incorporation of these and other similar design requirements would achieve an exterior-to-interior interior noise level reduction of 30 dBA or greater and would attenuate exterior noise levels to acceptable levels.
National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Cultural: Should any subsurface or other cultural resources be accidentally exposed during construction of these facilities, earthmoving or grading activities in the immediate area of the finds shall be halted and an onsite inspection shall be performed immediately by a qualified archaeologist. Responsibility for making this determination shall be with the City's onsite inspector. The archaeological professional shall assess the find, determine its significance, and make recommendations for appropriate mitigation measures within the guidelines of the California Environmental Quality Act.
24 CFR Part 51 Subpart C	Contamination: Appendix 4 contains Phase 1 and Phase 2 evaluations of the project site by Barr & Clark. The Phase 2 investigation identified the presence of potential vapor intrusion contamination and recommended installation of vapor intrusion mitigation. With implementation of such measures the potential for vapor intrusion can be controlled so future residents will not be impacted.

Determination:

Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.27]
The project will not result in a significant impact on the quality of the human environment.

Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The project may significantly affect the quality of the human environment.

Preparer Signature: Tom Dodson Date: 2/24/2021

Name/Title/Organization: Tom Dodson, President, Tom Dodson & Associates

Certifying Officer Signature: [Signature] Date: 2-29-21

Name/Title: Shannon Yauchzee, Chief Executive Officer

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

IDENTIFICATION AND EVALUATION OF HISTORIC PROPERTIES

**TYLER-VALLEY METRO
AFFORDABLE HOUSING PROJECT**

3649 Tyler Avenue, City of El Monte
Los Angeles County, California

For Submittal to:

United States Department of Housing and Urban Development
451 7th Street S.W.
Washington, DC 20410

and

City of El Monte
Economic Development Department
11333 Valley Boulevard
El Monte, CA 91731

Prepared for:

Tom Dodson and Associates
2150 N. Arrowhead Avenue
San Bernardino, CA 92405

Prepared by:

CRM TECH
1016 E. Cooley Drive, Suite A/B
Colton, CA 92324

Bai "Tom" Tang, Principal Investigator
Michael Hogan, Principal Investigator

June 16, 2020
CRM TECH Contract No. 3621

Title: Identification and Evaluation of Historic Properties: Tyler-Valley Metro Affordable Housing Project, 3649 Tyler Avenue, City of El Monte, Los Angeles County, California

Author(s): Bai “Tom” Tang, Principal Investigator/Architectural Historian
Michael Hogan, Principal Investigator/Archaeologist
Terri Jacquemain, Historian/Archaeologist

Consulting Firm: CRM TECH
1016 E. Cooley Drive, Suite A/B
Colton, CA 92324
(909) 824-6400

Date: June 16, 2020

For Submittal to: United States Department of Housing and Urban Development
451 7th Street S.W.
Washington, DC 20410
(202) 708-1112
and
City of El Monte
Economic Development Department
11333 Valley Boulevard
El Monte, CA. 91731
(626) 580-2248

Prepared for: Tom Dodson, President
Tom Dodson and Associates
2150 N. Arrowhead Avenue
San Bernardino, CA 92405
(909) 882-3612

USGS Quadrangle: El Monte, Calif., 7.5’ quadrangle (Rancho San Francisquito [Dalton] land grant; T1S R11W, San Bernardino Baseline and Meridian)

Project Size: Approximately 0.75 acre

Keywords: San Gabriel Valley region; Phase I historical/archaeological resources survey; Assessor’s Parcel Nos. 8575-019-030 and 8575-019-909; Modern-style commercial building (1963); no “historic properties” affected

MANAGEMENT SUMMARY

In May and June 2020, at the request of Tom Dodson and Associates, CRM TECH performed a cultural resources study for the proposed Tyler-Valley Metro Affordable Housing Project in the downtown area of the City of El Monte, Los Angeles County, California. The undertaking's Area of Potential Effects (APE) consists of two contiguous parcels, Assessor's Identification Nos. 8575-019-030 and 8575-019-909, measuring approximately 0.75 acre in total. The APE is located at 3649 Tyler Avenue, between Valley Boulevard and Railroad Street, in a portion of the Rancho San Francisquito (Dalton) land grant lying within T1S R11W, San Bernardino Baseline and Meridian.

The study is a part of the environmental review process for the proposed undertaking, which entails primarily the removal of an existing two-story commercial building on the property and the construction of a four-story, 53-unit residential complex. The study is as required by the City of El Monte and the U.S. Department of Housing and Urban Development (HUD) in compliance with Section 106 of the National Historic Preservation Act. The purpose of the study is to provide the City and HUD with the necessary information and analysis to determine whether the redevelopment of the property would have an effect on any "historic properties," as defined by Section 106 regulations.

In order to identify such properties, CRM TECH conducted a historical/archaeological resources records search, pursued historical and geoarchaeological background research, contacted local historical organizations and Native American representatives, and carried out a systematic field survey. As a result of these research procedures, the commercial building on the property was found to be originally a Pacific Telephone and Telegraph Company office built in 1963. In light of its age, the building was recorded into the California Historical Resources Inventory but was determined not to be eligible for listing in the National Register of Historic Places. Therefore, it does not qualify as a "historic property" under Section 106 guidelines.

No other potential "historic properties" were encountered within the APE, and the geoarchaeological analysis suggests that the subsurface sediments within the APE are low in sensitivity for buried archaeological deposits from the prehistoric or early historic period. Based on these findings, and pursuant to 36 CFR 800.4(d)(1), CRM TECH recommends to the City of El Monte and HUD a conclusion that *no "historic properties," will be affected by the proposed undertaking*. No further cultural resources investigation is recommended for the undertaking unless development plans undergo such changes as to include areas not covered by this study. However, if buried cultural materials are encountered during any earth-moving operations associated with the undertaking, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

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INTRODUCTION

In May and June 2020, at the request of Tom Dodson and Associates, CRM TECH performed a cultural resources study for the proposed Tyler-Valley Metro Affordable Housing Project in the downtown area of the City of El Monte, Los Angeles County, California (Fig. 1). The undertaking's Area of Potential Effects (APE) consists of two contiguous parcels, Assessor's Identification Nos. 8575-019-030 and 8575-019-909, measuring approximately 0.75 acre in total. The APE is located at 3649 Tyler Avenue, between Valley Boulevard and Railroad Street, in a portion of the Rancho San Francisquito (Dalton) land grant lying within T1S R11W, San Bernardino Baseline and Meridian (Figs. 2, 3).

The study is a part of the environmental review process for the proposed undertaking, which entails primarily the removal of an existing two-story commercial building on the property and the construction of a four-story, 53-unit residential complex. The study is as required by the City of El Monte and the U.S. Department of Housing and Urban Development (HUD) in compliance with Section 106 of the National Historic Preservation Act. The purpose of the study is to provide the City and HUD with the necessary information and analysis to determine whether the redevelopment of the property would have an effect on any "historic properties," as defined by Section 106 regulations.

In order to identify such properties, CRM TECH conducted a historical/archaeological resources records search, pursued historical and geoarchaeological background research, contacted local historical organizations and Native American representatives, and carried out a systematic field survey. The following report is a complete account of the methods and results of the various avenues of research, and the final conclusion of the study.

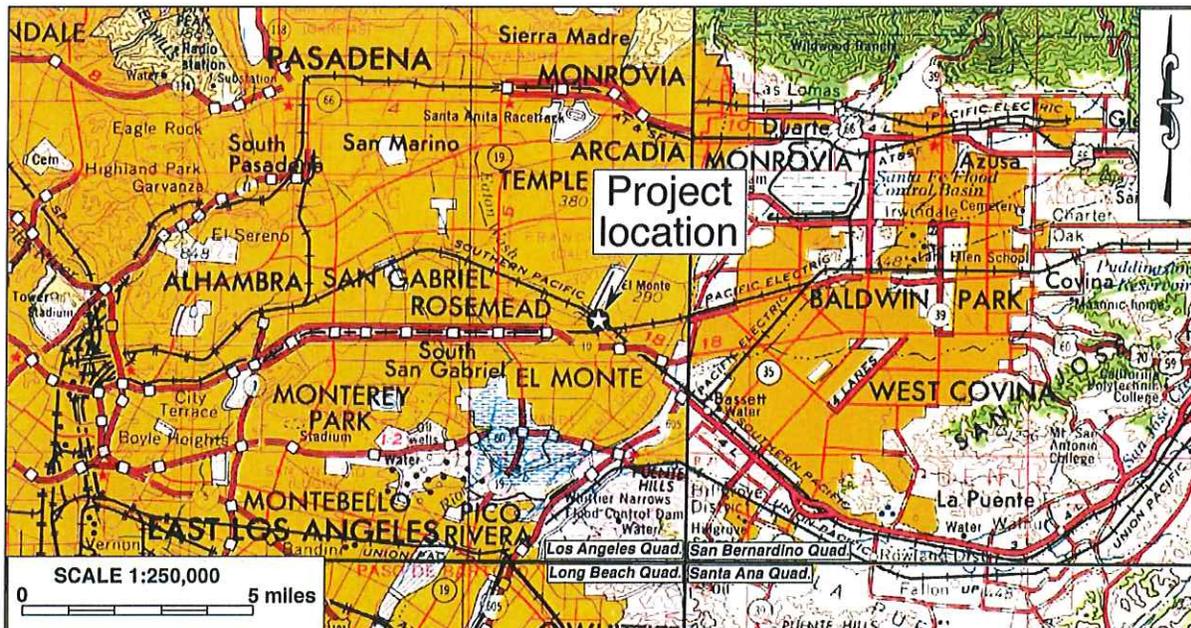


Figure 1. Project vicinity. (Based on USGS Long Beach, Los Angeles, San Bernardino, and Santa Ana, Calif., 120'x60' quadrangles [USGS 1969-1979])

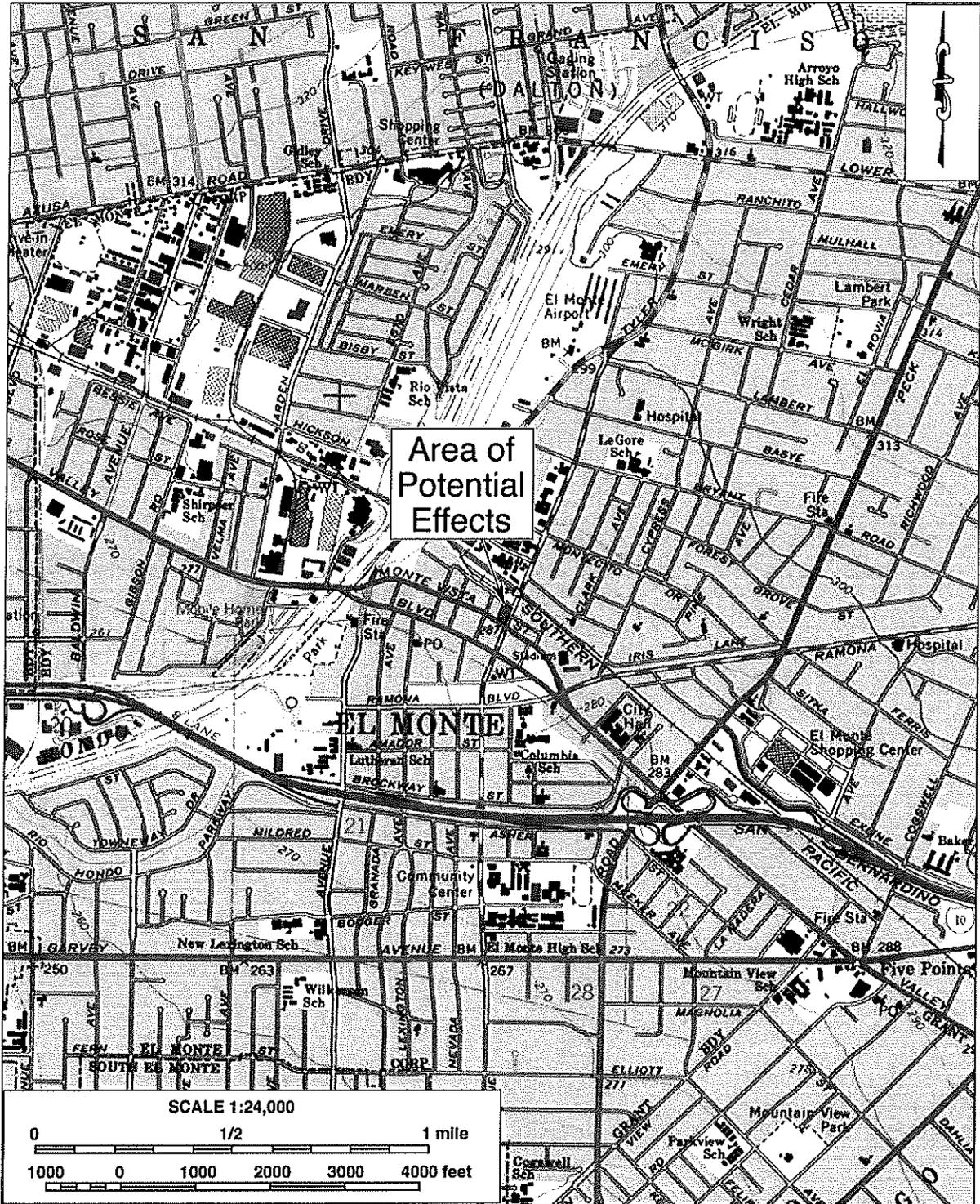


Figure 2. Area of Potential Effects. (Based on USGS El Monte, Calif., 7.5' quadrangle [USGS 1994])



Figure 3. Recent aerial photo of the APE. (Based on Google Earth digital imagery)

SETTING

CURRENT NATURAL SETTING

The City of El Monte is situated in the heart of the San Gabriel Valley, a broad inland valley roughly bound by the San Gabriel Mountains on the north and the Puente Hills, Chino Hills, and San Rafael Hills to the south, east and west, respectively. The environment of the region is characterized by its temperate Mediterranean climate, with the average maximum temperature in July reaching above 90° Fahrenheit and the average minimum temperature in January hovering around 35°. Annual rainfall typically ranges from 15 to 31 inches, most of which occurs between November and March.

The APE is located in the downtown area of the city, surrounded by the commercial corridors along Valley Boulevard and Main Street (the historical alignment of Valley Boulevard), scattered industrial buildings along the Union Pacific (formerly Southern Pacific) Railroad, and residential neighborhoods further away (Fig. 3). The existing commercial building on the property, now vacant, occupies the northerly portion of the APE, and the rest of the property is almost entirely a paved parking lot that is currently occupied by a construction trailer and stockpiled building materials (Fig. 4). Vegetation in the APE consists mainly of introduced landscaping plants, such as shrubbery and trees along Tyler Avenue, with scattered weeds emerging from the cracks in the pavement. Chain-link fences enclose the APE and separate the two parcels.



Figure 4. Overview of the APE. (Photograph taken on June 9, 2020; view to the northeast)

CULTURAL SETTING

Prehistoric Context

The cultural prehistory of southern California has been summarized into numerous chronologies, including those developed by Chartkoff and Chartkoff (1984), Warren (1984), and others. Specifically, the prehistory of the inland region has been addressed by O'Connell et al. (1974), McDonald et al. (1987), Keller and McCarthy (1989), Grenda (1993), Goldberg (2001), and Horne and McDougall (2008). Although the beginning and ending dates of different cultural horizons vary regionally, the general framework of can be broken into three primary periods:

- Paleoindian Period (ca. 18,000-9,000 B.P.): Native peoples of this period created fluted spearhead bases designed to be hafted to wooden shafts. The distinctive method of thinning bifaces and spearhead preforms by removing long, linear flakes leaves diagnostic Paleoindian markers at tool-making sites. Other artifacts associated with the Paleoindian toolkit include choppers, cutting tools, retouched flakes, and perforators. Sites from this period are very sparse across the landscape and most are deeply buried.
- Archaic Period (ca. 9,000-1,500 B.P.): Archaic sites are characterized by abundant lithic scatters of considerable size with many biface thinning flakes, bifacial preforms broken during manufacture, and well-made groundstone bowls and basin metates. As a consequence of making dart points, many biface thinning waste flakes were generated at individual production stations, which is a diagnostic feature of Archaic sites.
- Late Prehistoric Period (ca. 1,500 B.P.-contact): Sites from this period typically contain small lithic scatters from the manufacture of small arrow points, expedient groundstone tools such as tabular metates and unshaped manos, wooden mortars with stone pestles, acorn or mesquite bean granaries, ceramic vessels, shell beads suggestive of extensive trading networks, and steatite implements such as pipes and arrow shaft straighteners.

Ethnohistoric Context

The San Gabriel Valley is a part of the traditional homeland of the Gabrielino, a Takic-speaking people considered to be the most populous and most powerful ethnic group in aboriginal southern California (Bean and Smith 1978:538). The Gabrielino's territory was centered in the Los Angeles Basin, reaching from San Clemente Island to the present-day San Bernardino-Riverside area and south into southern Orange County, but their influence spread as far as the San Joaquin Valley, the Colorado River, and Baja California. Unfortunately, most Gabrielino cultural practices had declined long before systematic ethnographic studies were instituted. As a result, knowledge about them and their lifeways is meager. Today, the leading ethnographic sources on Gabrielino culture are Bean and Smith (1978), Miller (1991), and McCawley (1996).

According to archaeological record, the Gabrielino were not the first inhabitants of the Los Angeles Basin, but arrived around 500 B.C., slowly replacing the indigenous Hokan speakers. As early as 1542, the Gabrielino were in contact with the Spanish during the historic expedition of Juan Rodríguez Cabrillo. But it was not until 1769 that the Spaniards took steps to colonize Gabrielino territory. Shortly afterwards, most of the Gabrielino people were incorporated into Mission San

Gabriel and other missions in southern California. Due to introduced diseases, dietary deficiencies, and forceful reduction, Gabrielino population dwindled rapidly. By 1900, they had almost ceased to exist as a culturally identifiable group (Bean and Smith 1978:540). In recent decades, however, there has been a renaissance of Native American activism and cultural revitalization among a number of groups of Gabrielino descendants.

Historic Context

The present-day El Monte area received its name, meaning “the wooded place,” sometime between 1770 and 1830, during the Spanish/Mexican mission period (Diaz et al. 2005:1). The first Euroamerican 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 officially 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 (*ibid.*).

Predominately an agricultural community, the town soon developed a successful economy based on the production of wool, honey, grain, fruit, castor oil, hops, cotton, and the El Monte bacon (Diaz et al. 2005:1). The community’s success led to the establishment of card parlors and dance halls, which eventually attracted a rough element and resulted in a period of vigilantism led by the infamous “Monte Boys” (*ibid.*). By 1873, the first railroad through El Monte was constructed by the 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 opened in 1892, the El Monte School District was founded in 1901, Main Street was graded and paved in 1906, and the Pacific Electric interurban railway service was extended into the town in 1907 (*ibid.*; Barton 1988). After the 1910 Mexican Revolution, El Monte received an influx of Mexican immigrants who were attracted to the area by the availability of farm work. The City of El Monte was incorporated in 1912.

In the 1920s, El Monte became a destination spot when Mr. and Mrs. Charles Gay established Gay’s Lion Farm on five acres near the present-day intersection of Peck Road and Valley Boulevard, roughly a half-mile 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 (Diaz et al. 2005:2; Weller 2015). 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 (Diaz et al. 2005:3). 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, WWII brought even more dramatic changes. As military-related industries sprang up in the 1940s, farming dwindled and the population boomed (Diaz et al. 2005:4). After the end of WWII, the post-war boom and suburban expansion completed the transformation of El Monte from a small but prosperous agrarian settlement into a largely residential city. Today the fully urbanized, 10-square-mile city has a total population of more than 115,000, of which 65.8% are Hispanic and 28.6% are Asian (USCB n.d.).

RESEARCH METHODS

RECORDS SEARCH

Due to facility closure during the COVID-19 pandemic and the resulting delays, a records search for this study could not be obtained in time from the South Central Coastal Information Center (SCCIC), California State University, Fullerton, which is the State of California's official cultural resource records repository for the County of Los Angeles. Instead, the results of a previous records search that was focused on the adjacent El Monte Trolley Station at 3650 Center Avenue and conducted by CRM TECH archaeologist Ben Kerridge (see App. 1 for qualifications) at SCCIC on May 9, 2019, were reviewed for information pertaining to the current APE.

As a part of that records search, Kerridge examined maps and records on file at SCCIC for previously identified cultural resources and existing cultural resources reports within a half-mile radius of the El Monte Trolley Station. Previously identified cultural resources include properties designated as California Historical Landmarks, 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 Resources Inventory.

GEOARCHAEOLOGICAL ANALYSIS

As part of the research procedures, CRM TECH principal investigator/archaeologist Michael Hogan (see App. 1 for qualifications) pursued geoarchaeological analysis to assess the APE's potential for the deposition and preservation of subsurface cultural deposits from the prehistoric period, which cannot be detected through a standard surface archaeological survey. Sources consulted for this purpose included primarily topographic and geologic maps and reports pertaining to the surrounding area. Findings from these sources were used to develop a geomorphologic history of the APE and address geoarchaeological sensitivity of the vertical APE.

NATIVE AMERICAN PARTICIPATION

On May 5, 2020, CRM TECH submitted a written request to the State of California Native American Heritage Commission (NAHC) for a records search in the commission's Sacred Lands File. Following NAHC's recommendation and previously established consultation protocol, CRM TECH further contacted a total of six tribal representatives in the region, both in writing and by telephone, on June 1-15 for additional information on potential Native American cultural resources in the vicinity of the APE. Records of correspondence between CRM TECH and the Native American representatives are attached to this report as Appendix 2.

LOCAL COMMUNITY CONSULTATION

As a part of the research procedures, CRM TECH historian/archaeologist Terri Jacquemain (see App. 1 for qualifications) contacted the El Monte Historical Society and La Historia Society of El Monte by telephone on June 2 and 11, 2020, for supplementary information on the history of the APE and community input on any potential historic interest in the building on the property. The comments from these two local historical organization are summarized in the appropriate section below.

HISTORICAL BACKGROUND RESEARCH

Historical background research was conducted by Terri Jacquemain on the basis of published literature in local and regional history, historic maps and aerial photographs of the project vicinity, building safety records of the City of El Monte, and various genealogical databases available at ancestry.com. Among maps consulted for this study were U.S. General Land Office (GLO) land survey plat map dated 1867, U.S. Geological Survey (USGS) topographic maps dated 1900-1994, and Sanborn fire insurance maps dated 1908-1932. The aerial photographs, taken between 1928 and 2019, are available at the Nationwide Environmental Title Research (NETR) Online website, through the Google Earth software, and from the environmental site assessment for this undertaking (Barr & Clark 2018; 2019).

FIELD SURVEY

On June 9, 2020, Terri Jacquemain carried out the systematic field survey of the APE. The survey was conducted on foot by inspecting the ground surface, wherever it was exposed, for any evidence of human activities dating to the prehistoric or historic period (i.e., 50 years or older). As essentially the entire APE is covered by pavement and landscaping, little native ground surface was visible. In light of the extent of past ground disturbance on the property, the ground visibility was deemed not to be a major hinderance to the survey efforts.

In order to facilitate the proper recordation and historic integrity assessment of the existing commercial building on the property, which proved to be more than 50 years of age, Jacquemain made detailed notations and preliminary photo-documentation of its structural and architectural characteristics and current conditions. Together with the information gleaned from historical research, the field data were compiled into appropriate forms and submitted to SCCIC for inclusion in the California Historical Resources Inventory (see App. 3).

RESULTS AND FINDINGS

RECORDS SEARCH

According to SCCIC records, only one previous cultural resources study, a historic-period building survey completed by CRM TECH in 2005, covered the current APE (Tang et al. 2005; #LA9659 in Fig. 5). Because the commercial building in the APE fell short of the 45-year age threshold for that study at the time, however, it was not recorded or evaluated. Within the half-mile scope of the

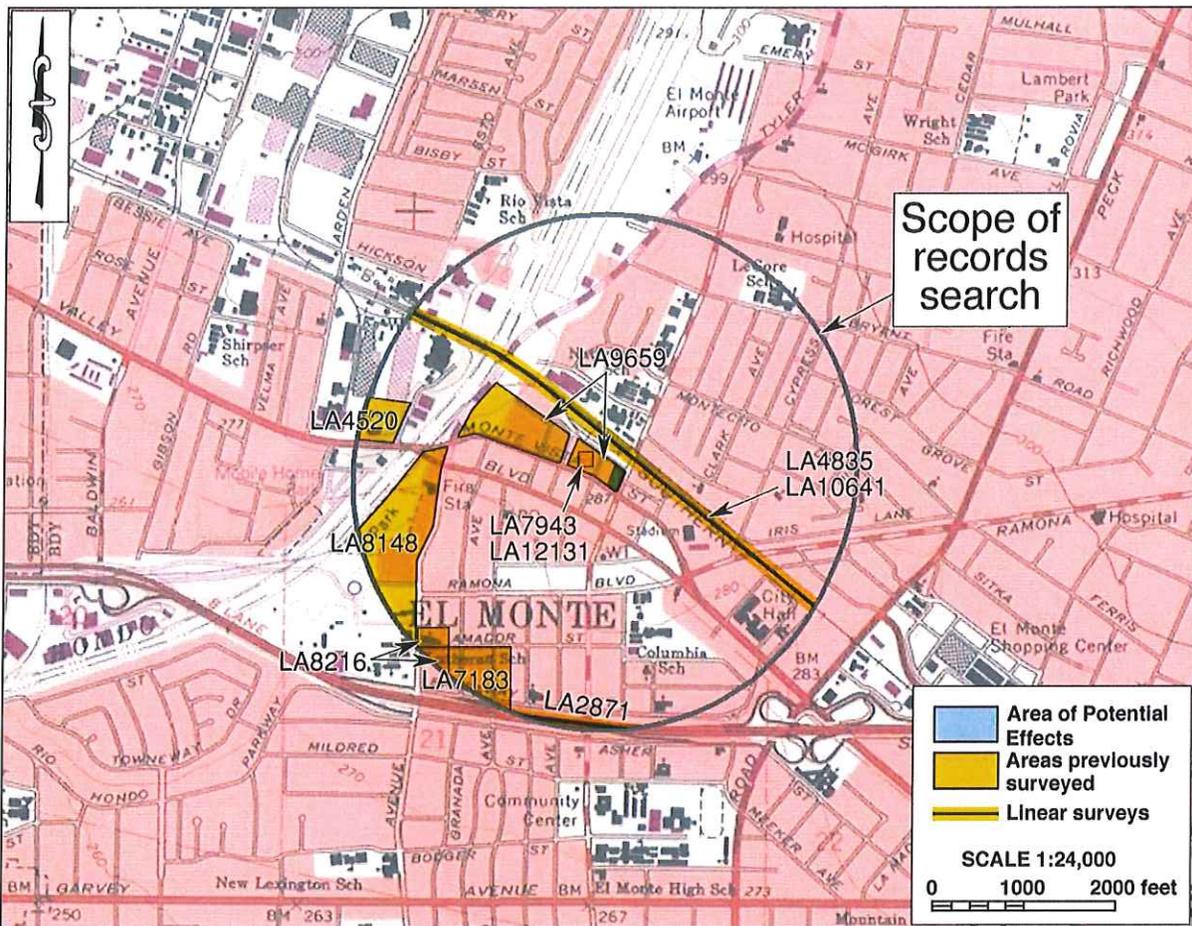


Figure 5. Previous cultural resources studies in the vicinity of the APE, listed by SCCIC file number. Locations of historical/archaeological resources are not shown as a protective measure.

records search, 12 additional studies have been reported to SCCIC on various tracts of land and linear features (Fig. 5). As a result, 41 historical/archaeological sites have been identified and recorded within the half-mile radius, representing mostly buildings, transportation and utility infrastructure features, and commemorative properties.

All 41 of the known historical/archaeological sites dated to the historic period, and no archaeological remains of prehistoric—i.e., Native American—origin have been recorded in the project vicinity. None of the sites were found within or immediately adjacent to the APE boundaries, the nearest one being a circa 1937 commercial building at 3614 Center Avenue/3617 Tyler Avenue (Site 19-187901), across Valley Boulevard from the current undertaking. Therefore, none of these previously recorded cultural resources require any further consideration during this study.

GEOARCHAEOLOGICAL ANALYSIS

The APE lies roughly five miles from the foothills of the San Gabriel Mountains, which formed sometime during the Pliocene Epoch, approximately 2-5 million years ago (Cox et al. 2003:34). Temperatures in the region were much cooler and wetter during the late Pliocene and much of the

Pleistocene, which ended approximately 12,000 years before present. Little is known of the local fauna and flora of that period, but it is safe to assume that the warmer and drier conditions of the Holocene age had some impacts on southern California's ecosystems, including the extinction of megafauna.

The El Monte area is situated between the San Gabriel River and Rio Hondo, both of which flow from the San Gabriel Mountains southwesterly across the San Gabriel Valley and exit through the Whittier Narrows, a gap between the Merced and Puente Hills (Barr & Clark 2019:14). The surface soils in the project vicinity are categorized as *Qyfa*, or Holocene sediments from undivided alluvial fan and valley deposits of unconsolidated sand deposited during relatively recent geologic times (Tan 2000; USGS n.d.).

The APE itself is located in a fully urbanized and developed area, where the surface and near-surface soils have been extensively disturbed by past construction activities. As the APE is partially occupied by a two-story office building, much of the subsurface soils at and near that location would likely be composed of artificial fill. A recent environmental assessment of the APE confirms this by classifying it as "land where the native soils have been disturbed by activities such as cutting and/or filling, or land that is covered by man-made improvements" (Barr & Clark 2019:14). Based on these observations, the likelihood of encountering any intact subsurface archaeological deposits of prehistoric origin within the vertical APE is considered to be relatively low.

NATIVE AMERICAN PARTICIPATION

In response to CRM TECH's inquiry, NAHC reported in a letter dated May 29, 2020, that the Sacred Lands File identified unspecified Native American cultural resource(s) in the general vicinity of the APE and referred further inquiries to the Gabrieleno Band of Mission Indians–Kizh Nation be contacted to provide additional information. In addition, NAHC provided a referral list of other potential contacts in the region (see App. 2).

Upon receiving NAHC's response, CRM TECH sent written requests for comments to all six tribal organizations of Gabrielino heritage or located in the Los Angeles Basin area, including the Gabrieleno Band of Mission Indians–Kizh Nation, on June 1, 2020, and follow-up telephone solicitations were carried out on June 11-15. As of this time, three of the six tribes have provided their input (see App. 2).

Anthony Morales, Chairperson of the Gabrieleno/Tongva San Gabriel Band of Mission Indians, stated that the APE was part of a culturally sensitive landscape for the tribe due to its proximity to Mission San Gabriel and the various known travel routes. Therefore, he requested the implementation of archaeological and Native American monitoring during construction, and the tribe wished to participate in the monitoring if it would be required by the lead agencies. Robert Dorame, Chairperson of the Gabrieleno Tongva Indians of California Tribal Council, also requested to participate in the rotation of tribal monitoring for this project.

Donna Yocum, Chairperson of the San Fernando Band of Mission Indians, deferred to Gabrieleno Band of Mission Indians–Kizh Nation. When reached by telephone on June 11, 2020, Chairperson Andy Salas of the Gabrieleno Band of Mission Indians–Kizh Nation stated that he would reply in

writing if the tribe had any comments. To date, no further responses have been received from Mr. Salas.

LOCAL COMMUNITY CONSULTATION

As mentioned above, the El Monte Historical Society and La Historia Society of El Monte were contacted by telephone during the course of this study. On June 11, 2020, Sheila Crippen, acting museum director for the El Monte Historical Society, replied by telephone that she was aware of this project and that her group saw no issues with proposed redevelopment. Voice messages were left at La Historia Society of El Monte, but no responses have been received. The Society's Facebook page indicates that that group is currently closed.

HISTORICAL BACKGROUND RESEARCH

Historic maps from the mid- and late 19th century show the APE to be located a short distance from the historical center of the town of El Monte, or Lexington, where a number of buildings were clustered along the original alignment of Valley Boulevard (now Main Street; Figs. 6, 7). In the immediate vicinity of the APE, however, the only man-made features known to be present by the 1890s were the forerunner of present-day Tyler Avenue and the Southern Pacific (now Union Pacific) Railroad (Fig. 7).

By 1908, the APE had been subdivided into town lots, with a dwelling and a feed storage structure occupying the northeasterly corner of the property, where the commercial building now stands (Sanborn 1908). Between that year and 1932, the remaining lots in the APE were gradually developed with residences and detached garages (Sanborn 1908-1932; EDR 1928; 1938). The surrounding area at the time included a number of warehouses, packinghouses, and the Southern Pacific Railroad depot (Sanborn 1932; Figs. 8, 9).

By the post-WWII period, the APE and the surrounding area were considered to be fully urbanized (NETR Online 1948-1954; USGS 1953). Between 1954 and 1964, two small streets near the APE, known in the early 20th century as Mountain View Avenue and First Street, were connected to form a new thoroughfare called Monte Vista Street (now Valley Boulevard), which significantly altered the character of the neighborhood (Sanborn 1908-1932; NETR Online 1954; 1964).

Around the same time, most of the buildings in the APE were demolished to make way for the commercial building now in existence and its parking lot (NETR Online 1954; 1964). The last remaining residence in the APE, on the corner of Valley Boulevard and Tyler Avenue, was demolished between 1964 and 1972, and its former site was turned into additional parking spaces (NETR Online 1964; 1972). No major changes in land use has occurred in the APE since then (NETR Online 1972-1994; Google Earth 1994-2019).

The commercial building in the APE was constructed in 1963 for the Pacific Telephone and Telegraph Company based on designs by architect Ward R. Helman (1922-1999). Helman was a born in Los Angeles and lived mostly in the Monrovia and Arcadia areas (Ancetry.com n.d.). He established his own practice in Arcadia in 1953 "as a professional, full service Architectural and Interior Design firm" with the ability to "successfully partner with clients to solve design and

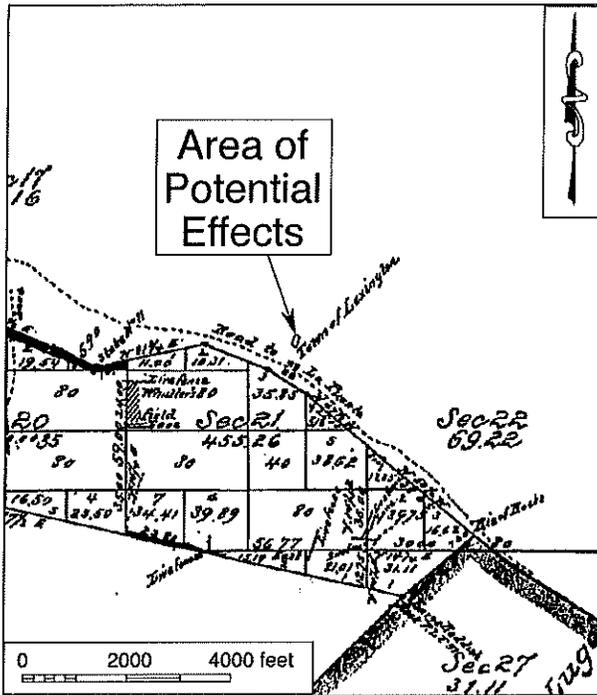


Figure 6. The project area and vicinity in 1853-1867. (Source: GLO 1867)

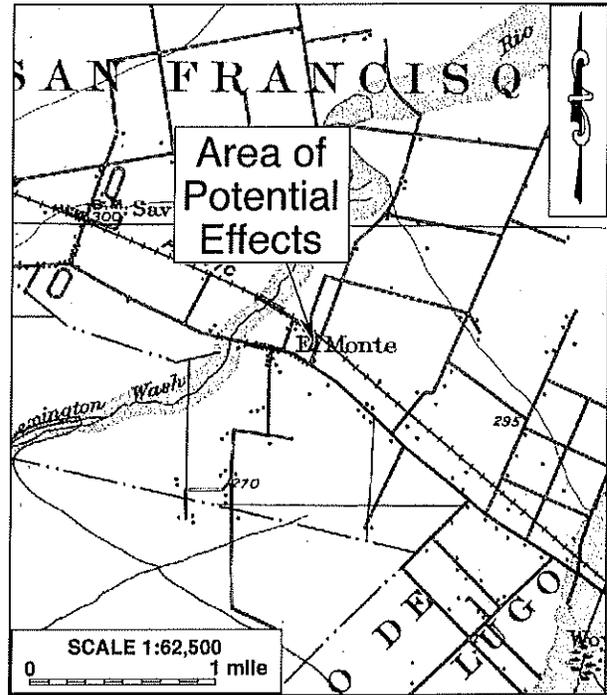


Figure 7. The project area and vicinity in 1894. (Source: USGS 1900)

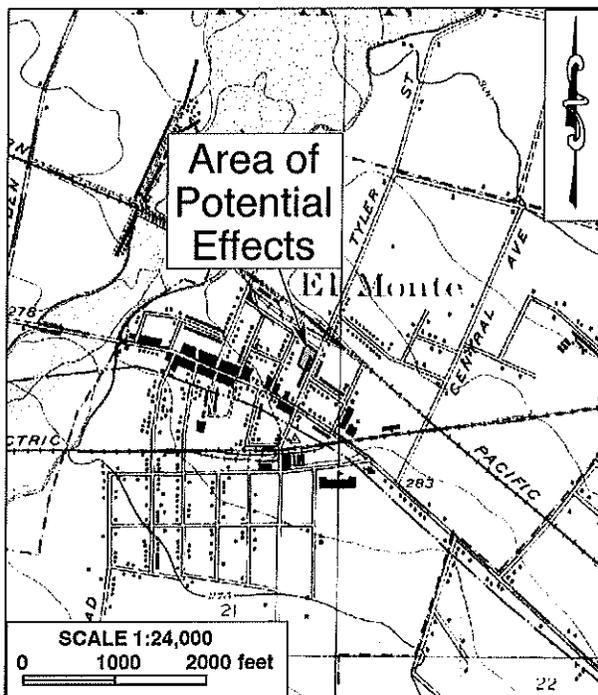


Figure 8. The APE and vicinity in 1923. (Source: USGS 1926)

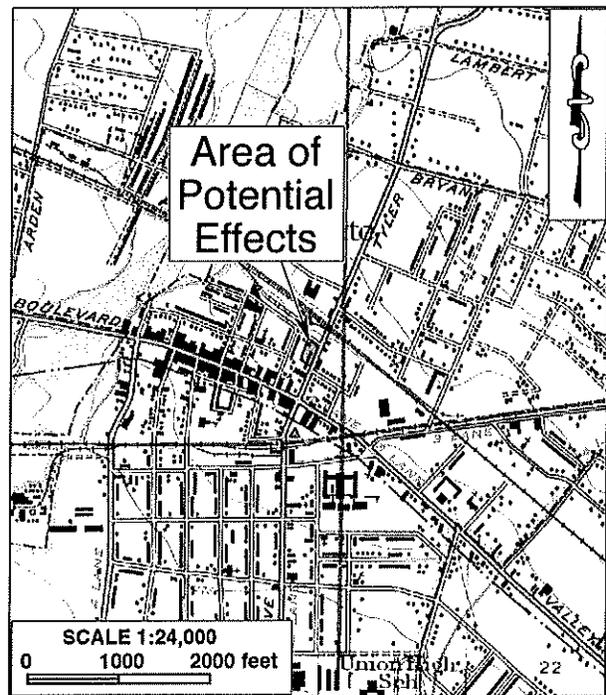


Figure 9. The APE and vicinity in 1946. (Source: USGS 1948)

building needs, address business concerns, and meet technical challenges” (Helman Architects, Inc. n.d.). Still operating in Arcadia as Helman Architects, Inc., the firm has over the past six decades provided architectural services to the “Telecommunications, Defense/Space, Commercial/Industrial, Government, Financial, Medical and Residential Industries” (*ibid.*).

FIELD SURVEY

The field survey of the APE encountered no archaeological deposits on the ground surface, nor any built-environment features of historical origin other than the existing commercial building at 3649 Tyler Avenue. The former Pacific Telephone and Telegraph Company building, therefore, represents the only potential “historic property” in existence within the APE.

This L-shaped, two-story, 7,596-square-foot office building is of steel-frame construction with concrete-and-glass skin facing the longer northeastern and southwestern sides and red brick walls on the northwestern and southeastern ends (Fig. 10). The lower level serves as an open car port with roughly a dozen square concrete pillars and a partial brick wall supporting the office space above. The blind brick walls rise above the flat roof to form low parapets topped with metal copings. On the southeastern end, which faces Tyler Avenue, the address “3649” is set in bronze numbers about halfway up the height at the northerly end but is largely obscured by several cypress trees planted very close to the building.

Fenestration on the primary façade, which faces Railroad Street on the northeast, consists of four ribbons of steel-framed, fixed windows sandwiched between blue acrylic panels above and below, all arranged in an 8-by-3 pattern. An open staircase with concrete step attached to a blue steel frame and lined by four-course steel handrails begins at the sidewalk along Tyler Avenue and turns on a landing to reach a recessed portico at the easterly end of the façade, which is secured by a wrought iron grate. The main entrance opens to the southeast in the portico with a hollow metal door.

The rear (southwestern) façade features four sets of window assemblages mirroring those on the opposite side, interrupted by a stucco-coated wall, blank except for a large rectangular vent, near the



Figure 10. Commercial building at 3649 Tyler Avenue. *Left*: primary façade, view to the southwest; *right*: rear façade, view to the northeast. (Photographs taken on June 9, 2020)

easterly end of the façade. A straight staircase of the same materials as the one in the front extends along the façade and reaches a concrete stop on the second story at the westerly end to access a pair of hollow metal doors that open to the southwest. The building is currently vacant but is in good condition.

DISCUSSION

The purpose of this study is to identify any “historic properties” that may exist in the APE and assess the undertaking’s potential effects on such properties, if any. “Historic properties,” as defined by the Advisory Council on Historic Preservation, include “any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the National Register of Historic Places maintained by the Secretary of the Interior” (36 CFR 800.16(l)(1)). The eligibility for inclusion in the National Register is determined by applying criteria developed by the National Park Service, outlined as follows in 36 CFR 60.4:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and

- (a) are associated with events that have made a significant contribution to the broad patterns of our history; or
- (b) are associated with the lives of persons significant in our past; or
- (c) embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- (d) have yielded, or may be likely to yield, information important in prehistory or history. (36 CFR 60.4)

In summary of the research results outlined above, the former Pacific Telephone and Telegraph Company building, constructed in 1963, is the only potential “historic property” identified within the APE. Common commercial building of late historic origin survive in large number in the City of El Monte and throughout southern California, and they generally need to demonstrate an outstanding level of historical or architectural merit to be considered eligible for the National Register. This building, utilitarian in design and undistinguished in history, demonstrates no such merits.

Throughout the course of the historical background research, this study has not identified any persons or specific events of recognized significance in close association with the building, nor does the building have a unique, remarkable, or particularly close association with the post-WWII urban expansion in the El Monte area as a historic theme. In terms of architectural or aesthetic merits, it does not represent an important example of the Modernist architecture, nor of any particular property type, period, region, and method of construction.

The designer of the building, Ward R. Helman, was a noted architect in the San Gabriel Valley at the time but is not known to have attained the level of historic significance required by the National Register guidelines, nor does this building appear to represent a prominent example of his body of work. Additionally, the building holds little promise for important data for the study of El Monte

history since the 1960s, a subject that is well documented in existing literature. Based on these considerations, the former Pacific Bell Telephone and Telegraph Company building does not appear to meet any of the criteria for listing in the National Register of Historic Places, and does not qualify as a “historic property,” as defined by Section 106 regulations.

CONCLUSION AND RECOMMENDATIONS

Section 106 of the National Historic Preservation Act mandates that federal agencies take into account the effects of their undertakings on “historic properties” and seek ways to avoid, minimize, or mitigate any adverse effects on such properties (36 CFR 800.1(a)). Throughout the course of this study, no “historic properties” were encountered within the APE, and the subsurface sediments in the APE, extensively disturbed by previous development and constructions, appear to be relatively low in sensitivity for intact, potentially significant archaeological deposits from the prehistoric or early historic period. Based on these findings, and pursuant to 36 CFR 800.4(d)(1), CRM TECH presents the following recommendations to HUD:

- No “historic properties” will be affected by the undertaking as currently proposed.
- No further cultural resources investigation will be necessary for the undertaking unless development plans undergo such changes as to include areas not covered by this study.
- If buried cultural materials are discovered during any earth-moving operations associated with the undertaking, all work in the immediate area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

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**APPENDIX 1:
PERSONNEL QUALIFICATIONS**

**PRINCIPAL INVESTIGATOR/HISTORIAN
Bai “Tom” Tang, M.A.**

Education

- 1988-1993 Graduate Program in Public History/Historic Preservation, UC Riverside.
1987 M.A., American History, Yale University, New Haven, Connecticut.
1982 B.A., History, Northwestern University, Xi’an, China.
- 2000 “Introduction to Section 106 Review,” presented by the Advisory Council on Historic Preservation and the University of Nevada, Reno.
1994 “Assessing the Significance of Historic Archaeological Sites,” presented by the Historic Preservation Program, University of Nevada, Reno.

Professional Experience

- 2002- Principal Investigator, CRM TECH, Riverside/Colton, California.
1993-2002 Project Historian/Architectural Historian, CRM TECH, Riverside, California.
1993-1997 Project Historian, Greenwood and Associates, Pacific Palisades, California.
1991-1993 Project Historian, Archaeological Research Unit, UC Riverside.
1990 Intern Researcher, California State Office of Historic Preservation, Sacramento.
1990-1992 Teaching Assistant, History of Modern World, UC Riverside.
1988-1993 Research Assistant, American Social History, UC Riverside.
1985-1988 Research Assistant, Modern Chinese History, Yale University.
1985-1986 Teaching Assistant, Modern Chinese History, Yale University.
1982-1985 Lecturer, History, Xi’an Foreign Languages Institute, Xi’an, China.

Cultural Resources Management Reports

Preliminary Analyses and Recommendations Regarding California’s Cultural Resources Inventory System (with Special Reference to Condition 14 of NPS 1990 Program Review Report). California State Office of Historic Preservation working paper, Sacramento, September 1990.

Numerous cultural resources management reports with the Archaeological Research Unit, Greenwood and Associates, and CRM TECH, since October 1991.

PRINCIPAL INVESTIGATOR/ARCHAEOLOGIST
Michael Hogan, Ph.D., RPA*

Education

- 1991 Ph.D., Anthropology, University of California, Riverside.
1981 B.S., Anthropology, University of California, Riverside; with honors.
1980-1981 Education Abroad Program, Lima, Peru.
- 2002 Section 106—National Historic Preservation Act: Federal Law at the Local Level.
 UCLA Extension Course #888.
- 2002 “Recognizing Historic Artifacts,” workshop presented by Richard Norwood,
 Historical Archaeologist.
- 2002 “Wending Your Way through the Regulatory Maze,” symposium presented by the
 Association of Environmental Professionals.
- 1992 “Southern California Ceramics Workshop,” presented by Jerry Schaefer.
1992 “Historic Artifact Workshop,” presented by Anne Duffield-Stoll.

Professional Experience

- 2002- Principal Investigator, CRM TECH, Riverside/Colton, California.
1999-2002 Project Archaeologist/Field Director, CRM TECH, Riverside.
1996-1998 Project Director and Ethnographer, Statistical Research, Inc., Redlands.
1992-1998 Assistant Research Anthropologist, University of California, Riverside
1992-1995 Project Director, Archaeological Research Unit, U. C. Riverside.
1993-1994 Adjunct Professor, Riverside Community College, Mt. San Jacinto College, U.C.
 Riverside, Chapman University, and San Bernardino Valley College.
1991-1992 Crew Chief, Archaeological Research Unit, U. C. Riverside.
1984-1998 Archaeological Technician, Field Director, and Project Director for various southern
 California cultural resources management firms.

Research Interests

Cultural Resource Management, Southern Californian Archaeology, Settlement and Exchange Patterns, Specialization and Stratification, Culture Change, Native American Culture, Cultural Diversity.

Cultural Resources Management Reports

Author and co-author of, contributor to, and principal investigator for numerous cultural resources management study reports since 1986.

Memberships

* Register of Professional Archaeologists; Society for American Archaeology; Society for California Archaeology; Pacific Coast Archaeological Society; Coachella Valley Archaeological Society.

PROJECT HISTORIAN/ARCHAEOLOGIST

Terri Jacquemain, M.A.

Education

- 2004 M.A., Public History and Historic Resource Management, University of California, Riverside.
2002 B.S., Anthropology, University of California, Riverside.
2001 Archaeological Field School, University of California, Riverside.
1991 A.A., Riverside Community College, Norco Campus.

Professional Experience

- 2003- Historian/Architectural Historian/Archaeology/Report Writer, CRM TECH, Riverside/Colton, California.
2002-2003 Teaching Assistant, Religious Studies Department, University of California, Riverside.
2002 Interim Public Information Officer, Cabazon Band of Mission Indians.
2000 Administrative Assistant, Native American Student Programs, University of California, Riverside.
1997-2000 Reporter, *Inland Valley Daily Bulletin*, Ontario, California.
1991-1997 Reporter, *The Press-Enterprise*, Riverside, California.

PROJECT ARCHAEOLOGIST

Ben Kerridge, M.A.

Education

- 2014 Geoarchaeological Field School, Institute for Field Research, Kephallenia, Greece.
2010 M.A., Anthropology, California State University, Fullerton.
2009 Project Management Training, Project Management Institute/CH2M HILL, Santa Ana, California.
2004 B.A., Anthropology, California State University, Fullerton.

Professional Experience

- 2015- Project Archaeologist/Report Writer, CRM TECH, Colton, California.
2015 Teaching Assistant, Institute for Field Research, Kephallenia, Greece.
2009-2014 Publications Delivery Manager, CH2M HILL, Santa Ana, California.
2010- Naturalist, Newport Bay Conservancy, Newport Beach, California.
2006-2009 Technical Publishing Specialist, CH2M HILL, Santa Ana, California.
2002-2006 English Composition/College Preparation Tutor, various locations, California.

APPENDIX 2

**CORRESPONDENCE WITH
NATIVE AMERICAN REPRESENTATIVES***

* Six local Native American representatives were contacted; a sample letter is included in this appendix.

SACRED LANDS FILE & NATIVE AMERICAN CONTACTS LIST REQUEST

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd, Suite 100
West Sacramento, CA 95691
(916) 373-3710
(916) 373-5471 – Fax
nahc@nahc.ca.gov

Project: Proposed El Monte Affordable Housing Project; Assessor's Parcel Number 8575-019-030
(CRM TECH No. 3621)

County: Los Angeles

USGS Quadrangle Name: El Monte, Calif.

Township 1 South **Range** 11 West **SB BM;** **Section(s):** San Francisquito land grant

Company/Firm/Agency: CRM TECH

Contact Person: Nina Gallardo

Street Address: 1016 E. Cooley Drive, Suite A/B

City: Colton, CA **Zip:** 92324

Phone: (909) 824-6400 **Fax:** (909) 824-6405

Email: ngallardo@crmtech.us

Project Description: The primary component of the project is an affordable residential development on approximately 0.72 acre of urban land that is currently occupied by a commercial building. The project is located at 3649 Tyler Avenue and on APN 8575-019-030, in the City of El Monte, Los Angeles County, California.

May 5, 2020



NATIVE AMERICAN HERITAGE COMMISSION

May 29, 2020

Nina Gallardo
CRM Tech

Via Email to: ngallardo@crmtech.us

Re: Proposed El Monte Affordable Housing Project, Los Angeles County

Dear Ms. Gallardo:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have 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 more information. Other sources of cultural resources should also be contacted for information regarding known and recorded 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. I suggest you contact all of those indicated; if they cannot supply information, they might 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 me. 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: steven.quinn@nahc.ca.gov.

Sincerely,

Steven Quinn
Cultural Resources Analyst

Attachment

CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Kelfer
Luiseño

PARLIAMENTARIAN
Russell Attebery
Karuk

COMMISSIONER
Marshall McKay
Wintun

COMMISSIONER
William Mungary
Paiute/White Mountain
Apache

COMMISSIONER
[Vacant]

COMMISSIONER
**Julie Tumamait-
Stenslie**
Chumash

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
NAHC.ca.gov

**Native American Heritage Commission
Native American Contact List
Los Angeles County
5/29/2020**

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

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

Gabrieleno

***Soboba Band of Luiseno
Indians***

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

Cahuilla
Luiseno

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

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

Gabrieleno

***Soboba Band of Luiseno
Indians***

Scott Cozart, Chairperson
P. O. Box 487
San Jacinto, CA, 92583
Phone: (951) 654 - 2765
Fax: (951) 654-4198
jontiveros@soboba-nsn.gov

Cahuilla
Luiseno

Gabrielino /Tongva Nation

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

Gabrielino

***Gabrielino Tongva Indians of
California Tribal Council***

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

Gabrielino

Gabrielino-Tongva Tribe

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

Gabrielino

***San Fernando Band of Mission
Indians***

Donna Yocum, Chairperson
P.O. Box 221838
Newhall, CA, 91322
Phone: (503) 539 - 0933
Fax: (503) 574-3308
ddyocum@comcast.net

Kitanemuk
Vanyume
Tataviam

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 Proposed El Monte Affordable Housing Project, Los Angeles County.

June 1, 2020

Andrew Salas, Chairperson
Gabrieleño Band of Mission Indians–Kizh Nation
P.O. Box 393
Covina, CA 91723

RE: Proposed Tyler-Valley Metro Affordable Housing Development Project
Assessor's Parcel Number 8575-019-030; 3649 Tyler Avenue
0.75-Acre in the City of El Monte, Los Angeles County, California
CRM TECH Contract #3621

Dear Mr. Salas:

The City of El Monte, along with the Cesar Chavez Foundation and in cooperation with the U.S. Department of Housing and Urban Development (HUD), proposes to construct a 53-unit affordable supportive residential complex on approximately 0.72 acre of urban land within APN 8575-019-030, which is currently occupied by a commercial building. The APE is located at 3649 Tyler Avenue, in the City of El Monte, Los Angeles County, California. The accompanying map, based on the USGS EL Monte, Calif., 7.5' quadrangle, depicts the location of the APE within the San Francisquito (Dalton) land grant, T1S R11W, SBBM.

In a letter dated May 29, 2020, the Native American Heritage Commission (NAHC) reported that the record search result for the project was positive for tribal cultural resources. The commission recommended contacting the Gabrieleno Band of Mission Indians–Kizh Nation for further information and also provided a referral list of other nearby Native American tribes (see attached). Therefore, I am contacting you to see if the Gabrieleno Band of Mission Indians–Kizh Nation has any specific information regarding cultural sites located in or near the APE.

Please respond at your earliest convenience if you, or any other individuals that you may know, have any knowledge of sacred sites or other sites of Native American traditional cultural value in the project vicinity or any other information we should include in our cultural resources study. Any information or concerns may be forwarded to CRM TECH by telephone, e-mail, facsimile, or standard mail. Requests for documentation or information we cannot provide will be forwarded to our client and/or the lead agencies, namely the City of El Monte and HUD.

We would like to clarify that, as the cultural resources consultant for the project, CRM TECH does not play a part in government-to-government consultations, which will be handled by the lead agencies. The purpose of this letter is to seek any information that you may have to help us determine if there are cultural resources in or near the APE that we should be aware of and to help us assess the sensitivity of the APE. Thank you for your time and effort in addressing this important matter.

Respectfully,

Nina Gallardo
Project Archaeologist/Native American liaison
CRM TECH
Email: ngallardo@crmtech.us

From: donna <ddyocum@comcast.net>
Sent: Monday, June 15, 2020 11:42 AM
To: ngallardo@crmtech.us
Subject: RE: NA Scoping for the Proposed Tyler-Valley Metro Affordable Housing Project, 3649 Tyler Avenue, City of El Monte, Los Angeles County; CRM TECH #3621

Nina,

Thank you for the information. The San Fernando Band of Mission Indians (SFBMI) will defer to Gabreileno/Kizh Nation in regards to proposed Tyler-Valley Metro Affordable Housing Project, APN 8575-019-030, 3649 Tyler Avenue, in the City of El Monte, Los Angeles County (CRM TECH #3621).

Regards,

Donna Yocum, Chairwoman
SFBMI

TELEPHONE LOG

Name	Tribe/Affiliation	Telephone Contacts	Note
Sandonne Goad, Chairperson	Gabrielino/Tongva Nation	3:40 pm, June 11, 2020; 9:21 am, June 15, 2020	Left messages; no response to date.
Andrew Salas, Chairperson	Gabrieleño Band of Mission Indians-- Kizh Nation	3:32 pm, June 11, 2020; 3:38 pm, June 11, 2020; 9:28 am, June 15, 2020;	Mr. Salas stated that he would review the letter and reply in writing if the tribe had any comments.
Anthony Morales, Chairperson	Gabrieleno/Tongva San Gabriel Band of Mission Indians	3:34 pm, June 11, 2020; 11:20 am, June 12, 2020	Mr. Morales stated that the APE was part of a culturally sensitive landscape for the tribe due to its proximity to the San Gabriel River, the Santa Fe Trail, the San Gabriel Mission, and other nearby travel routes. He noted that encampment often occurred along waterways in prehistoric times and the San Gabriel River is known to have been used as a travel route by the Native people. Therefore, Mr. Morales requested the implementation of archaeological and Native American monitoring during construction, and the tribe wished to participate in the monitoring if it would be required by the lead agencies.
Charles Alvarez, Chairperson	Gabrielino-Tongva Tribe	3:45 pm, June 11, 2020; 9:31 am, June 15, 2020	Left messages; no response to date.
Robert F. Dorame, Chairperson	Gabrielino Tongva Indians of California	4:07 pm, June 11, 2020; 9:42 am, June 15, 2020	Mr. Dorame requested to participate in the rotation of tribal monitoring for this project. Mr. Dorame further stated that the tribe could provide to the developer or the lead agencies further documentation if required, such as monitoring recommendations and/or a treatment plan if human remains were to be discovered during construction.
Donna Yocum, Chairperson	San Fernando Band of Mission Indians	4:10 pm, June 11, 2020; 9:50 am, June 15, 2020	Ms. Yocum responded by e-mail on June 15, 2020 (copy attached).

APPENDIX 3

**CALIFORNIA HISTORICAL RESOURCES INVENTORY
RECORD FORMS**

Records Search

On May 9, 2019, CRM TECH archaeologist Ben Kerridge, M.A., completed the records search at the South Central Coastal Information Center (SCCIC), California State University, Fullerton.

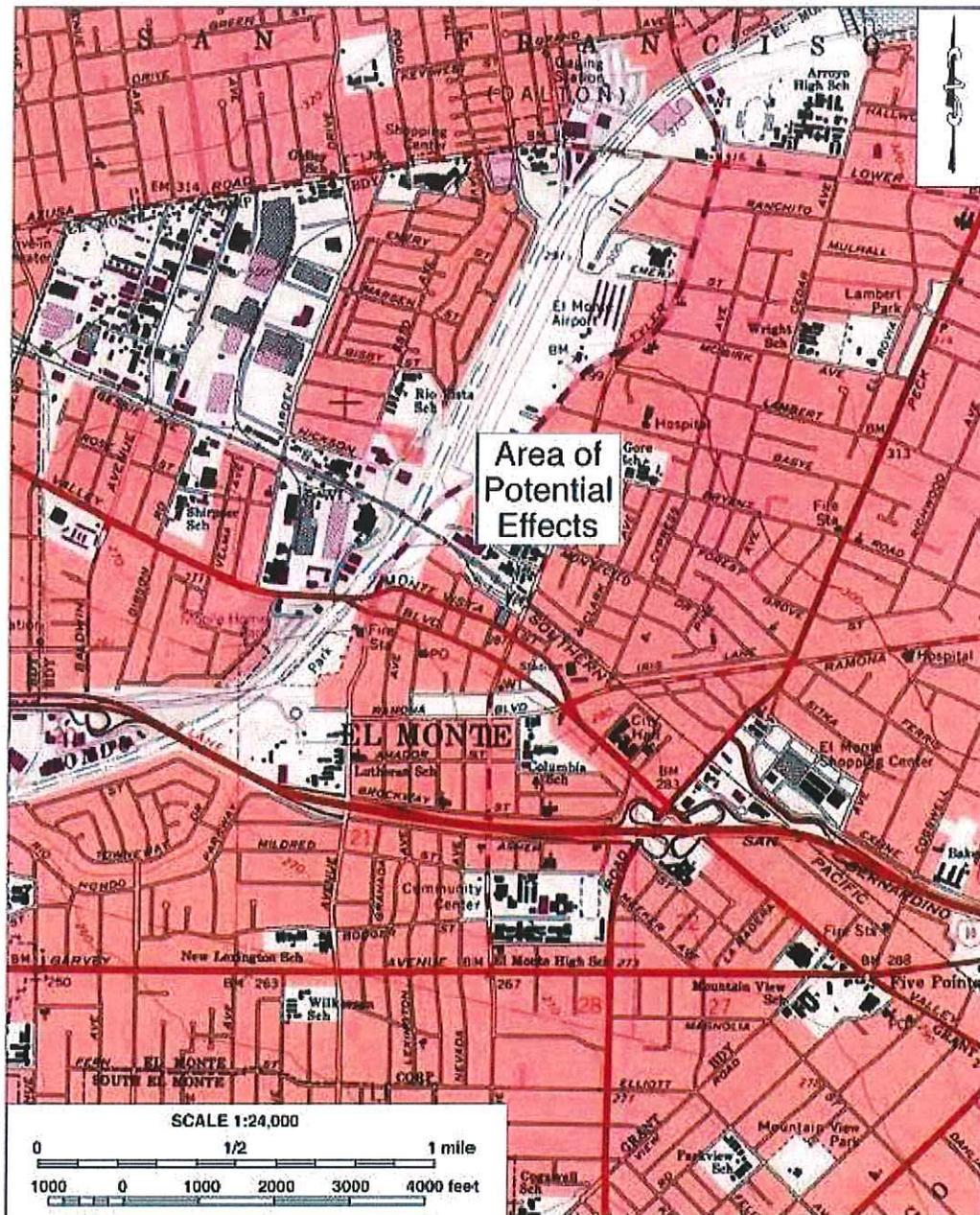


Figure 1. Area of Potential Effects. (Based on USGS El Monte, Calif., 7.5' quadrangle [USGS 1994])



Figure 2. Recent aerial image of the APE. (Based on Google Earth imagery [Google Earth 2018])

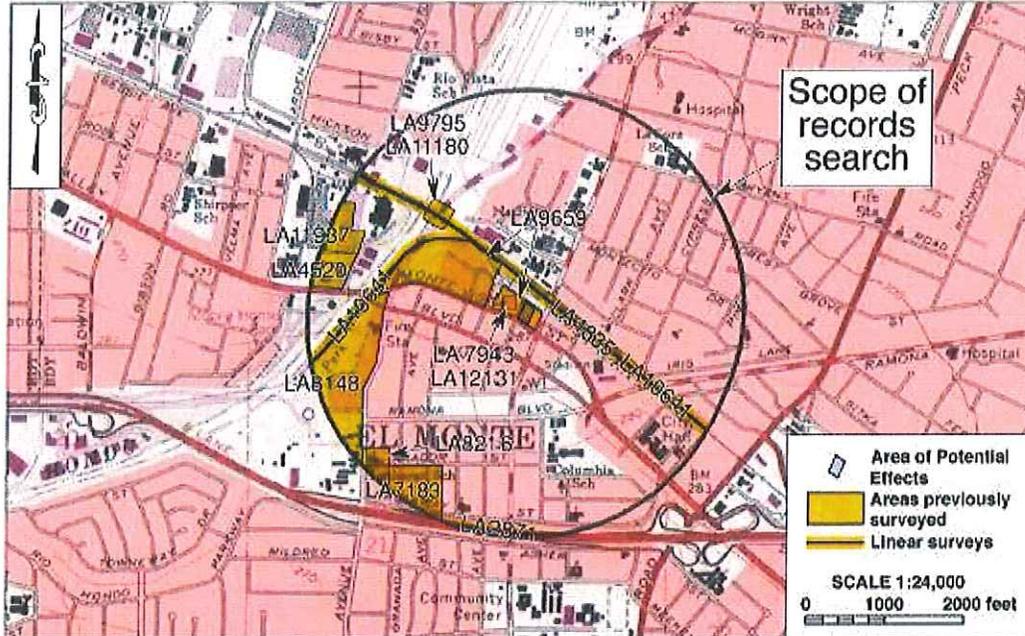


Figure 3. Previous cultural resources studies in the vicinity of the APE, listed by SCCIC file number. Locations of known historical/archaeological sites are not shown as a protective measure.

During the records search, Kerridge examined maps and records on file at the SCCIC for previously identified cultural resources and existing cultural resources reports within a half-mile radius of the APE. Previously identified cultural 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 Resources Inventory.

The records search yielded only one previous study that involved the APE. That study, a historic period building survey completed by CRM TECH in 2005, covered the current APE in its entirety (Tang et al. 2005; #LA9659 in Fig. 3). As the El Monte Trolley Station was less than 45 years of age, however, it was not recorded or evaluated at the time. Within the half-mile scope of the records search, 12 additional studies have been reported to the SCCIC on various tracts of land and linear features (Fig. 3). As a result, 41 historical/archaeological sites have been identified and recorded within the half-mile radius, representing mostly buildings, transportation and utility infrastructure features, and commemorative properties.

All 41 of the known sites dated to the historic period, and no archaeological remains of prehistoric—i.e., Native American—origin have been recorded in the project vicinity. None of the sites were found within or immediately adjacent to the APE boundaries, the nearest ones being a circa 1917 residence at 3641 Center Avenue (Site 19-188409), a circa 1937 commercial building at 3614 Center Avenue/3617 Tyler Avenue (Site 19-187901), and the Southern Pacific (now Union Pacific) Railroad (Site 19-186112), across Center Avenue, Valley Boulevard, and the Metrolink parking lot from the project location, respectively.



CITY OF EL MONTE

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT

Betty Donovanik,
Director
Jason C. Mikaelian, AICP
Deputy Director

Ms. Lucinda Woodward, Supervisor
Local Government & Environmental Compliance Unit
California Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento, CA 95816

REQUEST FOR CONCURRENCE ON "SECTION 106 COMPLIANCE" AND A "FINDING OF NO HISTORIC PROPERTIES AFFECTED" FOR EL MONTE TYLER-VALLEY METRO AFFORDABLE HOUSING PROJECT (PROJECT); CITY OF EL MONTE (LOS ANGELES COUNTY, CALIFORNIA)

Dear Ms. Woodward:

The City of El Monte (City) staff has reviewed the cultural resources documents provided for the Project and is requesting your concurrence that the enclosed cultural resources studies/information are adequate and complete, and that no historic properties will be affected by the described undertaking. We are seeking comments from your agency to complete the federal review process for the above-mentioned Project under Section 106 of the National Historic Preservation Act of 1966, as amended (Section 106). Enclosed are copies of cultural resources document prepared under direction of the City for the proposed Project to comply with Section 106 requirements.

The City is working with the U.S. Department of Housing and Urban Development (HUD) for this Project. With the exception of the three-bedroom unit, all the units will be restricted under HUD's VASH program. The proposed Project envisions 53 standard low-income housing tax credit (LIHTC) units. The **FEDERAL ACTION** consists of federal funding and support for this Project, thereby necessitating compliance with Section 106 under a Nationwide Programmatic Agreement executed by HUD, the Advisory Council on Historic Preservation, and the National Council of State Historic Preservation Officers. HUD has delegated lead agency responsibility to the City for carrying out the requirements of Section 106.

The Agency completed a cultural resources report under contract in June 2020. The project site currently consists of an existing office building and adjacent sidewalks and paved access in downtown El Monte. This report defines the area of potential effect (APE); identifies the environmental, prehistoric, historic and ethnographic setting at the APE; provides the records search for the APE; describes the site cultural resources survey (no resources were found); and describes the Native American consultation process. The cultural resources report that contains all pertinent graphics are provided as Enclosure 1 to this document

Project Location

The proposed project is located at 3637 & 3649 Tyler Avenue in the City of El Monte. The site is located at the northwest corner of Valley Boulevard and Tyler Avenue. The site extends from

CITY HALL WEST
11333 VALLEY BOULEVARD
EL MONTE, CA 91731-3293
(626) 258-8626/ www.ci.el-monte.ca.us
MONDAY – THURSDAY 7:00 A.M. – 5:30 P.M.

Railroad Avenue to Valley Boulevard and encompasses approximately 27,884 square feet of area (0.64 acre, gross). Refer to Enclosure No. 1 for graphics.

Summary Project Description

The City of El Monte has received a Tentative Parcel Map (TPM No. 83105), Design Review (DR No. 03-20), Density Bonus (DB No. 01-20) and Affordable Housing Concessions (AHC Nos. 01-20, 02-20 & 03-20) application from the Cesar Chavez Foundation (CCF), George Lopez, 316 W. 2nd Street, Suite 600, Los Angeles, California 91731, to construct a transit-oriented development consisting of a four-story affordable residential project at 3637 & 3649 Tyler Avenue. A single four-story structure is proposed with 53 affordable housing units and a subterranean parking garage with 50 parking spaces. The proposed Project will be developed over the next 20 months and it is scheduled to be completed around October 2022. The 53 units proposed consist of the following: 25 one-bedroom units (approximately 570 square feet (sf)); 14 two-bedroom units (approximately 813 sf); and 14 three-bedroom units (approximately 1,098 sf). All one- and two-bedroom units will have one bathroom, a kitchen and other standard amenities. The three-bedroom units will have two bathrooms. The units will meet all current ADA design standards. The proposed Project will also provide an approximate 6,700 sf outdoor landscaped courtyard for public open space. Other amenities include an indoor lobby and common area, staff office space, and a central laundry facility. Vehicular access to the subterranean parking garage will be provided by a driveway entrance along Tyler Avenue. The City entitlement applications for this project include the following: Tentative Parcel Map (TPM) No. 83105, Design Review (DR) No. 03-20, Density Bonus (DB) No. 01-20, and Affordable Housing Concession (AHC) Nos. 01-20, 02-20 & 03-20.

Project Objective

The City, in cooperation with the Cesar Chavez Foundation and HUD, have a simple project objective which is to provide additional affordable housing residences for low-income residents of the City.

Methodology Employed for the Identification of Historic Properties

The City staff reviewed the cultural resource document submitted by the cultural resources consultant, CRM TECH. The City prepared and adopted a Statutory Exemption to comply with the California Environmental Quality Act (CEQA). The affordable housing exemption falls under Sections 15191, 15192, and 15194 of the State CEQA Guidelines. The City reviewed the applicable criteria in these sections and determined that the proposed affordable housing project qualified for this exemption. The City Planning Commission approved the Project and the Notice of Exemption on June 11, 2020.

To comply with Section 800.4(b) for the Project, the City contracted with Tom Dodson & Associates and CRM TECH to complete the tasks listed below:

- A records search and literature search, performed at the South Central Coastal Information Center
- Sacred Lands File search with the Native American Heritage Commission
- Native American consultation by certified letter and phone
- A reconnaissance level cultural resource field survey was conducted

- Historical background research was conducted and a comprehensive overview of both prehistoric and historic activities in the project area is included in the Cultural Resources study

Area of Potential Effect (APE)

The undertaking's Area of Potential Effects (APE) consists of two contiguous parcels, Assessor's Identification Nos. 8575-019-030 and 8575-019-909, measuring approximately 0.64 acre in total. The APE is located at 3637 & 3649 Tyler Avenue, between Valley Boulevard and Railroad Street, in a portion of the Rancho San Francisquito (Dalton) land grant lying within T1S R11W, San Bernardino Baseline and Meridian (Figs. 2, 3). Figure references are to graphics provided in Enclosure 1.

Record Search

Due to facility closure during the COVID-19 pandemic and the resulting delays, a records search for this study could not be obtained in time from the South Central Coastal Information Center (SCCIC), California State University, Fullerton, which is the State of California's official cultural resource records repository for the County of Los Angeles. Instead, the results of a previous records search that was focused on the adjacent El Monte Trolley Station at 3650 Center Avenue and conducted by CRM TECH archaeologist Ben Kerridge (see App. 1 of Enclosure 1 for qualifications) at SCCIC on May 9, 2019, were reviewed for information pertaining to the current APE.

As a part of that records search, Kerridge examined maps and records on file at SCCIC for previously identified cultural resources and existing cultural resources reports within a half-mile radius of the El Monte Trolley Station. Previously identified cultural resources include properties designated as California Historical Landmarks, 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 Resources Inventory.

Field Survey

On June 9, 2020, Terri Jacquemain carried out the systematic field survey of the APE. The survey was conducted on foot by inspecting the ground surface, wherever it was exposed, for any evidence of human activities dating to the prehistoric or historic period (i.e., 50 years or older). As essentially the entire APE is covered by pavement and landscaping, little native ground surface was visible. In light of the extent of past ground disturbance on the property, the ground visibility was deemed not to be a major hindrance to the survey efforts.

In order to facilitate the proper recordation and historic integrity assessment of the existing commercial building on the property, which proved to be more than 50 years of age, Jacquemain made detailed notations and preliminary photo-documentation of its structural and architectural characteristics and current conditions. Together with the information gleaned from historical research, the field data were compiled into appropriate forms and submitted to SCCIC for inclusion in the California Historical Resources Inventory (see App. 3 of Enclosure 1).

Native American Consultations

On May 5, 2020, CRM TECH submitted a written request to the State of California Native American Heritage Commission (NAHC) for a records search in the commission's Sacred Lands File. Following NAHC's recommendation and previously established consultation protocol,

May 7, 2020
4901 Santa Anita Avenue
Page 4

CRM TECH further contacted a total of six tribal representatives in the region, both in writing and by telephone, on June 1-15 for additional information on potential Native American cultural resources in the vicinity of the APE. Records of correspondence between CRM TECH and the Native American representatives are attached to this report as Appendix 2 (Enclosure 1).

Effects Determination

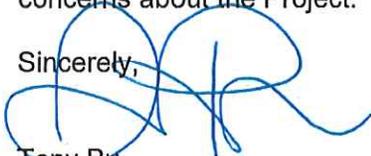
Based on the information above and the summary presented in the CRM TECH Report in Enclosure No.1, the City has reached a determination of "no historic properties affected" by the Project. Pursuant to 36 CFR Part 800, regulations implementing Section 106, we are requesting your concurrence with CRM Tech determinations.

Based on these findings, and pursuant to 36 CFR 800.4(d)(1), CRM TECH presents the following recommendations to HUD:

- *No "historic properties" will be affected by the undertaking as currently proposed.*
- *No further cultural resources investigation will be necessary for the undertaking unless development plans undergo such changes as to include areas not covered by this study.*
- *If buried cultural materials are discovered during any earth-moving operations associated with the undertaking, all work in the immediate area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.*

Also, should the Office of Historic Preservation conclude that Native American monitoring of building demolition and ground disturbance for the new building foundation are justified, the City will implement such mitigation. The City is respectfully requesting your concurrence with the findings of the cultural report (Enclosure 1) and response at your earliest convenience. Please feel free to contact me at (626) 580-2152 or at tbu@elmonteca.gov if you have any questions or concerns about the Project.

Sincerely,



Tony Bu
Senior Planner

Enclosure No. 1- Cultural Resources Study



**DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION**

Lisa Ann L. Mangat, Director

Julianne Polanco, State Historic Preservation Officer
1725 23rd Street, Suite 100, Sacramento, CA 95816-7100
Telephone: (916) 445-7000 FAX: (916) 445-7053
calshpo.ohp@parks.ca.gov www.ohp.parks.ca.gov

July 13, 2020
[VIA EMAIL]

Refer to HUD_2020_0619_002

Mr. Tony Bu
Senior Planner
Community & Economic Development Department
City of El Monte
City Hall West
11333 Valley Boulevard
El Monte, CA 91731-3293

Re: Tyler-Valley Metro Multifamily Affordable Housing Development Project at 3637 & 3649
Tyler Avenue, El Monte, CA

Dear Mr. Bu:

The California State Historic Preservation Officer received your submittal for the above referenced undertaking for review and comment pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations found at 36 CFR Part 800. The regulations and advisory materials are located at www.achp.gov.

Undertaking

You have informed us that the City of El Monte proposes to use VASH Vouchers from the U.S. Department of Housing and Urban Development (HUD) to develop the Tyler-Valley Metro multifamily affordable housing project on a .64-acre site located at 3637 & 3649 Tyler Avenue in El Monte.

Area of Potential Effects (APE)

The City has defined the APE as two contiguous parcels, which make up the project site. We agree that this is an adequate definition of the APE for the work associated with this undertaking.

Identification of Historic Properties

In an effort to identify potential historic properties within the APE the City utilized an existing records search from the South Central Coastal Information Center (SCCIC) of the CHRIS located at California State University, Fullerton that covers the subject project area. On behalf of the City consultants, CRM TECH, obtained a Sacred Lands File search with the Native American Heritage Commission (NAHC) and consulted with the recommended tribes. Finally CRM TECH conducted a field survey of the APE. The City's efforts did not identify any historic properties within the APE. Our office believes that the City made reasonable and good faith identification efforts.

Finding of Effects

Based on recommendations from CRM TECH, the City has "determined" that not historic properties will be affected by the undertaking. Pursuant to 36 CFR §800.4(d) the California Office of Historic

Mr. Bu
July 13, 2020
Page 2 of 2

Preservation does not object to the City's finding of *No historic properties affected*. However, the City may have additional Section 106 responsibilities under certain circumstances set forth at 36 CFR Part 800 in the event that historic properties are discovered during implementation of the undertaking your agency is required to consult further pursuant to §800.13(b).

We appreciate the City of El Monte's consideration of historic properties in the project planning process. If you have questions please contact Shannon Lauchner Pries, Historian II, with the Local Government & Environmental Compliance Unit at (916)445-7013 or by email at shannon.pries@parks.ca.gov .

Note that we are only sending this letter in electronic format. Please confirm receipt of this letter. If you would like a hard copy mailed to you, respond to this email to request a hard copy be mailed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Julianne Polanco', with a long horizontal line extending to the right.

Julianne Polanco
State Historic Preservation Officer