

APPENDIX C

Cultural Resources Assessment

Prepared by:

MIG, Inc

Cultural Resources Assessment for the
Avalon Bay Monrovia Project
City of Monrovia, County of Los Angeles, California

Prepared by:

MIG, Inc.
1500 Iowa Avenue, Suite 110
Riverside, California 92507

Author:

Christopher Purtell, M.A., RPA, Director of Cultural Resources



Mt. Wilson and Azusa Geological Survey 7.5" Quadrangle Map, Unsectioned Portion of
Township North, Range 11 West

Project Acreage: 2.1
Resources Identified: 2-Historic Buildings

February 27, 2018

This Page Intentionally Left Blank

Table of Contents

1.0 Executive Summary	3
2.0 Environmental Setting	9
3.0 Methods	11
4.0 Results	13
5.0 Evaluation	25
6.0 Impacts/Effects Analysis	31
7.0 Recommended Mitigation Measures.....	33

Appendices

Appendix A Resumes	
Appendix B NAHC SLF Letter	
Appendix C NHMLAC Paleontological Resources Records Search Letter	
Appendix D Newspaper Articles	

List of Figures

Figure 1 Regional and Vicinity Map	6
Figure 2 USGS Topographic Map.....	7
Figure 3 Photographs.....	16
Figure 4 Photographs.....	17

List of Tables

Table 1 Previously Recorded Cultural Resources within the Study Area.....	13
Table 2 Previously Conducted Cultural Reports within the Study Area.....	14
Table 3 Vertebrate Fossil Localities in the Vicinity of the Study Area	15

This Page Intentionally Left Blank

1.0 EXECUTIVE SUMMARY

The AvalonBay Communities, Inc. (the “applicant”) proposes to construct a mixed-use infill development consisting of apartment homes and retail space on approximately 2.1 acres of land in the City of Monrovia, County of Los Angeles, California (APN: 8505-006-037, -038, -039, -040, -054, and 0-55). As currently conceived, the Avalon Monrovia project will consist of a single building containing 154 residential units, 2,921 square feet of ground-floor retail, and a 292-space parking garage on the 2.1-acre site. The residential density is 73.3 dwelling units per acre. Thirteen of the dwelling units are to be reserved for lower-income residents, and a density bonus has been applied pursuant to the State Density Bonus Law, as chaptered in Government Code Section 65915.

The single building is a five-story mixed-use structure, 73 feet in height and connected to a 292-space five-story, six-level parking garage. The mixed-use portion of the development contains an approximately 149,555 square feet of gross floor area, and the parking garage encompasses approximately 124,738 square feet. On-site amenities include a fitness area, clubhouse, and private and public open spaces. Common open spaces for residents are provided in the form of two courtyards occupy approximately 11,768 square feet. An additional 10,933 square feet of private open spaces are provided on balconies and decks, with 12,760 square feet building perimeter open space.

The project site is located within an urbanized setting. Three commercial buildings currently occupy the site, constructed between 1925 and 1984. The project will involve the demolition of the three structures located at 815 and 825 South Myrtle Avenue and at 126 West Walnut Avenue (APN: 8505-006-037, -040, and -054). For purpose of this report, all project components will collectively be referred to as the “Study Area,” unless otherwise noted. The proposed project will include excavations across the majority of the Study Area.

MIG conducted a Phase I Cultural Resources Assessment of the Study Area to determine the potential impacts to cultural resources (including archaeological, historical, and paleontological resources) for the purpose of complying with the California Environmental Quality Act (CEQA) and the local cultural resource regulations. The scope of work for this assessment included a cultural resources records search through the California Historical Resources Information System-South Central Coastal Information Center (CHRIS-SCCIC), a Sacred Lands File (SLF) search through the California Native American Heritage Commission (NAHC), a land use history research, a paleontological resources records search through the Vertebrate Paleontological Department of the Natural History Museum of Los Angeles County (NHMLAC), eligibility evaluations for resources identified within the Study Area, impact analyses, and the recommendation of additional work and mitigation measures.

Archaeological Resources

The cultural resources records search results from the South Central Coastal Information Center (CHRIS-SCCIC) indicated that there are no archaeological resources (prehistoric and historic) located within the project boundaries and there is one historic archaeological site (P19-004454: trash scatter) located within a one half-mile radius of the Study Area. The archaeological (historic) resource will not be impacted by the proposed project. Therefore, the proposed project would result in no substantial adverse change in the significance of an archaeological resource as defined in CEQA Guidelines Section 15064.5. Despite the heavy disturbances of the Study Area that may have displaced archaeological resources on the surface, it is possible that intact archaeological resources exist at depth. As a result, recommended mitigation measures are provided in Section 9 to reduce potentially significant impacts to a less than significant level with regard to previously undiscovered archaeological resources that may be accidentally encountered during project implementation.

Historical Resources

The cultural resources records search results from the CHRIS-SCCIC indicated that there are no historical resources located within the project boundaries, and there are five historic buildings/structures (P-19-179365, P-19-187710, P-19-187711, P-19-188268, and P-19-188268) located within a one half-mile radius of the Study Area. None of these historic structures will not be impacted by the proposed project.

However, archival research indicate that the light manufacturing building located at 815 South Myrtle Avenue is 45 years old or older (built in 1925) and would be directly impacted (demolished) by the proposed project (APN: 8508--006-037).¹ Additionally, adjacent to the project boundaries is a commercial office building located at 801 South Myrtle Avenue which is also 45 years old or older (built in 1918) that could be indirectly impacted by the proposed project (APN: 8505-006-006).² Since both of these buildings are 45 years old or older they require an evaluation as historic sites to determine if these structures are eligible for listing in the National Register for Historic Places (NRHP), the California Register for Historic Resources (CRHR), or Local Register.

Historic Site Evaluations

A historic site evaluation of the existing light manufacturing building located 815 South Myrtle Avenue concluded that the simple utilitarian structure lacked individual distinction and significance and is not eligible for listing on the NRHP or in the CRHR under any of the significance criteria. Additionally, the historic site evaluation of the commercial office building located at 801 South Myrtle Avenue concluded that building lacked both significance and integrity and does not warrant listing in either the NRHP or in the CRHR. Finally, an assessment of the architectural styling, human, and ecological environmental conditions existing within the neighborhood indicate that the proposed project as currently conceived would not cause an indirect impact to the commercial office building located at 801 South Myrtle Avenue. Therefore, the proposed project would result in no adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5.

Paleontological Resources

Results of the paleontological resources records search through the Vertebrate Paleontological Department of the Natural History Museum of Los Angeles County indicate that no vertebrate fossil localities have been previously recorded within the Study Area or within a one-mile radius. The closest fossil locality to the Study Area is LACM (CTI) 342 (Mammoth), which is located within a 12-mile radius of the Study Area that was discovered within the same sedimentary deposits at depths that extend into the Study Area (McLeod 2018).³

Nevertheless, the results of the literature review and the search at the NHMLAC indicate that the Study Area is underlain by older Quaternary deposits found at varying depths that may well contain significant vertebrate fossils (McLeod 2018). Excavations that extend down into older sedimentary deposits may well uncover significant vertebrate fossil remains and therefore should be closely monitored to quickly and professionally collect any vertebrate fossil remains without impeding development (McLeod 2018). As a result of these findings, recommended mitigation measures are provided in Section 7 to reduce potentially significant impacts to previously undiscovered paleontological resources and/or unique geological features that may be accidentally encountered during project implementation to a less than significant level.

Tribal Cultural Resources

CEQA defines Tribal Cultural Resources (TCR) as either a site, feature, place, or landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, that is listed or eligible for listing on the CRHR or on a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or a resource determined by a lead agency, in its discretion and supported

¹ County of Los Angeles. 12, January 2018. County of Los Angeles Office of the Assessor's Online Property Database Access. Electronically available at: <https://assessor.lacounty.gov/online-property-database-access/>

² County of Los Angeles. 12, January 2018. County of Los Angeles Office of the Assessor's Online Property Database Access. Electronically available at: <https://assessor.lacounty.gov/online-property-database-access/>

³ McLeod, Samuel, Natural History Museum of Los Angeles County, Vertebrate Paleontology Section. 24, August, 2018. Letter Report in support of the Avalon Bay Monrovia Project to Chris Purtell, MIG, Inc. Riverside, CA.

by substantial evidence, to be significant according to the historic register criteria in Public Resources Code Section 5024.1(c), and considering the significance of the resources to a California Native American Tribe.⁴

Results of the records research conducted at the CHRIS-SCCIC and a Scared Lands File Search commissioned through the NAHC failed to indicate known TCR within the Study Area as specified in PRC Sections 210741, 5020.1(k), or 5024.1. Despite the heavy disturbances of the Study Area that may have displaced or submerged archaeological resources relating to TCRs on the surface, it is possible that intact tribal cultural resources exist at depth. As a result, recommended mitigation measures are provided in Section 7 to reduce potentially significant impacts to previously undiscovered archaeological resources relating to TCRs that may be accidentally encountered during project implementation to a less than significant level.

AB 52 (Gatto, 2014) states “it is the responsibility of the Public Agency to consult early in the CEQA process to allow tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process as outlined in PRC Section 2108.3.2.”⁵ Government to government consultation may provide “Tribal Knowledge” of the Study Area that can be used in determining tribal cultural resources that cannot be obtained through other investigative means. Additionally, it is anticipated that during the application process the Lead Agency will notify the tribes of the Avalon Bay Monrovia Project (proposed) and will commence AB 52 consultations as specified in the regulations.

1.1 – Proposed Project and Location

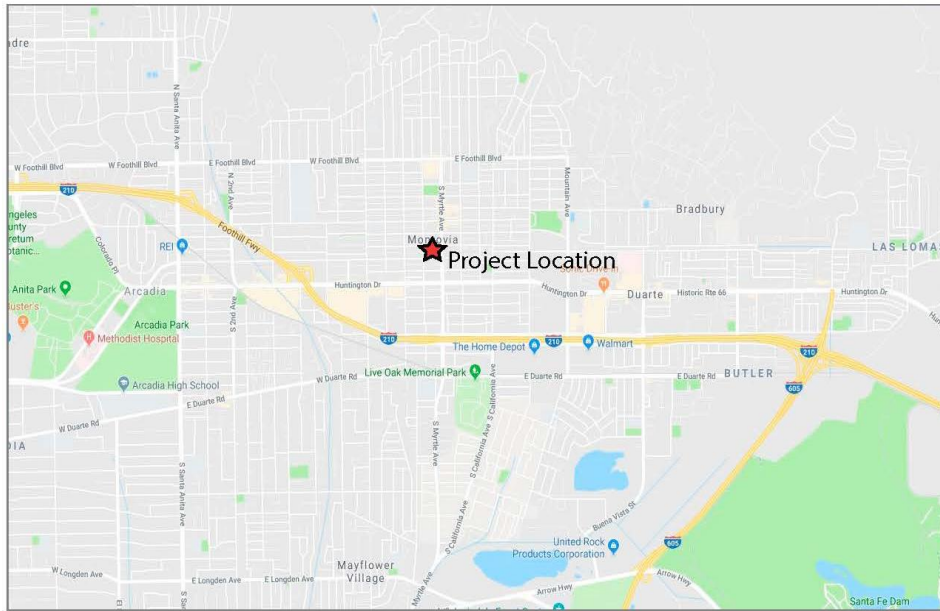
The AvalonBay Communities, Inc. (the “applicant”) is purposes the new construction of a mixed-use retail and multi-family apartment homes on approximately 2.1-acres of land in the City of Monrovia, County of Los Angeles, California (APN: 8508-006-037, -038, -039, -040, -054, and 0-55). As currently conceived, the Avalon Monrovia will consist of a single building containing 154 residential units, 2,921 square feet of ground-floor retail, and a 292-space parking garage on a 2.1-acre site. The residential density is 73.3 dwelling units per acre. Thirteen of the dwelling units are to be reserved for lower-income residents, and a density bonus has been applied pursuant to the State Density Bonus Law as chaptered in Government Code Section 65915. For purpose of this report, all project components will collectively be referred to as the “Study Area”, unless otherwise noted.

The Study Area is a 2.1-ace parcel of developed land, with three existing commercial buildings constructed between 1925 and 1984. The site is situated within a commercial and light industrial setting located in the City of Monrovia, Los Angeles County, California (Figure 1, Regional and Vicinity Map). It is located approximately 0.51-miles north of Interstate 210 (I-210). The block is bounded by Primrose Avenue to the west, Myrtle Avenue to the east, Chestnut Avenue to the south, and Walnut Avenue to the north. A 16-foot-wide alley connecting Myrtle Avenue and Primrose Avenue bisects the site and was vacated by the City in 2017. A parcel map will be recorded to merge six lots into a single development parcel. The Study Area is depicted in United States Geological Survey (USGS) 7.5’ topographic maps of Mt. Wilson and Azusa, California, topographic quadrangle in portions of Unsectioned Township 1 North, Range 11 West (see Figure 2, USGS Topographic Map). The Study Area is bound in all four directions by light industrial complexes, warehouse facilities, commercial office buildings, retail space, and multi-family apartment units.

⁴ California Public Resources Code Section 21074

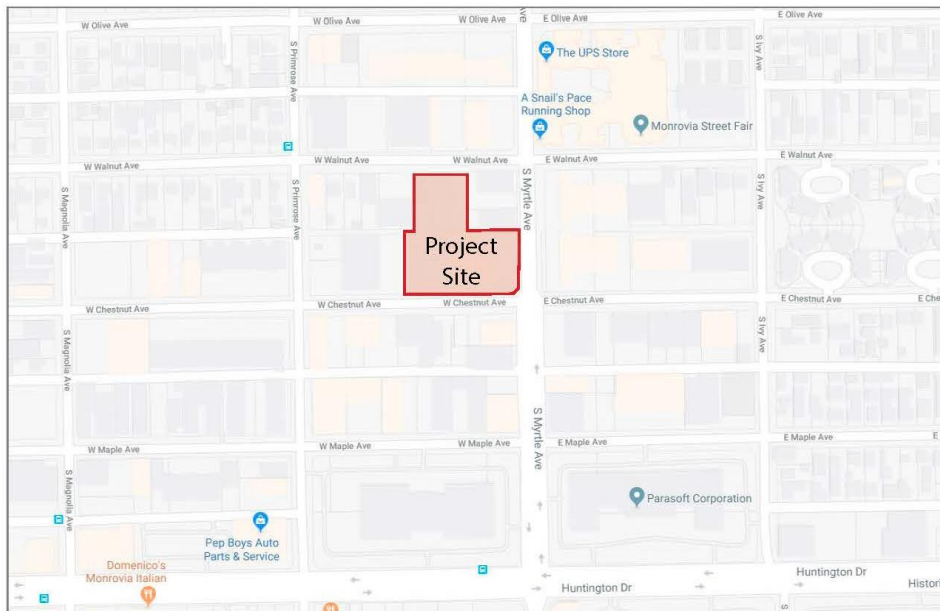
⁵ California Public Resources Code Section 21080.3.1

Figure 1 Regional and Vicinity Map



Source: Google Maps 2018

Regional



Source: Google Maps 2018

Vicinity



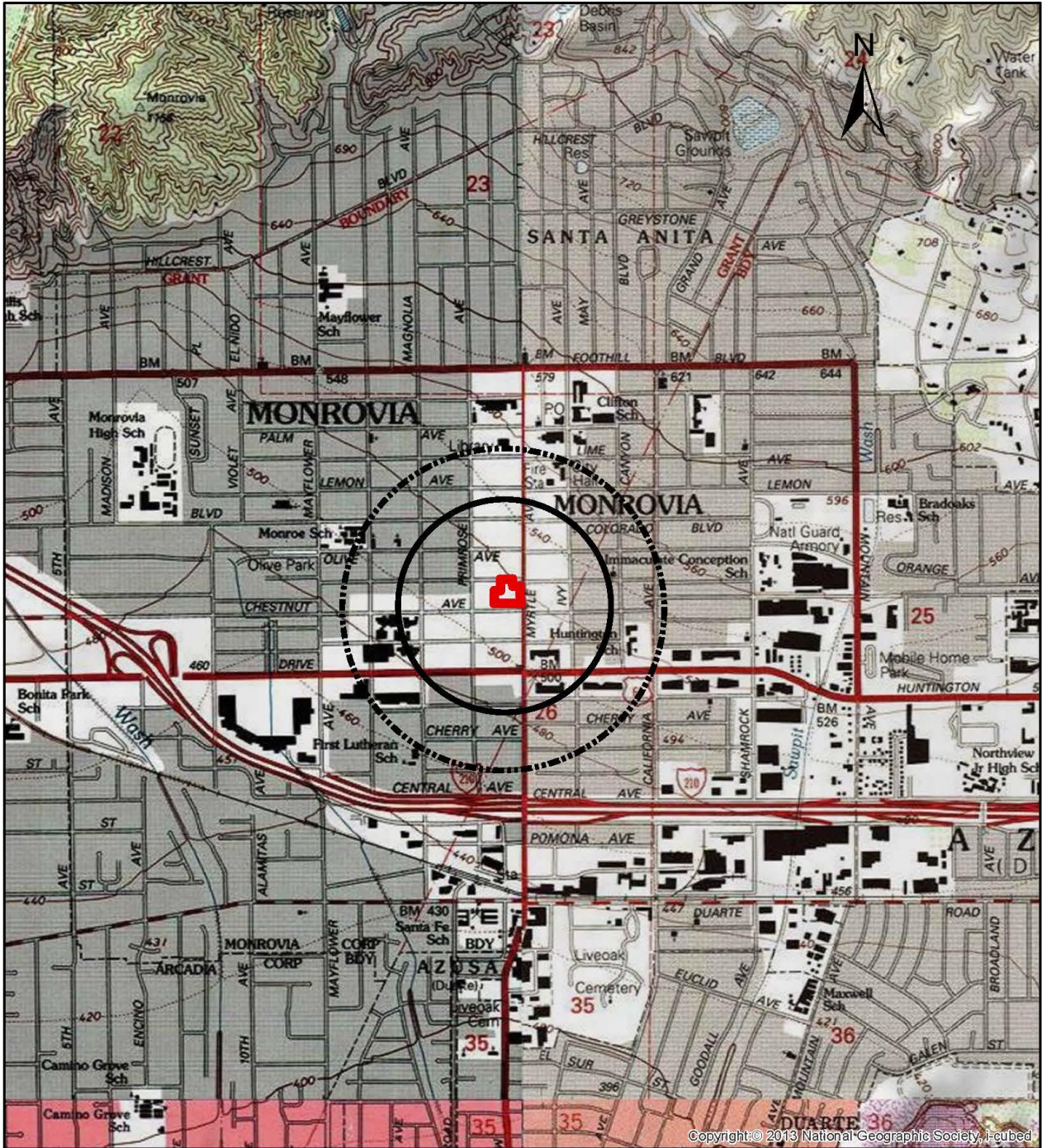
Figure 1 Regional and Vicinity Map

Avalon Bay Monrovia Project
City of Monrovia, Los Angeles County, California

<http://www.migcom.com> • 951-787-9222



Figure 2 USGS Topographic Map



Copyright: © 2013 National Geographic Society, i-cubed

Legend

- Project Site
- 0.5 Mile Buffer
- 1 Mile Buffer



Avalon Monrovia Project

Mt. Wilson 1966 (1998) & Azusa 1996 (1972)
 USGS 7.5 Quadrangle
 Section: Unsectioned
 Township: 1 North
 Range: 11 West
 Scale: 1:24,000

1.2 – Scope of Study and Personnel

MIG conducted a Phase I Cultural Resources Assessment of the Study Area from January 10 through February 7, 2018 to identify potential impacts to cultural resources (including archaeological, historical, and paleontological resources) and to develop mitigation measures to avoid, reduce, or mitigate potential impacts to resources for the purpose of complying with CEQA and local cultural resource guidelines. The scope of work for this assessment included a cultural resources records search through the CHRIS-SCCIC, a Sacred Lands File (SLF) search through the Native American Heritage Commission (NAHC) and a paleontological resources records search through the NHMLAC, eligibility evaluations for the resources identified within the Study Area, impact analyses, and the recommendations of additional work and mitigation measures, if necessary. The assessment was managed, and this report compiled by Mr. Christopher Purtell, M.A., RPA. The record searches were conducted by Mr. Purtell. Qualifications of key personnel are provided in Appendix A.

2.0 ENVIRONMENTAL SETTING

The Study Area is a 2.1-acre parcel located at the corner of West Chestnut Avenue and South Myrtle Avenue in the City of Monrovia, County of Los Angeles, California. The Study Area is located within an urbanized area and bound in all four directions by light industrial complexes/warehousing facilities, commercial buildings, and multi-family apartment units. The elevation within the Study Area is approximately 518 feet above mean sea level (MSL). The topography of the Study Area is characterized as flat with a gentle slope towards the southwest.⁶ Historical aerial photographs (1952-2012) and Historical Topographic map (1928) show that the project Area to be highly disturbed, with on-going and continuous commercial activities occurring from at least 1928 to the present.⁷ The Study Area is geologically mapped has surficial deposits of younger Quaternary Alluvium, derived as alluvial fan deposits from the San Gabriel Mountains to the north. (McLeod 2018)

⁶ California Environmental. January 2017. Environmental Site Assessment-Phase I and Screening Subsurface Assessment-Phase II: Proposed Mixed-Use Development APN's 8505-006-037, -038, -039, -040, -054, and -055 Approximately 1.95 Acres 815 & 825 South Myrtle Avenue 120 & 126 West Walnut Avenue Monrovia, California 91016. Prepared by California Environmental, Agoura Hills, California 91301; prepared for AvalonBay Communities, Los Angeles, California 90025.

⁷ Historic Aerials. 1999-2018. Nationwide Environmental Title Research LLC. Electronically available at: <https://www.historicaerials.com/viewer>

This Page Intentionally Left Blank

3.0 METHODS

3.1– Cultural Resources Records Search

On January 23, 2018, Mr. Purtell conducted a records search of the Study Area at the CHRIS-SCCIC. The records search included a review of all recorded archaeological and historical resources within a one-half mile radius of the Study Area, as well as a review of cultural resource reports and historic topographic maps on file. In addition, MIG reviewed the California Points of Historical Interest (CPHI), the California Historical Landmarks (CHL), the California Register, the National Register, and the California State Historic Resources Inventory (HRI) listings. The purpose of the records search is to determine whether or not previously recorded archaeological or historical resources exist within the Study Area that require evaluation and treatment. The results also provide a basis for assessing the sensitivity of the Study Area for additional and buried cultural resources.

3.2— Sacred Lands File Search and Native American Consultation

On January 11, 2018, Mr. Purtell commissioned a Sacred Lands File (SLF) records search of the Study Area through the NAHC. Results of the SLF records search provided information as to the nature and location of additional prehistoric or Native American resources to be incorporated in the assessment whose records may not be available at the CHRIS-SCCIC.

3.3– Paleontological Resources Records Search

On January 11, 2018, Mr. Purtell commissioned a paleontological resources records search through the Vertebrate Paleontological Department of the Natural History Museum of Los Angeles County in Los Angeles, California. This institution maintains files of regional paleontological site records as well as supporting maps and documents. This records search entailed an examination of current geologic maps and known fossil localities inside and within the general vicinity of the Study Area. The objective of the records search was to determine the geological formations underlying the Study Area, whether any paleontological localities have previously been identified within the Study Area or in the same or similar formations near the Study Area, and the potential for excavations associated with the Study Area to encounter paleontological resources. The results also provide a basis for assessing the sensitivity of the Study Area for additional and buried paleontological resources.

This Page Intentionally Left Blank

4.0 RESULTS

4.1– Cultural Resources Records

Results of the records research conducted at the CHRIS-SCCIC indicate that no archaeological resources (prehistoric and historic) exist within the project boundaries, However, there is one historic archaeological site (P19-004454: trash scatter) and five historic buildings (P-19-179365, P-19-187710, P-19-187711, P-19-187712, and P-19-188268) located within a one half-mile radius of the Study Area (see Table 1 Previously Recorded Cultural Resources within the Study Area). None of these cultural (archaeological and historic) resources will be impacted by the proposed project.

Table 1 Previously Recorded Cultural Resources within the Study Area

Resource No.	Resource Type	Description	NRHP Eligibility	CRHR Eligibility	Distance from the Project Site
CA-LAN-004454H P19-004454	Historic Site	The historic trash dump consists of three historic patinated glass shards and a single shard of white bodied dinner ware. No markings were visible on the shards. Field analysis was unable to determine exact historic dates for the artifacts.	Not Eligible	Not Eligible	1/3 of a mile to the northeast
P-19-179365	Historic Building	The historic building is a two-story Queen Anne residence that was owned by Mr. Stewart Wilson and was built in 1887. The outstanding architectural features are the four prominent bays which protrude from the upper story; each is topped by a shingled gable with wide barge boards decorated with cut-out designs.	Not Eligible	Not Eligible: *Potential City Historic Landmark	½ mile to the northwest
P-19-187710	Historic Building	The historic building is a one-story industrial building constructed of concrete block and bricks that possesses Streamline Modern Style characteristics. The building was constructed by W.H. McCune between 1944-1946.	Not Eligible	Not Eligible	.08 miles to the south
P-19-187711	Historic Building	The historic building is a one-story factory/light manufacturing structure, constructed of concrete blocks, has a concrete foundation, and was built in 1953.	Not Eligible	Not Eligible	.08 miles to the south
P-19-187712	Historic Building	The historic building is a one-story industrial structure constructed of concrete block and wood frame by J.P. Daniel, General Contractor in 1922.	Not Eligible	Not Eligible	.06 miles to the southeast
P-19-188268	Historic Building	The historic building is a rectangular shaped, two-story masonry commercial structure built in 1940.	Not Eligible	Not Eligible	1/3 of a mile to the north

KEY:

NRHP = National Register for Historic Places

CRHR = California Register for Historic Resources

*Potential Historic Landmarks = City of Monrovia Historic Preservation⁸

⁸ City of Monrovia. Historic Preservation: Potential Historic Landmarks. Electronically available at: <http://www.cityofmonrovia.org/home/showdocument?id=1302>

The results of the record search indicate that no cultural resource studies/reports have been previously conducted within the proposed project area. However, there has been one cultural resource study/report (LA-08136) previously conducted adjacent to the proposed project area and seven cultural studies/reports that have been previously conducted within a one-half mile radius of the Study Area (see Table 2 Previously Conducted Cultural Reports within the Study Area). These studies were performed for the construction of six cell towers and facilities, the General Plan, and a redevelopment project. These studies were conducted between 1996 and 2012. A brief description of the one previously recorded cultural study/report conducted adjacent to the Study Area is provided below.

Table 2 Previously Conducted Cultural Reports within the Study Area

Report Number	Year	Report Title	Study	Authors
LA-06692	2001	Cultural Resources Assessment AT&T Wireless Facility No. D442.2 Los Angeles County, California.	Construction of a new cell tower and facilities	Duke, Curt
LA-06859	1996	Arcadia General Plan.	City General Plan	LSA Associates, Inc.
*LA-08136 Adjacent to the Project Site.	2004	Results of the Cultural Resources Due Diligence for the Neff Block and the Fascia Block Redevelopment Project in the City of Monrovia, Los Angeles County, California.	Redevelopment Assessment	McLean, Deborah K
LA-09424	2008	Cultural Resources Study of the Wine of the Month Club Project Royal Street Communications Site No. LAC2309C 114 Lime Ave. Monrovia, Los Angeles County, California.	Construction of a new cell tower and facilities	Supernovic, Dana, E.
LA-10273	2009	Cultural Resources Search and Site Visit Results for AT&T Mobility, LLC, Facility Monrovia PD (USID 166459), 140 ½ East Lime St., Monrovia, Los Angeles County, California.	Construction of a new cell tower and facilities	Bonner, Wayne, H.
LA-10496	2000	Cultural Resources Assessment for AT&T Wireless Services Facility Number C887-1, County of Los Angeles, California.	Construction of a new cell tower and facilities	Duke, Curt
LA-10526	2003	Historic Property Survey Report for Verizon Wireless Telecommunications Tower Site: Primrose, Monrovia, Los Angeles County, California.	Construction of a new cell tower and facilities	Erikson, Kristen
LA-11531	2012	Results of a Phase I Archaeological Study for Proposed AT&T Wireless Telecommunications Site SV0074 Located at 1333 Mayflower Avenue, Monrovia, California 91016.	Construction of a new cell tower and facilities	Wlodarski, Robert

LA-08136: This study was conducted in 2004 and documents the results of the Cultural Resources Due Diligence in support of the proposed Neff Block and Facia Block Redevelopment Project in the City of Monrovia. The due diligence cultural assessment included a historic building evaluation, a CHRIS-Record Search, archival research, and a site visit of the approximately 7.5-acre project area. The results of these investigations indicate that there are no known archaeological (prehistoric or historic) resources within the proposed project boundaries and that none of the buildings were historic. The report concluded that because no cultural resources work has been previously conducted within the

project area, there is potential to encounter buried archaeological resources during construction. The author recommends that any ground disturbance associated with the project be monitored by a qualified archaeologist.⁹

4.2 Sacred Lands File Search and Native American Consultation

The NAHC SLF records search results (received January 11, 2018) revealed that no known “Native American cultural resources” in the SLF database within the project site or within a one-mile radius of the Study Area.¹⁰ The NAHC records search results are provided in Appendix B of this report.

4.3 – Paleontological Resources Records Search

Results of the paleontological resources records search through the NHMLAC indicate that no vertebrate fossil localities from the NHMLAC records have been previously recorded within the Study Area or within a one-mile radius (McLeod 2018).¹¹ The closet fossil locality to the Study Area is LACM (CTI) 342 (Turkey and Mammoth), which is located within a 12-mile radius of the Study Area and was discovered within the same sedimentary deposits at depths that extend into the Study Area (see Table 3 Vertebrate Fossil Localities in the Vicinity of the Study Area). The paleontological resources records search results letter from the NHMLAC is provided in Appendix C of this report.

Table 3 Vertebrate Fossil Localities in the Vicinity of the Study Area

Locality Number and Approximate Location	Taxa	Common Name
LACM (CIT) 342 is located off Eagle Rock Boulevard just south of York Boulevard in the City of Eagle Rock	<i>Parapavo californicus</i> <i>Mammuthus</i>	Turkey Mammoth

Nevertheless, the results of the literature review and the search at the NHMLAC indicate that the Study Area is underlain by older Quaternary deposits found at varying depths that may well contain significant vertebrate fossils (McLeod 2018). Excavations that extend down into older sedimentary deposits may well uncover significant vertebrate fossil remains and therefore should be closely monitored to quickly and professionally collect any vertebrate fossil remains without impeding development (McLeod 2018). As a result of these findings, recommended mitigation measures are provided in Section 7 to reduce potentially significant impacts to previously undiscovered paleontological resources and/or unique geological features that may be accidentally encountered during project implementation to a less than significant level.

4.4 – Pedestrian Survey

On January 23, 2018, MIG’s Cultural Resources Director/Senior Archaeologist Christopher Purtell, M.A., RPA conducted a cultural resources field survey of the proposed project site. The results of the field survey indicated that no archaeological artifacts or cultural resources (prehistoric or historic) were discovered or recorded during the course of the field survey (see Figure 3 and 4 Photographs). However, there is one historic building/structure (a light industrial manufacturing building) located at 815 South Myrtle Avenue that is 45 years old or older (built in 1925) (APN: 8505-

⁹ LSA. 1, June 2004. Results of the Cultural Resources Due Diligence for the Neff Block and Facia Block Redevelopment Project in the City of Monrovia, Los Angeles County, California. Report prepared by LSA, Irvine, California 92614-4731; prepared for M. Gilliam, Costa Mesa, California, 92627. Report on file at the South Costal Central Information Center, California State University, Fullerton.

¹⁰ Totton, Gayle, Native American Heritage Commission, Sacramento, CA. 9, January 11 ,2018. Letter response in support of the Square Stations Specific Plan Project to Chris Purtell, MIG, Inc., Riverside, CA.

¹¹ McLeod, Samuel, Natural History Museum of Los Angeles County, Vertebrate Paleontology Section. 24, January 2018. Letter Report in support of the Avalon Bay Monrovia Project to Chris Purtell, MIG, Inc. Riverside, CA.

006-037) that would be directly and adversely impacted by the proposed project survey (see Figure 3 Photographs, Photograph 1).

Additionally, adjacent to the project boundaries and next door to 815 South Myrtle Avenue is a commercial office building located at 801 South Myrtle Avenue, which is also 45 years old or older (built in 1918) (APN: 8505-006-006) that could be indirectly impacted by the proposed project (see Figure 3 Photographs, Photograph 2).

Figure 3 Photographs



Photograph 1: 815 S. Myrtle Avenue, view towards the west



Photograph 2: 801 S. Myrtle Avenue, view towards the west

Notes and photographs were taken of each building so that they could be evaluated to determine whether they were eligible for listing in the NRHP, the CRHR, or as a City Historic Landmark. Finally, the commercial building located within the project site at 825 South Myrtle Avenue was constructed in 1984 and is less than 45 years old; therefore, it is not a historic resource per CEQA regulations and was not evaluated for this report.

4.4.1 – Other Study Area Conditions

The project site is situated within a developed urbanized mixed-use area that has both light industrial and commercial buildings, retail space (north, south, and west), and a multi-family high-rise apartment unit located at the eastern corner of Myrtle and Walnut Avenues. The project site is divided into two sections (northern and southern) by a paved public right-of-way (alley) that runs along an east/west direction from Myrtle Avenue on the east and to Primrose Avenue on the west. The project site is occupied by three commercial buildings (APN: 8505-006-036, -037, -038, and -054), with associated parking lots, modern maintained and manicured perimeter landscaping, sidewalks, and street lighting. The project site contains no open spaces or vacant land within its boundaries. The buildings located at 825 South Myrtle Avenue (Tanner Research, Inc.) and at 126 West Chestnut Avenue (K. Short, Inc.) are of a modern design and construction, built in 1984 and in 1975, and do not meet the criteria as historic resources pursuant to CEQA Section 15064.5; therefore, they were not evaluated for this report.

Figure 4 Photographs



Photograph 3: 825 S. Myrtle Avenue, view towards the west.



Photograph 4: 126 W. Chestnut Avenue, view towards the south



Photograph 5: Project Site, view towards the north



Photograph 6: Project Site, view towards the north



Photograph 7: Project Site, view towards the east



Photograph 8: Project Site, view towards the south



Photograph 9: Alley, view towards the east



Photograph 10: The back of 815 S. Myrtle Avenue, view towards the east



Photograph 11: 815 S. Myrtle Avenue storage yard, view towards the northwest

4.5 – Tribal Cultural Resources

The results of the records research compiled from the CHRIS-SCCIC and the Scared Lands File Search (commissioned through the NAHC) failed to indicate known TCR within the project boundaries or within a one-half mile radius of the Study Area as specified in PRC Sections 210741, 5020.1(k), or 5024.

Although there was no indication of known TCRs within the project site or within a one-half mile radius of the Study Area, AB 52 (Gatto, 2014) is clear in stating that it is the responsibility of the Public Agency (e.g. Lead Agency) to consult with Native American Tribes early in the CEQA process to allow tribal governments, lead agencies, and project proponents to discuss the appropriate level of environmental review, identify and address potential adverse impacts to TCRs, and to reduce the potential for delay and conflict in the environmental review process (see PRC Section 2108.3.2). Specifically, government-to-government consultation may provide “tribal knowledge” of the Study Area that can be used in identifying TCR’s that cannot be obtained through other investigative means. Additionally, it is anticipated that during the application process the Lead Agency will notify the tribes of the Avalon Bay Monrovia Project and will commence AB 52 consultations as specified in the regulations.

This Page Intentionally Left Blank

5.0 EVALUATION

Evaluation of cultural resources is determined by conducting an “evaluation” of a resource’s eligibility for listing in the California Register, determining whether it qualifies as a “unique archaeological resource,” and determining whether the resource retains integrity. This is achieved by applying the California Register criteria (including criteria for a “unique archaeological resource”). If a resource is determined eligible for listing in the California Register or qualifies as a “unique archaeological resource” and retains integrity, then the resource is considered an archaeological resource and/or a historical resource pursuant to CEQA Guidelines Section 15064.5 and any substantial adverse change to the resource is considered a significant impact on the environment. The CEQA guidelines do not provide criteria to evaluate paleontological resources.

5.1 – Archaeological Resources

As discussed previously in Section 4, no known archaeological resources from the SCCIC records were recorded within the project site, and there is one historic archaeological resource located within a one-half mile radius of the Study Area. The historic archaeological (P-19-004454: trash dump) site will not be impacted by the proposed project; therefore, no evaluation of archaeological resources is necessary.

5.2 – Historical Resources

As discussed previously in Section 4, no known historical resources from the SCCIC records were recorded within the project boundaries, and five historic buildings/structures (P-19-179365, P-19-187710, P-19-187711, P-19-188268, and P-19-188268) are located within a one half-mile radius of the Study Area. None of these historic structures will be impacted by the proposed project.

However, archival research indicates that the light manufacturing building located at 815 South Myrtle Avenue is 45 years old or older (built in 1925) and would be directly impacted (demolished) by the proposed project (APN: 8508--006-037). Additionally, adjacent to and next door to the project boundary is a commercial office building, located at 801 South Myrtle Avenue, which is also 45 years old or older (built in 1918) that could be indirectly impacted by the proposed project (APN: 8505-006-006). Since both of these buildings are 45 years old or older, they require an evaluation as historic site to determine if these structures are eligible for listing in the NRHP, the CRHR, or Local Register. An evaluation of the historic buildings is outlined below.

5.2.1 – Architectural Description

The building at 815 South Myrtle Avenue is a commercial building. It sits on a rectangular site situated between West Walnut Avenue and West Chestnut Street. The structure is freestanding and is on the southwest corner of the lot, with the main entrance facing South Myrtle Avenue. Today, the building serves as a metal fabrication facility; the area surrounding the area is paved sidewalks, streets, commercial and light industrial buildings, and a public alley (vacated by the City) that is situated on the southside of the building. The area west of the building is open and is used as a paved open-air storage yard.

The structure is a vernacular one-story corrugated steel building. It is rectangular shaped, with the short edge facing Myrtle Avenue and the long edge runs along a parallel axis to the west. There are two street entrances with two corrugated metal doors facing Myrtle Avenue. The back of the building is open with a large L-shaped open-air storage yard that measures approximately 154 feet long by 117 feet wide that is accessed through a driveway on Chestnut Avenue.

The main façade is characterized by the use of two materials: corrugated steel and a composite plastic or fiberglass material made to look like concrete cinder block. The corrugated metal façade continues on both sides of the building and the roof. A series of windows are pane in steel framing, with steel meshed security wire affixed to the exterior that wraps around the south and east of the building. The north side of the building has no windows or doors. The overall condition of the building is good. Given the material, there are several instances of dented walls, especially in the front façade facing Myrtle Avenue and areas of rust above grade level.



Figure 3 Photographs

Photograph 1: 815 South Myrtle Avenue, view towards the west

5.2.2-Evaluation

Criterion A/1 – Event

815 South Myrtle Avenue does not appear to be individually eligible for listing on the National Register under Criterion A or the California Register under Criterion 1 for association with events that have made a significant contribution to the broad patterns of local, state, or national history. Archival research failed to uncover any significant contribution to social, political, and economic trends that were occurring in Monrovia or in the region during the era such that it would be individually eligible for listing on the National Register or California Register.

Criterion B/2 – Person

815 South Myrtle Avenue does not appear to be individually eligible for listing on the National Register under Criterion B or the California Register 2 for resources that are associated with the lives of persons significant in history. Although the building is associated with a local person of interest (Mr. Herb Smith),¹² there is no indication that any figure of historical importance is associated with this building (see Appendix D Newspaper articles).

Criterion C/3 – Design/Construction

815 South Myrtle Avenue does not appear to be individually listed on the National Register under Criterion C or the California Register under Criterion 3. The design of 815 South Myrtle Avenue follows a utilitarian style, with characteristics common to industrial/commercial buildings in the early twentieth century. Modifications to the front of the building have masked its original appearance, and it does not retain sufficient integrity. Corrugated steel

¹² *Arcadia Tribune*. 22, April 1976. "Herb Smith and Monrovia To Celebrate 90 Years Together". Available at Newspaper.com

construction was widely used and often mass produced; this building does not embody distinctive characteristics of a particular type, period or method of construction. It does not reach individual significance that would make it eligible for listing on the National Register or California Register.

Criterion D/4 – Information Potential

Criterion D/4 is typically related to archeological resources rather than built resources. When Criterion D/4 does relate to built resources, it is for cases when the building itself is the principal source of important construction-related information. Based on historic research, this criterion is not applicable to 815 South Myrtle Avenue.

5.2.3– Evaluation

The building at 815 South Myrtle retains integrity. It remains in its original location, design, and setting. The original building material is intact and appears to have undergone little change, other than its front façade, since its construction in 1925. However, there is little contribution of workmanship, feeling, or association of this building. Although it does maintain integrity, it is not sufficient for eligibility.

5.2.4 – Character Defining Features

For a property to be eligible for designation, the essential physical features that enable a property to convey its historic identity must be typically evident. To be eligible, a property must clearly contain enough of those characteristics, and the features must retain a sufficient degree of integrity. Character can be expressed in terms such as form, proportion, structure, plan, style or materials. The character defining features of 815 South Myrtle Avenue are:

- Rectangular plan
- Corrugated steel construction
- Partial composite cinder block front façade
- Series of window in steel framing, with steel meshed security wires affixed to the exterior that wraps around the south and east of the building

The building at 815 South Myrtle Avenue does not appear to reach the level of significance to be in the National Register for Historic Places or the California Register of Historical Resources. The City of Monrovia maintains a local register, and 815 South Myrtle Avenue is not listed on City's register. 815 South Myrtle Avenue is not a historic resource for the purposes of CEQA. Therefore, the proposed project would result in no adverse change in the significance of a historical resource, as defined in Section 15064.5

5.2.5- Architectural Description

The building at 801 South Myrtle Avenue is a commercial office building that has been seismic retrofitted, exhibiting a pitched roof façade. It sits on a rectangular site at the southwest corner of Walnut Avenue and South Myrtle Avenue. The structure is freestanding, with its main entrance facing South Myrtle Avenue. Sanborn Insurance Maps (1927-1960) indicate that the building was used by Southern California Edison as garage until the 1960s, was subsequently used as a steel fabrication shop and was finally converted into office space sometime after 1960. Today, the building serves as the offices for Courtney Le Architects, Inc., an architectural and building design firm.¹³ The area surrounding the building is paved with sidewalks, streets, and commercial and light industrial buildings. The building's parking lot is situated on its south side of the building and butts up against the historic building located 815 South Myrtle Avenue.

The structure is a one-story brick and mortar building. The property is a heavily altered, single-story brick commercial/industrial site. The building has a rectangular plan with an arched truss roof and stepped parapet. The walls are clad in a non-original stucco and feature a decorative brick trim which lines the bulkhead, cornice, and parapet edge. Rectangular and triangle-shaped reliefs lined in brick are located on the parapet walls. Fenestration on the east-

¹³ Sanborn Insurance Maps 1927-1960. Monrovia, California.

facing façade includes a modern glass door flanked by sidelights with a transom and two large fixed windows. The remaining elevations feature similar fenestration covered by modern canvas awnings. The property is situated on a level lot, landscaped with small bushes and trees.

The structure is a one-story brick and mortar building with a stucco façade on two sides. It is rectangular shaped, with the short edge facing Myrtle Avenue and the long edge runs a long east-west parallel along Chestnut Avenues to the west. There appears to be three entrances to the building: one street entrance facing Myrtle Avenue, another entrance access through southside parking lot and third entrance is located on Chestnut Avenue. There are two driveways, one on South Myrtle Avenue and another driveway on Chestnut Avenue.

The main façade is characterized by the use of two materials: red brick and stucco. The stucco façade continues along the east and north sides of the building along Myrtle Avenue (east) and along Chestnut Avenue (north). The south and west sides of the building is exposed red brick.

The property is a heavily altered, single-story brick commercial/industrial. It has a rectangular plan with an arched truss roof and stepped parapet. The walls are clad in a non-original stucco and feature a decorative brick trim which line the bulkhead, cornice and parapet edge. Rectangular and triangle-shaped reliefs lined in brick are located on the parapet walls. Fenestration on the west-facing façade includes a modern glass door with flanked by sidelights with transom and two large fixed windows. The remaining elevations feature similar fenestration covered by modern canvas awnings. The property is situated on a level lot, landscaped with small bushes and trees and faces South Myrtle Avenue.



Figure 3 Photographs

Photograph 2: 801 South Myrtle Avenue, view towards the west

5.2.6-Evaluation

Criterion A/1 – Event

801 South Myrtle Avenue does not appear to be individually eligible for listing on the National Register under Criterion A or the California Register under Criterion 1 for association with events that have made a significant contribution to the broad patterns of local, state or national history. Archival research failed to uncover any significant contribution to social, political, and economic trends that were occurring in Monrovia or in the region during the era such that it would be individually eligible for listing on the National Register or California Register.5.2.

Criterion B/2 – Person

801 South Myrtle Avenue does not appear to be individually eligible for listing on the National Register under Criterion B or the California Register 2 for resources that are associated with the lives of persons significant in history; there is no indication that any figure of importance is associated with this building.

Criterion C/3 – Design/Construction

801 South Myrtle Avenue does not appear to be individually listed on the National Register under Criterion C or the California Register under Criterion 3. The design of 801 South Myrtle Avenue follows a storefront style, with characteristics common to commercial enterprise in the early twentieth century. Modifications to the building have masked its original appearance, and it does not retain sufficient integrity. Alternations to the buildings window frames and windows, entrance doors, awnings, and stucco façade do not embody distinctive characteristics of a particular type, period, or method of construction. It does not reach individual significance that would make it eligible for listing on the National Register or California Register.

Criterion D/4 – Information Potential

Criterion D/4 is typically related to archeological resources rather than built resources. When Criterion D/4 does relate to built resources, it is for cases when the building itself is the principal sources of important construction-related information. Based on historic research, this criterion is not applicable to 801 South Myrtle Avenue.

5.2.7– Evaluation

The building at 801 South Myrtle remains in its original location, design, and setting. The original building material has undergone change since its construction in 1918. However, there is little contribution of workmanship, feeling, or association of this building. Although it does maintain some integrity, it is not sufficient for eligibility.

5.2.8 – Character Defining Features

For a property to be eligible for designation, the essential physical features that enable a property to convey its historic identity must be typically evident. To be eligible, a property must clearly contain enough of those characteristics, and the features must retain a sufficient degree of integrity. Character can be expressed in terms such as form, proportion, structure, plan, style, or materials. The character defining features of 801 South Myrtle Avenue are:

- Rectangular plan
- Brick and mortar construction
- Partial stucco front and northside façade
- Series of window doors, and awnings in aluminum frames affixed to the exterior that wraps around the north, south and west sides of the building.

City's register. 801 South Myrtle Avenue is not a historic resource for the purposes of CEQA. Therefore, the proposed project would result in no adverse change in the significance of a historical resource as defined in Section 15064.5.

5.3 – Paleontological Resources

As discussed previously in Section 4, no known vertebrate fossil localities from the NHMLAC database have been previously identified within the Study Area or within a one-mile radius. However, one previously recorded fossil locality (LACM (CIT) 342) has been identified within a 12.5-mile radius of the Study Area that was discovered within the same sedimentary deposits at depths that extend into the Study Area (McLeod 2018).¹⁴

¹⁴ McLeod, Samuel, Natural History Museum of Los Angeles County, Vertebrate Paleontology Section. 24, January, 2018. Letter Report in support of the Avalon Bay Monrovia Project to Chris Purtell, MIG, Inc. Riverside, CA.

Nevertheless, the results of the literature review and the search at the NHMLAC indicate that the Study Area is underlain by older Quaternary deposits found at varying depths that may well contain significant vertebrate fossils (McLeod 2018). Excavations that extend down into older sedimentary deposits, may well uncover significant vertebrate fossil remains and therefore should be closely monitored to quickly and professionally collect any vertebrate fossil remains without impeding development (McLeod 2018). As a result of these findings, recommended mitigation measures are provided in Section 7 to reduce potentially significant impacts to previously undiscovered paleontological resources and/or unique geological features that may be accidentally encountered during project implementation to a less than significant level.

5.4 – Tribal Cultural Resources

As discussed in Section 4, the results of the records research compiled from the CHRIS-SCCIC and a Sacred Lands File Search commissioned through the NAHC failed to indicate known TCR within the Study Area as specified in PRC Section 210741, 5020.1(k), or 5024.1. Despite the heavy disturbances of the Study Area that may have displaced or submerged archaeological resources relating to TCRs on the surface, it is possible that intact tribal cultural resources exist at depth. As a result, recommended mitigation measures are provided in Section 7 to reduce potentially significant impacts to previously undiscovered archaeological resources relating to TCRs that may be accidentally encountered during project implementation to a less than significant level.

Although there was no indication of known TCRs within the project site or within a one-mile radius of the Study Area, AB 52 (Gatto, 2014) is clear in stating that it is the responsibility of the Public Agency (e.g. Lead Agency) to consult with Native American tribes early in the CEQA process to allow tribal governments, lead agencies, and project proponents to discuss the appropriate level of environment review, identify and address potential adverse impacts to TCRs, and reduce the potential for delay and conflict in the environmental review process (see PRC Section 2108.3.2). Specifically, government-to-government consultation may provide “tribal knowledge” of the Study Area that can be used in identifying TCRs that cannot be obtained through other investigative means. Additionally, it is anticipated that during the application process the Lead Agency will notify the tribes of the Avalon Monrovia Specific Plan (proposed project) and will commence AB 52 Consultations as specified in the regulations.

6.0 IMPACTS/EFFECTS ANALYSIS

6.1 – ARCHAEOLOGICAL RESOURCES

Results from the CHRIS-SCCIC indicated that no previously recorded archaeological resources have been identified within the Study Area. Therefore, despite the heavy disturbances of the Study Area that may have displaced archaeological resources on the surface, it is possible that intact archaeological resources exist at depth. As a result, recommended mitigation measures are provided in Section 7 to reduce potentially significant impacts to previously undiscovered archaeological resources that may be accidentally encountered during project implementation to a less than significant level.

6.2 – HISTORICAL RESOURCES

Results from the CHRIS-SCCIC identifies no previously recorded historical resources within the project boundaries and five historic buildings/structures (P-19-179365, P-19-187710, P-19-187711, P-19-188268, and P-19-188268) located within a one half-mile radius of the Study Area. None of these historic structures will be impacted by the proposed project.

However, archival research indicates that the light manufacturing building located at 815 South Myrtle Avenue is 45 years old or older (built in 1925) and would be directly impacted (demolished) by the proposed project. Additionally, adjacent to and next door to the project boundary is a commercial office building located at 801 South Myrtle Avenue, which is also 45 years old or older (built in 1918) that could be indirectly impacted by the proposed project. Since, both of these buildings are 45 years old or older: they require an evaluation as historic site to determine if these structures are eligible for listing in the NRHP, the CRHR, or Local Register.

Historic Site Evaluation

A historic site evaluation of the existing light manufacturing building located 815 South Myrtle Avenue concluded that the simple utilitarian structure lacked individual distinction and significance and is not eligible for listing on the NRHP or in the CRHR under any of the significance criteria. Additionally, the historic site evaluation of the commercial office building located at 801 South Myrtle Avenue concluded that building lacked both significance and integrity and does not warrant listing in either the NRHP or in the CRHR. Finally, an assessment of the architectural styling, human, and ecological environment conditions existing within the neighborhood, indicate that the proposed project as currently conceived would not cause an indirect impact to the commercial office building located at 801 South Myrtle Avenue. Therefore, the proposed project would result in no adverse change in the significance of a historical resource as defined in Section 15064.5.

6.3 – PALEONTOLOGICAL RESOURCES

Results of the paleontological resources records search through NHMLAC indicate no known vertebrate fossil localities from the NHMLAC database have been previously identified within the Study Area or within a mile radius. However, there is one (1) previously recorded fossil locality (LACM (CIT) 342) located within a 12.5-mile radius of the Study Area that were discovered within the same sedimentary deposits at depths that extend into the Study Area (McLeod 2018).¹⁵

Nevertheless, the results of the literature review and the search at the NHMLAC indicates that the Study Area is underlain by older Quaternary deposits found at varying depths that may well contain significant vertebrate fossils (McLeod 2018). Excavations that extend down into older sedimentary deposits, may well uncover significant vertebrate fossil remains, and therefore, should be closely monitored to quickly and professionally collect any vertebrate fossil remains without impeding development (McLeod 2018). As a result of these findings, recommended mitigation

¹⁵ McLeod, Samuel, Natural History Museum of Los Angeles County, Vertebrate Paleontology Section. 24, January, 2018. Letter Report in support of the Avalon Bay Monrovia Project to Chris Purtell, MIG, Inc. Riverside, CA.

measures are provided in Section 7 to reduce potentially significant impacts to previously undiscovered paleontological resources and/or unique geological features that may be accidentally encountered during project implementation to a less than significant level.

6.4 – TRIBAL CULTURAL RESOURCES

Assembly Bill (AB) 52 specifies that a project that may cause a substantial adverse change to a defined Tribal Cultural Resources (TCR) may result in a significant effect on the environment. AB 52 requires tribes interested in development projects within a traditionally and culturally affiliated geographic area to notify a lead agency of such interest and to request notification of future projects subject to CEQAA prior to determining if a negative declaration, mitigated negative declaration, or environmental impact report is required for a project. The lead agency is then required to notify the tribe within 14 days of deeming a development application subject to CEQA complete to notify the requesting tribe as an invitation to consult on the project. AB 52 identifies examples of mitigation measures that will avoid or minimize impacts to TCR. The bill makes the above provisions applicable to projects that have a notice of preparation or a notice of intent to adopt a negative declaration/mitigated negative declaration circulated on or after July 1, 2015. AB 52 amends Section 5097.94 and adds Sections 21073, 21074, 2108.3.1., 21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3 to the California Public Resources Code (PRC), relating to Native Americans.

The results of the records research compiled from the CHRIS-SCCIC and the Scared Lands File Search (commissioned through the NAHC) failed to indicate known TCR within the project site boundaries or within a one-half mile radius of the Study Area as specified in Public Resources Code (PRC): Sections 210741, 5020.1(k), or 5024. Despite the heavy disturbances of the Study Area that may have displaced or submerged archaeological resources relating to TCRs on the surface, it is possible that intact tribal cultural resources exist at depth. Due to this uncertainty, mitigation measures are included in Section 7 to address any previously undiscovered archaeological resources relating to TCRs encountered during project implementation. Incorporation of mitigation will ensure that potential impacts to buried TCRs are less than significant through requirements for evaluation, salvage, curation, and reporting.

Although there was no indication of known TCRs within the project site or within a one-half mile radius of the Study Area, AB 52 (Gatto, 2014) is clear in stating that it is the responsibility of the Public Agency (e.g. Lead Agency) to consult with Native American tribes early in the CEQA process to allow tribal governments, lead agencies, and project proponents to discuss the appropriate level of environment review, identify and address potential adverse impacts to TCRs, and reduce the potential for delay and conflict in the environmental review process (see PRC Section 2108.3.2).

Specifically, government-to-government consultation may provide “tribal knowledge” of the Study Area that can be used in identifying TCRs that cannot be obtained through other investigative means. Additionally, it is anticipated that during the application process the Lead Agency will notify the tribes of the Avalon Bay Monrovia Project (proposed) and will commence AB 52 Consultations as specified in the regulations.

6.6 – HUMAN REMAINS

No known human remains have been identified from the CHRIS-SCCIC database within a one-mile radius of the Study Area. No human remains were identified during the site survey of the Study Area. However, these findings do not preclude the existence of previously unknown human remains located below the ground surface, which may be encountered during construction excavations associated with the proposed project. Similar to the discussion regarding archaeological resources and TRCs above, it is also possible to encounter buried human remains during construction given the proven prehistoric occupation of the region, the identification of the Santa Anita Wash and the San Gabriel River both located within a two-mile radius of the Study Area. As a result, recommended mitigation measures are provided in the following Section that would reduce potentially significant impacts to previously unknown human remains that may be unexpectedly discovered during project implementation to a less than significant level.

7.0 RECOMMENDED MITIGATION MEASURES

7.1 – Archeological Resources

In the event of the unanticipated discovery of archaeological or cultural resources relating to TCRs during earthmoving operations, the following mitigation measures are recommended to reduce potentially significant impacts to archaeological resources that are accidentally discovered during implementation of the proposed project to a less than significant level.

Mitigation Measure CULT-1: Conduct Archaeological Sensitivity Training for Construction Personnel. The applicant shall retain a qualified professional archaeologist who meets U.S. Secretary of the Interior's Professional Qualifications and Standards to conduct an archaeological sensitivity training for construction personnel prior to commencement of excavation activities. The training session shall be carried out by a cultural resource professional with expertise in archaeology, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. The training session will include a handout and will focus on how to identify archaeological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event, the duties of archaeological monitors, and the general steps a qualified professional archaeologist would follow in conducting a salvage investigation, if one is necessary.

Mitigation Measure CULT-2: Cease Ground-Disturbing Activities and Implement Treatment Plan if Archaeological Resources Are Encountered. In the event that archaeological resources are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 50 feet shall be established around the find where construction activities will not be allowed to continue until a qualified archaeologist has examined the newly discovered artifact(s) and has evaluated the area of the find. Work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by project construction activities shall be evaluated by a qualified professional archaeologist, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. Should the newly discovered artifacts be determined to be prehistoric, Native American Tribes/Individuals should be contacted and consulted, and Native American construction monitoring should be initiated. The applicant and City shall coordinate with the archaeologist to develop an appropriate treatment plan for the resources. The plan may include implementation of archaeological data recovery excavations to address treatment of the resource along with subsequent laboratory processing and analysis.

Mitigation Measure CULT-3: Conduct Periodic Archeological Resources Spot Checks during grading and earth-moving activities in Younger Alluvial Sediments. The applicant shall retain a qualified professional archaeologist, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards to conduct periodic Archaeological Spot Checks beginning at depths below two (2) feet to determine if construction excavations have exposed or have a high probability of exposing archaeological resources. After the initial Archaeological Spot Check, further periodic checks will be conducted at the discretion of the qualified archaeologist. If the qualified archaeologist determines that construction excavations have exposed or have a high probability of exposing archaeological artifacts, construction monitoring for archaeological resources will be required. The applicant shall retain a qualified archaeological monitor, who will work under the guidance and direction of a professional archaeologist, who meets the qualifications set forth by the U.S. Secretary of the Interior's Professional Qualifications and Standards. The archaeological monitor shall be present during all construction excavations (e.g., grading, trenching, or clearing/grubbing) into non-fill younger Pleistocene alluvial sediments. Multiple earth-moving construction activities may require multiple archaeological monitors. The frequency of monitoring shall be based on the rate of excavation and grading activities, proximity to known archaeological resources, the materials being excavated (native versus artificial fill soils), the depth of excavation, and if found, the abundance and type of archaeological resources encountered. Full-time monitoring can be reduced to part-time inspections if determined adequate by the project archaeologist.

Mitigation Measure CULT-4: Prepare Report Upon Completion of Monitoring Services. The archaeological monitor, under the direction of a qualified professional archaeologist who meets the U.S. Secretary of the Interior's

Professional Qualifications and Standards, shall prepare a final report at the conclusion of archaeological monitoring (if required). The report shall be submitted to the applicant, the South Central Coastal Information Center, the City, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures. The report shall include a description of resources unearthed, if any, evaluation of the resources with respect to the California Register and CEQA, and treatment of the resources.

7.2 – Historical Resources

The proposed project would not impact historical resources; therefore, no mitigation measures are recommended.

7.3 – Paleontological Resources

The following mitigation measures have been recommended to reduce potentially significant impacts to paleontological resources as recommended by the NHMLAC to a less than significant level.

Mitigation Measure CULT-6: Conduct Paleontological Sensitivity Training for Construction Personnel. The applicant shall retain a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology, shall conduct a paleontological sensitivity training for construction personnel prior to commencement of excavation activities. The training will include a handout and will focus on how to identify paleontological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event, the duties of paleontological monitors, notification and other procedures to follow upon discovery of resources, and the general steps a qualified professional paleontologist would follow in conducting a salvage investigation if one is necessary.

Mitigation Measure CULT-7: Conduct Periodic Paleontological Spot Checks during Grading and Earth-moving Activities. The applicant shall retain a professional paleontologist who meets the qualifications set forth by the Society of Vertebrate Paleontology, shall conduct periodic Paleontological Spot Checks beginning at depths below six feet to determine if construction excavations have extended into older Quaternary deposits. After the initial paleontological spot check, further periodic checks will be conducted at the discretion of the qualified paleontologist. If the qualified paleontologist determines that construction excavations have extended into the older Quaternary deposits, construction monitoring for paleontological resources will be required. The applicant shall retain a qualified paleontological monitor, who will work under the guidance and direction of a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology. The paleontological monitor shall be present during all construction excavations (e.g., grading, trenching, or clearing/grubbing) into the older Pleistocene alluvial deposits. Multiple earth-moving construction activities may require multiple paleontological monitors. The frequency of monitoring shall be based on the rate of excavation and grading activities, proximity to known paleontological resources and/or unique geological features, the materials being excavated (native versus artificial fill soils), and the depth of excavation, and if found, the abundance and type of paleontological resources and/or unique geological features encountered. Full-time monitoring can be reduced to part-time inspections if determined adequate by the qualified professional paleontologist.

Mitigation Measure CULT-8: Cease Ground-Disturbing Activities and Implement Treatment Plan if Paleontological Resources Are Encountered. In the event that paleontological resources and or unique geological features are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 50 feet shall be established around the find where construction activities shall not be allowed to continue until appropriate paleontological treatment plan has been approved by the applicant and the City. Work shall be allowed to continue outside of the buffer area. The applicant and City shall coordinate with a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology, to develop an appropriate treatment plan for the resources. Treatment may include implementation of paleontological salvage excavations to remove the resource along with subsequent laboratory processing and analysis or preservation in place. At the paleontologist's discretion and to reduce construction delay, the grading and excavation contractor shall assist in removing rock samples for initial processing.

Mitigation Measure CULT-9: Prepare Report Upon Completion of Monitoring Services. Upon completion of the above activities, the professional paleontologist shall prepare a report summarizing the results of the monitoring and

salvaging efforts, the methodology used in these efforts, as well as a description of the fossils collected and their significance. The report shall be submitted to the applicant, the City, the Natural History Museums of Los Angeles County, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures.

7.4 – Human Remains

For components of the proposed project that require excavation activities, the following mitigation measure is recommended to reduce potentially significant impacts to human remains to a less than significant level:

Mitigation Measure CULT-9: Cease Ground-Disturbing Activities and Notify County Coroner If Human Remains Are Encountered. If human remains are unearthed during implementation of the proposed project, the City of Monrovia and the applicant shall comply with State Health and Safety Code Section 7050.5. The City of Monrovia and the applicant shall immediately notify the County Coroner and no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC shall then identify the person(s) thought to be the Most Likely Descendent (MLD). After the MLD has inspected the remains and the site, they have 48 hours to recommend to the landowner the treatment and/or disposal, with appropriate dignity, the human remains and any associated funerary objects. Upon the reburial of the human remains, the MLD shall file a record of the reburial with the NAHC and the project archaeologist shall file a record of the reburial with the CHRIS-SCCIC. If the NAHC is unable to identify a MLD, or the MLD identified fails to make a recommendation, or the landowner rejects the recommendation of the MLD and the mediation provided for in Subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall inter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance.

County, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures.

7.4 – Human Remains

For components of the proposed project that require excavation activities, the following mitigation measure is recommended to reduce potentially significant impacts to human remains to a less than significant level:

Mitigation Measure CULT-9: Cease Ground-Disturbing Activities and Notify County Coroner If Human Remains Are Encountered. If human remains are unearthed during implementation of the proposed project, the City of Monrovia and the Applicant shall comply with State Health and Safety Code Section 7050.5. The City of Monrovia and the Applicant shall immediately notify the County Coroner and no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC shall then identify the person(s) thought to be the Most Likely Descendent (MLD). After the MLD has inspected the remains and the site, they have 48 hours to recommend to the landowner the treatment and/or disposal, with appropriate dignity, the human remains and any associated funerary objects. Upon the reburial of the human remains, the MLD shall file a record of the reburial with the NAHC and the project archaeologist shall file a record of the reburial with the CHRIS-SCCIC. If the NAHC is unable to identify a MLD, or the MLD identified fails to make a recommendation, or the landowner rejects the recommendation of the MLD and the mediation provided for in Subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall inter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance.

Appendix A Resumes



Christopher W. Purtell, M.A., RPA

AREAS OF EXPERTISE

Cultural Resource Management /
Archaeological Investigations / Project Management

QUALIFICATIONS

As Director of MIG's Cultural Resources Group, Mr. Purtell has more than 13 years of professional experience in cultural resources project management, environmental compliance, subcontracting, archaeological survey, excavation, monitoring, data recovery, laboratory analysis, and in the development of mitigation and treatment plans; as well as over 10 years of experience in a decision-making capacity on cultural resources projects in California, Washington, and Oregon. He has undertaken and contributed to work efforts for prehistoric and historic archaeological, historic built environments, and paleontological investigations in the Great Basin, Mojave Desert, Southern and Northern California pursuant to the California Environmental Quality Act (CEQA), the National Environmental Policy Act (NEPA), and Sections 106 and 110 of the National Historic Preservation Act (NHPA).

Mr. Purtell has successfully directed and coordinated cultural resource mitigation recommendations with a variety of lead and regulatory agencies, including Los Angeles County, Riverside County, San Bernardino County, Ventura County, Orange County, Kern County, Inyo County, and he has obtained Field Permits under the Archaeological Resources Protection Act (ARPA) from the U.S. Department of Interior, Bureau of Indian Affairs (BIA), Cultural Field Permits and Field Authorizations, with the Bureau of Land Management (BLM), among others. Mr. Purtell is a Registered Professional Archaeologist (RPA) and his training and background meet the U.S. Secretary of the Interior's Professional Qualifications Standards as a Principle Investigator and Field Director for prehistoric and historic archaeology.

Currently, Mr. Purtell directs the Cultural Resources Group and his duties includes: profit and loss responsibilities, budget management, scope preparation, project task administration, AB 52 administrative support, Native American scoping/consultation, subcontractor evaluation and procurement, coordination with lead agencies, clients, and project result meetings with the public and stakeholders both in public and in private forms. His duties also include cultural resources staff management, review and oversight of cultural surveys results and site recordation to include GIS management and databases, preparation of technical reports and overseeing the quality control assurance of all deliverables.

EDUCATION

- Master of Arts, Anthropology (Emphasis in Archaeology), California State University Fullerton, Fullerton, CA
- Bachelor of Arts, Anthropology/Archaeology (Honors in the Major), Minor in Geography, California State University Dominguez Hills, Carson, CA

AWARDS

- 2007–2008 Professional Distinction Award for Field and Laboratory Analysis, California State University, Fullerton, Graduate School of Anthropology

TRAINING

- OSHA 8-hr Annual HazWaste Operations Refresher Certification, March 2017
- OSHA 40-hr HazWaste Operations Certification (Certification No. 10052), January 2014
- 5-Phase Project Management by the UCLA Extension, Department of Engineering, Information Systems, and Technical Management, 1 April 2008.
- World Class TQM 40-Hour Boot Camp Workshop, Toyota Motor Corporation and Taught by Technical Change Associates, Inc. (R.L. Smith, and G. L. Jensen, Training Coordinators), 1 August 2001.

AFFILIATIONS

- Register of Professional Archaeologist (ID No. 990027)
- Society for American Archaeology (SAA)
- Society for California Archaeology (SCA)

RELEVANT EXPERIENCE

Phase I Cultural Assessment of the Proposed Agua Mansa Commerce Park. City of Jurupa Valley, County of Riverside, California (2016-2017).

Role: Cultural Resources Director / Senior Archaeologist
Client: Viridian Partners

Project Description: Viridian Partners, proposes the Agua Mansa Commerce Park Project to clean up and redevelop the existing 297.3-acre Riverside Cement Plant site.

Responsible for a Phase I Cultural Resources Assessment and Technical Report of the Project Area to determine the potential impacts to cultural resources for the purpose of complying with the California Environmental Quality Act.

Phase 1 Cultural Resources Assessment of the Proposed Groundwater Production Well No. 204 Project. City of Perris, County of Riverside, California (2016).

Role: Cultural Resources Director / Senior Archaeologist

Client: Eastern Municipal Water District

Project Description: The new construction and operation of a new portable groundwater production facility identified as Well No. 204, on 2.3-acres of land that includes: well head facilities and appurtenances, a new field office, water supply line, water discharge pump, settling tanks, drill rig, dog house, mud tank, blow off pond, pipe trailer, material and cutting storage area, and laydown yards. Responsible for a Phase I Cultural Resources Assessment and Technical Report of the Project Area to determine the potential impacts to cultural resources for the purpose of complying with the California Environmental Quality Act.

Pipeline Safety Enhancement Plan (PSEP) SL32-21 Pasadena Hydro-test Project. City of Pasadena, County of Los Angeles, California (2015)

Role: Archaeological Specialist

Client: Southern California Gas Company

Project Description: To pressure test natural gas transmission pipelines that have not been tested to modern standards. Responsible for a Phase I Cultural Resources Assessment, Technical Report, and Archaeological Construction Monitoring of the Project Area to reduce potential impacts to unknown cultural resources for the purpose of complying with the California Environmental Quality Act.

Cultural Resources Assessment for the Proposed North San Diego County Recycled Water Project. San Diego County, California (2015).

Role: Senior Archaeologist / Project Manager for PCR Service, Inc.

Client: RMC Water and Environment, Inc.

Project Description: The Project consists of the development of a regional recycled water, infrastructure that includes interagency connections to increase the capacity and connectivity of the recycled water storage and distribution systems of the Coalition. Responsible for a comprehensive Phase I Cultural Assessment and Technical Report to reduce potential impacts to unknown cultural resources for the purpose of complying with the California Environmental Quality Act.

Grounding Rods and Laterals Installation at San Fernando Substation. City of Los Angeles, California (2014).

Role: Archaeological Specialist for SWCA Environmental Consultants.

Client: Southern California Edison Company

Project Description: Grounding rods and laterals were installed to limit the voltage imposed by lightning, line surges, or unintentional contact with higher-voltage lines and to stabilize the voltage to earth during normal operations.

Responsible for a Phase I Cultural Resources Assessment, Technical Report, and Archaeological Construction Monitoring in-order to reduce potential impacts to unknown cultural resources for the purpose of complying with the California Environmental Quality Act.

Archaeological Survey Report California Street Off-Ramp Project. City of Ventura, Ventura County, California (2014).

Role: Senior Archaeologist / Project Manager for Duke Cultural Resources Management, LLC.

Client: California Department of Transportation District 7 (Caltrans).

Project Description: The California Department of Transportation (Caltrans) propose to relocate the existing U.S. Route 101 (US-101) northbound off-ramp at California Street to Oak Street, and to replace the California Street Overcrossing in Ventura County, California. Responsible for a comprehensive Phase I Cultural Assessment and Archaeological Survey Report to reduce potential impacts to unknown cultural resources for the purpose of complying with the National Historic Preservation Act (Section 106) and the California Environmental Quality Act.

Catalina Renewable Energy Project. Kern County, California (2010-2012).

Role: Senior Archaeological Resource Coordinator for Sapphos Environmental, Inc.

Client: EDF Renewables (formerly enXco).

Project Description: The project is a renewable energy development that would generate up to 350 Megawatts (MW) of electricity from wind turbines generators (WTGs) and photovoltaic (PV) solar system blocks on a 6,739-acre site.

Responsible for a comprehensive Phase I Cultural Assessment, Technical Report, and Archaeological Construction Monitoring to reduce potential impacts to unknown cultural resources for the purpose of complying with the National Historic Preservation Act (Section 106) and the California Environmental Quality Act.

Avalon Wind Energy Project. Kern County, California (2010-2012).

Role: Senior Archaeological Resources Coordinator for Sapphos Environmental, Inc.

Client: EDF Renewables (formerly enXco).

Project Description: The project is a renewable energy development that would generate up to 300 megawatts (MW) of electricity through use of wind power and would include up to 127 wind turbine generators (WTGs), supported by service roads, a power collection system, communication cables, overhead transmission lines, electrical switchyards, project substations, meteorological towers, and operations and maintenance facilities.

Responsible for a comprehensive Phase I Cultural Assessment, Technical Report, and Archaeological Construction Monitoring to reduce potential impacts to unknown cultural resources for the purpose of complying with the National Historic Preservation Act (Section 106) and the California Environmental Quality Act.

Appendix B NAHC SLF Letter

Native American Heritage Commission
Native American Contact List
Los Angeles County
1/11/2018

Fernandeno Tataviam Band of Mission Indians

Beverly Salazar Folkes, Elders Council
1931 Shady Brooks Drive Tataviam
Thousand Oaks, CA, 91362
Phone: (805) 558 - 1154
folkes9@msn.com

Fernandeno Tataviam Band of Mission Indians

Alan Salazar, Chairman Elders Council
1019 Second St., Suite 1 Tataviam
San Fernando, CA, 91340
Phone: (805) 423 - 0091

Fernandeno Tataviam Band of Mission Indians

Kimia Fatehi, Tribal Historic and Cultural Preservation Officer
1019 Second Street, Suite 1 Tataviam
San Fernando, CA, 91340
Phone: (818) 837 - 0794
Fax: (818) 837-0796
kfatehi@tataviam-nsn.us

Gabrieleno Band of Mission Indians - Kizh Nation

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

Gabrieleno/Tongva San Gabriel Band of Mission Indians

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

Gabrielino /Tongva Nation

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

Gabrielino Tongva Indians of California Tribal Council

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

Gabrielino-Tongva Tribe

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

San Fernando Band of Mission Indians

John Valenzuela, Chairperson
P.O. Box 221838 Kitanemuk
Newhall, CA, 91322 Serrano
Phone: (760) 885 - 0955 Tataviam
tsen2u@hotmail.com

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

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Avalon Monrovia Project, Los Angeles County.

**Appendix C NHMLAC Paleontological Resources
Records Search Letter**

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

e-mail: smcleod@nhm.org

24 January 2018

MIG / Hogle-Ireland
1500 Iowa Avenue, Suite 110
Riverside, CA 92507

Attn: Christopher W. Purcell, Director of Cultural Resources

re: Vertebrate Paleontology Records Check for paleontological resources for the proposed Avalon Monrovia Project, in the City of Monrovia, Los Angeles County, project area

Dear Christopher:

I have conducted a thorough search of our paleontology collection records for the locality and specimen data for the proposed Avalon Monrovia Project, in the City of Monrovia, Los Angeles County, project area as outlined on the portion of the Mount Wilson USGS topographic quadrangle map that you sent to me via e-mail on 10 January 2018. We do not have any vertebrate fossil localities that lie directly within the proposed project area boundaries, but we do have localities somewhat nearby from the same sedimentary deposits that occur at depth in the proposed project area.

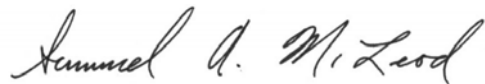
The entire proposed project area has surface deposits composed of younger Quaternary Alluvium, derived as alluvial fan deposits from the San Gabriel Mountains to the north. These younger Quaternary Alluvium deposits typically do not contain significant vertebrate fossils, at least in the uppermost layers, but they are likely underlain, possibly at relatively shallow depths, by deposits of older Quaternary Alluvium. Our closest vertebrate fossil locality in these older Quaternary deposits is LACM (CIT) 342, in Eagle Rock west of the proposed project area east of the Pasadena Freeway (I-110) and Eagle Rock Boulevard just south of York Boulevard, that produced fossil specimens of turkey, *Parapavo californicus*, and mammoth, *Mammuthus*, at a depth of 14 feet below the surface. The fossil turkey specimen from locality LACM (CIT) 342

was published in the scientific literature by L.H. Miller in 1942 (A New Fossil Bird Locality. Condor, 44(6):283-284) and the mammoth specimen was a rare, nearly complete skeleton and was published in the scientific literature by V.L. Roth in 1984 (How Elephants Grow: Heterochrony and the Calibration of Developmental Stages in Some Living and Fossil Species. Journal of Vertebrate Paleontology, 4(1):126-145).

Surface grading or very shallow excavations in the younger Quaternary Alluvium exposed in the proposed project area probably will not encounter significant vertebrate fossil remains. Deeper excavations that extend down into older Quaternary deposits, however, may well uncover significant fossil vertebrate specimens. Any substantial excavations in the proposed project area, therefore, should be monitored closely to quickly and professionally recover any fossil remains discovered while not impeding development. Sediment samples should also be collected from the older deposits in the proposed project area and processed to determine their small fossil potential. 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,

A handwritten signature in cursive script that reads "Samuel A. McLeod".

Samuel A. McLeod, Ph.D.
Vertebrate Paleontology

enclosure: invoice

Appendix D Newspaper Articles

Ask Court For Building Permit

By SMARI STEPHENS
Staff Writer

Karl Short, owner of Short's Welding and Blacksmith Shop, 815 S. Myrtle Ave., is asking Los Angeles Superior Court to order the City of Monrovia to give him a building permit.

Short's Upland attorney, Larry Gassner, mailed a petition to the court Thursday, asking for a hearing date at which time Short and the city will present arguments.

A Monrovia downtown blacksmith, Short obtained a building permit from the city last December to construct a 3,200 square foot addition to his business.

The permit was obtained for Short by local contractor Richard Mountjoy who was then a city council member.

Later Short was notified by the city Building and Planning Department that the permit was not valid and was being revoked. The city claimed the expansion was illegal under a downtown improvement ordinance which became effective mid-December.

Gassner said Wednesday that among his arguments will be the contention that the city cannot legally deny Short a building permit. He will also argue that the expansion is permitted under the downtown improvement ordinance which lists auto repair as an allowable use in the area where Short's shop is located.

Both the Monrovia Planning Commission and the City Council have said in the past that when they approved the ordinance they defined

auto repair as mechanical repairs and tune-ups, not the welding of auto frames and large vehicles such as trucks and trailers.

Talks between Short and then City Council Member Rodger Ferguson and Mayor Robert Bartlett, who were acting as Monrovia Redevelopment Agency officials, began earlier this year in hopes of solving the problem.

The redevelopment agency offered Short a proposal for a land swap that would have put Short half a block down the street in an area zoned for his type of business, said Bartlett.

The talks fell through, said Short Jr., in an earlier interview, because his moving costs would have been prohibitive.

When Karl Short bought the business from Herb Smith in the 1950s the use and zone conformed. Under the improvement ordinance the zone changed and existing businesses which were not in conformance to the new zone were prohibited from expanding.

The permit allowing Short to expand the business was issued in error, said Building and Planning Department chief, Rod Gunn.

In an attempt to settle the issue, the expansion plans were submitted to the Planning Commission Dec. 10. At that meeting, the commission decided against Short who appealed to the council.

The council upheld the commission's decision and later asked Short to meet with city representatives about the problem.

Herb Smith And Monrovia To Celebrate 90 Years Together

Herb Smith and the city of Monrovia have something to celebrate this year — their 90th birthdays. Although Monrovia is actually older than its 90 years, it incorporated in May 1886 — the same year Smith was born in Illinois.

His Quaker family moved to Monrovia when Smith was less than a year old and except for eight years spent in Illinois during his childhood, Smith has lived in Monrovia continuously since 1895.

The nonagenarians both will be feted by local groups and organizations as Monrovia Days celebrations approach. The Monrovia Fire Department will honor Smith during its annual Fire Service Day May 8 as one of the department's first volunteers.

Smith recalls the formation of the volunteer crew in 1910 when the popular method of calling volunteers to a fire was with a loud whistle blasted throughout the town.

When people started complaining about being awakened during the night, the department modernized and notified firemen by telephone.

The department, said Smith, was located in City Hall, then situated on the corner of Palm and Myrtle avenues, the current site of Library Park. Smith recalls getting paid \$2 per fire, but the most spectacular fire of early days he missed.

Both he and his wife, Mary, remember when the multi-story Grand Hotel, located where City Hall now stands, burst into flames and was destroyed. The wooden structure was not being used as a hotel at that time — but an undercover distillery. Rumors throughout town, said Mrs. Smith, pinned the origin of the blaze to a still which caught fire. So much for Monrovia's fledgling liquor industry.

The Smiths were married April 14, 1929, in the Little Church of the Flowers in Glendale. Originally from Turock, Calif., Mrs. Smith came to Monrovia for a visit in 1928 which has stretched into a 48 year stay (so far).

"At first, I didn't know whether I should marry him or not," she reminisced. "But my family said I was crazy not to."

The Smiths say they have no secrets of a successful marriage, but it's easy to see the source of their



Staff photo by Shari Stephens

BIRTHDAY BOY — Although not a tea or coffee drinker, Herb Smith joins his wife Mary for an afternoon break. Mrs. Smith has long been a collector of china, which fills three cabinets in her home, and sips here from a hand painted cup dating to the 1870s. Smith, 90 years old on Oct. 17, will be feted during Monrovia Day celebrations next month, including being seated at the head table at the Old Timers Luncheon, chaired by close family friend for many years, Mrs. Augusta Barnard.

near 50 years of happiness.

Both show an enormous amount of respect toward each other; Mrs. Smith peppering her conversation with such endearments as "darling" — and "boney." "Actually, he lets me get my way," said Mrs. Smith, adding that she lets him have his way frequently too. Nodding his head in agreement, Smith said, "We've been very fortunate. It really doesn't seem long at all." The Smiths have one son, Robert and five grandchildren.

In 1909 Smith began work at the Monrovia Auto Livery, driving a taxi from the Pacific Electric Red Cars station, delivering passengers anywhere in Monrovia, mostly to the Pottenger tuberculosis sanitarium.

Taxis superseded Monrovia's earlier form of transportation — horse-drawn trolley cars that traveled on tracks running up and down the center of Myrtle Avenue.

Three years later, Smith joined Day and Night Solar Co., installing solar-energized water heaters on rooftops. When gas became cheap, said Smith, people switched from the solar heaters which were quite expensive to buy and install.

In 1921, Smith quit the company that promised hot water even in the middle of the night, and set up his own welding shop at 815 S. Myrtle Ave.

After 34 years in business, he sold out to Karl Short in 1955, who is still located there.

Smith keeps active with bowling once a week and a little gardening. He reads a lot — mostly history and health publications.

He has never consumed coffee, tea, liquor or tobacco and believes strongly in the minimum use of drugs. "The secret to health is not to use a lot of drugs everytime you get a pain," he advises.