

APPENDIX C

***Historic Resource Evaluation
Phase I Paleontological Resources Inventory***

July 19, 2016

Lawrence Stevens
Director of Community Development and Assistant City Director
CITY OF SAN DIMAS
245 E. Bonita Avenue
San Dimas, CA 91773

REGARDING: HISTORIC RESOURCE EVALUATION REPORT FOR THE OAK VALLEY DEVELOPMENT PROJECT, ±10.17 ACRES IN THE CITY OF SAN DIMAS, LOS ANGELES COUNTY, CALIFORNIA

L & L Environmental, Inc. (L&L) is pleased to present the attached Historic Resource Evaluation Report for your use. The attached report has been prepared to demonstrate compliance with the California Environmental Quality Act (CEQA) for built-environment resources.

Thank you for the opportunity to work with you and please feel free to contact us at 909-335-9897, should you have any questions or comments. It has been a pleasure working with you!

Sincerely,

L&L Environmental, Inc.



Leslie Nay Irish
CEO



BIOLOGICAL & CULTURAL INVESTIGATIONS & MONITORING

**HISTORIC RESOURCE EVALUATION REPORT
FOR THE OAK VALLEY DEVELOPMENT PROJECT
IN THE CITY OF SAN DIMAS, LOS ANGELES COUNTY, CALIFORNIA**

±10.17 Acre Property

SAN DIMAS, CA USGS 7.5-MINUTE TOPOGRAPHIC QUADRANGLE MAP
TOWNSHIP 1 NORTH, RANGE 9 WEST, SECTION 33
AINs 8392-013-028, 8392-013-029, 8392-013-031, 8392-013-032, and 8392-014-037

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Report Date:

July 19, 2016

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MANAGEMENT SUMMARY

This Historic Resource Evaluation Report (HRER) was completed as part of the Oak Valley Development Project, a proposed residential development located on the southwest corner of West Allen and North San Dimas Avenues in the City of San Dimas, Los Angeles County, California (Project). MJW Investments, LLC proposes to develop ±10.17 acres along the west side of North San Dimas Avenue south of West Allen Avenue for a residential development. The properties at 811 North San Dimas and 130 West Allen Avenue were recorded in compliance with the California Environmental Quality Act (CEQA).

L&L Environmental, Inc. (L&L) under contract to the City of San Dimas has prepared this report to evaluate whether or not the proposed Project would affect any identified historic resources within the project area. This report contains an evaluation of 811 North San Dimas Avenue, a residential and commercial property in Los Angeles County, California, for eligibility for the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR). At this time, there is no local register criteria for the City of San Dimas. 811 North San Dimas Avenue was originally a citrus grove ranch and its main residential building was constructed in 1933, less than one mile north of downtown San Dimas. The period of significance for the property begins in 1887 at the start of the Early Community Development of San Dimas and its role in Agriculture, as an important town in the citrus belt of southern California. The period of significance ends in 1940, when the citrus industry begins to decline, directly corresponding to the end of the Early Community Development of San Dimas. Only one building on the property dates back to the property's period of significance as a citrus grove ranch, the main residence. As such, the property was evaluated for the NRHP and CRHR as an individual resource. In 1991, the main residence was previously surveyed by the City of San Dimas and was given a designation of "CS" which is defined as a "Contribution Structure: A structure that significantly contributes to the historic fabric of a neighborhood" (City of San Dimas 2016b). It was also given a California Historic Resource Code of "5D2" as a property recognized as historically significant by local government; specifically, as a contributor to a district that is eligible for local listing or designation (OHP 2004; Triem 1991). L&L re-evaluated this building and recommends it not eligible as an individual resource under NRHP/CRHR criteria A/1, B/2, C/3, or D/4. No historic district was identified within which the property at 811 North San Dimas Avenue could be a contributor. The building is therefore not to be considered a historical resource for the purposes of CEQA.

This report also contains an evaluation of 130 West Allen Avenue, a residence constructed in

1960 in San Dimas, Los Angeles County, California, for eligibility for the NRHP and CRHR. The building is not associated with any significant historic contexts, nor is it associated with any significant persons. While it was constructed in a modern style, it does not embody the distinctive characteristics of a type, period, or method of construction, nor does it possess high artistic value. It was not designed by a master. Therefore, the building at 130 West Allen Avenue is not recommended as eligible for the NRHP or the CRHR and is also not to be considered a historical resource for the purposes of CEQA. As such, the proposed Project will not result in an adverse impact to any historic resources.

1.0) INTRODUCTION AND PROJECT DESCRIPTION

1.1) Introduction

This report describes the goals, methods, and impacts assessment conducted by L&L for the development of 811 North San Dimas Avenue and 130 West Allen Avenue in San Dimas, Los Angeles County, California. The study was conducted pursuant to CEQA. L&L has prepared this report to evaluate whether or not the proposed Project would impact any identified historic resources within the project area. To that end, L&L has evaluated the historical and architectural significance of the commercial and residential property at 811 North San Dimas Avenue and 130 West Allen Avenue for eligibility to the NRHP and the CRHR.

This section of the report provides the project description, location, and current setting. Section 2 addresses the study's archival research and field survey methodology. Historic context is addressed in Section 3 and the architectural descriptions are provided in Section 4. Section 5 outlines the regulatory framework and eligibility criteria and the historical evaluations are detailed in Section 6. Section 7 provides an assessment of impacts, Section 8 includes the conclusion, and Section 9 contains the references. The Department of Parks and Recreation (DPR) 523 Forms for the properties are provided in Appendix A and the results of a records search at the South Central Coastal Information Center (SCCIC) of the California Historical Resources Information System (CHRIS) are located in Appendix B. Appendix C includes detailed photographs of 811 North San Dimas Avenue and 130 West Allen Avenue.

1.2) Project Location

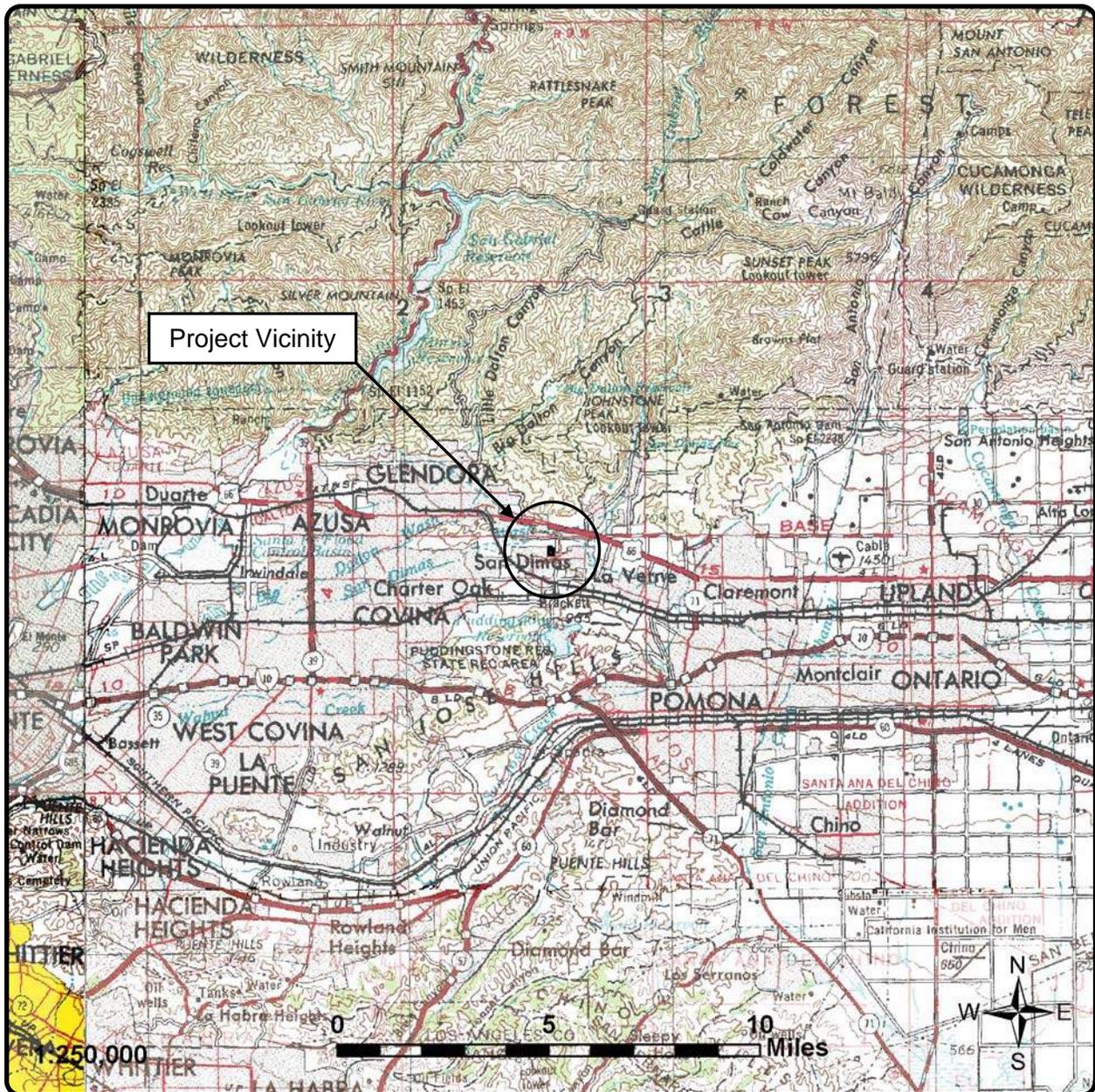
The Project is generally located in the northeast portion of Los Angeles County, California, and is situated south of the San Gabriel Mountains/Angelos National Forest and north of the San Jose and Puente Hills (Figure 1). Specifically, it can be found within Section 33 of Township 1 North, Range 9 West as shown on the USGS 7.5-minute Topographic Quadrangle of San Dimas (Figure 2). The Project is located on the southwest corner of the intersection of West Allen Avenue and North San Dimas Avenue in the central portion of the City of San Dimas (Figure 3). The Project site includes Assessor's Identification Numbers (AINs) 8392-013-028, 8392-013-029, 8392-013-031, 8392-013-032, and 8392-014-037. 811 North San Dimas Avenue and 130 West Allen Avenue are shown in relation to the project area boundaries in Figure 3.

1.3) Project Description

The Project entails the construction of 29 housing units and a retention basin within a ±10.17 acre project area. The development plan is shown with reference to an aerial photograph including the project area in Figure 4. Two alternatives are currently proposed with regards to the main residence at 811 North San Dimas Avenue: 1) Partial or complete demolition of the main residence or 2) Preservation of the main residence and constructing the development around the building. The building at 130 West Allen Avenue is not proposed for demolition, but the development will encroach upon the property's parcel lot.

1.4) Current Setting

The Project is currently surrounded by private and public industrial, commercial, and residential buildings. To the north of the proposed development (southwest corner of West Allen and North San Dimas Avenues) is a power station owned by Southern California Edison. To the west of the power station are a row of residential houses (constructed between 1960 and 2000) with large parcel lots, some of which include barns and several outbuildings. Along the west side of North San Dimas is a nursery and residence at 811 North San Dimas Avenue, and to the south of that is an equestrian center with barns and corrals. Across North San Dimas Avenue from the proposed Project is a residential development constructed within the last 30 years.



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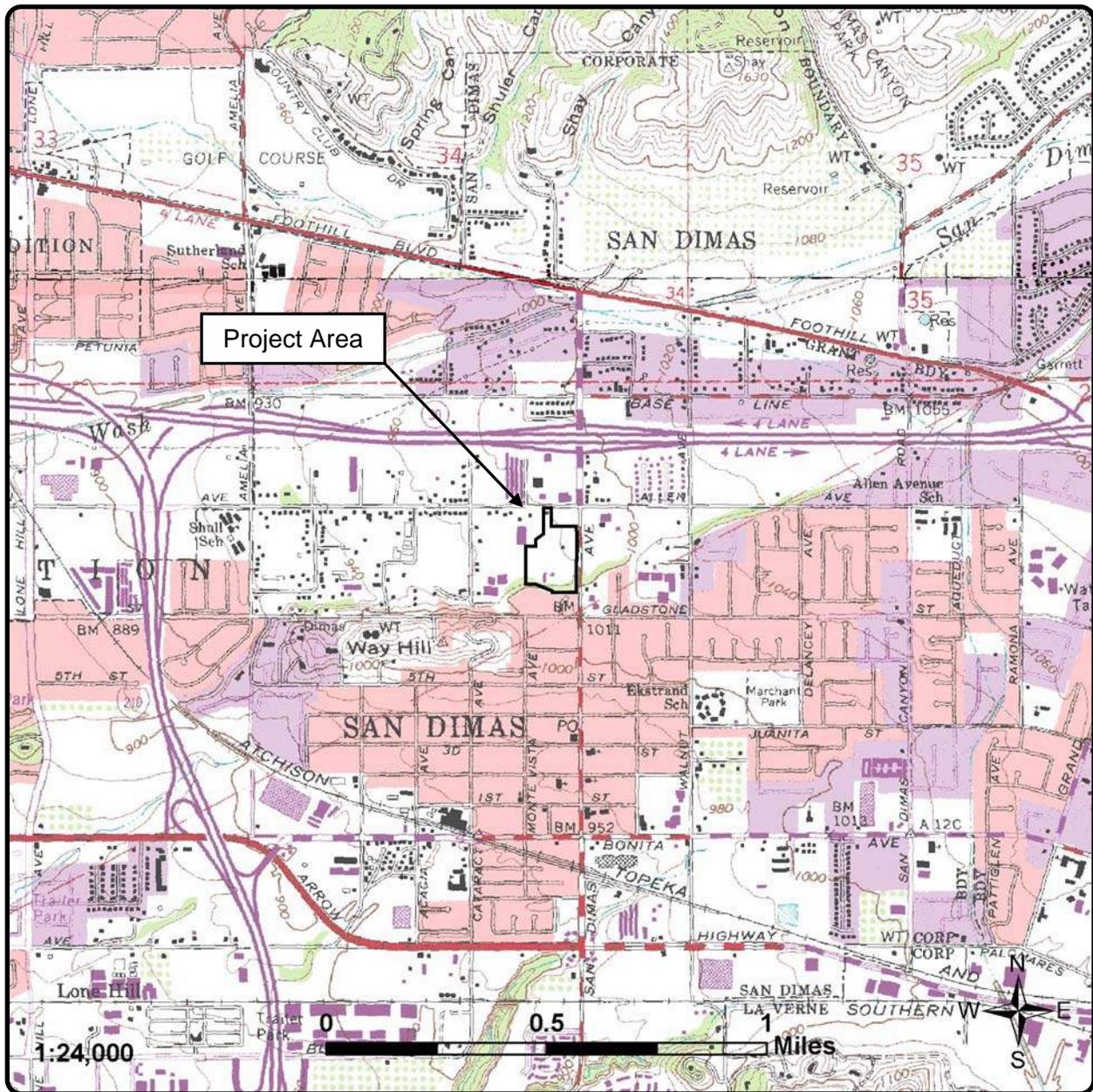
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Figure 1

Project Vicinity Map

Oak Valley Development, City of San Dimas
County of Los Angeles, California



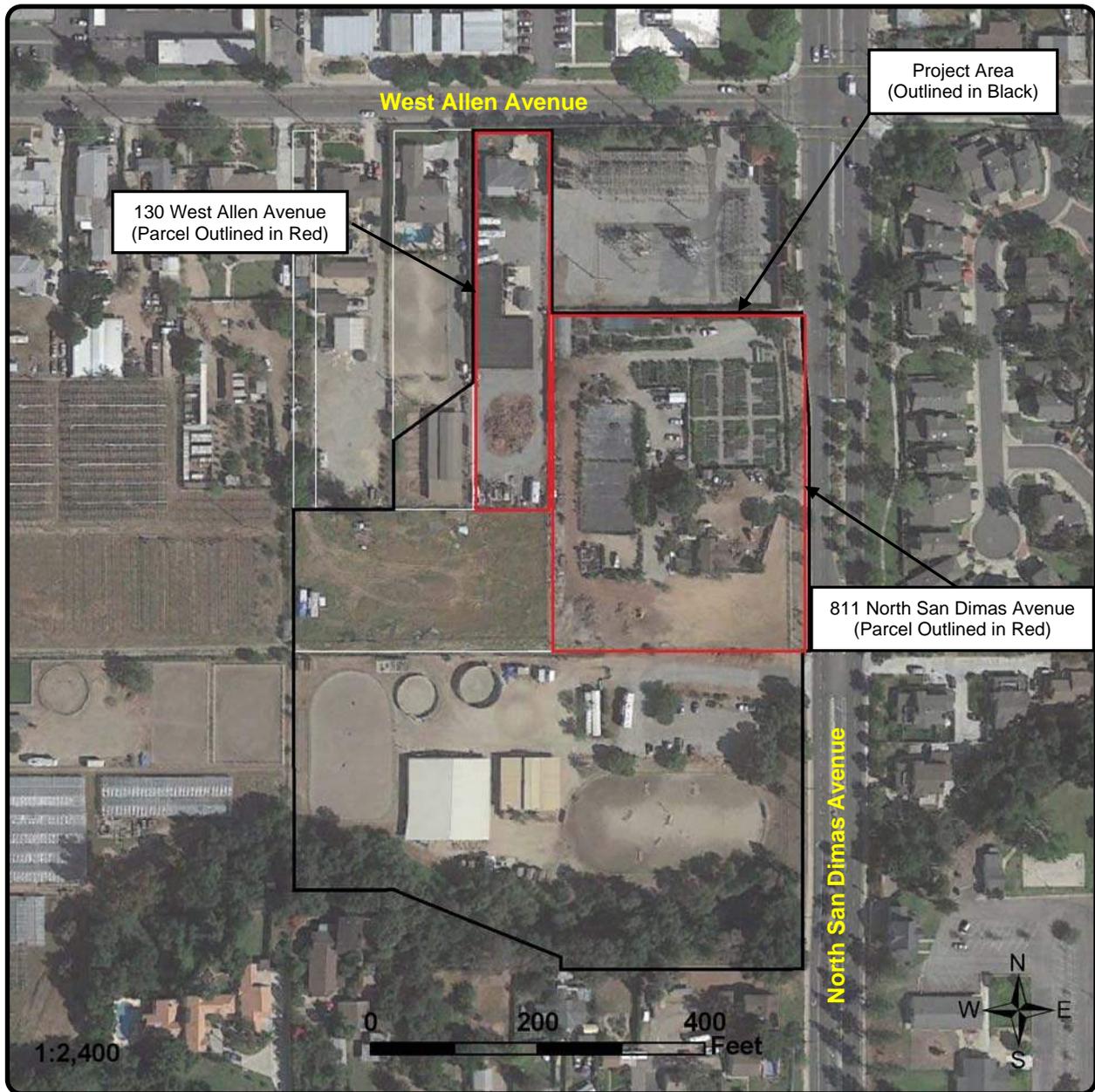
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Figure 2
Project Location Map
(USGS San Dimas [1981] quadrangle,
Section 33, Township 1 North, Range 9 West)

Oak Valley Development, City of San Dimas
County of Los Angeles, California



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Figure 3

Aerial Photograph

(Photo obtained from Google Earth, 03/2015)

*Oak Valley Development, City of San Dimas
County of Los Angeles, California*

2.0) METHODOLOGY

2.1) Archival Research

L&L Senior Architectural Historian Jennifer Gorman, M.H.P., conducted site-specific research, research on the general history and development of San Dimas, and research on the citrus industry in San Dimas. Repositories included the Los Angeles County Assessor for building records; the San Dimas Public Library to look for City directories, of which there were none available; the San Dimas Building Development Department for building records; the Los Angeles Public Library online catalog for Sanborn Fire Insurance Maps; and a general history of San Dimas. Research was also conducted at the San Dimas Historical Society. Ms. Gorman emailed the historical society for information about 811 North San Dimas Avenue and 130 West Allen Avenue but the email provided on the historical society's website was not correct. She also called the historical society and left two messages and has not received a response. Also, Ms. Gorman followed up the email and telephone calls with a visit to the historical society in person. At the historical society, a volunteer indicated that they did not have city directories or a historian who could help with further research.

Ms. Gorman also visited the City of San Dimas City Hall and checked the City's website to identify any local historic register or historic preservation ordinance. The City of San Dimas does not have a historic preservation ordinance, but historic preservation is mentioned within the City's Municipal Code and General Plan (GP). The local historic register is a list of approximately 300 buildings that were surveyed throughout the City in 1991. These buildings were given "codes" to identify their level of significance, but no specific historic designation criteria have been developed by the City. Building permits and records held by the City for properties that were constructed prior to its incorporation are subject to partial or wholesale missing information, as many building records that were on file with Los Angeles County were transferred to the City after 1960. The original building permit for 811 North San Dimas Avenue was not found, but permits and records as early as the 1940s were found at the City. Historic aerials and Sanborn Fire Insurance maps showed the gradual development of the project area from citrus groves to its current mixed-use neighborhood of residential, commercial, and light industrial. Ancestry.com provided U.S. Census Bureau, City directory, and death index records of Jacob L. Way, the original owner of the building.

A records search for the project area and a 0.50 mile buffer was requested from the SCCIC, in Fullerton, in order to determine whether the building had been recorded previously and to

identify any buildings, structures, or objects that had been recorded within 0.50 mile of the property (Appendix B). A total of 14 historic resources were identified within the 0.50 mile buffer (Table 1). None of the buildings were found within the immediate project area. For a complete list of the confidential archaeological studies and resources found within the project area, please see the *Archaeological Resources Assessment for the North San Dimas Avenue Project* (L&L 2016).

Table 1. Historic Resources Found Within a 0.50 Mile Radius of the Project Area

P-Number	Resource Address
125717	135 E 1st Street
153695	130 E 2nd Street
125679	138 E 2nd Street
095255	140 E Penn Street
154675	235 Railway Street
034761	121 San Dimas Street
125483	137 W 2nd Street
125570	408 W 2nd Street
095256	424 W 2nd Street
153178	244 W 3rd Street
179973	404 W 3rd Street
161469	408 W 4th Street
125316	336 W 5th Street
125517	135 W 6th Street

2.2) Field Survey

L&L Senior Architectural Historian Jennifer Gorman conducted an intensive historical resource field survey on June 2, 2016 to document the buildings at 811 North San Dimas Avenue and 130 West Allen Avenue. During the survey, multiple photographs were taken of the buildings to document the resources and their setting. The buildings' plans, architectural features, conditions, and historical integrity were noted. In order to determine whether the building might be associated with a potential historic district, particular attention was paid to the surrounding neighborhood, including a brief windshield survey. Architectural descriptions of the buildings,

are provided in Section 4 and photographs of the buildings are included in Appendix C. Two DPR 523 Forms were prepared to document this field survey and are provided in Appendix A.

3.0) HISTORIC CONTEXT

The historic period (post-contact) in southern California is commonly presented in terms of Spanish, Mexican, and American political domination. Certain themes are common to all periods, such as the development of transportation, military activities, settlement, and agriculture.

3.1) Spanish Period (1769 to 1821)

Prior to the incorporation of the modern City of San Dimas, the area was historically known as Mud Springs for a cienega that existed in the area. The cienega was exploited during the prehistoric period by various groups and later by the Juan Bautista de Anza expedition. This expedition visited the cienega in 1774, as they searched for an overland route from Sonora to coastal southern California (Rippens et al. 2008; LAPL 2015). Also during the latter portion of the 18th century, the Spanish sent Father Junipero Serra to Alta California to create a chain of Missions and Mission outposts. These efforts were aimed at bringing Christianity to the indigenous population and creating a foundation for colonization in the region. Between 1769 and 1823, Spanish explorers and missionaries established 21 missions, four presidios, and four pueblos between San Diego and Sonoma (Bean and Rawls 1983). Thereafter, the Missions began to expand their holdings into the interior of California, annexing acreage for pasturage.

3.2) Mexican Period (1821 to 1848)

By the beginning of the 19th century, the growth of Spanish California had come to a halt. Embroiled in the Napoleonic wars and a subsequent struggle to evade French rule, Spain was unable to effectively rule its North American colonies. In 1821, and after more than a decade of revolutionary struggle, Mexico achieved independence from Spain and California became a distant outpost of the Mexican Republic. Following Mexican Independence, the secularization of the Missions and the Mission holdings took place over the next decade and the former Mission lands were transferred to prominent Mexican families. In 1837, a 23,000-acre land grant, including the Mud Springs cienega, was awarded to Ygnacio Palomares and Ricardo Vejar by Governor Juan Bautista Alvarado. Together, the families owned the Rancho San Jose (Rippens et al. 2008). The Rancho San Jose provided grasslands for grazing and lands for agriculture (City of San Dimas 1991).

Subdivision of former Mission Rancho lands was common during the Mexican Rancho period and the Rancho San Jose lands were divided between the Palomares and Vejar families. The

Palomares took the northern portion, while the Vejar family took the southern portion. Don Ygnacio Palomares settled on the Rancho San Jose of the Pomona Valley and built his family home. This adobe is presently owned and maintained by the Historical Society of the Pomona Valley (Rippens et al. 2008).

3.3) American Period (1848 to Present)

The Mexican Period formally ends in 1848, following the signing of the Treaty of Guadalupe Hidalgo. This event marked the end of the Mexican-American War, and ceded the northern provinces of Mexico to the United States. The following decades saw an influx of American settlers to the region, sparked by the discovery of gold, agricultural possibilities, and land speculation. In 1887, the portion of land containing the Mud Springs was purchased by the San Jose Ranch Company and the company laid out the town site of San Dimas. The name of Mud Springs was officially changed to San Dimas and the first residence was constructed within that same year. The first home within the town site was for the Ranch Company's land agent E. M. Marshall and his family (Rippens et al. 2008; LAPL 2015).

3.3.1) The Citrus Industry and the Early Community Development of San Dimas

Populations began to increase as the railroad began to traverse the region and numerous town sites were formed near rail stops and sidings throughout southern California. Early trains traveling through the San Dimas area included the Santa Fe and the Southern Pacific Railways. The railroad tracks in the San Dimas area were built in from the east and west, with the first train arriving on April 30, 1887. The San Dimas Santa Fe Railway Station was completed in 1889 and was extant until 1933, when it burned to the ground. The second Santa Fe Railroad Station was completed in 1934 and it still exists. The Southern Pacific Railroad completed its line through San Dimas in 1895 and a station was constructed. The station remained extant for about 60 years, until it was destroyed by a large wildfire in the San Dimas area on September 1, 1955 (Rippens et al. 2008). Access to the railroad insured economic opportunity and financial growth, as agricultural crops and other goods could be imported and exported from burgeoning communities. This was especially important to the development of San Dimas and the surrounding communities. The ability to transfer citrus by way of the railroad led to an economic and population explosion, resulting in the commercialization of citrus production in the region.

The San Dimas vicinity was part of an area that became a citrus belt, extending along the foothills of the San Gabriel Mountains for approximately 60 miles. Early pioneers of San Dimas are credited with the beginning of its role as a town in the southern California citrus industry.

These pioneers included William Bowering, W. H. Stowell, H. E. Stowell, W. T. Michael, William Ferry, Henry Rees, Mrs. Mary Taylor, the Johnstone family, and perhaps most importantly, D. C. Teague (Polos 1990; Rippens et al. 2008). D. C. Teague was owner of the Teague Nursery, which was the largest grower of citrus trees in the world in the early 20th century. The first Teague planting consisted of 10,000 young citrus trees on a one acre parcel in 1889. By 1892, the harvest from the citrus groves was available to ship from San Dimas. The Teague Nursery employed many of the San Dimas residents and established several permanent groves. One of the permanent groves was located at the mouth of San Dimas Canyon. The success of the citrus industry brought more people to the area and the town site centered at Bonita and San Dimas Avenues grew. The early community development of San Dimas in its downtown core is directly attributed to the boom of the citrus industry during this time.

Almost the entire area that encompassed San Dimas was planted in citrus trees, including the project area. Navel oranges were planted at lower elevations and lemons were planted in the higher elevations. The first packing house in San Dimas was constructed in 1900 and was used for packing both lemons and oranges. By 1909, San Dimas was shipping out the largest amount of lemons than of any other town in the southern California citrus belt (Polos 1990). The San Dimas Lemon Association (SDLA) and the San Dimas Orange Association (SDOA) also provided jobs for local townspeople who worked in their packing houses. After the first packinghouse burned down in 1910, the SDOA constructed a new packinghouse in 1911. This packinghouse served San Dimas and the surrounding communities for 42 years, before it closed operations in 1953. The building was used for other businesses until it burned down in 1966. Additional packinghouses were also constructed in San Dimas, including the Lemon Association Packinghouse. This packinghouse was built on the west side of the town site in 1908-1909 and was found along Bonita Avenue. This became the last lemon packinghouse to close in Los Angeles County in 1963 (Rippens et al. 2008). The citrus industry in San Dimas reached its peak in production in the late 1920s (Polos 1990). The Great Depression in the 1930s sharply cut the production of citrus grown in San Dimas as local farmers cut back on operation costs (Polos 1990). Despite this, the citrus industry continued in San Dimas. It was not uncommon that a family in the 1920s and 1930s could live off the profits from a 10 acre citrus farm in the area. Even as late as the 1960s, small farmsteads continued to harvest citrus groves in San Dimas (Polos 1990; NETR 1966, 1972; Rippens et al. 2008).

The advent of World War II shifted several cities and towns' focuses from local industry to the war effort. This marked the beginning of the decline of the citrus industry in San Dimas, although severe decline did not occur until after the war (Polos 1990). New housing

developments were the consequence of a marked increase in population in southern California occurring after World War II, as many of the returning soldiers settled in southern California for the weather (Rippens et al. 2008; LAPL 2015). In this manner, the citrus industry eventually gave way to homes, businesses, and light industry in the San Dimas area. Incorporated as a general law City on August 4, 1960, the City of San Dimas currently boasts a small town feeling, parks and open space, retail centers, and quiet neighborhoods (City of San Dimas 1991, 2016a). By the late 1960s, citrus groves were no longer extant in San Dimas, as they were destroyed in favor of homes (Rippens et al. 2008; NETR 1966, 1972; Polos 1990).

4.0) ARCHITECTURAL DESCRIPTIONS

4.1) 811 North San Dimas Avenue

The Jacob L. Way House at 811 North San Dimas Avenue was constructed in 1933 in an early 20th century vernacular architectural style (Appendix C: Photographs 1 through 17). It is located on the southeastern section of the parcel lot on the west side of North San Dimas Avenue. The setting is composed of a dirt and gravel drive with few trees. To the northwest of the house are some secondary buildings. The northern part of the parcel lot is a nursery called Twins Nursery.

The single-story residence consists of a concrete foundation, wood clapboard siding, and a cross-gable roof clad in asphalt shingles. The roof also has overhanging eaves and exposed rafter tails. The windows are primarily wood sash and have narrow window surrounds. The primary entrance is located on the north façade on the gable projection. Concrete steps lead to an open stoop and a paneled, single wood door with partial glazing that is obscured by a metal security door. To the east of the primary entrance is a partial-width porch that has a shed roof extension from the main roof and is supported by squared posts. Within the porch is a secondary entrance that is obscured by a metal security door. There are two windows within the porch; one is an eight-over-eight wood sash window and the other is a one-over-one wood sash window.

The east façade consists of a gable end with a painted brick chimney. Flanking the chimney are two one-over-one wood sash windows with lamb's tongues. Underneath the eaves are triangle vents. The southeast corner of the building are two windows with air conditioning units. There are small crawlspace vents located near the foundation of the building. There are no windows or doors on the south gable end of the building. Underneath the gable peak is a rectangular vent and within the poured concrete foundation wall is another crawlspace vent.

On the west façade, there is a squared bay projection that sits on wood posts and concrete blocks. At the northeast corner of this façade is a partial-width recessed porch supported by squared wood posts. On the outside of the wood posts is a thin metal railing. Within the porch are concrete steps that lead to the basement of the building. At the bottom of the staircase is a metal door that leads to the basement. There are four windows on this façade that consist of three one-over-one wood sash windows and one small wood casement window.

Other buildings on the property include a secondary single-story residence to the northwest of the main residence, six wood storage sheds, two vinyl greenhouse canopies, a small metal carport, and a wood shed nursery office. All of these buildings appear on the property sometime between 2003 and 2009 (NETR 2003, 2009).

4.1.1) Building History

Both the Los Angeles County Assessor and original building permits corroborate that the building was constructed in 1933. Building permits indicate that the building was owned and constructed by Jacob L. Way. Historic aerials indicate the building in 1948 consisted of the west front gable section. The east cross-gable addition appears on the 1966 aerial. This addition was likely constructed later in 1948, according to building permits. In 1949, the basement was added to the building. Modern alterations include the addition of metal security doors, air conditioning units within the windows, and aluminum-framed screens on the windows. Table 2 below shows the building permits found at the City of San Dimas Building Department for 811 North San Dimas Avenue (City of San Dimas 2016c).

According to historic aerials available as early as 1948, the property was used as a citrus farm in 1948, 1953, 1964, 1965, and 1966. By 1972, the citrus grove is no longer extant on the property. In 1980, the property appears to have been used as a horse farm as there are corrals, barns, and an oval track on the parcel. In 2003, the parcel appears to be overgrown and the only building present is the main residence. The nursery and extant secondary buildings do not appear until the 2009 aerial (NETR 1948, 1953, 1964, 1965, 1966, 1972, 1980, 1994, 2003, 2004, 2009, 2012).

Table 2. Building Permits for 811 North San Dimas Avenue

Date	Building Permit	Owner
July 1933	Permit for Electric Wiring Fixtures	Jake Way
August 1933	Certificate of Compliance for building construction	Jacob L. Way (also listed as the contractor)
July 1941	Application for Plumbing Permit (gas)	Jacob Way
March 1947	Application for Plumbing Permit	Jake Way
September 1948	Permit for Demolition of Residence (permit does not indicate which building this refers to)	Jacob L. Way
September 1948	Application for Building Permit – To construct additional bedroom and living room to existing dwelling. There are two buildings listed on a 7-acre	Jacob L. Way (also listed as contractor)

Date	Building Permit	Owner
	property lot.	
February 1949	Application for Building Permit – To construct a two-room addition to existing building; basement plans attached. There are three buildings listed on the lot.	Jacob L. Way (also listed as contractor)
February 1949	Application for Electric Permit	J. L. Way
October 1987	Application for sewerage (sic.) system connection	Loren Shoemaker
January 2004	Building Permit for re-roof	Loren Shoemaker

4.1.2) Jacob L. Way

The property was first surveyed during the San Dimas Historic Resources Survey, completed by Judith P. Triem for the City of San Dimas. This survey indicates the original owner was Raymond H. Sickel (Triem 1991). However, no building permits were found to verify this ownership. According to original building permits obtained at the City of San Dimas, the original owner of the property was Jacob L. Way. Jacob Landa Way was born July 14, 1889, in Perkins, Nebraska (U.S. Census 1930). By 1910, he was living in San Jose, California (U.S. Census 1910). By 1915, he was residing in San Dimas and was married with one child. His wife was Frances E. Way (formerly Frances Eugene Bruner). They lived at 811 North San Dimas by 1933 and were listed as ranchers. According to 1925 and 1938 Sanborn Fire Insurance Maps, the area where 811 North San Dimas Avenue is located is indicated as “citrus groves,” although no house footprint was indicated on either map. According to a 1930 U.S. Census record, Jacob and Frances had two children, Adron (15) and Eileen (13) (U.S. Census 1930). The Way family lived at 811 North San Dimas Avenue until at least 1949 and owned the property until at least 1959 (Pomona City Directory 1959; City of San Dimas 2016c). No building records were found between 1949 and 1987 (City of San Dimas 2016c). A building permit from 1987 indicates the owner of the property was Loren Shoemaker. Jacob L. Way died February 23, 1981 in LaVerne, California (California Death Index Record 1981). His wife Frances died September 7, 1984 (California Death Index Record 1984). Jacob L. Way was not mentioned in any San Dimas history books, nor was his name found in archival research as an important figure in early San Dimas history (Polos 1990; Rippens et al. 2008).

4.2) 130 West Allen Avenue

130 West Allen Avenue is a single-story single family residence constructed in 1960 in a modern style (Appendix C: Photograph 18). The residence has a concrete foundation, stucco siding, and widely-pitched hipped roof clad in asphalt shingles. There is a gable-on-hip

projection on the north façade of the roofline. The widely-overhanging eaves have exposed rafter beams underneath. On the north façade, a concrete walkway leads to a recessed partial-width porch that is supported by a single wood post. Within the porch, the primary entrance consists of a wood door partially obscured with a screen door. The windows are primarily fixed or one-over-one sash. On the northwest section of the house is an attached two-car garage with a metal roll top door. Modifications to the building include replacement windows and doors. The building lacks ornamental features. The landscape includes a concrete driveway, a manicured lawn with small plantings, lawn furniture, a concrete fountain, and free-standing planters. The property is surrounded by a fence. According to current aerial photographs (see Figure 3), the property also has at least two ancillary buildings at the rear of the lot. These buildings could not be seen from the right-of-way at the time of the survey.

5.0) REGULATORY FRAMEWORK AND ELIGIBILITY CRITERIA

5.1) National Register of Historic Places Significance Criteria

Authorized by the National Historic Preservation Act (NHPA) of 1966, the National Park Service's NRHP is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources. The NRHP is the official list of the nation's historic places worthy of preservation.

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. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody 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. That have yielded, or may be likely to yield, information important in prehistory or history.

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years are not considered eligible for the NRHP. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a) A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b) A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

- c) A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his productive life; or
- d) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e) A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f) A property primarily commemorative in intent, if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g) A property achieving significance within the past 50 years if it is of exceptional importance.

5.2) California Register of Historical Resources Significance Criteria

The CRHR program encourages public recognition and protection of resources of architectural, historical, archaeological, and cultural significance; identifies historical resources for state and local planning purposes; determines eligibility for state historic preservation grant funding; and affords certain protections under CEQA. The criteria established for eligibility for the CRHR are directly comparable to the national criteria established for the NRHP.

In order to be eligible for listing in the CRHR, a building must satisfy at least one of the following four criteria:

- 1) It is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
- 2) It is associated with the lives of persons important to local, California, or national history.
- 3) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values.
- 4) It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Historical resources eligible for listing in the CRHR must also retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. For the purposes of eligibility for the CRHR, integrity is defined as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance” (OHP 2001). This definition is generally strengthened by the more specific definition offered by the NRHP—the criteria and guidelines on which the CRHR criteria and guidelines are based upon.

5.2.1) Integrity

In order to be eligible for listing in the NRHP and CRHR, a property must retain sufficient integrity to convey its significance. The NRHP publication *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin 15, establishes how to evaluate the integrity of a property: “Integrity is the ability of a property to convey its significance” (NPS 1991). The evaluation of integrity must be grounded in an understanding of a property’s physical features and how they relate to the concept of integrity. Determining which of these aspects are most important to a property requires knowing why, where, and when a property is significant. To retain historic integrity, a property must possess several, and usually most, aspects of integrity:

1. **Location** is the place where the historic property was constructed or the place where the historic event occurred.
2. **Design** is the combination of elements that create the form, plan, space, structure, and style of a property.
3. **Setting** is the physical environment of a historic property, and refers to the character of the site and the relationship to surrounding features and open space. Setting often refers to the basic physical conditions under which a property was built and the functions it was intended to serve. These features can be either natural or manmade, including vegetation, paths, fences, and relationships between other features or open space.
4. **Materials** are the physical elements that were combined or deposited during a particular period or time, and in a particular pattern or configuration to form a historic property.
5. **Workmanship** is the physical evidence of crafts of a particular culture or people during any given period of history or prehistory, and can be applied to the property as a whole, or to individual components.
6. **Feeling** is a property’s expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, when taken together,

convey the property's historic character.

7. **Association** is the direct link between the important historic event or person and a historic property.

5.3) California Environmental Quality Act

CEQA Section 15064.5 *Determining the Significance of Impacts to Archeological and Historical Resources* requires that all private and public activities not specifically exempted be evaluated against the potential for environmental damage, including impacts to historical resources. Historical resources are recognized as part of the environment under CEQA. It defines historical resources as “any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.”

CEQA identifies a historical resource as a property that is listed on—or eligible for listing on—the NRHP, the CRHR, or local registers. NRHP-listed properties are automatically included on the CRHR. The criteria are similar, and therefore are designated for the purposes of this report using the NRHP letter (A, B, C, and D) followed by the corresponding CRHR number (1, 2, 3, and 4). Lead agencies have a responsibility to evaluate historical resources against the CRHR criteria prior to making a finding as to a proposed project's impacts to historical resources. Mitigation of adverse impacts is required if the proposed project will cause substantial adverse change to a historical resource. Substantial adverse change includes demolition, destruction, relocation, or alteration such that the significance of an historical resource would be impaired. While demolition and destruction are fairly obvious significant impacts, it is more difficult to assess when change, alteration, or relocation crosses the threshold of substantial adverse change. The CEQA Guidelines provide that a project that demolishes or alters those physical characteristics of an historical resource that convey its historical significance (i.e., its character-defining features) can be considered to materially impair the resource's significance. The CRHR is used in the consideration of historical resources relative to significance for purposes of CEQA. The CRHR includes resources listed in, or formally determined eligible for listing in, the NRHP, as well as some California State Landmarks and Points of Historical Interest. Properties of local significance that have been designated under a local preservation ordinance (local landmarks or landmark districts), or that have been identified in a local historical resources inventory, may be eligible for listing in the CRHR and are presumed to be significant resources for purposes of CEQA unless a preponderance of evidence indicates otherwise.

Generally, a resource is considered by the lead agency to be a “historical resource” if it:

1. Is listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the CRHR (PRC Section 5024.1, Title 14 CCR, Section 4850 et seq.).
2. Is included in a local register of historical resources, or is identified as significant in an historical resource survey meeting the requirements of Section 5024.1(g) of the PRC.
3. Is a building or structure determined to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

5.4) Local Regulations – City of San Dimas

The City of San Dimas has addressed cultural resources through an historic preservation website (City of San Dimas 2016a), in the Municipal Code, and in the Conservation Element of the GP (City of San Dimas 1991).

5.4.1) City of San Dimas Historic Preservation Online

The historic preservation website provides a wide variety of information pertinent to historic structures, including design standards, tax incentives, and the results of a 1991 survey to identify significant local structures. During this study, more than 300 structures were listed as significant at the local, state, and national levels (City of San Dimas 2016a). The City of San Dimas Historic Structure List is available on the preservation web page (City of San Dimas 2016b) and provides the location of historic structures and information on the significance of each structure via NR and CHR status codes. The City of San Dimas codes for Historic Structures are defined as follows:

- **LS** (Locally Significant): Structures considered important to the local historic framework, and may serve as a good example of architecture or locations where important local events have occurred.
- **NS** (Nationally Significant): Structures considered eligible for the NRHP.
- **CS** (Contribution Structure): Structures that significantly contribute to the historic fabric of a neighborhood.

- **USDHD** (Upper San Dimas Avenue Historic District): This is a proposed district within the City of San Dimas that is eligible for NRHP based on its overall character.
- **LSDHD** (Lower San Dimas Avenue Historic District): This is a proposed district within the City of San Dimas that is eligible for NRHP based on its overall character.

5.4.2) City of San Dimas Municipal Code

The Municipal Code addresses some issues relating to cultural significance and preservation, especially with regard to signage within the City. Examples include providing design standards in the historic downtown area (18.152.150) and providing exemptions from standards for signs that contribute to the preservation of the history or culture of the past (18.152.250).

5.4.3) City of San Dimas General Plan

The GP discusses the conservation of cultural resources in the Conservation Element and addresses paleontological, archaeological, and historic resources. Important archaeological resources are identified as sites of value associated with the Gabrieliño and are located at or near Cienega Springs, San Dimas Canyon, Walnut Creek, and Way Hill. Historic structures identified as culturally and historically important are noted in areas to the north and south of Bonita Avenue, and between Cataract Avenue and San Dimas Avenue, and historic neighborhoods were also identified for future protection. Further, historic structures and orchards associated with the agricultural development of the City were identified as important, and the desire for delineating an agricultural heritage park within the City is noted. To ensure the preservation of the abovementioned cultural resources, the City has established the following Goal, Objective, Policies, Plan Proposal, and Implementation Measures:

Goal Statement CN-2: Conserve the Historical and Cultural Resources of San Dimas.

Objective 2.1. Promote the conservation of historical and cultural resources through programs and policies to identify and protect these resources.

Policy 2.1.1. Preserve significant paleontological and archaeological sites. Evaluate the significance of each site on a case by case basis.

Policy 2.1.2. Preserve significant historical resources within the City of San Dimas. Evaluate each historical structure, place, and site on a case by case basis.

Plan Proposal A: Retain the following areas as conservation overlay areas (as presented on Exhibit II-4 of the GP):

1. U.S. Forest Service Land;
2. Puddingstone Reservoir;
3. Bonelli Regional Park;
4. San Dimas Canyon;
5. Walnut Creek;
6. Cinnamon Creek;
7. Wildwood Canyon;
8. Sycamore Canyon;
9. Northern Foothills; and
10. Puddingstone Hills.

Implementation Measure g: The City shall develop a Historical Preservation Plan.

Implementation Measure h: The City shall encourage development of a Heritage Citrus Grove Park to preserve San Dimas' agricultural heritage.

Implementation Measure j: The City shall seek a corporate sponsor to assist in the development and promotion of a Heritage Citrus Grove Park.

6.0) EVALUATION OF ELIGIBILITY

6.1) National Register of Historic Places Evaluation

6.1.1) 811 North San Dimas Avenue

In 1991, a DPR Form was completed for the property as part of the San Dimas Historic Resources Survey. The 1991 evaluation of the property recommended that the residence was given a designation of “CS” which is defined as a “Contribution Structure: A structure that significantly contributes to the historic fabric of a neighborhood” (City of San Dimas 2016b). It was also given a California Historic Resource Code “5D2” as a property recognized as historically significant by local government; specifically, as a contributor to a district that is eligible for local listing or designation (OHP 2004; Triem 1991).

811 North San Dimas Avenue is not recommended eligible for the NRHP under any of the criteria. No historic district was identified within which 811 North San Dimas Avenue would be a contributor. L&L carefully considered whether or not 811 North San Dimas Avenue is individually eligible under any NRHP criteria. While the property is related to the historic themes of Agriculture, specifically the citrus industry, and Early Community Development of San Dimas (1887-1940), this property is not a good representation of these themes as an individual building. Further, in comparison to other better examples of residences in San Dimas that are associated with the citrus agriculture industry and Early Community Development, such as 525 North San Dimas Canyon Road, 705 North San Dimas Avenue, and 218 East Arrow Highway, 811 North San Dimas Avenue is not a good representation of either theme. As such, it is not recommended eligible under NRHP Criterion A.

No significant individuals were found associated with the property. Therefore, the building at 811 North San Dimas Avenue is not recommended eligible under NRHP Criterion B.

L&L considered whether or not the property is individually eligible under NRHP Criterion C for the area of significance of architecture. While the building is an example of an early 20th century vernacular residence, it is not the best representation of this style. There are better representations of this style in San Dimas, including 525 North San Dimas Canyon Road and 705 North San Dimas Avenue. As such, 811 North San Dimas Avenue is not recommended individually eligible under NRHP Criterion C, as it does not embody the distinctive characteristics of the style, period, region, or method of construction as well as other local examples. Additionally, 811 North San Dimas Avenue is not recommended eligible under

NRHP Criterion C for its potential association with a master builder, designer, or architect. The builder of the residence was the owner, Jacob L. Way, and there is no archival evidence to suggest he was a master builder.

811 North San Dimas Avenue does not have the potential to provide information about history or prehistory that is not available through historic research. Therefore, 811 North San Dimas Avenue is not recommended individually eligible under NRHP Criterion D.

6.1.2) 130 West Allen Avenue

130 West Allen Avenue is not recommended eligible for the NRHP under any of the criteria. No historic district was identified within which 130 West Allen Avenue would be a contributor. L&L carefully considered whether or not 130 W. Allen Avenue is individually eligible under any NRHP criteria. The building is not associated with any significant historic themes under Criterion A. As such, it is not recommended eligible under NRHP Criterion A.

No significant individuals were found associated with the property. Therefore, the building at 130 West Allen Avenue is not recommended eligible under NRHP Criterion B.

L&L considered whether or not the property is individually eligible under NRHP Criterion C for the area of significance of architecture. While the building is an example of a modern style residence, it is not the best representation of this style, as it is void of any stylistic features that would make this a distinguishable building in San Dimas. As such, 130 West Allen Avenue is not recommended individually eligible under NRHP Criterion C, as it does not embody the distinctive characteristics of the style, period, region, or method of construction as well as other local examples. Additionally, 130 West Allen Avenue is not recommended eligible under NRHP Criterion C as it was unlikely associated with a master builder, designer, or architect.

130 West Allen Avenue does not have the potential to provide information about history or prehistory that is not available through historic research. Therefore, 130 West Allen Avenue is not recommended individually eligible under NRHP Criterion D.

6.2) California Register of Historical Resources Evaluation

L&L recommends 811 North San Dimas Avenue and 130 West Allen Avenue are not eligible for the CRHR as individual resources, nor as contributors to a historic district following the NRHP criteria listed above which parallels the CRHR.

6.3) California Environmental Quality Act

As the buildings at 811 North San Dimas Avenue and 130 West Allen Avenue are not recommended eligible for the NRHP or the CRHR under criteria A/1, B/2, C/3, or D/4, for the reasons outlined above, the buildings are not considered to be historical resources under CEQA.

7.0) ANALYSIS OF IMPACTS

As the buildings at 811 North San Dimas Avenue and 130 West Allen Avenue are not recommended eligible for the NRHP or the CRHR, and are not considered historical resources under CEQA, the proposed Project will have no adverse impact on historic resources within the project area. As such, no mitigation is required.

8.0) CONCLUSION

After documentation and evaluation of the history of 811 North San Dimas Avenue and 130 West Allen Avenue, and careful consideration of the ability of the resource to reflect the historic contexts with which they may be associated, 811 North San Dimas Avenue and 130 West Allen Avenue are not recommended eligible for the NRHP or CRHR under any criteria, and are therefore not considered to be historical resources under CEQA. As such, L&L recommends that the Project will not result in an adverse impact to historic resources.

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APPENDICES

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APPENDIX A
DPR 523 Forms

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD		Primary # 19-192336 HRI # Trinomial NRHP Status Code
Other Listings Review Code	Reviewer	Date

Page 1 of 8
 *Resource Name or #: Jacob L. Way Residence
 P1. Other Identifier: 811 N. San Dimas Avenue

*P2. Location: Not for Publication Unrestricted

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad San Dimas, CA Date 1981 T 1N; R 9W; Sec 33; S.B.B. M.

c. Address 811 North San Dimas Avenue City San Dimas Zip 91773

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 0425517 mE/ 3775319 mN (NAD83)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

AIN 8392-013-032. Directions to Resource: Traveling on eastbound Interstate 210 (Foothill Freeway), exit San Dimas Avenue (Exit 46). Turn right onto North San Dimas Avenue and proceed south for approximately 0.25 miles, just past its intersection with West Allen Avenue. 811 North San Dimas Avenue is on the right/west side of North San Dimas Avenue.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Jacob L. Way House at 811 N. San Dimas Avenue was constructed in 1933 in an early twentieth century vernacular architectural style. It is located on the southeastern section of the parcel lot on the west side of North San Dimas Avenue. The setting is composed of a dirt and gravel drive with few trees. To the northwest of the house are some secondary buildings. The northern part of the parcel lot is a nursery. See Continuation Sheet.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Residence

*P4. Resources Present: Building Structure (Road) Object Site District Element of District Other (Isolates, etc.)



*P5b. Description of Photo: (view, date, accession #) View of the north façade looking south. Photo taken on June 2, 2016.

*P6. Date Constructed/Age and Source: Historic Prehistoric Both

1933, Los Angeles County Assessor

*P7. Owner and Address: Raymond Nuno
811 N. San Dimas Avenue
San Dimas, CA 91773

*P8. Recorded by: (Name, affiliation, and address) Jennifer Gorman, M.H.P.
L&L Environmental, Inc.
721 Nevada Street, Suite 307
Redlands, CA 92373

*P9. Date Recorded: June 2, 2016

*P10. Survey Type: (Describe) Intensive Pedestrian

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") L&L Environmental, Inc. (J. Gorman). 2016. Historic Resource Evaluation Report for the Oak Valley Development Project, ±10.17 Acres in the City of San Dimas, Los Angeles County, California.

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

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

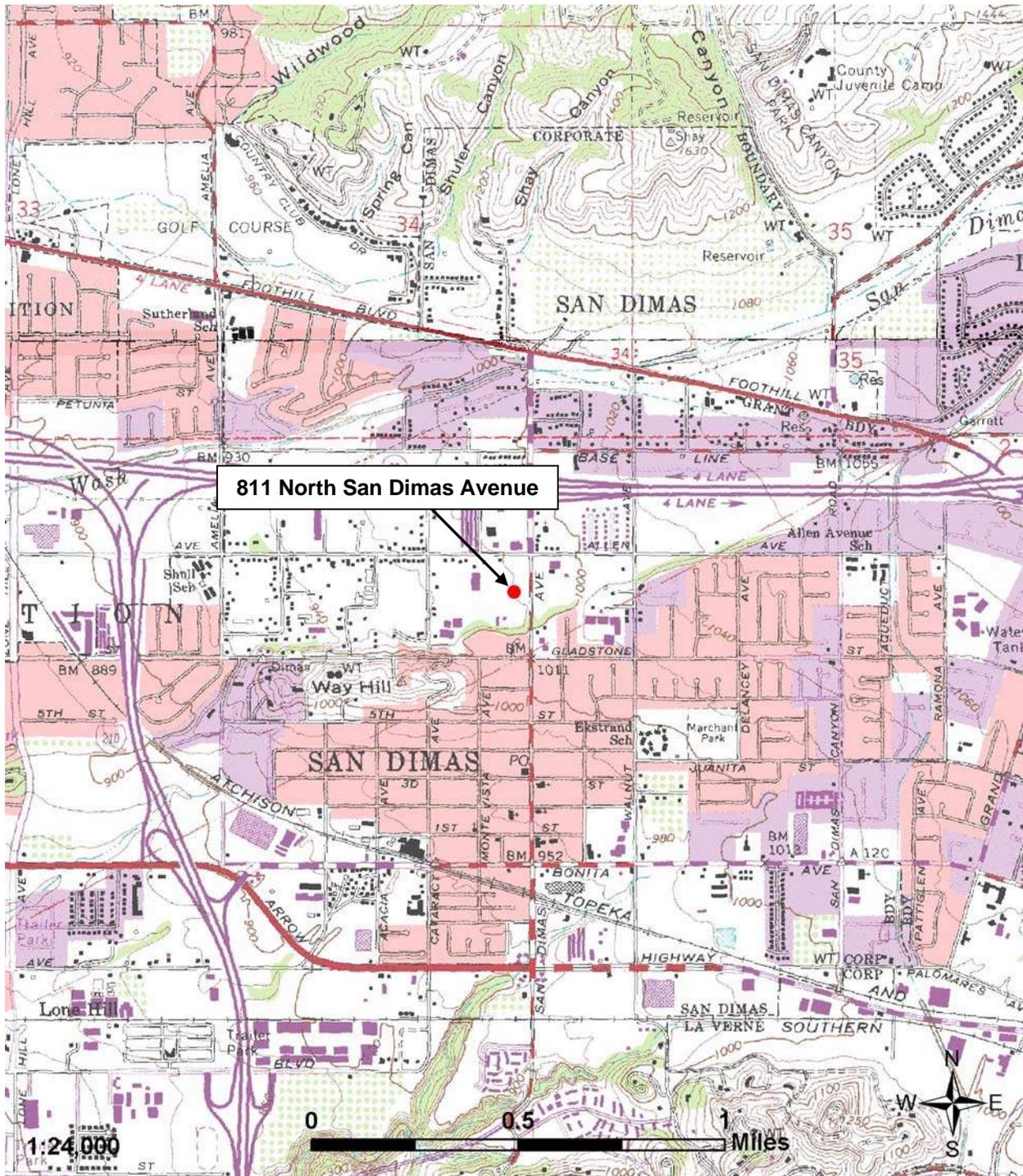
Primary # 19-192336
HRI#
Trinomial

Page 2 of 8

*Resource Name or # (Assigned by recorder) Jacob L. Way Residence

*Map Name: San Dimas, CA

*Scale: 1:24,000 *Date of map: 1981



DPR 523J (9/2013)

* Required information

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION BUILDING, STRUCTURE, AND OBJECT RECORD	Primary # <u>19-192336</u> HRI # _____
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Page 3 of 8 *NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) Jacob L. Way Residence

B1. Historic Name: Jacob L. Way Residence

B2. Common Name: None

B3. Original Use: Residence

B4. Present Use: Residence

*B5. Architectural Style: Vernacular

*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was constructed in 1933.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: N/A

B9a. Architect: None b. Builder: Jacob L. Way

*B10. Significance: Theme Agriculture, Community Development Area San Dimas

Period of Significance 1887-1940 Property Type Residence Applicable Criteria None

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In 1991, a DPR form was completed for the property as part of the San Dimas Historic Resources Survey. The 1991 evaluation of the property recommended that the residence was given a designation of "CS" which is defined as a "Contribution Structure: A structure that significantly contributes to the historic fabric of a neighborhood." It was also given a California Historic Resource Code "5D2" as a property recognized as historically significant by local government; specifically, as a contributor to a district that is eligible for local listing or designation.

811 N. San Dimas Avenue is not recommended eligible for the NRHP under any of the criteria. No historic district was identified within which 811 N. San Dimas Avenue would be a contributor. L&L carefully considered whether or not 811 N. San Dimas Avenue is individually eligible under any NRHP criteria. While the property is related to the historic themes of Agriculture, specifically the citrus industry; and Early Community Development of San Dimas (1887-1940), this property is not a good representation of these themes as an individual building. Further, in comparison to other better examples of residences in San Dimas that are associated with the citrus agriculture industry and Early Community Development, such as 525 North San Dimas Canyon Road, 705 N. San Dimas Avenue, and 218 E. Arrow Highway, 811 N. San Dimas Avenue is not a good representation of either theme. As such, it is not recommended eligible under NRHP Criterion A.

No significant individuals were found associated with the property. Therefore, the building at 811 N. San Dimas Avenue is not recommended eligible under NRHP Criterion B. See Continuation Sheet.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: See report as listed in *P11. Report Citation.

B13. Remarks: None

*B14. Evaluator: Jennifer Gorman

*Date of Evaluation: June 2016

(This space reserved for official comments.)

Sketch Map with north arrow required.



Red outline indicates subject property. Map courtesy of Google Earth.

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

Primary # 19-192336
HRI#
Trinomial

Property Name: Jacob L. Way Residence

Page 4 of 8

***P3a. Description:** The single-story residence consists of a concrete foundation, wood clapboard siding, and a cross-gable roof clad in asphalt shingles. The roof also has overhanging eaves and exposed rafter tails. The windows are primarily wood sash and have narrow window surrounds. The primary entrance is located on the north façade on the gable projection. Concrete steps lead to an open stoop and a paneled, single wood door with partial glazing that is obscured by a metal security door. To the east of the primary entrance is a partial-width porch that has a shed roof extension from the main roof and is supported by squared posts. Within the porch is a secondary entrance that is obscured by a metal security door. There are two windows within the porch; one is an eight-over-eight wood sash window and the other is a one-over-one wood sash window.

The east façade consists of a gable end with a painted brick chimney. Flanking the chimney are two one-over-one wood sash windows with lamb's tongues. Underneath the eaves are triangle vents. The southeast corner of the building are two windows with air conditioning units. There are small crawlspace vents located near the foundation of the building. There are no windows or doors on the south gable end of the building. Underneath the gable peak is a rectangular vent and within the poured concrete foundation wall is another crawlspace vent.

On the west façade, there is a squared bay projection that sits on wood posts and concrete blocks. At the northeast corner of this façade is a partial-width recessed porch supported by squared wood posts. On the outside of the wood posts is a thin metal railing. Within the porch are concrete steps that lead to the basement of the building. At the bottom of the staircase is a metal door that leads to the basement. There are four windows on this façade that consist of three one-over-one wood sash windows and one small wood casement window.

Other buildings on the property include a secondary single-story residence to the northwest of the main residence, six wood storage sheds, two vinyl greenhouse canopies, a small metal carport, and a wood shed nursery office. All of these buildings appear on the property sometime between 2003 and 2009, according to historic aerial photographs.

Building History

Both the Los Angeles County Assessor and original building permits corroborate that the building was constructed in 1933. Building permits indicate that the building was owned and constructed by Jacob L. Way. Historic aerials indicate the building in 1948 consisted of the west front gable section. The east cross-gable addition appears on the 1966 aerial. This addition was likely constructed later in 1948, according to building permits. In 1949, the basement was added to the building. Modern alterations include the addition of metal security doors, air conditioning units within the windows, and aluminum-framed screens on the windows.

According to historic aerials available as early as 1948, the property was used as a citrus farm in 1948, 1953, 1964, 1965, and 1966. By 1972, the citrus grove is no longer extant on the property. In 1980, the property appears to have been used as a horse farm as there are corrals, barns, and an oval track on the parcel. In 2003, the parcel appears to be overgrown and the only building present is the main residence. The nursery and extant secondary buildings do not appear until the 2009 aerial.

***B10. Significance:** L&L considered whether or not the property is individually eligible under NRHP Criterion C for the area of significance of architecture. While the building is an example of an early twentieth century vernacular residence, it is not the best representation of this style. There are better representations of this style in San Dimas including 525 N. San Dimas Canyon Road and 705 N. San Dimas Avenue. As such, 811 N. San Dimas Avenue is not recommended individually eligible under NRHP Criterion C, as it does not embody the distinctive characteristics of the style, period, region, or method of construction as well as other local examples. Additionally, 811 N. San Dimas Avenue is not recommended eligible under NRHP Criterion C for its potential association with a master builder, designer, or architect. The builder of the residence was the owner, Jacob L. Way, and there is no archival evidence to suggest he was a master builder.

811 N. San Dimas Avenue does not have the potential to provide information about history or prehistory that is not available through historic research. Therefore, 811 N. San Dimas Avenue is not recommended individually eligible under NRHP Criterion D.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PHOTOGRAPH RECORD

Primary # 19-192336
HRI#
Trinomial

Page 5 of 8

Project Name: Oak Valley Development

Year 2016



View of the northeast oblique looking southwest.



View of the east façade looking west.

DPR 523i (9/2013)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PHOTOGRAPH RECORD

Primary # 19-192336
HRI#
Trinomial

Page 6 of 8

Project Name: Oak Valley Development

Year 2016



View of the southeast oblique looking northwest.



View of the south façade looking north.

DPR 523i (9/2013)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PHOTOGRAPH RECORD

Primary # 19-192336
HRI#
Trinomial

Page 7 of 8

Project Name: Oak Valley Development

Year 2016



View of the southwest oblique looking northeast.



View of the west façade looking northeast.

DPR 523i (9/2013)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PHOTOGRAPH RECORD

Primary # 19-192336
HRI#
Trinomial

Page 8 of 8

Project Name: Oak Valley Development

Year 2016



View of the northwest corner of the house looking east.



View of the northwest oblique looking southeast.

DPR 523i (9/2013)

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # 19-192335 HRI # Trinomial NRHP Status Code	
Other Listings Review Code	Reviewer	Date

Page 1 of 3
*Resource Name or #: 130 W. Allen Avenue
P1. Other Identifier: 130 W. Allen Avenue

*P2. Location: Not for Publication Unrestricted

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad San Dimas, CA Date 1981 T 1N; R 9W; Sec 33; S.B.B. M.

c. Address 130 West Allen Avenue City San Dimas Zip 91773

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 0425446 mE/ 3775458 mN (NAD83)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate) AIN 8392-013-029. Directions to Resource: Traveling on eastbound Interstate 210 (Foothill Freeway), exit San Dimas Avenue (Exit 46). Turn right onto North San Dimas Avenue and proceed south for approximately 0.10 mile, to its intersection with West Allen Avenue. Turn right onto West Allen Avenue and proceed west for about 400 feet. 130 West Allen Avenue is on the left/south side of West Allen Avenue.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

130 W. Allen Avenue is a single-story single family residence constructed in 1960 in a modern style. The residence has a concrete foundation, stucco siding, and widely-pitched hipped roof clad in asphalt shingles. There is a gable-on-hip projection on the north façade of the roofline. The widely-overhanging eaves have exposed rafter beams underneath. On the north façade, a concrete walkway leads to a recessed partial-width porch that is supported by a single wood post. Within the porch, the primary entrance consists of a wood door partially-obscured with a screen door. The windows are primarily fixed or one-over-one sash. On the northwest section of the house is an attached two-car garage with a metal roll top door. Modifications to the building include replacement windows and doors. The building lacks ornamental features. The landscape includes a concrete driveway, a manicured lawn with small plantings, lawn furniture, a concrete fountain, and free-standing planters. The property is surrounded by a fence. According to current aerial photographs on Google Earth, the property also has at least two ancillary buildings at the rear of the lot. These buildings could not be seen from the right-of-way at the time of the survey.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Residence

*P4. Resources Present: Building Structure (Road) Object Site District Element of District Other (Isolates, etc.)

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



*P5b. Description of Photo: (view, date, accession #) View of the north façade looking south. Photo taken on June 2, 2016.

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both
1960, Los Angeles County Assessor

*P7. Owner and Address:

Manke
130 W. Allen Avenue
San Dimas, CA 91773

*P8. Recorded by: (Name, affiliation, and address) Jennifer Gorman, M.H.P.

L&L Environmental, Inc.
721 Nevada Street, Suite 307
Redlands, CA 92373

*P9. Date Recorded: June 2, 2016

*P10. Survey Type: (Describe) Intensive Pedestrian

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") L&L Environmental, Inc. (J. Gorman), 2016. Historic Resource Evaluation Report for the Oak Valley Development Project, ±10.17 Acres in the City of San Dimas, Los Angeles County, California.

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

DPR 523A (9/2013)

*Required information

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

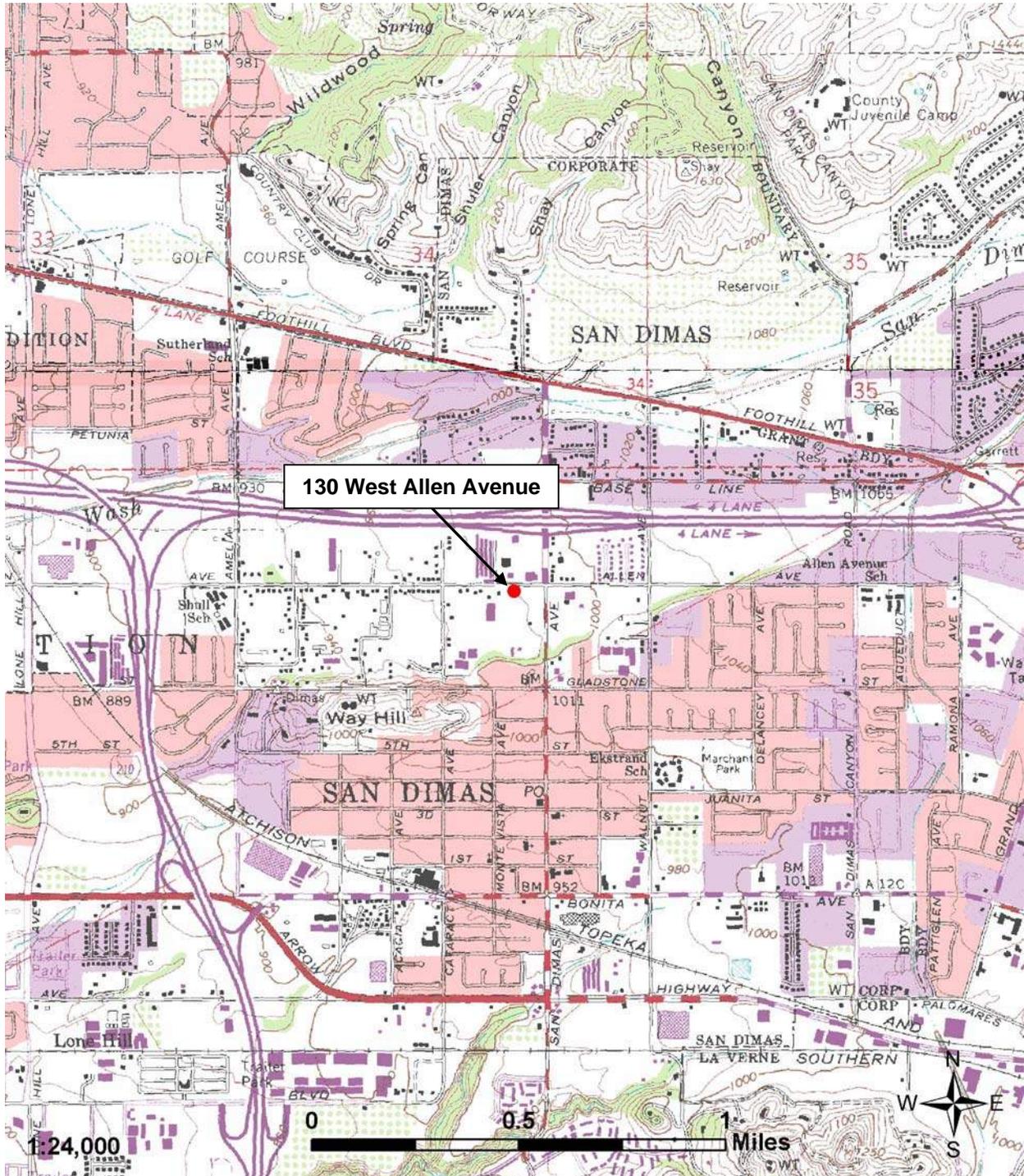
Primary # 19-192335
HRI#
Trinomial

Page 2 of 3

*Resource Name or # (Assigned by recorder) 130 W. Allen Avenue

*Map Name: San Dimas, CA

*Scale: 1:24,000 *Date of map: 1981



DPR 523J (9/2013)

* Required information

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # 19-192335
HRI # _____

Page 3 of 3

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 130 W. Allen Avenue

- B1. Historic Name: None
- B2. Common Name: None
- B3. Original Use: Residence
- B4. Present Use: Residence

*B5. Architectural Style: Modern

*B6. Construction History: (Construction date, alterations, and date of alterations)
The building was constructed in 1960.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: N/A

B9a. Architect: None b. Builder: Unknown

*B10. Significance: Theme Modern Style Area San Dimas
Period of Significance 1960 Property Type Residence Applicable Criteria None
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

130 W. Allen Avenue is not recommended eligible for the NRHP under any of the criteria. No historic district was identified within which 130 W. Allen Avenue would be a contributor.

L&L carefully considered whether or not 130 W. Allen Avenue is individually eligible under any NRHP criteria. The building is not associated with any significant historic themes under Criterion A. As such, it is not recommended eligible under NRHP Criterion A. No significant individuals were found associated with the property. Therefore, the building at 130 W. Allen Avenue is not recommended eligible under NRHP Criterion B. L&L considered whether or not the property is individually eligible under NRHP Criterion C for the area of significance of architecture. While the building is an example of a modern style residence, it is not the best representation of this style, as it is void of any stylistic features that would make this a distinguishable building in San Dimas. As such, 130 W. Allen Avenue is not recommended individually eligible under NRHP Criterion C, as it does not embody the distinctive characteristics of the style, period, region, or method of construction as well as other local examples. Additionally, 130 W. Allen Avenue is not recommended eligible under NRHP Criterion C as it was unlikely associated with a master builder, designer, or architect. 130 W. Allen Avenue does not have the potential to provide information about history or prehistory that is not available through historic research. Therefore, 130 W. Allen Avenue is not recommended individually eligible under NRHP Criterion D.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: See report as listed in *P11. Report Citation.

B13. Remarks: None

*B14. Evaluator: Jennifer Gorman

*Date of Evaluation: June 2016

(This space reserved for official comments.)

Sketch Map with north arrow required.



Red outline indicates subject property. Map courtesy of Google Earth.

DPR 523B (9/2013)

*Required information

APPENDIX B

SCCIC Records Search Results

South Central Coastal Information Center

California State University, Fullerton
 Department of Anthropology MH-426
 800 North State College Boulevard
 Fullerton, CA 92834-6846
 657.278.5395 / FAX 657.278.5542
sccic@fullerton.edu

California Historical Resources Information System
 Orange, Los Angeles, and Ventura Counties

7/23/2015

Records Search File No.: 15264.1347

Jennifer Sanka
 L & L Environmental, Inc
 721 Nevada St, Ste.307
 Redlands CA 92373

Re: North San Dimas Avenue Project (STF-15-486)

The South Central Coastal Information Center received your records search request for the project area referenced above, located on the Glendora, CA and San Dimas, CA USGS 7.5' quadrangles. The following reflects the results of the records search for the project area and a 1-mile radius:

As indicated on the data request form, the locations of reports and resources are provided in the following format: custom GIS maps shape files

Resources within project area: 0	None
Resources within 1-mile radius: 39	SEE ATTACHED LIST
Resources on or eligible for state or federal registers within 1-mile radius: 3	SEE ATTACHED HRI LIST
Reports within project area: 0	None
Reports within 1-mile radius: 33	SEE ATTACHED LIST

Resource Database Printout (list): enclosed not requested nothing listed

Resource Database Printout (details): enclosed not requested nothing listed

Resource Digital Database (spreadsheet): enclosed not requested nothing listed

Report Database Printout (list): enclosed not requested nothing listed

Report Database Printout (details): enclosed not requested nothing listed

Report Digital Database (spreadsheet): enclosed not requested nothing listed

Resource Record Copies: enclosed not requested nothing listed

Report Copies: enclosed not requested nothing listed

OHP Historic Properties Directory: enclosed not requested nothing listed

Archaeological Determinations of Eligibility: enclosed not requested nothing listed

Historical Maps: enclosed not requested nothing listed

Ethnographic Information: not available at SCCIC

Historical Literature: not available at SCCIC

GLO and/or Rancho Plat Maps: not available at SCCIC

Caltrans Bridge Survey: not available at SCCIC; please go to
<http://www.dot.ca.gov/hq/structur/strmaint/historic.htm>

Shipwreck Inventory: not available at SCCIC; please go to
http://shipwrecks.slc.ca.gov/ShipwrecksDatabase/Shipwrecks_Database.asp

Soil Survey Maps: (see below) not available at SCCIC; please go to
<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

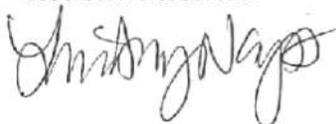
The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the California Historical Resources Information System,

Lindsey Noyes
Lead Staff Researcher



Enclosures:

- (X) Custom Maps – 2 pdf pages
- (X) Resource Database Printout (list) – 4 pdf pages
- (X) Report Database Printout (list) – 5 pdf pages
- (X) Resource Record Copies (all) – 227 pdf pages
- (X) OHP Historic Properties Directory – 2 pdf pages
- (X) National Register Status Codes – 1 pdf page
- (X) Historical Maps – 4 pdf pages
- (X) Invoice #15264.1347

OFFICE OF HISTORIC PRESERVATION * * * Directory of Properties in the Historic Property Data File for LOS ANGELES COUNTY. Page 935 04-05-12	ROPTY-NUMBER	PRIMARY-#	STREET-ADDRESS	NAMES	CITY-NAME	OWN	YR-C	OHP-PROG.	PRG-REFERENCE-NUMBER	STAT-DATE	NRS	CRIT
				HOUSING REHABILITATION	ROSEMEAD	U			HUD030106H	01/08/03	6Y	
	066769		4341 RIO HONDO AVE		ROSEMEAD	U			HUD880701L	07/27/88	6Y	
	184222		3703 RIO HONDON ST		ROSEMEAD	P	1957		HUD100907I	09/27/10	6Y	
	065505		3203 ROSEMEAD PL		ROSEMEAD	U			HUD881108Q	11/14/88	6Y	
	181500		3234 ROSEMEAD PL		ROSEMEAD	P	1941		HUD110113E	11/14/11	6Y	
	168046		8655 SCOTT ST		ROSEMEAD	P	1938		HUD070914A	09/20/07	6Y	
	154906		8750 STEELE AVE		ROSEMEAD	P	1952		HUD050722G	08/08/05	6Y	
	034754		9047 STEELE ST	COMMERCIAL REHABILITATION	ROSEMEAD	P	1927		HUD920203E	08/30/93	6Y	
					ROSEMEAD	U			HUD871209R	01/05/88	6Y	
	081673		9240 STEELE ST		ROSEMEAD	U	1935		HIST. SURV. 1770-0003-0000	10/30/89	6Y	
	133486		9255 STEELE ST		ROSEMEAD	P	1929		HUD871027C	09/17/02	6Y	
					ROSEMEAD	U			DOE-19-02-1004-0000	09/17/02	6Y	
	156571		9619 STEELE ST		ROSEMEAD	P	1949		HUD020912B	11/14/05	6Y	
	090788		9632 STEELE ST		ROSEMEAD	M	1929		HUD051107I	08/07/75	7L	
	184841		3781 STRANG AVE	HISTORICAL PARK	ROSEMEAD	P	1941		SPHI-LAN-020	11/01/10	6Y	
	069676		2402 STRATHMORE AVE		ROSEMEAD	U	1915		HUD101018S	11/27/90	6Y	
					ROSEMEAD	U			DOE-19-90-0082-0000	11/27/90	6Y	
	101443		3919 TEMPLE CITY BLVD		ROSEMEAD	P	1923		FHWA901114A	11/27/90	6Y	
					ROSEMEAD	U			DOE-19-96-0009-0000	03/29/96	6Y	
	085000		9013 VALLEY BLVD		ROSEMEAD	P	1926		HUD960304K	03/29/96	6Y	
	176595		9263 VALLEY BLVD		ROSEMEAD	P	1926		HUD931101I	12/14/93	6Y	
	169705		2433 WALNUT GROVE	EL MONTE CEMETARY	ROSEMEAD	P	1850		ST. HS. LDMK 19-0560	08/04/09	7J	
	133487		8449 WELLS ST		ROSEMEAD	P	1953		HUD071212F	12/13/07	6Y	
					ROSEMEAD	U			DOE-19-02-1005-0000	09/17/02	6Y	
	168053		7453 WHITMORE ST		ROSEMEAD	P	1922		HUD020913C	09/17/02	6Y	
	066714		8147 WHITMORE ST		ROSEMEAD	U			HUD070917C	09/21/07	6Y	
	066229		3149 WILLARD AVE	RESIDENCE	ROSEMEAD	U			HUD880616B	07/18/88	6Y	
	150373		3149 WILLARD AVE		ROSEMEAD	P			HUD870915A	10/07/87	6Y	
					ROSEMEAD	U			HIST. RES. DOE-19-04-0273-0000	11/29/04	6Y	
	158315		4716 WILLARD AVE		ROSEMEAD	P	1949		HUD041104B	11/29/04	6Y	
	066282		4855 WILLARD AVE	RESIDENCE	ROSEMEAD	U			HUD051215B	12/16/05	6Y	
	155393		3146 WILSON WY		ROSEMEAD	U			HUD871005B	10/29/87	6Y	
	065466		7745 YOUNG AVE		ROSEMEAD	P	1928		HUD050822G	09/21/05	6Y	
	185573		8606 ZERELDA ST		ROSEMEAD	U			HUD881004I	10/26/88	6Y	
	182086		8612 ZERELDA ST		ROSEMEAD	P	1956		HUD100601F	06/25/10	6Y	
	186560		8632 ZERELDA ST		ROSEMEAD	P	1954		HUD110308C	03/16/11	6Y	
	173031		18253 COLIMA RD	ROWLAND HEIGHTS	ROSEMEAD	P	1955		HUD100513D	05/26/10	6Y	
					ROWLAND HEIGHTS	P	2008		FDIC080326A	05/27/08	6Y	
	125717		135 E 1ST ST		SAN DIMAS	U	1907		HIST. RES. DOE-19-99-0358-0000	07/29/99	25Z	
					SAN DIMAS	U			HUD990729D	07/29/99	25Z	
	153695		130 E 2ND ST		SAN DIMAS	U	1912		HUD040329B	04/21/04	6U	
	125679		138 E 2ND ST		SAN DIMAS	U			DOE-19-98-0369-0000	05/11/98	6Y	
					SAN DIMAS	P	1926		HUD980511I	05/11/98	6Y	
	095255		140 E PENN ST		SAN DIMAS	P			HUD071205A	05/19/94	6U	
	154675		235 RAILWAY ST		SAN DIMAS	U	1911		HUD940620AA	05/27/05	6U	
	127674		4741 S VALLEY CENTER AVE		SAN DIMAS	U	1911		HUD050627E	02/19/01	6Y	
					SAN DIMAS	P	1887		DOE-19-00-0375-0000	05/08/09	1S	C
	034761		121 SAN DIMAS AVE	SAN DIMAS HOTEL	SAN DIMAS	P			HIST. RES. 537.9-19-0387	05/08/09	1S	C
					SAN DIMAS	U	1903		NFS-72000233-0000	03/16/72	1S	C
					SAN DIMAS	U			HIST. SURV. 1773-0001-0000	01/01/72	1S	
	125483		137 W 2ND ST		SAN DIMAS	U			SPHI-LAN-003	01/26/68	7L	
					SAN DIMAS	U			DOE-19-00-0160-0000	02/16/00	25Z	

PROPERTY-NUMBER	PRIMARY-#	STREET-ADDRESS	NAMES	CITY	OWN	YR-C	OHP-PROG	PRG-REFERENCE-NUMBER	STAT-DATE	NRS	CRIT
125570	408 W 2ND ST			SAN DIMAS	U	1910	PROJ. REVW.	HUD000216G	02/16/00	282	
095256	424 W 2ND ST			SAN DIMAS	U	1912	HIST. RES.	DOE-19-97-0272-0000	10/06/97	6Y	
				SAN DIMAS	U	1912	PROJ. REVW.	HUD971006F	10/06/97	6Y	
				SAN DIMAS	U	1912	HIST. RES.	DOE-19-97-0258-0000	10/06/97	6Y	
				SAN DIMAS	U	1912	PROJ. REVW.	HUD971006G	10/06/97	6Y	
153178	244 W 3RD ST			SAN DIMAS	P	1907	PROJ. REVW.	HUD9406208B	09/19/94	6Y	
179973	404 W 3RD ST			SAN DIMAS	P	1920	PROJ. REVW.	HUD030710C	11/14/03	60	
179999	237 W 4TH ST			SAN DIMAS	P	1903	PROJ. REVW.	HUD080630B	07/22/08	60	
161469	408 W 4TH ST			SAN DIMAS	P	1913	PROJ. REVW.	HUD070205D	05/01/08	60	
125316	336 W 5TH ST			SAN DIMAS	Y	1911	PROJ. REVW.	HUD041210B	12/10/04	60	
				SAN DIMAS	Y	1911	PROJ. REVW.	HUD071205A	12/10/04	60	
125517	135 W 6TH ST			SAN DIMAS	U	1922	HIST. RES.	DOE-19-00-0142-0000	02/16/00	6Y	
				SAN DIMAS	U	1922	PROJ. REVW.	HUD000216G	02/16/00	6Y	
				SAN DIMAS	U	1922	HIST. RES.	DOE-19-97-0237-0000	10/06/97	6Y	
				SAN DIMAS	U	1922	PROJ. REVW.	HUD971006G	10/06/97	6Y	
090779		SANTA SUSANA STAGE ROAD		SAN FERNANDO	U	1859	HIST. RES.	SPHI-LAN-010	10/05/71	7L	
100258		PACOWA DAM		SAN FERNANDO	M	1929	HIST. RES.	DOE-19-95-0056-0000	02/22/95	6Y	
				SAN FERNANDO	M	1929	PROJ. REVW.	HRG940202Z	02/22/95	6Y	
096177	910 1ST ST			SAN FERNANDO	M	1986	HIST. RES.	DSA-19-SFS-3242	03/16/95	6J	
098279	1934 2ND ST			SAN FERNANDO	P	1986	HIST. RES.	DOE-19-94-0302-0000	07/01/94	6Y	
				SAN FERNANDO	P	1986	PROJ. REVW.	HRG940202Z	07/01/94	6Y	
093687	1402 7TH ST			SAN FERNANDO	U	1925	PROJ. REVW.	HUD900630F	08/18/93	6Y	
125505	2028 8TH ST			SAN FERNANDO	U	1950	HIST. RES.	DOE-19-97-0224-0000	10/06/97	6Y	
				SAN FERNANDO	U	1950	PROJ. REVW.	HUD971006G	10/06/97	6Y	
098283	454 ALEXANDER ST			SAN FERNANDO	U	1920	HIST. RES.	DOE-19-94-0303-0000	08/08/94	SS2	
				SAN FERNANDO	U	1920	PROJ. REVW.	HRG940202Z	08/08/94	SS2	
098288	604 CELIS ST			SAN FERNANDO	M		HIST. RES.	DOE-19-94-0305-0000	07/01/94	6Y	
				SAN FERNANDO	M		PROJ. REVW.	HRG940202Z	07/01/94	6Y	
098289	708 CELIS ST			SAN FERNANDO	M		HIST. RES.	DOE-19-94-0306-0000	04/04/94	6Y	
				SAN FERNANDO	M		PROJ. REVW.	HRG940202Z	04/04/94	6Y	
153845	1300 CELIS ST			SAN FERNANDO	U	1968	PROJ. REVW.	HUD040329B	04/21/04	6U	
065568	567 CHATSWORTH			SAN FERNANDO	U	1968	PROJ. REVW.	HUD881205T	12/09/88	6Y	
033645	623 CHATSWORTH DR			SAN FERNANDO	P	1922	HIST. SURV.	1341-0005-0000	11/03/86	7R	
				SAN FERNANDO	P	1922	PROJ. REVW.	HUD861112J	11/24/86	6Y	
098290	216 CHATSWORTH ST			SAN FERNANDO	M		PROJ. REVW.	HRG940202Z	09/30/94	6Y	
				SAN FERNANDO	M		HIST. RES.	HRG-781	09/30/94	6Y	
098292	561 CHATSWORTH ST			SAN FERNANDO	P	1920	HIST. RES.	DOE-19-94-0462-0000	09/12/94	6Y	
				SAN FERNANDO	P	1920	PROJ. REVW.	HRG940202Z	09/12/94	6Y	
185135	609 CORONEL ST			SAN FERNANDO	P	1950	PROJ. REVW.	HUD10829H	09/02/11	6Y	
090653	12685 FOOTHILL BLVD			SAN FERNANDO	P	1950	HIST. RES.	SHL-0716-0000	12/02/59	7L	
180159	14166 FOX ST			SAN FERNANDO	P	1955	PROJ. REVW.	HUD101001F	10/28/10	6Y	
098294	1032 GRIFFITH ST		GRIFFITH RANCH DENNIS GROUP INC	SAN FERNANDO	M		HIST. RES.	DOE-19-94-0307-0000	07/01/94	6Y	
				SAN FERNANDO	M		PROJ. REVW.	HRG940202Z	07/01/94	6Y	
098295	1037 GRIFFITH ST			SAN FERNANDO	M		HIST. RES.	DOE-19-94-0308-0000	07/01/94	6Y	
				SAN FERNANDO	M		PROJ. REVW.	HRG940202Z	07/01/94	6Y	
098296	1104 GRIFFITH ST			SAN FERNANDO	M		HIST. RES.	DOE-19-94-0309-0000	07/01/94	6Y	
				SAN FERNANDO	M		PROJ. REVW.	HRG940202Z	07/01/94	6Y	
098298	1119 GRIFFITH ST			SAN FERNANDO	U		HIST. RES.	DOE-19-94-0310-0000	04/04/94	6Y	
				SAN FERNANDO	U		PROJ. REVW.	HRG940202Z	04/04/94	6Y	
098299	1136 GRIFFITH ST			SAN FERNANDO	M		HIST. RES.	DOE-19-94-0311-0000	07/01/94	6Y	
				SAN FERNANDO	M		PROJ. REVW.	HRG940202Z	07/01/94	6Y	
100256	612 GRISWOLD			SAN FERNANDO	M	1915	HIST. RES.	DOE-19-95-0055-0000	02/08/95	6Y	
				SAN FERNANDO	M	1915	PROJ. REVW.	HRG940202Z	02/08/95	6Y	
065485	464 GRISWOLD AVE			SAN FERNANDO	U		PROJ. REVW.	HUD881011B	11/09/88	6Y	

APPENDIX C

Photographs



1. Overview of 811 North San Dimas Avenue looking west.



4. East façade of 811 North San Dimas Avenue looking west.



2. North façade of 811 North San Dimas Avenue looking south.



5. Detail of southwest corner of 811 North San Dimas Avenue.



3. Northeast oblique of 811 North San Dimas Avenue looking southwest.



6. South façade of 811 North San Dimas Avenue looking north.



7. Southwest oblique of 811 North San Dimas Avenue looking northeast.



10. Northwest oblique of 811 North San Dimas Avenue looking southeast.



8. Southern section of the west façade of 811 North San Dimas Avenue looking east.



11. The secondary residential building at 811 North San Dimas Avenue looking southwest.



9. North section of the west façade of 811 North San Dimas Avenue looking east.



12. The washroom shed at 811 North San Dimas Avenue.



13. A storage closet shed at 811 North San Dimas Avenue.



16. The nursery office at 811 North San Dimas Avenue.



14. Two storage sheds at 811 North San Dimas Avenue.



17. Overview of the nursery grounds on the north part of the parcel at 811 North San Dimas Avenue.



15. A nursery shed at 811 North San Dimas Avenue.



18. The north façade of 130 West Allen Avenue looking south.

**A PHASE I PALEONTOLOGICAL RESOURCES INVENTORY FOR
NORTH SAN DIMAS AVENUE PROJECT, CITY OF SAN DIMAS, CALIFORNIA**

±11.18 Acre Property, ±10.17 Acres Surveyed

AINs 8392-013-028, 8392-013-029, 8392-013-031, 8392-013-032, & 8392-014-037,
City of San Dimas, Section 33, Township 1 North, Range 9 West,
USGS San Dimas 7.5' Topographic Quadrangle Map

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Report Summary:

The property is underlain by three sedimentary rock units, Topanga Group (Tt), Quaternary old alluvial fan deposits (Qof), and Quaternary young alluvial fan deposits (Qyf). Potential for destruction of paleontological resources as a result of surficial earthmoving during construction is high in rocks of the Topanga Group (Tt) and Quaternary old alluvial fan deposits (Qof) located within the southernmost portion of the site. No paleontological resources were observed during the field survey. Because of the high potential for uncovering paleontological resources within the southernmost portion of the site where Tt and Qof sediments are located, any excavation in the area should be monitored by a qualified paleontologist.

Surveys Conducted By: Mark Roeder

Surveys Conducted On: July 31, 2015

Report Date: August 24, 2015

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MANAGEMENT SUMMARY

This report provides the results of the paleontological resources inventory for the proposed development of ±10.15 acres of ±11.18 acre parcel with housing units in the City of San Dimas in the County of Los Angeles, California. The goal of this study was to identify all paleontological resources situated within the boundaries of the project area. This information is required because construction of the project could adversely affect such resources.

The property is located in the City of San Dimas within the County of Los Angeles just southwest of the intersection of West Allen and San Dimas Avenues. Topographically, the site is generally flat. During the time of the survey the site was being utilized as a plant nursery, for horse riding, and for residences. The south slope of the parcel has numerous oaks and most of this area is covered by dry annual grasses.

The property is underlain by three sedimentary rock units, Topanga Group (Tt), Quaternary old alluvial fan deposits (Qof), and Quaternary young alluvial fan deposits (Qyf). Potential for destruction of paleontological resources as a result of surficial earthmoving during construction is high in rocks of the Topanga Group (Tt) and Quaternary old alluvial fan deposits (Qof) located within the southernmost portion of the site.

The comprehensive paleontological resources reconnaissance survey was performed on July 31, 2015. No paleontological resources were observed. The paleontologic resources record searches did not identify any previously recorded paleontological localities on or near the project area; however, within 5-10 miles of the project area numerous fossil bearing sites have been uncovered within similar sedimentary horizons.

Because of the high potential for uncovering paleontological resources within the southernmost portion of the site where Tt and Qof sediments are located, any excavation in the area should be monitored by a qualified paleontologist. The recommended Paleontologic Resource Impact Mitigation Plan (PRIMP) for the project is included.

1.0) INTRODUCTION AND SETTING

1.1) Introduction

This report provides the results of the paleontological resources inventory for the proposed development of ±10.17 acres of ±11.18 acre with housing units in the City of San Dimas in the County of Los Angeles, California. State law, as set forth in the California Environmental Quality Act (CEQA) of 1970, requires public agencies not approve projects as proposed unless there are feasible alternatives or mitigation measures available that would substantially lessen significant environmental effects of such projects (Chapter 1, Section 21002). The California Public Resources Code 5097 protects vertebrate fossil sites, including fossilized footprints or any other paleontologic feature, situated on public land. Typical California requirements for paleontologic resource investigations and impact mitigation are outlined in Chapter 12.5, California Business and Professions Code, and Title 20, California Code of Regulations, Section 2012 et seq.

In compliance with CEQA and other regulations, L & L Environmental, Inc. (L&L) was retained to perform a records/literature review of paleontologic resources known to exist on or near the project area, as well as a paleontological field survey to identify any previously unrecorded paleontologic resources that may exist there. The paleontologic resources inventory, presented herein, consists of the results of the paleontological record/literature review and the results of the paleontological field survey of the project parcel.

1.2) Project Goals

The goal of this study was to identify all paleontological resources situated within the boundaries of the project area. This information is required, since construction of the project could adversely affect such resources.

The paleontological resource study consisted of:

- (1) A literature review, conducted to determine what geologic formations underlie the subject parcel.
- (2) A paleontological records search, conducted to determine whether any previously recorded significant fossil bearing formations underlie the subject parcel.

- (3) Paleontological field reconnaissance in the form of a meandering pedestrian survey designed to confirm the lithologic units and to determine if any fossils are exposed at the surface.

1.3) Location

The site is located in the City of San Dimas (Figure 1) just southwest of the intersection of West Allen Avenue and North San Dimas Avenue. The site is situated within Section 33 of Township 1 north, Range 9 west, within the USGS San Dimas 7.5' series quadrangle map (Figure 2).

The site is generally bounded as follows: to the west by greenhouses and equestrian facilities associated with houses, with North Cataract Avenue and residential housing beyond; to the east by North San Dimas Avenue, with residential housing beyond; to the north by a Southern California Edison substation and residential housing, with West Allen Avenue, a school, and the 210 freeway beyond; and to the south by residential housing, with West Gladstone Street and additional residential housing beyond (Figure 3).

1.4) Soils and Topography

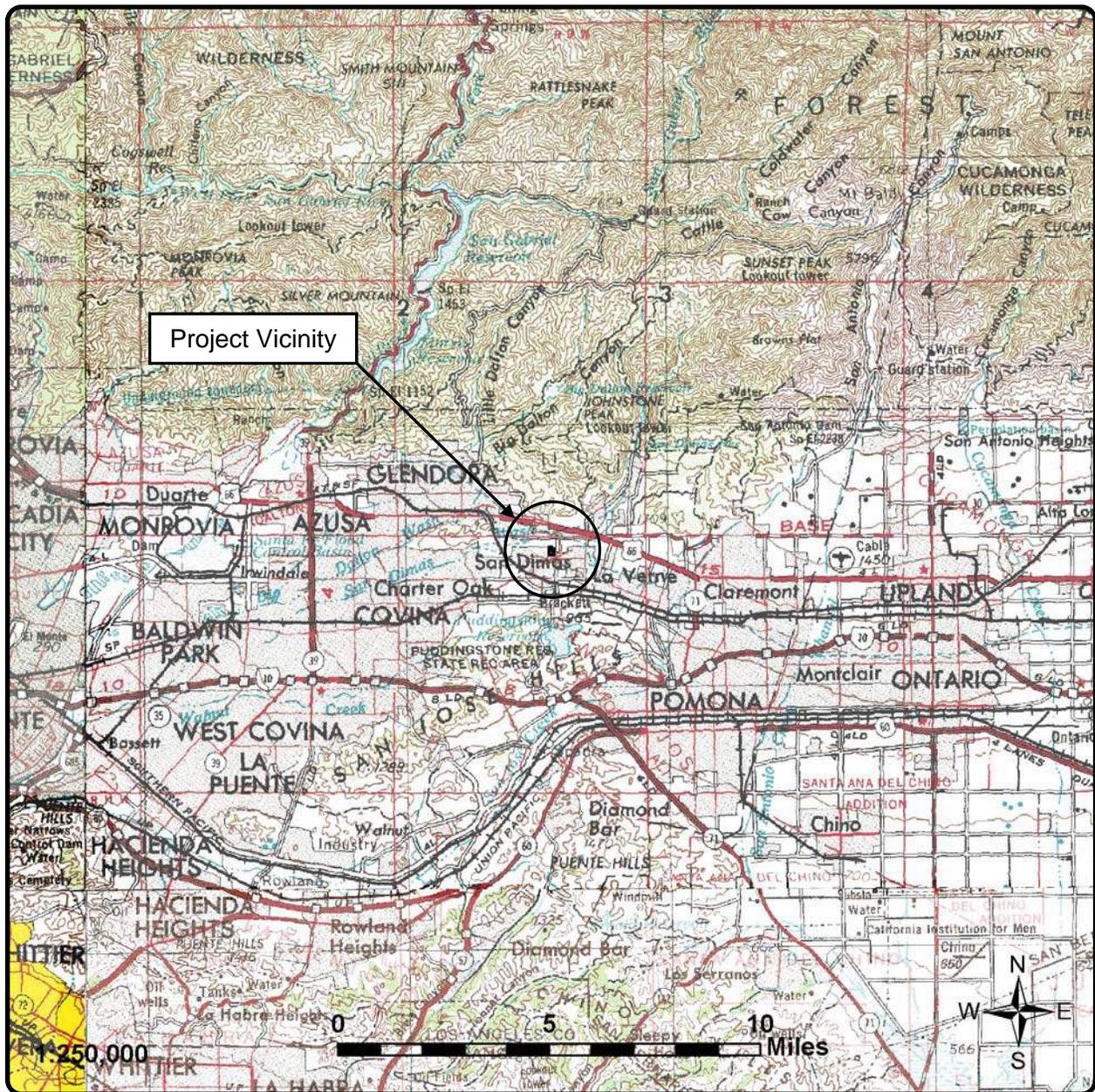
Soils onsite are mapped as Hanford gravelly sandy loam. Elevation onsite ranges between approximately 970 and 985 feet above mean sea level. The ground surface has been impacted by past and ongoing plant nursery and equestrian activities, as well as by houses and buildings used for storage.

1.5) Vegetation

The southernmost portion of the surveyed area is covered by Coast Live Oak Woodland and associated organic material covering the ground surface; however, the majority of the site is disturbed or developed land used for agricultural or human habitation purposes. Ornamental plants, buildings, and areas used for equestrian and plant nursery purposes covered the site.

1.6) Water Resources

No mapped blue-line streams are located within the property boundaries. No springs or seeps appear on the topographic map. The closest source of water is located (periodically) within San Dimas Wash and the ephemeral drainages farther north along the mountain foothills.



L&L Environmental, Inc.

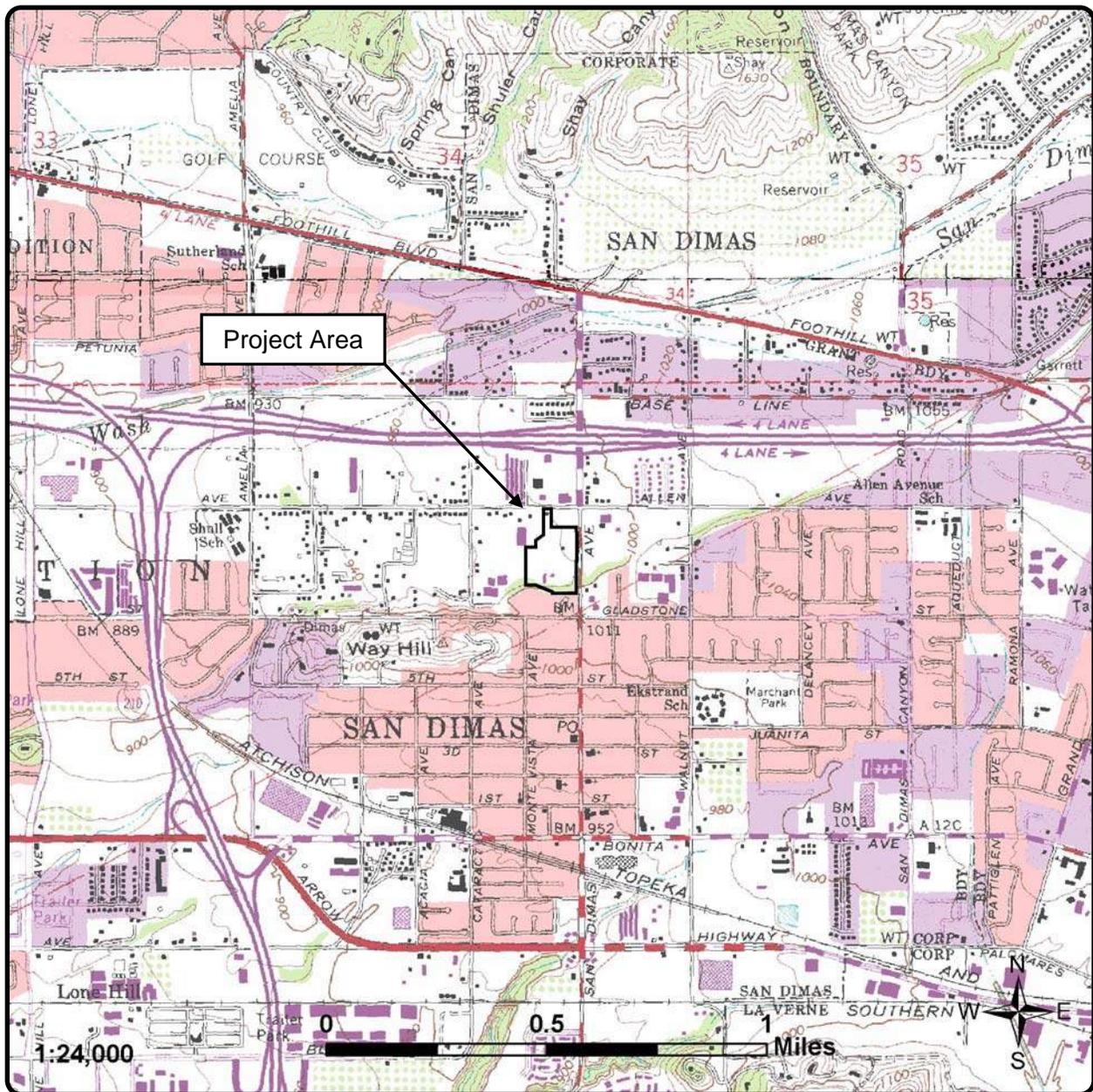
BIOLOGICAL AND CULTURAL
INVESTIGATIONS AND MONITORING

STF-15-486
August 2015

Figure 1

Project Vicinity Map

San Dimas Avenue, City of San Dimas
County of Los Angeles, California



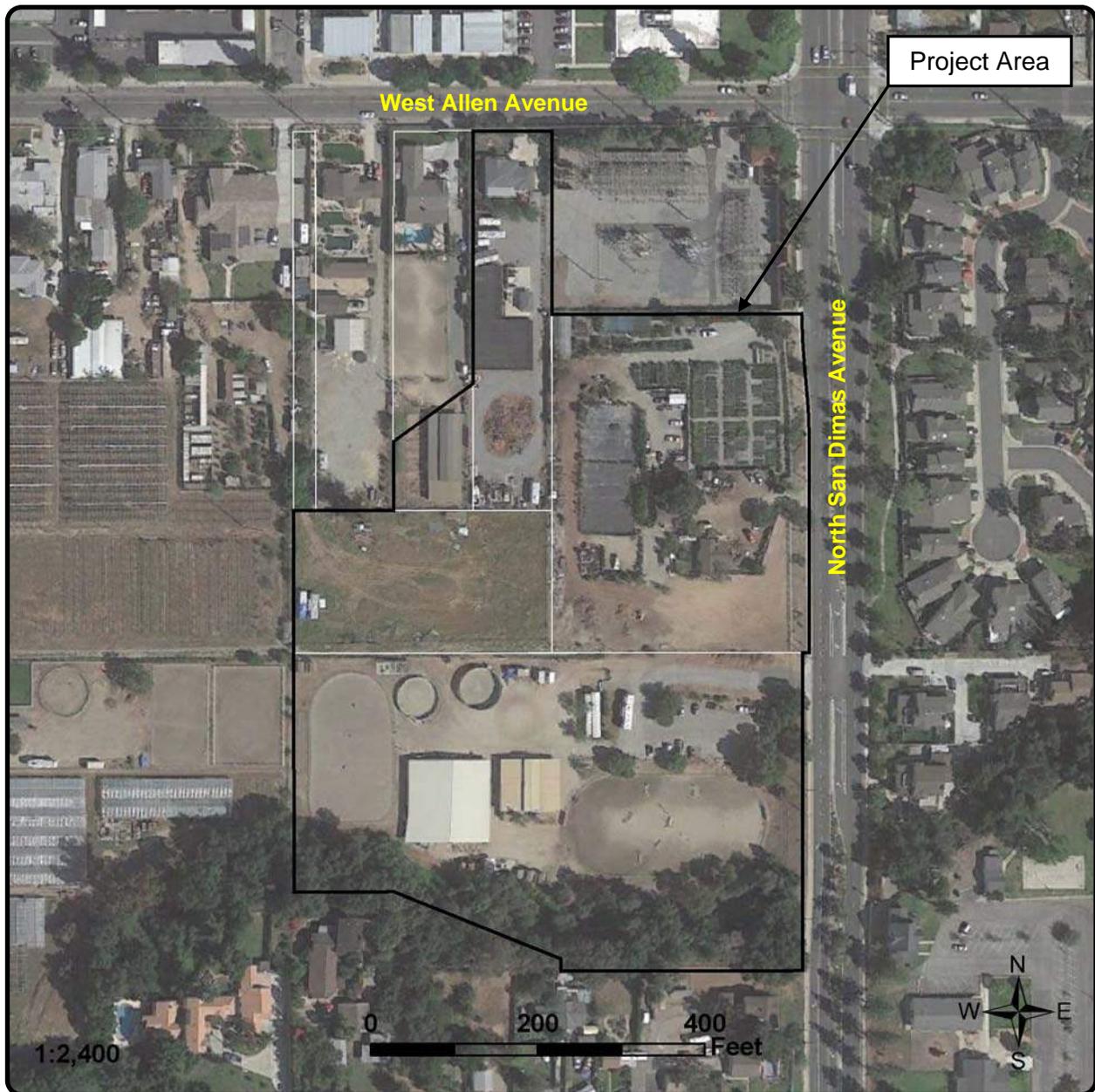
L&L Environmental, Inc.

BIOLOGICAL AND CULTURAL
INVESTIGATIONS AND MONITORING

STF-15-486
August 2015

Figure 2
Project Location Map
(USGS San Dimas [1981] quadrangle,
Section 33, Township 1 North, Range 9 West)

San Dimas Avenue, City of San Dimas
County of Los Angeles, California



L&L Environmental, Inc.

*BIOLOGICAL AND CULTURAL
INVESTIGATIONS AND MONITORING*

STF-15-486
August 2015

Figure 3

Aerial Photograph

(Photo obtained from Google Earth, 03/2015)

*San Dimas Avenue, City of San Dimas
County of Los Angeles, California*

2.0) REGULATORY BACKGROUND

The paleontological resource of a rock encompasses any evidence preserved in the rock of once living organisms. As recognized here, this pertains to fossils preserved either as impressions of soft or hard parts, mineralized remains of hard parts, tracks, burrows, or other trace fossils, coprolites, seeds or pollen, and other microfossils. These organisms may have been terrestrial, aquatic, or aerial in life habit.

Fossils are an important resource to science, as they are useful in demonstrating and documenting the evolution of particular groups of organisms. Fossil remains enable geologists to reconstruct the environment in which the organisms lived and hence the environment during deposition of the rock. Fossils are also extremely useful in determining the age of the rock in which they are preserved. Paleontological resources include fossil remains, fossil localities, and formations that have produced fossil material in other nearby areas. The paleontological resource is a limited, nonrenewable, sensitive scientific and educational resource afforded protection under federal, state, and local legislation and policies.

2.1) Paleontologic Resource Requirements Under CEQA

The California Environmental Quality Act (CEQA) requires a lead agency to determine whether a project may have a significant effect on paleontological resources. State of California environmental regulations (California Environmental Quality Act [CEQA], Section 15064.5, Appendix G) address construction activities that may impact paleontological resources. Appendix G provides a checklist of questions that a lead agency should normally address if relevant to a project's environmental impacts. A relevant section of Appendix G that addresses an analysis of Geology and Paleontology is Section (V) (c), which asks if the project will directly or indirectly destroy a unique paleontological resource or site or unique geological feature.

2.2) Local Laws and Ordinances

2.2.1) Los Angeles County

The Los Angeles County General Plan addresses paleontological resources (Los Angeles County 2015). Under "Issues - Land Use Compatibility and the Importance of a Local Process" the plan states:

The primary threats historic, cultural, and paleontological resources are incompatible land uses and development on or adjacent to resources, a lack of a local registry, and the limitations of state and federal programs to protect resources.

Incompatible land uses and development can adversely affect resources by degrading the historic nature of the site through incompatible and inappropriate design features, allowing development that blocks views or hinders the public’s enjoyment of a particular cultural site, or development that removes or demolishes significant historical features on existing buildings.

Officially-recognized resources are integral parts of the built and natural environments, as well as landscape configuration, and are important considerations in County land use actions. There may be other sites and structures that have not been identified and that have importance to local communities. A community-based plan may serve as an opportunity to comprehensively identify locally significant sites or structures.

Goals and Policies for Historic, Cultural, and Paleontological Resources

Goal C/NR 14: Protected historic, cultural, and paleontological resources.	
Topic	Policy
Historic, Cultural, and Paleontological Resource Protection	Policy C/NR 14.1: Mitigate all impacts from new development on or adjacent to historic, cultural, and paleontological resources to the greatest extent feasible.
	Policy C/NR 14.2: Support an inter-jurisdictional collaborative system that protects and enhances historic, cultural, and paleontological resources.
	Policy C/NR 14.3: Support the preservation and rehabilitation of historic buildings.
	Policy C/NR 14.4: Ensure proper notification procedures to Native American tribes in accordance with Senate Bill 18 (2004).
	Policy C/NR 14.5: Promote public awareness of historic, cultural, and paleontological resources.
	Policy C/NR 14.6: Ensure proper notification and recovery processes are carried out for development on or near historic, cultural, and paleontological resources.

2.2.2) City of San Dimas

The City of San Dimas “General Plan VI. Conservation Element” (City of San Dimas 1991) states that it was developed based upon finds that “summarize a comprehensive conservation analysis consisting of interviews, review of existing documents, community attitude survey, community-wide workshops and numerous work sessions with the General Plan Advisory

Committee (GPAC). One of the goals put forth by the GPAC was the conservation of natural and cultural resources. Cultural resources include paleontological, archaeological, and historic resources. The element also states that: "Paleontological sites yield specimens of fossil fauna and flora which are a [sic] resources for scientific knowledge. Within the City of San Dimas there are certain fossil bearing rocks. . . . Care should be taken to conserve these fossil bearing sites. Future development should avoid needless destruction of the remaining paleontological sites." (City of San Dimas 1991)

GOAL STATEMENT CN-2: CONSERVE THE HISTORICAL AND CULTURAL RESOURCES OF SAN DIMAS

OBJECTIVES:	POLICIES:
--------------------	------------------

- | | | | |
|-----|--|-------|--|
| 2.1 | Promote the conservation of historical and cultural resources through programs and policies to identify and protect these resources. | 2.1.1 | Preserve significant paleontological and archaeological sites. Evaluate the significance of each site on a case by case basis. |
| | | 2.1.2 | Preserve significant historical resources within the City of San Dimas. Evaluate each historical structure, place, and site on a case by case basis. |

Plan Proposals: A

Implementation Measures: g, h, j (see page VI-23)

- g: The City shall develop a Historical Preservation Plan.
- h: The City shall encourage development of a Heritage Citrus Grove Park to preserve San Dimas' agricultural heritage.
- i: The City shall prepare an Air Quality Element, or equivalent, of the General Plan.
- j: The City shall seek a corporate sponsor to assist in the development and promotion of a Heritage Citrus Grove Park.

2.3) Professional Standards

Within the Society of Vertebrate Paleontology (SVP) are guidelines titled, “The Assessment and Mitigation of Adverse Impacts to Non-Renewable Paleontologic Resources.” They are a set of procedures and standards for assessing and mitigating impacts to vertebrate paleontological resources (SVP 2010).

Paleontological sensitivity is defined as the potential for a geologic unit to produce scientifically significant fossils. This is determined by rock type, past history of the geologic unit in producing significant fossils, and fossil localities recorded from that unit. Paleontological sensitivity is derived from the known fossil data collected from the entire geologic unit, not just from a specific survey. In “Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources” the SVP (2010) defines three categories of paleontological sensitivity (potential) for sedimentary rock units: high, low, and undetermined:

- **High Potential:** Rock units from which vertebrate or significant invertebrate fossils or suites of plant fossils have been recovered and are considered to have a high potential for containing significant nonrenewable fossiliferous resources. These units include, but are not limited to, sedimentary formations and some volcanic formations that contain significant nonrenewable paleontological resources anywhere within their geographical extent and sedimentary rock units temporally or lithologically suitable for the preservation of fossils. Sensitivity comprises both (a) the potential for yielding abundant or significant vertebrate fossils or for yielding a few significant fossils, large or small, vertebrate, invertebrate, or botanical, and (b) the importance of recovered evidence for new and significant taxonomic, phylogenetic, ecologic, or stratigraphic data. Areas that contain potentially datable organic remains older than Recent, including deposits associated with nests or middens, and areas that may contain new vertebrate deposits, traces, or trackways are also classified as significant.
- **Low Potential:** Reports in the paleontologic literature or field surveys by a qualified vertebrate paleontologist may allow determination that some areas or units have low potentials for yielding significant fossils. Such units will be poorly represented by specimens in institutional collections.
- **Undetermined Potential:** Specific areas underlain by sedimentary rock units for which little information is available are considered to have undetermined fossiliferous potentials.

Note that highly metamorphosed rocks and granitic rock units generally do not yield fossils and therefore have low potential to yield significant nonrenewable fossiliferous resources.

In general terms, for geologic units with high potential, full-time monitoring typically is recommended during any project-related ground disturbance. For geologic units with low potential, protection or salvage efforts typically are not required. For geologic units with undetermined potential, field surveys by a qualified paleontologist are usually recommended to specifically determine the paleontologic potential of the rock units present within the study area.

3.0) RESEARCH DESIGN AND METHODS

3.1) Paleontological Research Design and Goals

The paleontologic resource of a rock encompasses any evidence preserved of once living organisms in the rock. As recognized here, this pertains to fossils preserved either as impressions of soft or hard parts, mineralized remains of hard parts, tracks, burrows, or other trace fossils, coprolites, seeds or pollen and other microfossils. These organisms may have been terrestrial, aquatic, or aerial in life habit.

Fossils are an important resource to science as they are useful in demonstrating and documenting the evolution of particular groups of organisms. Fossils also enable geologists to reconstruct the environment in which the organisms lived and the environment during deposition of the rock, and are also extremely useful in determining the age of the rock in which they are preserved. Paleontologic resources include fossil remains, fossil localities, and formations that have produced fossil material in other nearby areas. The paleontologic resource is a limited, nonrenewable, sensitive scientific educational resource afforded protection under federal laws and regulations designed to preserve environmental quality. In California, the paleontologic resource is offered protection under CEQA.

Potential adverse environmental impacts that could result from excavation on the parcel and that might affect paleontologic resources (unrecorded fossil sites and remains) were assessed. Mitigation measures were then developed to reduce these impacts to an insignificant level. The assessment and mitigation measures are in compliance with 1995 Society of Vertebrate Paleontology (SVP) standard guidelines for reducing the potential adverse impact of construction on paleontologic resources.

3.2) Assessment Criteria

The paleontological sensitivity of a formation or unnamed sedimentary unit-described as high, low, unknown, or none, is the measurement most conducive to assessing the sensitivity of the paleontologic resources and reflects the potential productivity and importance of the fossils produced within a study area. The procedures utilized in this study to evaluate the paleontologic resource of a rock unit are similar to those utilized by the Society of Vertebrate Paleontology guidelines (2010).

The potential productivity of a formation is measured as high, low, unknown, or none, based upon the densities of fossil specimens or localities within or near the study area. Exposures of a particular formation within a study area most likely will yield fossils similar in number and kind to those previously recorded from the formation in the surrounding area, and may contain a similar density of fossil sites. The criteria for establishing the potential productivity of a formation exposed within the study area are described in the table below:

Table 1. Potential Paleontological Sensitivity Criteria

Paleontological Sensitivity	Criteria
High potential	Formation contains a high density of fossil sites and/or has produced numerous remains locally and is very likely to yield additional remains.
Low potential	Poorly exposed or studied formation that contains a very low density of recorded fossil localities and has produced little remains locally.
Unknown potential	Formations for which no data, or insufficient data is available from the immediate vicinity to allow an accurate assessment of its potential for yielding important fossil remains within the study area.
No potential	Unfossiliferous igneous and metamorphic rock units with no potential for yielding any fossil remains or Recent to sub-Recent sedimentary deposits that are too young to yield organic remains greater than 10,000 years old.

3.3) Literature Review

The literature review for this study included an examination of the geologic maps for the Project area. The literature review encompasses the entire Project footprint and includes a one-mile buffer around the Project footprint (Study Area). Review included previous geologic mapping (Tan 1998; Dibblee 2002; Morton and Miller 2006) of the area. In addition to the reviewed published geologic maps, technical reports provided the basis from which the regional and Project-specific geology was derived for this Project.

Pertinent published literature and unpublished manuscripts with regard to the geology and paleontology of eastern Los Angeles County were also reviewed for this Project. In the process of conducting the background literature review, existing paleontological resource data—including such published resources as books, journals, and geologic maps, in addition to information available via the internet on government websites—were consulted. Furthermore, an online database search was conducted to identify previous paleontological resource assessments conducted within the Project boundaries and in the surrounding area.

3.4) Paleontological Records and Collections Search

Due to the random nature of the fossil record, paleontologists cannot ascertain either the quality or the quantity of fossils present in a given geologic unit prior to exposure by natural erosion or human-caused disturbance. Therefore, in the absence of surface fossils it is necessary to assess the sensitivity of the rock units based on their known potential to yield scientifically significant paleontological resources elsewhere in the same geologic units (both within and outside of the study area) or a unit representative of the same depositional environment.

The paleontology impacts of the proposed project are discussed below under subheadings corresponding to each of the significance criterion presented in the preceding section. The analysis describes the impacts of the proposed project related to paleontological resources for each criterion and determines whether implementation of the proposed project would result in significant impacts by evaluating effects of earthmoving by the proposed project against the affected environment.

To evaluate potential paleontological impacts due to earthmoving associated with construction, a paleontological records and literature search was conducted at institutions and museums (LACM, UCMP) that house paleontological collections from the study area. Pertinent published literature and unpublished manuscripts on the geology and paleontology of the San Dimas and surrounding areas were reviewed. These included published articles on late Pleistocene vertebrate localities of California (Miller 1971; Jefferson 2008).

The geologic rock unit in the proposed project area will be rated for paleontological resources that may be present on the surface or would be exposed during ground disturbing construction activities based on the SVP Guidelines (SVP 2010).

3.5) Paleontological Fieldwork Procedure

On July 31, 2015 L & L Environmental, Inc. paleontologist Mark Roeder conducted a pedestrian survey of the project area. The pedestrian survey was to verify the presence and location of geologic rock units within the project area and visually inspect outcrops of the underlying geologic units for paleontological resources.

4.0) RESULTS

4.1) Literature Review

Geologic Setting

The proposed project site is regionally located near the eastern portion of the San Gabriel Mountains in Los Angeles County, along the border of the Peninsular Ranges and Transverse Ranges geomorphic provinces. The Peninsular Ranges province extends from the Santa Monica and San Gabriel Mountains to the north, down the Baja California Peninsula 775 miles beyond the Mexican border to the south. The geomorphic province is bounded on the east by the Colorado Desert and includes Orange County and the San Jacinto Mountains in the western portion of Riverside County. The Transverse Ranges extend from Point Arguello and the Channel Islands on the west to the Joshua Tree National Park area on the east.

Project Geology

A comprehensive literature search was conducted as part of this study. The property is underlain by three rock units, Topanga Group, undifferentiated (Tt), Quaternary old alluvial fan deposits (Qof), and Quaternary young alluvial fan deposits-arenaceous gravel (Tan 1998; Dibblee 2002; Morton and Miller 2006).

Topanga Group (Tt)

This marine sedimentary unit is present in the extreme southwest corner of the property (Figure 4). To the south in the eastern Puente Hills, the Topanga Formation consists of light-yellowish brown and nearly white medium to fine-grained feldspathic sandstone containing lenses of conglomerate and sandy conglomerate (Durham and Yerkes 1964). Scarce, poorly preserved marine mollusks (clams and snails) have been found at several localities. Elsewhere, fossil fish, sharks, and marine mammals have been identified (Lander 2003, McLeod 2015).

Quaternary old alluvial fan deposits (Qof)

This sedimentary rock unit (Morton and Miller 2006) is present in the southernmost portion of the parcel (Figure 4) and consists of brown unconsolidated silty to sandy conglomerates. The age of these deposits are middle to late Pleistocene. Elsewhere in Riverside, San Bernardino, and Los Angeles Counties Pleistocene vertebrates have been recovered from similar-aged units (Miller 1971, Jefferson 2008).

Quaternary young alluvial fan deposits (Qyf)

This sedimentary rock unit (Morton and Miller 2006) is present over most of the parcel (Figure 4) and consists of brown unconsolidated silty to sandy alluvium. The age of these deposits are middle to late Pleistocene. Elsewhere in Riverside, San Bernardino, and Los Angeles Counties Pleistocene vertebrates have been recovered from similar-aged units (Miller 1971). Elsewhere in this region of Los Angeles County, substantial vertebrate fossils have been recovered from rocks mapped as Quaternary alluvium at very shallow depths.

4.2) Paleontological Records Search

A comprehensive museum collections records search of the Vertebrate Paleontology Section collections of the Natural History Museum of Los Angeles County was performed (McLeod 2015, see Appendix A). The following is taken from the record search results:

Surface deposits in almost all most of the proposed project area consist of younger Quaternary Alluvium, derived as fluvial deposits in the San Dimas Wash drainage that currently flows just to the north. In the very southern-most portion of the proposed project area there are surface deposits of older Quaternary Alluvium, derived as alluvial fan deposits from the hills to the east. The younger Quaternary Alluvium typically does not contain significant vertebrate fossils, at least in the uppermost layers, but is usually underlain by older Quaternary deposits in the area. Our closest vertebrate fossil locality in older Quaternary deposits is LACM 1728, situated in English Canyon southwest of the City of Chino south-southeast of the proposed project area. Specimens of fossil horse, *Equus*, and camel, *Camelops*, were recovered from LACM 1728 at a depth of 15 to 20 feet below the surface.

Either in the very southwestern corner of the proposed project area or just outside its boundaries, there are exposures of the marine middle Miocene Topanga Formation, and this rock unit may underlie some of the older Quaternary deposits in the southern portion of the proposed project area. Our closest vertebrate fossil locality in the Topanga Formation is LACM (CIT) 424, quite some distance to the west of the proposed project area somewhat near the intersection of Avenue 64 and Burleigh Drive in Pasadena, that produced specimens of fossil fish including herrings or anchovies, *Ganolytes* and *Etringus*, as well as snake mackerel, *Thyrsoles*.

Surface grading or very shallow excavations in the younger Quaternary Alluvium exposed in most of the proposed project area probably will not encounter any significant vertebrate fossil remains. Deeper excavations in the proposed project area that extend down into older sedimentary deposits, or any excavations in the exposures of older Quaternary Alluvium in the southern portion of the proposed project area and possibly the Topanga Formation in the very southwestern corner, however, may well uncover significant fossil vertebrate remains. Any substantial excavations in the sedimentary deposits in the proposed project area, therefore, should be monitored closely to quickly and professionally recover any fossil remains discovered while not impeding development. Also, sediment samples should be collected and processed to determine

the small fossil potential in the proposed project area. Any fossils recovered during mitigation should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations. (McLeod 2015, see Appendix A)

4.3) Paleontological Field Survey

The comprehensive paleontological resources reconnaissance survey was performed on July 31, 2015.

Topanga Group (Tt)

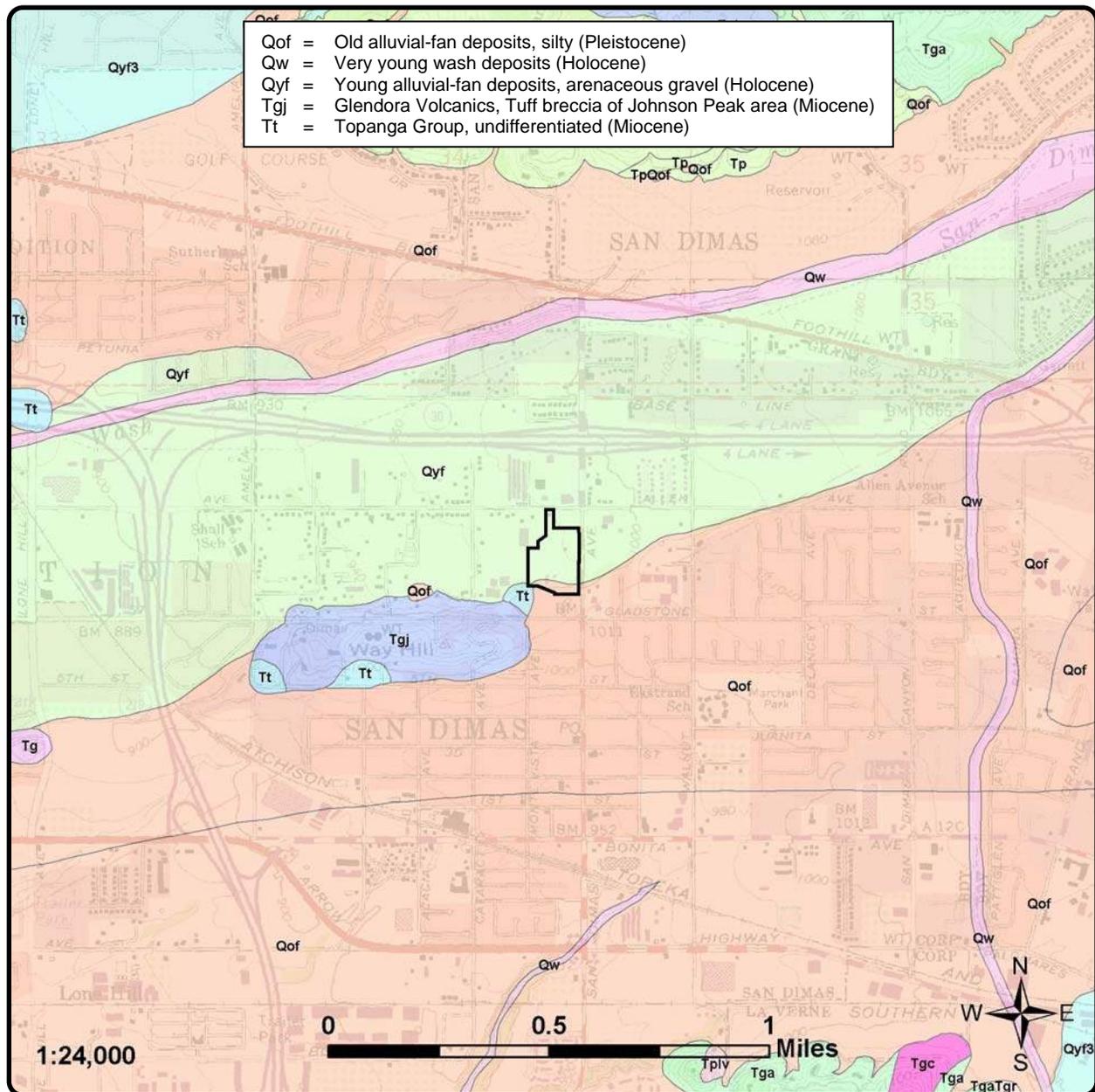
This marine sedimentary unit is present in the extreme southwest corner of the property on northeastern edge of Way Hill (Figure 4). This age of these sediments is middle Miocene. Although no surface outcrops were visible during the field survey, a block of float material was found on the slope. The material consisted of a gravel conglomerate in a yellow-brown sandstone matrix. No fossils were observed.

Quaternary old alluvial fan deposits (Qof)

This sedimentary rock unit (Morton and Miller 2006) is present in the slope along the southern boundary of the parcel (Figure 4). A small outcrop of this geologic unit consisted of brown unconsolidated silty to sandy conglomerates. The age of these sediments is middle to late Pleistocene. No fossils were observed.

Quaternary young alluvial fan deposits (Qyf)

This sedimentary rock unit (Morton and Miller 2006) is present across most of the property (Figure 4) and consists of brown unconsolidated silty to sandy alluvium. Most of the geologic unit was obscured by top soil and could not be inspected for paleontological resources. The age of these deposits are late Pleistocene to Holocene in age. No fossils were observed.



L&L Environmental, Inc.

BIOLOGICAL AND CULTURAL
 INVESTIGATIONS AND MONITORING

STF-15-486
 August 2015

Figure 4

Geologic Map

(USGS San Dimas [1981] quadrangle,
 Section 33, Township 1 North, Range 9 West,
 Morton, D. M. & F. K. Miller. 2006. Geologic map of the
 San Bernardino and Santa Ana 30' x 60' quadrangles, CA)

San Dimas Avenue, City of San Dimas
 County of Los Angeles, California

5.0) PROJECT SUMMARY WITH MITIGATION RECOMMENDATIONS

5.1) Paleontological Summary

The paleontologic resources record searches did not identify any previously recorded paleontological localities on or near the project area. The entire parcel was surveyed for paleontologic resources and no fossil materials were identified within its boundaries. The potential for destruction of paleontological resources during surficial earthmoving during construction is high in Quaternary old alluvial fan deposits and Topanga Formation/Group and is low in the younger alluvium deposits (Table 2).

Table 2. Paleontological sensitivity potential of lithologic unit(s) present.

Lithologic Unit	Paleontological Sensitivity
Old alluvial fan deposits	High potential
Young alluvial fan deposits	Low potential
Topanga Formation/Group	High potential

5.2) Paleontological Mitigation Recommendations

There is high potential for locating significant paleontological resources during grading of the southernmost portion of the project area where older alluvial fan deposits (Qof) and marine deposits from the Topanga Group (Tt) may be present. Because of this potential, any excavation in the area should be monitored by a qualified paleontologist. The recommended Paleontologic Resource Impact Mitigation Plan (PRIMP) for the project is included in Appendix B.

6.0) REFERENCES

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7.0) CERTIFICATION

Certification: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this biological evaluation, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

DATE: August 24, 2015

SIGNED:



Leslie Irish, Principal, L&L Environmental, Inc.
909-335-9897

DATE: August 24, 2015

SIGNED:



Mark Roeder, Sr. Paleontologist, L&L Environmental, Inc.
909-335-9897

APPENDICES

Appendix A – Record Search Results



Natural History Museum
of Los Angeles County
900 Exposition Boulevard
Los Angeles, CA 90007
tel 213.763.DINO
www.nhm.org

Vertebrate Paleontology Section
Telephone: (213) 763-3325
Fax: (213) 746-7431
e-mail: smcleod@nhm.org

6 August 2015

L&L Environmental, Inc.
721 Nevada Street, Suite 307
Redlands, CA 92373

Attn: Jeffrey Sonnentag, Ph.D., Senior Biologist

re: Paleontological Resources Records Check for the proposed San Dimas Avenue Project, LLE
project # STF-15-486, in the City of San Dimas, Los Angeles County, project area

Dear Jeffrey:

I have thoroughly searched our paleontology collection records for the locality and specimen data for the proposed San Dimas Avenue Project, LLE project # STF-15-486, in the City of San Dimas, Los Angeles County, project area as outlined on the portion of the San Dimas USGS topographic quadrangle map that you sent to me via e-mail on 17 July 2015. We do not have any vertebrate fossil localities that lie directly within the proposed project boundaries, but we do have fossil vertebrate localities at distance from the same sedimentary deposits that occur in the proposed project area.

Surface deposits in almost all most of the proposed project area consist of younger Quaternary Alluvium, derived as fluvial deposits in the San Dimas Wash drainage that currently flows just to the north. In the very southern-most portion of the proposed project area there are surface deposits of older Quaternary Alluvium, derived as alluvial fan deposits from the hills to the east. The younger Quaternary Alluvium typically does not contain significant vertebrate fossils, at least in the uppermost layers, but is usually underlain by older Quaternary deposits in the area. Our closest vertebrate fossil locality in older Quaternary deposits is LACM 1728, situated in English Canyon southwest of the City of Chino south-southeast of the proposed project area. Specimens of fossil horse, *Equus*, and camel, *Camelops*, were recovered from LACM 1728 at a depth of 15 to 20 feet below the surface.

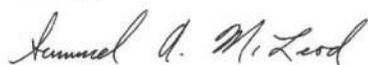
Inspiring wonder, discovery and responsibility for our natural and cultural worlds.

Either in the very southwestern corner of the proposed project area or just outside its boundaries, there are exposures of the marine middle Miocene Topanga Formation, and this rock unit may underlie some of the older Quaternary deposits in the southern portion of the proposed project area. Our closest vertebrate fossil locality in the Topanga Formation is LACM (CIT) 424, quite some distance to the west of the proposed project area somewhat near the intersection of Avenue 64 and Burleigh Drive in Pasadena, that produced specimens of fossil fish including herrings or anchovies, *Ganolytes* and *Etringus*, as well as snake mackerel, *Thyrsocles*.

Surface grading or very shallow excavations in the younger Quaternary Alluvium exposed in most of the proposed project area probably will not encounter any significant vertebrate fossil remains. Deeper excavations in the proposed project area that extend down into older sedimentary deposits, or any excavations in the exposures of older Quaternary Alluvium in the southern portion of the proposed project area and possibly the Topanga Formation in the very southwestern corner, however, may well uncover significant fossil vertebrate remains. Any substantial excavations in the sedimentary deposits in the proposed project area, therefore, should be monitored closely to quickly and professionally recover any fossil remains discovered while not impeding development. Also, sediment samples should be collected and processed to determine the small fossil potential in the proposed project area. Any fossils recovered during mitigation should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.

This records search covers only the vertebrate paleontology records of the Natural History Museum of Los Angeles County. It is not intended to be a thorough paleontological survey of the proposed project area covering other institutional records, a literature survey, or any potential on-site survey.

Sincerely,



Samuel A. McLeod, Ph.D.
Vertebrate Paleontology

enclosure: invoice

Appendix B – Paleontologic Resource Impact Mitigation Plan (PRIMP)

**PALEONTOLOGIC RESOURCE IMPACT MITIGATION PLAN (PRIMP)
FOR NORTH SAN DIMAS AVENUE PROJECT, CITY OF SAN DIMAS, CA**

AINs 8392-013-028, 8392-013-029, 8392-013-031, 8392-013-032, & 8392-014-037

Section 33, Township 1 North, Range 9 West,
USGS San Dimas 7.5' Topographic Quadrangle Map

Prepared For:

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Mark M. Roeder: Supervising Paleontologist

Surveys Conducted By: Mark Roeder

Surveys Conducted On: July 31, 2015

Report Date: August 24, 2015

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SECTION 1

INTRODUCTION

A paleontologic resource impact mitigation program (PRIMP) is required by the City of San Dimas for the housing development within AINs 8392-013-028, 8392-013-029, 8392-013-031, 8392-013-032, and 8392-014-037. The site is a set of developed parcels located just southwest of the corner of West Allen Avenue and North San Dimas Avenue in the City of San Dimas. This PRIMP is being required because of the potential for scientifically important fossil remains being uncovered by earth moving at previously unrecorded fossil sites within the project area. Without the PRIMP, fossil remains and associated specimen data and corresponding geologic and geographic site data could be lost to earth moving and unauthorized fossil collecting.

The mitigation measures detailed below are based on measures presented in the paleontologic resource inventory/impact assessment that this PRIMP is found as an appendix within. The measures were developed in compliance with Society of Vertebrate Paleontology (2010) standard measures for reducing construction-related impacts on paleontologic resources and museum repository conditions for accepting a paleontologic mitigation program fossil collection. The PRIMP will be implemented by Mark Roeder, BA, project paleontologist, L&L Environmental, Inc. (L&L).

The PRIMP will substantially reduce the potentially significant adverse environmental impacts of earth moving on the paleontologic resources of the site to an acceptable level by: 1) allowing for the recovery of fossil remains and associated specimen data and corresponding geologic and geographic site data; 2) allowing for their preservation in the Natural History Museum of Los Angeles County (LACM) or the San Bernardino County Museum (SBCM), or as appropriate the San Diego Natural History Museum (SDNHM), Western Science Center (WSC), or other qualified repository where they will be available for future study by qualified investigators. Moreover, with the PRIMP, earth moving could result in beneficial effects, including the exposure and recovery of numerous scientifically highly important fossil remains and associated data.

The parcel was researched and surveyed by Mark Roeder and found to be underlain by Topanga Group (Tt), Quaternary old alluvial fan deposits (silty), and Quaternary young alluvial fan deposits (arenaceous gravel) (Qyf) (Morton & Miller 2006).

The site has already been impacted by houses and associated outbuildings as well as use for equestrian and plant nursery purposes; however, if previously undisturbed soils / formations are present at depth there is potential for remains being uncovered by earth moving activities. Identifiable fossil remains (particularly of vertebrates), if any, recovered at the site will be scientifically highly important if they represent new or rare species, geologic (temporal) and/or geographic range extensions, age-diagnostic taxa, and/or more complete specimens than are now available for their respective taxa. The recovery of remains representing age-diagnostic taxa will be critical in confirming, refining, and/or correcting previous age assignments for the fossil-bearing rock unit and its fauna, and the recovery of remains representing environmentally sensitive taxa will be critical in paleoenvironmental reconstruction. Moreover, the remains will contribute to a more comprehensive documentation of the diversity of extinct animal life that existed in the San Dimas area during the Quaternary Epoch and to a more accurate reconstruction of the geologic history of the area.

The PRIMP will consist of paleontologic monitoring of earth moving to ensure the recovery of larger fossil remains and, if warranted, processing of rock samples to ensure recovery of smaller fossil remains. The level of monitoring in any particular area of the site will be based on the rock unit underlying that area. Recovery of fossil remains as part of the PRIMP will be allowed under CEQA Appendix G (5.c). Recovered remains will be prepared and submitted to knowledgeable paleontologists for identification. The remains will then be curated and accessioned into the LACM, SDNHM, SBCM, or WSC fossil collection and associated specimen data and corresponding site data archived (entered into corresponding museum catalogs and computerized databases).

SECTION 2

MITIGATION PROGRAM PROCEDURES

The mitigation measures detailed below for the PRIMP are in compliance with Mitigation Measures Paleontology for the overall project as recommended in the Phase I Paleontological Resources Inventory.

Paleontology 1: Review Geotechnical Report Data

In conjunction with the final design phase of each program-related improvement, a qualified vertebrate paleontologist will review the geotechnical report data, with particular regard to location and depth of earth moving and the rock unit(s) being encountered. The review is for the purpose of assessing potential for fossil remains being encountered by earth moving. If previously undisturbed strata with potential for containing fossil remains will be encountered by earth moving, the following measures will be implemented.

Paleontology 2: Museum Storage Agreement

The LACM, SDNHM, SBCM, or WSC will be the designated museum repository for any vertebrate, invertebrate, and plant fossil remains and associated specimen data and corresponding geologic and geographic site data that might be recovered from the site as a result of the PRIMP. Prior to any earth moving at the project site, the paleontologist will develop a formal agreement with the museum regarding final disposition and permanent storage and maintenance of the fossil collection and associated data. The agreement will cover, but not necessarily be limited to, museum requirements regarding: 1) level of treatment of the collection; 2) storage and maintenance fees, if any; 3) purchase of specimen storage cabinets and drawers, as well as specimen trays, vials, specimen data cards, and other curatorial supplies, if required.

Paleontology 3: Discovery Clause/Treatment Plan

As part of the PRIMP, the paleontologist will develop a discovery clause/treatment plan DC/TP to allow for the additional tasks (recovery; geologic mapping; fossiliferous rock sample processing; specimen preparation, identification, curation, cataloguing, data entry; specimen storage and maintenance by museum) and manpower required to treat a large or productive

fossil occurrence that cannot be treated without diverting the monitor from routine monitoring. The DC/TP will also include approved procedures and lines of communication to be followed by specific individuals if fossil remains are uncovered by earth moving, particularly when a paleontologic monitor is not present at the site. Names and telephone numbers of contact personnel will be included in the lines of communication. The preparation of this PRIMP insures compliance with Paleontology 3.

Paleontology 4: Preconstruction Meeting

The paleontologist or field supervisor, as well as a paleontologic construction monitor, will attend a preconstruction meeting to explain the PRIMP to construction contractor and MJW Investments, LLC staff (MJW). The presentation will summarize mitigation procedures to be employed by PRIMP personnel and will detail procedures and lines of communication, as specified in the City of San Dimas, Conditions of Approval, to be followed by specific project personnel when fossil remains are found at the site.

The paleontologist or field supervisor will inform construction contractor and MJW Investments, LLC staff of the following items:

- 1) Routine mitigation measures (primarily monitoring and test screening) to be employed by a monitor during earth moving.
- 2) The potential for fossil remains being uncovered by earth moving in particular areas of the site and the need to implement specific actions and additional mitigation measures when a fossil occurrence is uncovered by earth moving.
- 3) Functions and responsibilities of the monitor when fossil remains are uncovered by earth moving and can be recovered without diverting the monitor from monitoring (temporarily divert earth moving around fossil site until remains evaluated, recovered, and earth moving allowed to proceed through site by monitor; if approved by construction contractor, enlist assistance of earth-moving equipment and operator to expedite recovery of remains, obviate need for additional personnel, and reduce any potential construction delay).
- 4) Functions and responsibilities of the monitor when a fossil occurrence is uncovered by earth moving and is sufficiently large or productive that it cannot be recovered without diverting the monitor from monitoring.
 - 4a) Flag the site.

- 4b) Advise construction contractor to avoid fossil site until further notice (probably less than 2 days).
- 4c) Call the project paleontologist or field supervisor to site.
- 5) Functions and responsibilities of the paleontologist or field supervisor when notified by the monitor that a large or productive fossil occurrence has been uncovered by earth moving and cannot be recovered without diverting the monitor from monitoring. Evaluate occurrence to determine if recovery is warranted.
 - 5a) If recovery is warranted - notify construction contractor and MJW of necessity for implementing additional mitigation measures specified in DC/TP initiating increased level of monitoring, if not already in effect, in immediate vicinity of fossil site and assigning additional personnel to PRIMP.
 - 5b) Within 24 hours after MJW approval as secured by L&L, mobilize recovery crew to recover occurrence; supervise recovery of occurrence and its transport to laboratory facility or to location elsewhere at site approved by construction contractor for initial/field processing of a fossiliferous rock sample or to laboratory facility for preparation of a fossil specimen.
 - 5c) If warranted and approved by construction contractor, enlist assistance of the earth-moving equipment and operator to expedite recovery of occurrence.
 - 5d) To obviate need for additional personnel and reduce any potential construction delay, after recovery of occurrence, have construction contractor allow earth moving to proceed through fossil site.
 - 5e) Notify MJW of recovery (or of decision not to recover fossil occurrence, if appropriate) and of authorization for earth moving to proceed through fossil site.
- 6) Responsibilities of the construction contractor and earth-moving equipment operators if fossil remains are uncovered by earth moving, particularly if a monitor is not present at the site when the remains are encountered.
 - 6a) Avoid disturbance of fossil site by earth moving.
 - 6b) Notify monitor, the paleontologist, or the field supervisor and MJW of the fossil occurrence.
 - 6c) Avoidance of fossil site by earth-moving activities.

- 6d) Assist with equipment and operator to expedite recovery of occurrence.

These measures will obviate need for additional personnel, reduce any potential construction delay, and allow for earth moving to proceed through the site following approval by monitor. The construction contractor and MJW staff will be shown examples of fossil specimens similar to those that might be encountered by earth moving at the site.

If warranted, the paleontologist or field supervisor and a monitor will give a similar presentation to the earth-moving equipment operators at one of their earliest safety meetings. The operators will be instructed on recognizing fossil remains in the field, informed of their responsibilities if they observe fossil remains when the monitor is not present at the site (avoid disturbance of occurrence by earth moving; have construction contractor call monitor to fossil site; expedite recovery of occurrence, if requested), and advised that unauthorized collecting of fossil remains is illegal.

Paleontology 5: Monitoring Earth Moving

Earth moving will be monitored by a paleontologic monitor only in those areas of the site where earth moving will disturb soils greater than 5 feet deep (monitoring will not be conducted in areas in which soils will be buried, but not disturbed). Monitoring will not be implemented until earth moving has reached a depth of 5 feet below current grade. Monitoring will consist of visually inspecting freshly exposed rock and debris for larger fossil remains and periodically dry test screening a small (25 pound) sample of rock and debris with a 20-mesh box screen for smaller vertebrate fossil remains. Monitoring will be conducted on a full-time basis. However, if too few or no fossil remains are uncovered by earth moving in areas underlain by a particular rock unit and with the approval of MJW as secured by L&L, monitoring can be reduced. Generally, to half or quarter time or suspended once 50% of earth moving in the area underlain by the rock unit has been completed. Alternatively, if sufficient fossil remains are uncovered by earth moving and with the approval of MJW as secured by L&L, monitoring may be increased in areas underlain by the fossil-bearing rock unit, at least in the immediate vicinity of the fossil site.

Paleontology 6A: Large-Specimen Evaluation and Recovery Option

- 1) If a large fossil specimen is found as a result of monitoring earth moving and the specimen can be recovered without significantly diverting the monitor from monitoring, earth moving will be temporarily diverted around the fossil site and the specimen will be evaluated, and, if warranted, excavated, covered with a protective plaster-impregnated burlap jacket, if required, and recovered.

If necessary and approved by the construction contractor, earth-moving equipment and an operator will be enlisted to expedite recovery of the specimen and obviate the need for additional personnel, and the construction contractor will be allowed to have earth moving proceed through the fossil site immediately after recovery of the specimen. A temporary field number will be assigned to the specimen; the field number, a preliminary field identification, and pertinent specimen (field number, identification by taxon and element) and geologic (particularly stratigraphic level within rock unit) and geographic site data (location, elevation) recorded in the monitor's daily monitoring log; and the field number recorded and the fossil site location plotted on a map of the site.

At the end of the day the monitor or (following his next site inspection) the field supervisor will transport the fossil remains and associated data to a laboratory facility for further treatment (see Paleontology 7). If appropriate, samples of fossil wood will be submitted for carbon-14 dating analysis.

- 2) If a fossil specimen is found and is sufficiently large that it cannot be recovered without significantly diverting the monitor from monitoring, the fossil site will be flagged with colored survey ribbon to temporarily divert earth moving around the site, the construction contractor will be advised to avoid the site until further notice (probably less than 2 days), and the paleontologist or field supervisor will be called to the site. The grading contractor will notify MJW Investments, LLC and L&L of the occurrence and of the avoidance of the site. The paleontologist or field supervisor in turn will evaluate the specimen to determine if recovery is warranted.
 - 2a) If specimen recovery is not warranted, no further action will be taken to preserve the fossil site or remains, the construction contractor will be allowed to have earth moving proceed through the site immediately, and MJW will be notified of the decision not to recover the specimen and of authorization for earth moving to proceed through the fossil site.
 - 2b) If specimen recovery is warranted, the paleontologist or field supervisor will notify the construction contractor, and MJW of the necessity for implementing additional mitigation measures specified in the DC/TP, initiating full-time monitoring, if not already in effect, at least in the immediate vicinity of the site in areas underlain by the fossil-bearing rock unit, and assigning additional personnel to the PRIMP. Within 24 hours after MJW approval as secured by L&L, a recovery crew will be mobilized to recover the specimen. The size of the crew will reflect the size of the specimen and the need to recover the specimen as quickly as possible.

The specimen will be excavated with hand tools, covered with a protective plaster-impregnated burlap jacket, and recovered. If necessary and approved by the construction contractor, earth-moving equipment and an operator will be enlisted to expedite recovery of the specimen, reduce any potential construction delay, and obviate the need for additional personnel. The construction contractor will be allowed to have earth moving proceed through the fossil site immediately after recovery of

the specimen. MJW will be notified of the recovery and of authorization for earth moving to proceed through the fossil site.

A temporary field number will be assigned to the specimen; the field number, a preliminary field identification, and pertinent specimen (field number, identification by taxon and element) and geologic (particularly stratigraphic level within rock unit) and geographic site data (location, elevation) recorded in the monitor's daily monitoring log; and the field number recorded and the fossil site location plotted on a map of the site. The field supervisor and, if necessary, a crew member will transport the fossil specimen and associated site data to a laboratory facility for further treatment (see Paleontology 7).

Paleontology 6B: Small-Specimen Sample Evaluation, Recovery, and Processing

If a sufficient number of smaller vertebrate fossil remains are found at one (1) site as a result of test screening by the monitor, the fossil site will be flagged with colored survey ribbon to temporarily divert earth moving around the site. The construction contractor will be advised to avoid the site until further notice (probably less than two [2] days), and if requested by the monitor to expedite recovery of a fossiliferous rock sample reduce any potential construction delay and obviate the need for additional personnel, the construction contractor will have earth-moving equipment and an operator acquire a rock sample from the fossil site and transport the sample, if possible, to a nearby temporary location at the site approved by the construction contractor.

The construction contractor will notify MJW and L&L of the occurrence and of the avoidance of the fossil/storage site. If a sample is recovered, the construction contractor will be allowed to have earth moving proceed through the fossil site immediately after recovery of the sample. The monitor will notify MJW of the recovery of the sample and of authorization for earth moving to proceed through the fossil site. The paleontologist or field supervisor will be called to the fossil/storage site to determine if the fossil site/sample is sufficiently productive to warrant recovery of a large sample of fossiliferous rock to process for additional small remains. Previous experience has demonstrated that only some fossil sites require sampling/sample processing. On the other hand, more than 95 percent of the specimens recovered as a result of some mitigation programs were recovered as a result of sample processing.

- 1) If the site/sample is determined too unproductive or the remains too poorly preserved or insufficiently diagnostic, no further action will be taken to preserve the fossil site/sample or remains, the construction contractor will be allowed to have earth moving proceed through the fossil/storage site immediately, and MJW

Investments, LLC will be notified of the decision not to recover/process a sample and of authorization for earth moving to proceed through the fossil/storage site.

- 2) If sample recovery is warranted, the paleontologist or field supervisor will notify the construction contractor and MJW of the necessity for implementing additional mitigation measures specified in the DC/TP and assigning additional personnel to the PRIMP.
 - 2a) Within 24 hours after MJW approval as secured by L&L, a recovery crew will be mobilized to recover the sample. The size of the crew will reflect the need to recover the sample as quickly as possible. The field supervisor will record the size and supervise recovery of the sample. Up to 3 tons of fossiliferous rock will be recovered. The sample will be excavated with hand tools for recovery. If necessary and if approved by the construction contractor, earth-moving equipment and an operator will be enlisted to expedite transportation of the sample to the processing facility site, obviate the need for additional personnel, and reduce any potential construction delay and the construction contractor will be allowed to have earth moving proceed through the fossil site immediately after recovery of the sample. The paleontologist or field supervisor will notify MJW of recovery of the sample and of authorization for earth moving to proceed through the fossil site.
 - 2b) A temporary field number will be assigned to the sample; the field number and pertinent specimen (field number, identification by taxon and element) and geologic (particularly stratigraphic level within rock unit) and geographic site data (location, elevation) recorded in the monitor's daily monitoring log; and the field number recorded and the fossil site location plotted on a map of the site. The field supervisor and, if necessary, a crew member will transport the sample to a location elsewhere at the site approved by the construction contractor or to an offsite location for initial/field processing (wet screening) of the sample. The total weight of all samples from each fossil-bearing rock unit at the site will not exceed 3 tons.
 - 2c) If warranted, the field supervisor will setup a field processing facility for wet screening the sample at a site location approved by the construction contractor. Wet screening will consist of sieving rock through a 20- (and/or finer) mesh box screen immersed in a tub of water to remove the smaller (clay and silt) particles from the larger (sand and rock) particles and small fossil remains, and could result in a reduction in sample weight/volume in excess of 90%. If necessary, rock will be soaked in an environmentally safe dispersant (citrus oil) prior to screening to improve the separation of the clay particles from the rest of the sample during screening. The monitor will conduct wet screening if screening can be accomplished without diverting the monitor from monitoring. If it is not possible to have the monitor perform the wet screening, a field technician will be assigned to the task. Following his next site inspection, the field supervisor will transport the concentrate (larger particles and small fossil

remains) generated by initial processing to a laboratory facility for final/laboratory processing.

- 2d) If the fossil remains in the concentrate are sufficiently fossilized (dense), an environmentally safe heavy liquid (sodium polytungstate), if appropriate, will be used by the senior vertebrate paleontologist to separate the remains from the remaining sand and rock particles. When added to a beaker filled with heavy liquid, the concentrate will separate, the particles floating to the surface, and the remains sinking to the bottom, from where they are retrieved. This technique can result in a further sample weight/volume reduction in excess of 90% (less than 1% of original sample size). The final concentrate will be examined under a microscope and fossil specimens recovered from any remaining sand and rock particles. If the fossil bone in the original concentrate is not sufficiently dense for use of the heavy-liquid separation technique, the entire sample of concentrate will be sorted under a microscope for fossil remains. Recovered fossil remains will then be treated (see Paleontology 7).
- 2e) During the final processing of a sample, the senior vertebrate paleontologist will continually evaluate the results of field and laboratory processing. If the sample is insufficiently productive or the fossil remains, too poorly preserved, the senior vertebrate paleontologist will have the option of discontinuing further laboratory processing of the sample, having field processing of the remainder of the sample suspended, and disposing of the remainder of the sample and unprocessed concentrate. Similarly, processing will be discontinued if, after preliminary identification of some specimens, the remains are determined insufficiently diagnostic or diverse taxonomically, or the species represented are the same as those in another sample from the fossil-bearing rock unit. Previous experience has demonstrated that only some fossil sites require sample processing, and only some of these sites require processing of an entire 3-ton sample. If appropriate, small splits from one or more samples will be submitted for palynological analysis.

Paleontology 7: Fossil Treatment

Final treatment of all fossil specimens recovered from the site as a result of the PRIMP will be conducted at a laboratory facility. Larger vertebrate fossil specimens will be removed from their protective jackets, prepared to the point of identification using hand tools, and hardened or stabilized with a penetrating solution by a preparator. All recovered fossil specimens will be identified to the lowest taxonomic level possible by knowledgeable vertebrate and invertebrate paleontologists and, if required, other knowledgeable paleontologists (i.e., paleobotanists, micropaleontologists, palynologists). The specimens will then be curated (assigned and labeled with museum specimen data and corresponding site numbers, placed in specimen trays and, if appropriate, vials with completed specimen data cards), catalogued (specimen and site numbers and specimen data and corresponding geologic and geographic site data, respectively, archived [entered into appropriate catalogs and computerized databases]), and accessioned into the museum fossil collection, where they will be permanently stored, maintained, and, along with associated data, made available for future study by qualified investigators. With the possible exception of those tasks (curation, cataloging) that might be conducted by museum staff, all treatment of the fossil specimens will be conducted by a laboratory technician. Fossil specimen preparation, identification, curation, and cataloging are now required before a fossil collection will be accepted by most museum repositories, including the LACM, SDNHM, SBCM, and WSC. Moreover, the scientific importance of a fossil specimen cannot be evaluated until the specimen has been identified to the lowest taxonomic level possible, and specimen identification often is not possible without prior preparation.

Paleontology 8: Final Report

A final technical report of findings will be prepared by the paleontologist and will describe the site's stratigraphy, summarize field and laboratory methods employed during the PRIMP, include a taxonomic list and an inventory of catalogued fossil specimens recovered as a result of the PRIMP, evaluate the scientific importance of the specimens, and discuss the relationship of the fossil assemblage from any newly recorded fossil site at the project site to relevant fossil assemblages from fossil sites in other areas. The report will be submitted to the contractor and to MJW.

Submission of the final report will signify completion of the PRIMP and will ensure MJW compliance with Public Resources Code Section 21081.6 (mitigation monitoring, reporting, and compliance).

SECTION 3

ACRONYMS

CEQA	California Environmental Quality Act
EIR	Environmental Impact Report
DC/TP	Discovery clause/Treatment plan
L&L	L&L Environmental, Inc.
LACM	Natural History Museum of Los Angeles County
MJW	MJW Investments, LLC
PRIMP	Paleontologic Resource Impact Mitigation Program
SBCM	San Bernardino County Museum
SDNHM	San Diego Natural History Museum
SVP	Society of Vertebrate Paleontology
WSC	Western Science Center

SECTION 4

LITERATURE CITED

- Morton, D. M. & F. K. Miller. 2006. Geologic map of the San Bernardino and Santa Ana 30' x 60' quadrangles, California.
- Society of Vertebrate Paleontology. 2010. Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources. Society of Vertebrate Paleontology, 11 pp.