

SAN GABRIEL CEMETERY EXPANSION

Draft Environmental Impact Report

The following Initial Study has been prepared in compliance with the
California Environmental Quality Act.

Prepared for:

City of San Gabriel
425 South Mission Drive
San Gabriel, California 91776

Prepared by:

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April 2024

TABLE OF CONTENTS

Section	Page
Executive Summary.....	ES-1
1.0 Introduction	1.0-1
2.0 Project Description	2.0-1
3.0 Environmental Impact Analysis.....	3.0-1
3.1 Cultural Resources	3.1-1
4.0 Effects Not Found to be Significant	4.0-1
5.0 Alternatives	5.0-1
6.0 Other CEQA Considerations	6.0-1
7.0 List of Preparers.....	7.0-1

LIST OF FIGURES

Figure	Page
1 Aerial Photograph of the Project Site.....	2.0-3
2 Project Site Plan	2.0-4
3 Surrounding Land Uses.....	2.0-5
4 Surrounding Zoning	2.0-6

LIST OF TABLES

Table	Page
ES-1 Summary of Impacts and Mitigation Measures.....	ES-2
5.0-1 Comparison of Alternatives to the Project.....	5.0-5

Appendices

1.0-1	Initial Study
3.0-1	Notice of Preparation
3.1-1	Historic Resources Evaluation Report
3.1-2	Tribal Consultation

EXECUTIVE SUMMARY

INTRODUCTION

This Environmental Impact Report (EIR) assesses the potentially significant environmental effects of implementation of the San Gabriel Cemetery Expansion Project (“Project”) in the City of San Gabriel (City). The Project would demolish the existing residence (located at 60 West Roses Road, San Gabriel, CA 91775 - Assessor’s Parcel Number [APN] 5365-022-006) on the Project site to expand the San Gabriel Cemetery.

ES.1 PROJECT OVERVIEW

The Project site contains a Spanish Colonial Revival style one-story residence with an irregular plan, with a primary façade facing south. The wood-frame building rests on a concrete foundation and is in poor condition. The residence is deeply setback from Roses Road, and is located in the center of a long, vertically oriented rectangular lot. No sidewalks were constructed on the roadside, and the only extant pathway to the residence is an asphalt and concrete driveway. The driveway begins at Roses Road and goes directly north to end at the attached garage on the eastern end of the residence. Significant over-grown vegetation and old-growth trees prevent street-side views of the residence.

The Project objective is to expand the Cemetery by providing property suitable for approximately 596 in-ground cemetery plots and columbarium. The proposed cemetery plots and columbarium design will be consistent with existing design present on the grounds of the cemetery. No buildings are proposed for the Project.

To accomplish this objective, the residence would be demolished.

ES.2 SUMMARY OF IMPACTS AND MITIGATION MEASURES

A summary of the environmental impacts associated with implementation of the proposed Project, mitigation measures included to avoid or lessen the severity of potentially significant impacts, and residual impacts, is provided in **Table ES-1, Summary of Impacts and Mitigation Measures**, below.

**Table ES-1
Summary of Impacts and Mitigation Measures**

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
Cultural Resources			
<p>Impact CUL-1: Cause a substantial adverse change to a historical resource pursuant to Section 15064.5</p>	<p>Significant impact to the residence to be demolished.</p>	<p>MM CUL-1 Prior to the issuance of demolition permits for the residence located at 607 West Roses Road, or any other ground-disturbing activities at the Project site, an Architectural Historian or Historian who meets the Secretary of Interior’s Professional Qualification Standards (SOIs) shall complete documentation similar to a Historic American Building Survey (HABS) of the property. The documentation shall be similar to the National Park Service’s HABS Level III documentation for the residence and include a sketch plan of the historic residence, digital photography of the interior and exterior of the residence, and a short form historical report utilizing relevant historical context from the HRER. While the recordation shall generally follow HABS guidance, it will not be submitted to the permanent collection at the Library of Congress. Upon completion, documentation shall be placed with the City of San Gabriel Planning Department, the San Gabriel Public Library, and any local organization as determined by the City. In addition, the documentation shall be offered for curation in the digital library of the Los Angeles County Library system.</p> <p>MM CUL-2 Prior to the issuance of a Certificate of Occupancy, the site of the residence located at 607 W Roses Road will be provided a bronze plaque by the owner/applicant that describes the residence and the importance of Ivan Wells. The plaque shall be mounted on the wall of the property to ensure accessibility to the public for viewing. The plaque shall be subject to review and approval from staff.</p>	<p>Significant and Unavoidable.</p>

ES.3 SCOPE OF THE EIR

This Draft EIR addresses the potential environmental effects of the Project and alternatives to the Project. The scope of the Draft EIR includes issues identified by the City during the preparation of the Notice of Preparation, as well as environmental issues raised by agencies and the public in response to the scoping process and Notice of Preparation, as described below.

ES.3.1 Scoping Process

In compliance with the *State CEQA Guidelines*, the City has taken steps to maximize opportunities to participate in the environmental process. A Notice of Preparation (NOP) was posted with the Los Angeles County Clerk on August 23, 2023, to solicit comments and inform the public of the Project. The Project was described, potential environmental effects associated with Project implementation were identified, and agencies and the public were invited to review and comment on the Notice of Preparation. The NOP review and comment period closed on September 22, 2023.

The following environmental issues were identified through the scoping process as being potential impacts associated with implementation of the proposed Project and are addressed in this Draft EIR:

- Cultural Resources

Specific impact topics were identified for each of these environmental issues and are discussed in this Draft EIR with respect to existing conditions, potential impacts, the significance of these potential impacts, and proposed mitigation for significant impacts.

Other sections required by CEQA include a discussion of growth inducement, cumulative impacts, significant irreversible environmental changes, and significant environmental effects that cannot be avoided. A discussion of alternatives to the Project is also presented in this Draft EIR.

ES.4 AREAS OF KNOWN CONTROVERSY AND ISSUES TO BE RESOLVED

This Draft EIR addresses the areas of environmental controversy and environmental issues to be resolved which are known to the City or were raised by agencies and the public during the scoping process. The City identified many of these during preparation of the NOP. The following summarizes the primary areas of controversy that have been identified and where they are addressed in this Draft EIR:

- As discussed in **Section 3.1, Cultural Resources**, the demolition of the on-site residence would remove a resource recommended eligible to the CRHR and for listing as a City historic landmark, resulting in a substantial adverse change. The Project would result in a significant impact on a Cultural Resource.

ES.5 ALTERNATIVES TO THE PROPOSED PROJECT

As required by Section 15126.6 of the *State CEQA Guidelines*, a range of reasonable alternatives to the Project that would attain most of the basic Project objectives but would avoid or substantially lessen any of its significant environmental effects must be examined. Project alternatives aim to identify and disclose ways to mitigate or avoid significant environmental effects that may result from the Project. Impacts found to be significant and unavoidable in **Section 3.0, Environmental Impact Analysis**, are impacts to historical resources.

Two alternatives were analyzed in detail in this document: No Project Alternative (Alternative 1), and Adaptive Re-Use and Restoration of the Project Site (Alternative 2). Alternative 1 would not implement the improvements under the Project. Alternative 2 assumes that the existing structures on-site would be maintained and re-used as residential quarters for overnight and fulltime San Gabriel Cemetery employees; and approximately 61 cemetery plots. Project alternatives are further discussed in **Section 4.0, Alternatives**.

ES.6 REVIEW OF THE DRAFT EIR

The San Gabriel Cemetery Expansion Draft EIR has been made available on the City website and with the City Department of Community Development in accordance with *State CEQA Guidelines* Section 15086. The Notice of Completion for the Draft EIR was also distributed as required by CEQA. During the 45-day public review period, the Draft EIR is available for review City's website at: [Planning Division | San Gabriel, CA - Official Website \(sangabrielcity.com\)](https://www.sangabrielcity.com/planning-division). A hardcopy will also be available at 425 S. Mission Drive, San Gabriel, CA 91776.

Written comments on the Draft EIR should be addressed to:

ATTN: Samantha Tewasart, Planning Manager
Phone Number: (626)308-2806 ext. 4623
E-mail: stewasart@sgch.org

Upon completion of the 45-day public review period, written responses to all significant environmental issues raised will be prepared and made available for review at least 10 days prior to consideration of the Final EIR before the City Council. These environmental comments and their responses will be included as part of the Final EIR for consideration by decision makers for the Project.

ES.7 REFERENCES

ASM Affiliates, Historical Resources Evaluation Report for 607 West Roses Road, San Gabriel, Los Angeles County, California, July 2023

1.0 INTRODUCTION

1.1 PURPOSE OF THE ENVIRONMENTAL IMPACT REPORT

This introduction is intended to provide the reader with general information regarding (1) the proposed expansion of the San Gabriel Cemetery to include a cemetery-owned site located at 607 W. Roses Road, in the City of San Gabriel (Project), including the demolition of the vacant residence on the Project Site; (2) purpose of an environmental impact report (EIR); (3) standards for EIR adequacy; (4) format and content of this EIR; and (5) EIR procedural requirements for the proposed Project. This section is intended to educate the reader regarding the intent, format, and content of this EIR so that it can be easily understood.

All discretionary projects within the State of California are required to undergo an environmental review to determine the environmental impacts associated with implementation of the project in accordance with the California Environmental Quality Act (CEQA).

CEQA was enacted in 1970 by the California legislature to disclose to decision makers and the public the significant environmental effects of proposed activities and ways to avoid or reduce the environmental effects by requiring implementation of feasible alternatives or mitigation measures. CEQA applies to all California governmental agencies at all levels, including local agencies, regional agencies, state agencies, boards, commissions, and special districts. The City of San Gabriel (City) is the lead agency for the Project and, as such, is required to conduct an environmental review to analyze the potential environmental effects associated with the proposed Project.

One of the primary objectives of CEQA is to enhance public participation in the planning process. Community members are encouraged to participate in the environmental review process, request to be notified of meetings and release of documents, monitor newspapers for formal announcements, and submit substantive comments at every possible opportunity afforded by the lead agency. The environmental review process provides ample opportunity for the public to participate through scoping, public review of CEQA documents, and public hearings.

1.2 PROJECT BACKGROUND

This Draft EIR analyzes the potential environmental effects of the “Project.”

Location

The Project is located at 607 W. Roses Road, in the City of San Gabriel (City), Los Angeles County, California. West Roses Road is a residential street with single-family residential development alongside the

San Gabriel Cemetery and the Church of Our Savior, see **Figure 1, Aerial Photograph of the Project Site**. The area is densely populated with single-family and residential buildings.

Existing Conditions

The Project site is developed and located within a heavily urbanized area of the City. According to the City of San Gabriel General Plan (dated 2004), the Project site is currently designated for Low Density Residential land uses. Concurrently, the Project Site is zoned Single Family Residential by the City of San Gabriel Zoning Map.

Project Features and Operations

The future use of the Project site will consist of approximately 596 in-ground cemetery plots and columbarium. The proposed cemetery plots and columbarium design will be consistent with existing design present on the grounds of the cemetery. No buildings are proposed for the Project site.

Surrounding Land Uses

The Project site is surrounded by the existing San Gabriel Cemetery to the north, the Church of Our Savior and A Child's Garden School (pre-school) to the east, W. Roses Road and residential uses to the south, and residential uses to the west. Single-family residential uses surround the Project site and are designated and zoned as Low Density Residential by the General Plan and Single Family Residential by the City Zoning Code, respectively.

Proposed Project Construction Sequencing

Construction activities associated with the Project would occur over an approximate 2-month duration, with demolition beginning in July 1, 2024. Demolition and removal of existing debris would occur for approximately 1 month. Grading, site preparation, and landscaping for the proposed burial expansion would occur for approximately 1 month.

1.3 PROJECT APPROVALS REQUESTED

As defined by CEQA, a Lead Agency is the public agency with the principal responsibility for approving a project. The City is the Lead Agency for consideration and approval of the Project. The City will hold a public hearing to consider certification of the EIR. The City must certify the Final EIR before making its decision on the Project.

1.3.1 Other Approvals

The Project would require permits and approvals from the City of San Gabriel prior to construction. These permits and approvals are identified below and may be subject to change as the project entitlement process proceeds:

- CEQA Clearance; City of San Gabriel Planning Commission and City Council
- General Plan Amendment
- Zone Change
- Zone Text Amendment
- Lot Line Adjustment

1.4 ENVIRONMENTAL REVIEW PROCESS

The environmental review process, as required under CEQA, is summarized below. The steps are presented in sequential order:

1. **Notice of Preparation (NOP) Distributed.** Immediately after deciding that an EIR is required, the lead agency files an NOP soliciting input on the EIR scope to “responsible,” “trustee,” and involved federal agencies; to the State Clearinghouse, if one or more state agencies is a responsible or trustee agency; and to parties previously requesting notice in writing. A scoping meeting to solicit public input on the issues to be assessed in the EIR, while not always required, may be conducted by the lead agency.
2. **Draft Environmental Impact Report (Draft EIR) Prepared.** The Draft EIR must contain a (1) table of contents or index, (2) summary, (3) project description, (4) environmental setting, (5) environmental impacts (direct, indirect, cumulative, growth-inducing and unavoidable impacts), (6) alternatives, (7) mitigation measures, (8) irreversible changes, and (9) organizations and persons consulted.
3. **Public Notice and Review.** The lead agency must prepare a Notice of Availability (NOA) of an EIR. The Notice must be posted in the County Clerk's office for 30 days (Public Resources Code Section 21092.3) and sent to anyone requesting it. The minimum public review period for a Draft EIR is 30 days. The Draft EIR must be posted for a public review period of 45 days, unless a shorter period is approved by the State Clearinghouse (Public Resources Code 21091). Distribution of the Draft EIR may be required through the State Clearinghouse.
4. **Notice of Completion.** The lead agency must file a Notice of Completion with the County Clerk's Office as soon as it completes a Draft EIR.

5. **Final EIR.** A Final EIR must include (1) the Draft EIR or a revision thereof, (2) copies of comments received during public review, (3) list of persons and entities commenting, and (4) responses to comments.
6. **Certification of Final EIR.** Prior to approving a project, the lead agency shall certify that (1) the Final EIR has been completed in compliance with CEQA, (2) the Final EIR was presented to the decision-making body of the lead agency, and (3) the decision-making body reviewed and considered the information in the Final EIR. A Notice of Determination must be filed with the County Clerk within five days of the certification of the Final EIR.
7. **Lead Agency Project Decision.** The lead agency may (1) disapprove a project because of its significant environmental effects; (2) require changes to a project to reduce or avoid significant environmental effects; or (3) approve a project despite its significant environmental effects, if the proper findings and statement of overriding considerations are adopted.
8. **Findings / Statement of Overriding Considerations.** For each significant impact of the project identified in the EIR, the lead or responsible agency must find, based on substantial evidence, that either (1) the project has been changed to avoid or substantially reduce the magnitude of the impact; (2) changes to the project are within another agency's jurisdiction and such changes have or should be adopted; or (3) specific economic, social, or other considerations make the mitigation measures or project alternatives infeasible. If an agency approves a project with unavoidable significant environmental effects, it must prepare a written Statement of Overriding Considerations that sets forth the specific social, economic, or other reasons supporting the agency's decision.
9. **Mitigation Monitoring and Reporting Program (MMRP).** When an agency makes findings on significant effects identified in the EIR, it must adopt a reporting or monitoring program for mitigation measures that were adopted or made conditions of project approval to mitigate significant effects.
10. **Notice of Determination.** An agency must file a Notice of Determination after deciding to approve a project for which an EIR is prepared. A local agency must file the Notice with the County Clerk. The Notice must be posted for 30 days and sent to anyone previously requesting notice. Posting of the Notice starts a 30-day statute of limitations on CEQA challenges.

1.4.1 Notice of Preparation

In compliance with the *State CEQA Guidelines*, the City has taken steps to maximize opportunities to participate in the environmental process. A Notice of Preparation (NOP) was posted with the Los Angeles County Clerk on August 23, 2023, to solicit comments and inform the public of the Project. The Project was

described, potential environmental effects associated with Project implementation were identified, and agencies and the public were invited to review and comment on the Notice of Preparation. The NOP review and comment period closed on September 22, 2023.

One of the primary objectives of CEQA is to enhance public participation in the planning process. Community members are encouraged to participate in the environmental review process, request to be notified of meetings and release of documents, monitor newspapers for formal announcements, and submit substantive comments at every possible opportunity afforded by the lead agency. The environmental review process provides various opportunities for the public to participate through scoping, public review of CEQA documents, and public hearings.

The San Gabriel Cemetery Expansion been made available on the City website and with the City Department of Community Development in accordance with *State CEQA Guidelines* Section 15086. The Notice of Completion for the Draft EIR was also distributed as required by CEQA. During the 45-day public review period, the Draft EIR is available for review City's website at: [Planning Division | San Gabriel, CA - Official Website \(sangabrielcity.com\)](https://www.sangabrielcity.com/planning-division) A hardcopy will also be available at 425 S. Mission Drive, San Gabriel, CA 91776.

Written comments on the Draft EIR should be addressed to:

ATTN: Samantha Tewasart, Planning Manager
Phone Number: (626) 308-2806, ext. 4623
E-mail: stewasart@sgch.org

Pursuant to *State CEQA Guidelines* Section 15088, the City will prepare written responses to any comments that raise significant environmental issues received during the noticed comment period and include those responses in the Final EIR. The public will also be provided with opportunities to present oral and written comments at future hearings and meetings on the Project. The City may but is not required to provide written responses to comments submitted after the circulation period for the Draft EIR.

1.5 AREAS OF CONTROVERSY / ISSUES TO BE RESOLVED

Potential areas of controversy and issues to be resolved by the City's decision-makers may include those environmental issue areas where the potential for an unavoidable and significant impact has been identified. Based on the NOP comment letters, issues known to be of concern in the community and therefore, potential areas of controversy, include cultural resources.

1.6 FINAL EIR AND EIR CERTIFICATION

Following the close of the public review period on the Draft EIR, the City will prepare and publish a Final EIR, which will contain a summary of all written and recorded oral comments on this EIR received during the public review period for the Draft EIR and written responses to those comments that raise environmental concerns, along with copies of the letters received, and any necessary revisions to the EIR. The Draft EIR, comments on the EIR and a list of persons, organizations, and public agencies that commented on the Draft EIR, response to comments, and any revisions to the Draft EIR will constitute the Final EIR. The Final EIR will be available for public review prior to consideration of certification of the document by the decision-makers. The City, in an advertised public meeting(s), will consider the documents and then, if found adequate, certify the Final EIR as completed in compliance with CEQA and the *State CEQA Guidelines*.

1.7 ORGANIZATION OF THE EIR

An Initial Study (IS) has been prepared pursuant to *State CEQA Guidelines* section 15063(c)(3), which states that an initial study may be used to focus an EIR on the effects of a proposed project that are determined to be significant, please refer to **Appendix 1.0-1, Initial Study**. The EIR is organized into the following chapters so the reader can easily obtain information about the Project and its specific issues:

- **Executive Summary:** This section provides a summary of the Project’s potential environmental impacts that would result from implementation of the Project and development project, proposed mitigation measures where applicable, and the level of significance of the impact before and after mitigation.
- **Chapter 1.0, Introduction:** This chapter contains an overview of the purpose and focus of the Draft EIR, a discussion of the intended use of this Draft EIR, a description of the organization of the Draft EIR, and a discussion of the public review process and potential areas of controversy.
- **Chapter 2.0, Project Description:** This chapter describes the Project, including Project location, Project background, Project objectives and components.
- **Chapter 3.0, Environmental Impact Analysis:** This chapter is the primary focus of this Draft EIR. The environmental issue is considered in a separate section, which contains a discussion of the environmental setting, the regulatory setting, the methodology and the thresholds of significance. It also includes the analyses of environmental impacts of the Project, mitigation measures, conclusions regarding the level of significance after mitigation, and cumulative impacts for the following environmental topic and environmental issue:
 - **Section 3.1, Cultural Resources:** Changes to historic resources

- **Chapter 4.0, Effects Not Found to be Significant:** This chapter provides a summary of significant and unavoidable impacts of the Project.
- **Chapter 5.0, Alternatives:** This chapter provides analysis of a range of reasonable alternatives to the Project in accordance with *CEQA Guidelines* Section 15126(f). The range of alternatives considered is based on their ability to feasibly attain most of the Project objectives and avoid or substantially lessen any of the significant effects of the Project:
 - **Alternative 1:** No Project
 - **Alternative 2:** Adaptive Re-use and Restoration of the Project Site
- **Chapter 6.0, Other CEQA Considerations:** This chapter provides a summary of significant and unavoidable impacts of the Project and a discussion of potential growth inducing effects.
- **Chapter 7.0, List of Preparers:** This chapter lists the individuals involved in preparing the EIR and organizations and persons consulted.

1.8 CEQA FINDINGS FOR PROJECT APPROVAL

Where a certified EIR identifies significant environmental effects, *State CEQA Guidelines* Sections 15091 and 15092 require the adoption of findings prior to approval of a project. Prior to approval of a project, one of three findings must be made, as required by PRC Section 21081 and *State CEQA Guidelines* Section 15091:

- Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
- Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final EIR.
- If the City approves the Project, despite significant impacts identified in the Final EIR that cannot be feasibly mitigated, the City must state in writing the reasons for its actions, under *State CEQA Guidelines* Section 15093. Those findings, called a Statement of Overriding Considerations, must be prepared to substantiate the City's decision to accept the unavoidable significant environmental effects of the

project when balanced against the benefits afforded by the project, and must be supported by substantial evidence in the record.

1.9 MITIGATION MONITORING OR REPORTING PROGRAM

At the time of project approval, CEQA and the *State CEQA Guidelines* require lead agencies to adopt a mitigation monitoring or reporting program for monitoring the revisions it has required in the project and the measures it has imposed to mitigate or avoid significant effects on the environment (*State CEQA Guidelines* Section 21081.6; *State CEQA Guidelines* Section 15097). This Draft EIR contains mitigation measures that if found feasible will be included in the Mitigation Monitoring and Reporting Program for the Project.

2.0 PROJECT DESCRIPTION

INTRODUCTION

This section of the draft environmental impact report (EIR) describes the existing San Gabriel Cemetery Expansion Project (“Project”) site and its site, surroundings. Additionally, this section includes a statement of the objectives sought by the Project and a general description of the Project’s technical, economic, and environmental characteristics. The State California Environmental Quality Act (CEQA) Guidelines state that a Project Description need not be exhaustive but should provide the level of detail needed for the evaluation and review of potential environmental impacts.

The Project Description is the starting point for all environmental analysis required by the State CEQA Guidelines. Section 15146 of the State CEQA Guidelines states that the degree of specificity required in an EIR will correspond to the degree of specificity involved in the underlying activity, which is described in the EIR. The following Project Description serves as the basis for the environmental analysis contained in this EIR.

2.1 ENVIRONMENTAL SETTING

Project Description

Location

The Project is located at 607 W. Roses Road, in the City of San Gabriel (City), Los Angeles County, California. W. Roses Road is a residential street with single-family residential development alongside the San Gabriel Cemetery and the Church of Our Savior, see **Figure 1, Aerial Photograph of the Project Site**. The area is densely populated with single-family residential buildings.

Existing Conditions

The Project site is developed and located within a heavily urbanized area of the City. According to the City of San Gabriel General Plan (dated 2004), the Project site is currently designated for Low Density Residential land uses. Concurrently, the Project site is zoned Single Family Residential by the City of San Gabriel Zoning Map.

Project Features and Operations

The future use of the Project site will consist of approximately 596 in-ground cemetery plots and columbarium. The proposed cemetery plots and columbarium design will be consistent with existing

design present on the grounds of the cemetery. No buildings are proposed for the Project Site, see **Figure 2, Site Plan**.

Surrounding Land Uses

The Project site is surrounded by the existing San Gabriel Cemetery to the north, the Church of Our Savior and A Child’s Garden School (pre-school) to the east, W. Roses Road and residential uses to the south, and residential uses to the west. Single-family residential uses surround the Project site and are designated and zoned as Low Density Residential by the General Plan and Single Family Residential by the City Zoning Code, respectively, see **Figure 3, Surrounding Land Uses**, and **Figure 4, Surrounding Zoning**.

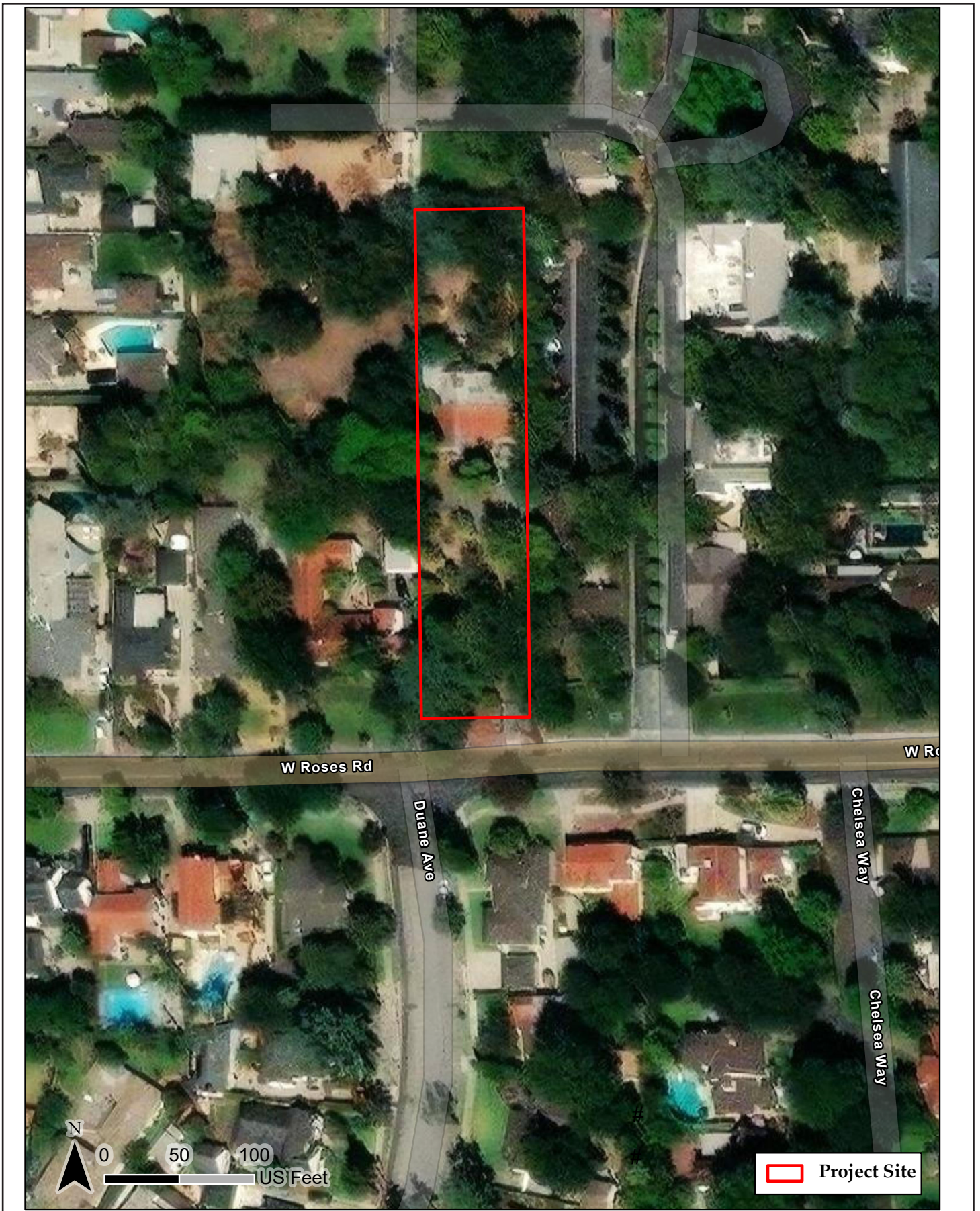
2.3 PROJECT SUMMARY

The Project is intended to provide locations for additional in-ground cemetery plots and columbarium. The proposed cemetery plots and columbarium design will be consistent with existing design present on the grounds of the cemetery. The vacant residence currently on the site is proposed for demolition. The residence is eligible for the California Register of Historic Resources (CRHR) as well as a Historic Landmark in the City and is therefore a historical resource for the purposes of CEQA.¹

2.4 INTENDED USES OF THE EIR

This EIR will serve as the primary source of environmental information for the actions and approvals associated with the City of San Gabriel. In accordance with Section 21002.1 of CEQA, the purpose of this EIR is to provide the City, serving as the lead agency, information on: the potentially significant environmental impacts that would result from implementation of the Project; alternatives to the Project; and mitigation measures, which may reduce or avoid any significant effects. This EIR will also be used as an information document by other public agencies, in connection with any approvals or permits necessary for construction and operation of the Project. The Project evaluated in this EIR does not represent a commitment from the City to implement the Project. This EIR serves as an informational document regarding the impacts resulting from implementation of the Project if they are fully realized. Future projects that are not contained within the scope of this EIR will require further environmental review.

¹ ASM Affiliates. Historical Resources Evaluation Report for 607 West Roses Road, San Gabriel, Los Angeles County, California. July 2023.



SOURCE: Esri, 2023

FIGURE 1

Aerial Photograph of the Project Site

SAN GABRIEL CEMETERY

Adjacent Property Expansion

Project Address
607 W. Roses Road
San Gabriel, CA 91775

Owner / Client
San Gabriel Cemetery
601 W. Roses Road
San Gabriel, CA 91775

SITE PLAN KEYNOTES

- 1 OAK TREE
- 2 ADJACENT STONEWALL
- 3 DRIVEWAY
- 4 POWER POLE
- 5 OAK TREE DRIP LINE

- 101 IN 6'-0" DECORATIVE STONE WALL TO MATCH WALL ON ADJACENT PROPERTY - CHURCH OF OUR SAVIOR
- 102 IN 6'-0" HIGH CMU WALL WITH PLASTER FINISH AND CONCRETE TOP CAP
- 103 IN 6'-0" HIGH WROUGHT IRON FENCING, FENCE TO BE COVERED IN IVY
- 104 IN 6'-0" HIGH WROUGHT IRON FENCING, FENCE TO BE COVERED IN IVY

DEVELOPMENT NOTES

1. DEVELOPMENT OF THE SITE SHALL CONSIST OF RE-GRADING BURIAL SPACES AND COLUMBARIUM.
2. BURIAL SPACE AND COLUMBARIUM DESIGN SHALL BE CONSISTENT WITH DESIGN CURRENTLY PRESENT IN THE EXISTING GROUNDS OF THE SAN GABRIEL CEMETERY.
3. NO BUILDINGS PROPOSED.

GENERAL NOTES

1. EXISTING OAK TREES SHALL REMAIN AND SHALL BE PROTECTED DURING LANDSCAPE DEVELOPMENT.

Submissions

Sheet Information

Project Number 21022

Scale As Shown

Issue Date 01 MARCH 2024

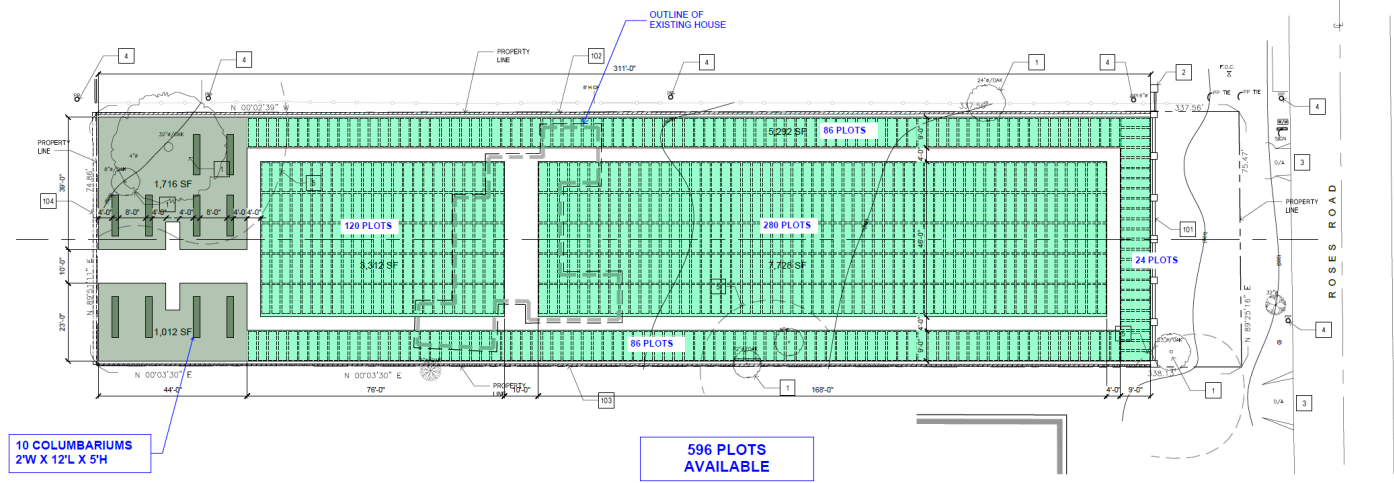
Drawn -

Checked -

SITE PLAN

A-1.0

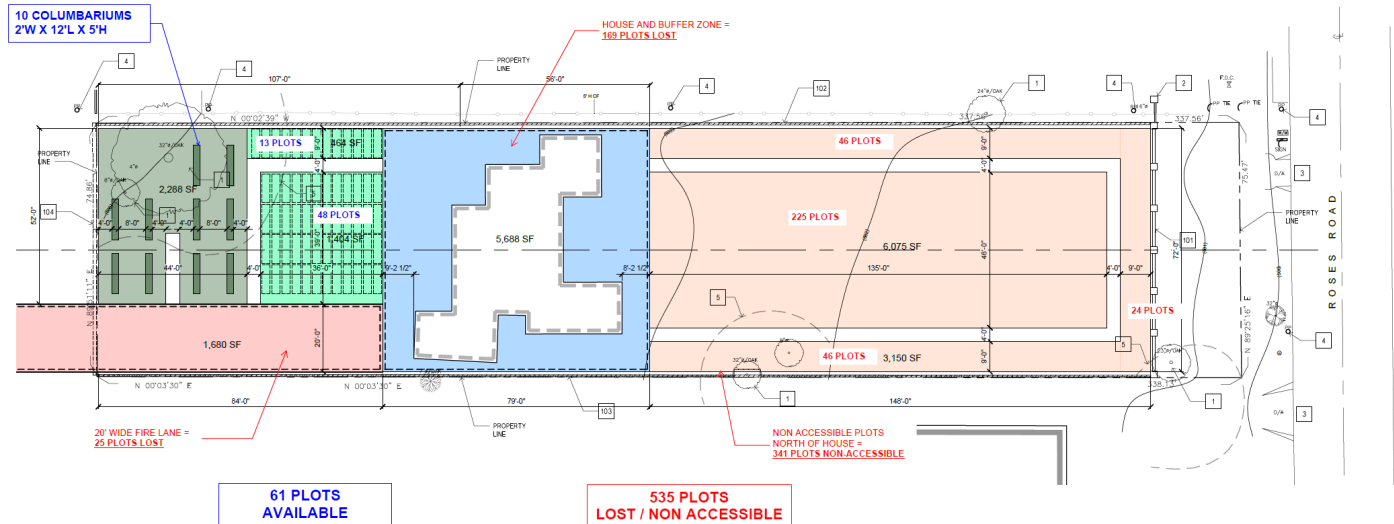
PLANNING DEPT. SUBMITTAL



SITE PLAN - HOUSE REMOVED

SCALE: 1/16" = 1'-0"

1



SITE PLAN - HOUSE MAINTAINED

SCALE: 1/16" = 1'-0"

1

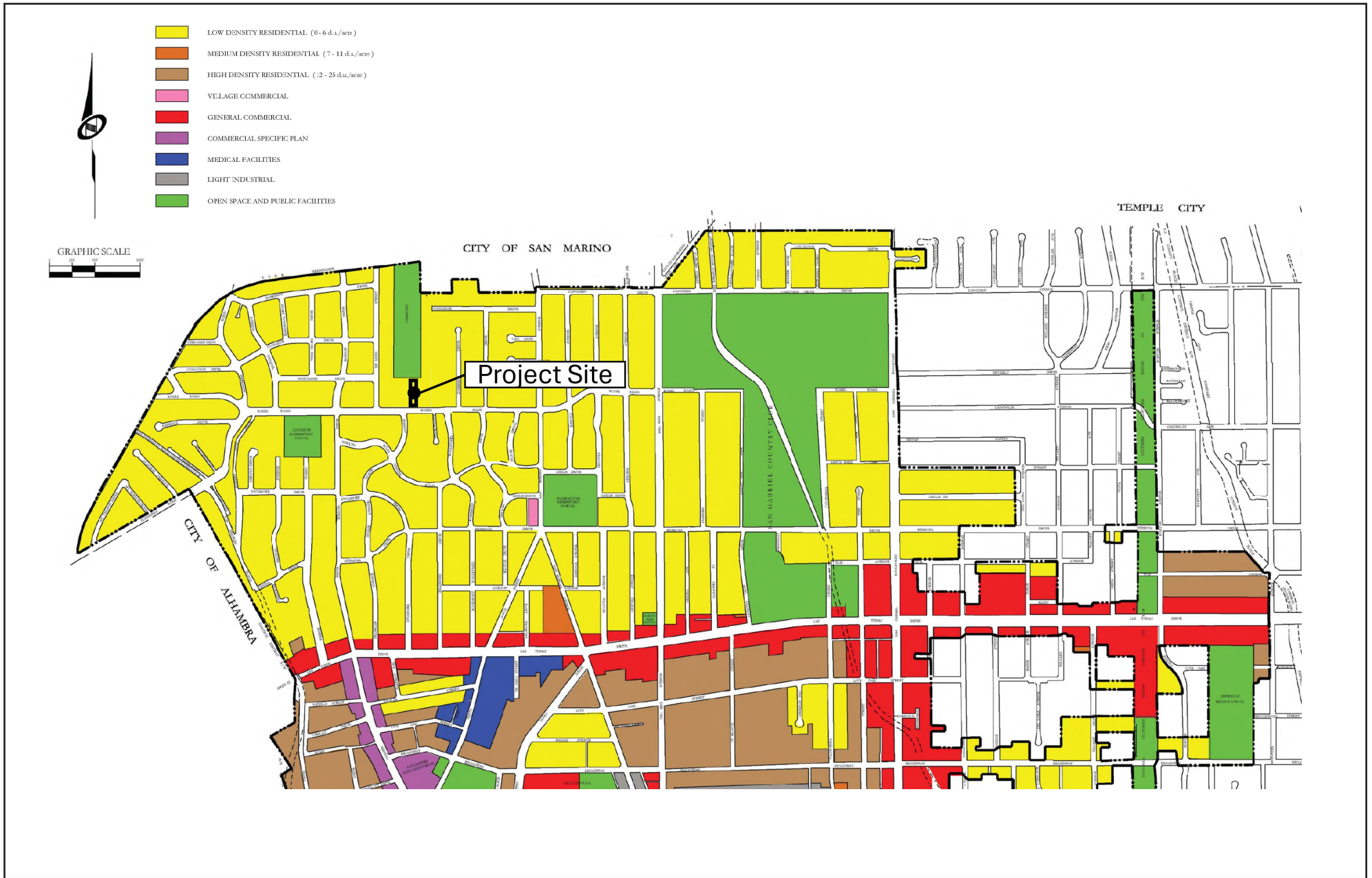
SOURCE: Calland Engineering, 2024



1518.001-03/24

FIGURE 2

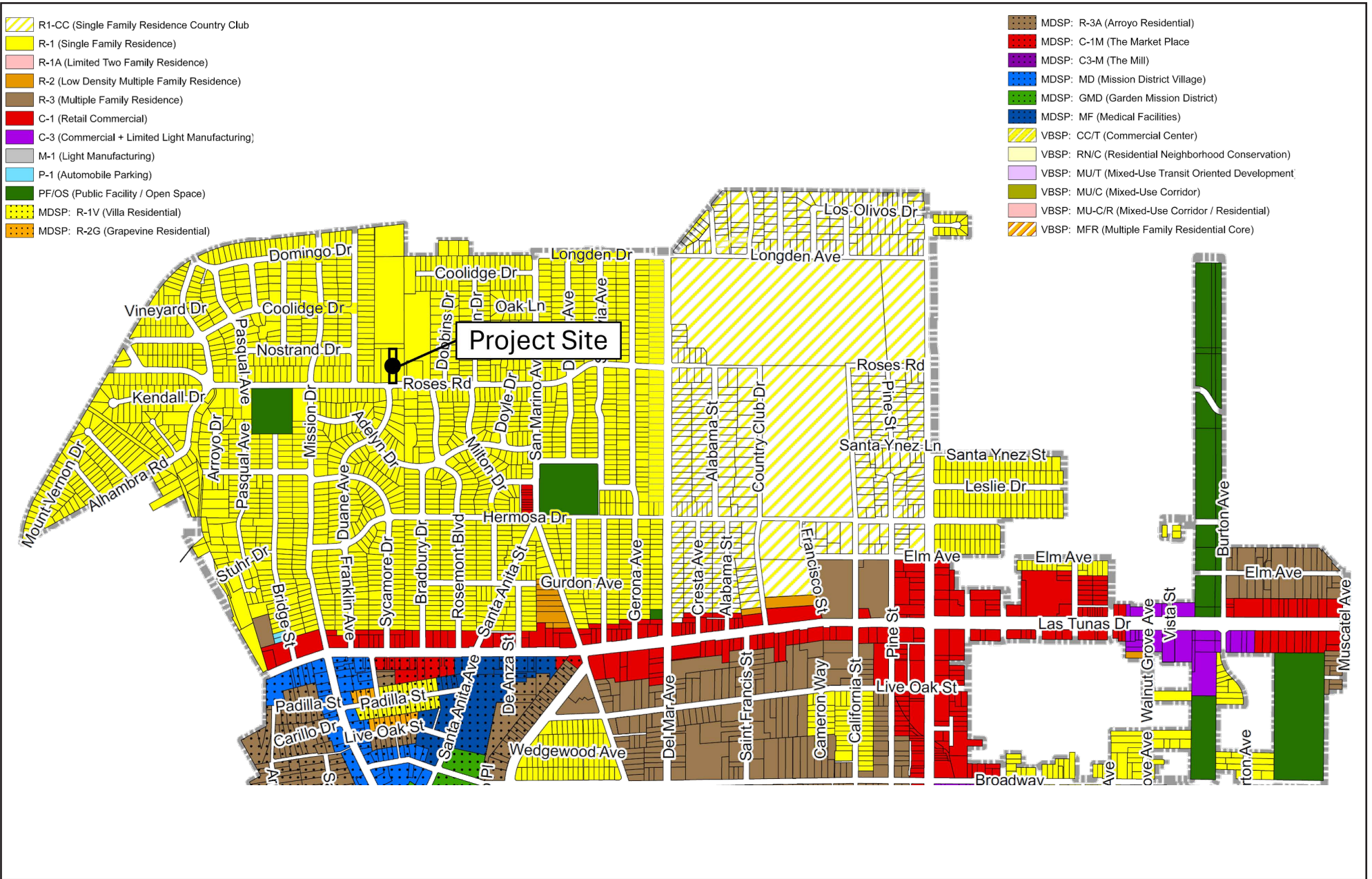
Site Plan



SOURCE: City of San Gabriel, 2004

FIGURE 3

Surrounding Land Uses



SOURCE: City of San Gabriel, 2004

FIGURE 4

2.5 REVIEWS AND APPROVALS

As defined by CEQA, a lead agency is the public agency with the principal responsibility for approving a project. The City is the Lead Agency for consideration and approval of the Project. The City must certify the Final EIR before moving forward with implementation of the Project.

Other Approvals

Implementation of various project components may also require approvals or permits:

CEQA Clearance; City of San Gabriel Planning Commission and City Council including: General Plan Amendment; Zone Change; Zone Text Amendment; and Lot Line Adjustment.

The Project would require permits and approvals from the City of San Gabriel prior to construction. These permits and approvals are identified below and may be subject to change as the project entitlement process proceeds.

- CEQA Clearance; City of San Gabriel Planning Commission and City Council
- General Plan Amendment
- Zone Change
- Zone Text Amendment
- Lot Line Adjustment

3.0 ENVIRONMENTAL IMPACT ANALYSIS

INTRODUCTION

This chapter analyzes the physical environmental impacts associated with the San Gabriel Cemetery Expansion (“Project”) described in Section 2.0, Project Description. The approach to the California Environmental Quality Act (CEQA) analysis of the Project considered is also presented in this chapter. For each resource topic analyzed in detail in the EIR, this chapter provides a description of the baseline environmental conditions, the regulatory framework, significance criteria, impacts analysis and identifies mitigation measures, if required.

3.0.1 ORGANIZATION OF THIS CHAPTER

Each section of this chapter contains the following elements, pursuant to the CEQA requirements:

Environmental Setting. This section presents a description of the existing physical environmental conditions Project site, with respect to each resource topic as of August 2023, the month and year when the Community Development Department issued a notice of preparation (NOP) for initiating environmental review (**Appendix 3.0-1, Notice of Preparation**). In addition, recent projects that have already been implemented and/or approved in the Project vicinity are considered as part of the baseline physical conditions by which potential impacts of the Project are assessed.

Regulatory Framework. The regulatory section provides an overview of statutory and regulatory considerations that are applicable to the specific environmental topic.

Thresholds of Significance. Provides criteria for determining the significance of Project impacts for each environmental issue.

Methodology. Further clarifies which thresholds are used when describing the methods, procedures, and techniques used to estimate the Project’s impacts. The methodology subsection of the chapters associated with each individual impact area will provide further explanation of what geographic area is used for the purposes of the impact analysis.

Impacts Analysis. Provides a discussion of the characteristics of the proposed Project that may have an effect on the environment, analyzes the nature and extent to which the proposed Project is expected to change the existing environment, and indicates whether the Project impacts meet or exceed the levels of significance thresholds.

Mitigation Measures. Identifies mitigation measures to reduce significant adverse impacts to the extent feasible.

Level of Significance after Mitigation. Provides a discussion of significant adverse environmental impacts that cannot be feasibly mitigated or avoided, significant adverse environmental impacts that can be feasibly mitigated or avoided, and adverse environmental impacts that are not significant.

Cumulative Impacts. This section considers the incremental effects of implementing the Project, together with the environmental effects of other closely related past, present, and reasonably foreseeable probable future projects within the Project vicinity and in the surrounding neighborhood.

3.0.2 CLASSIFICATION OF IMPACTS

Impacts are categorized by type of impact, as follows:

No Impact. No adverse changes (or impacts) on the environment are expected.

Less than Significant. An impact that would not involve an adverse physical change to the environment, does not exceed the defined significance criteria, or would be eliminated or reduced to a less-than-significant level through compliance with existing local, state, and federal laws and regulations.

Less than Significant with Mitigation. An impact that is reduced to a less-than-significant level through implementation of the identified mitigation measures.

Significant and Unavoidable with Mitigation. An adverse physical environmental impact that exceeds the defined significance criteria and can be reduced through compliance with existing local, state, and federal laws and regulations and/or implementation of all feasible mitigation measures but cannot be reduced to a less-than-significant level.

Significant and Unavoidable. An adverse physical environmental impact that exceeds the defined significance criteria and cannot be eliminated or reduced to a less-than-significant level through compliance with existing local, state, and federal laws and regulations and for which there are no feasible mitigation measures.

3.0.3 APPROACH TO CUMULATIVE IMPACTS

In compliance with *State CEQA Guidelines* Section 15130(a)(3), “an EIR shall discuss cumulative impacts of a project when the project's incremental effect is cumulatively considerable.” If the combined cumulative impact associated with the project's incremental effect is significant, then the analysis must identify the project's fair share of a mitigation measure or measures designed to alleviate the cumulative impact and reduce project's contribution to less than cumulatively considerable level.

Past, present, and future reasonably foreseeable projects within the defined geographic area for a given cumulative issue must be considered. The cumulative impact analysis in each technical section includes a description of the cumulative analysis methodology and the geographic or temporal context in which the cumulative impact is analyzed.

Consistent with *State CEQA Guidelines* Section 15130(b), the cumulative impact analysis considers the effects of the Project including the proposed individual projects in combination with known or reasonably foreseeable projects that could combine with potential impacts of the Project. In addition, the cumulative impact analysis also considers projections contained within previously approved planning documents.

3.1 CULTURAL RESOURCES

INTRODUCTION

*This section presents an overview of the existing cultural resource conditions within the boundaries of the Project site. It also discusses the potential impacts to historical resources because of construction and operation associated with the implementation of the Project. A cultural resources study and historical resource evaluation have been completed for the proposed Project and are included as Appendix 3.1-1, **Historical Resources Evaluation Report**, of this environmental impact report (EIR).*

3.1.1 ENVIRONMENTAL SETTING

3.1.1.1 Site-Specific History

History of the City of San Gabriel

The City of San Gabriel was first settled in 1771 when the Mission San Gabriel Archangel was founded. The Mexican government secularized the mission in 1834. Although the mission complex was returned to the Catholic Church in 1859, Mexican and American farmers and ranchers had formed an unplanned community on the surrounding land by 1842. The families of John Rowland and William Wolfskill were instrumental in its growth.

During the Gold Rush, San Gabriel became one of the first townships established in Los Angeles County. By 1860, the population as recorded by the U.S. Census was more than 580 residents (Arnold, 2013:31). Following California's entry into the United States and the subsequent legal review of real estate transactions, the Catholic diocese regained ownership of the Mission San Gabriel in 1853. Although decades of neglect had taken its toll on the mission, the church was returned to service as a parish between 1862 and 1908. In 1908, rebuilding efforts of Mission San Gabriel began, following the arrival of the Claretian Fathers who are credited with restoring the mission.

One of San Gabriel's pioneering residents in the early American period was David Franklin Hall, who arrived in 1854. Hall purchased a mission adobe residence on Mission Drive from Hipolito Cervantes and opened one of the town's first grocery stores. Between 1861 and 1874, Hall served as postmaster of San Gabriel. In the 1870s, Hall adapted his adobe residence as a hotel for visitors to San Gabriel. The San Gabriel Hotel continued to operate as the town's only hotel for a decade. Following Hall's ownership, the inn remained in use as a hotel, although under different names, such as the Bailey Hotel, Grapevine Inn, and eventually as Café de Espanola in the 1930s.

San Gabriel felt the effects of the southern California 1880s real estate boom (and bust). The arrival of the Southern Pacific Railway Line catalyzed settlement, economic and agricultural expansion, and tourism in San Gabriel. Even in this early period, San Gabriel stood out from other new boom towns for its authentic, lines, agricultural goods thrived in San Gabriel and neighboring communities, citrus crops in particular. Like many towns in the San Gabriel Valley, the citrus industry became an important component of the local economy. In the last decade of the nineteenth century, Chinese laborers worked the town's orange groves. In addition to goods, early businesspeople and real estate speculators in and around San Gabriel were anxious to capitalize on the influx of visitors and settlers and the abundance of open land. By the turn of the twentieth century, while most neighboring cities were emerging, Mission San Gabriel was established and already a local tourist attraction. Even as San Gabriel recognized its past, it also embraced the future. When electricity arrived, Henry Huntington's Pacific Electric Cars, or "Red Cars" as they were known, ran along the historic corridor of Mission Drive and facilitated regional travel and tourism. New shops, businesses, and merchants were established along Mission Drive and other areas. One such expanding area for commerce was East San Gabriel which would eventually become known as the East San Gabriel business district with San Gabriel Boulevard at its center.

The City of San Gabriel's civic life and institutions began to take shape in earnest in the 1910s. To avoid becoming part of Alhambra, the 1,500 residents of San Gabriel voted to incorporate in 1913 (at which point the Mission San Gabriel was nearly 140 years old). By 1914, the City's first team of officials were appointed, and civic infrastructure and institutions quickly followed. San Gabriel's first bank, located at 343 South Mission Drive, was constructed in 1914 near Mission San Gabriel. San Gabriel saw significant expansion in the 1920s when agriculture gradually gave way to commercial and industrial enterprises. By 1925, the San Gabriel Valley was said to have a population of 100,000 residents, with more than 5,000 residing in the City of San Gabriel (Los Angeles Times, 1925). As of the late 1920s, most development and settlement in San Gabriel was concentrated in neighborhoods near the original mission site and grounds. The boom of the 1920s ended with the onset of the Great Depression. Even so, San Gabriel saw a mini-construction boom in the late 1930s with the establishment of the Federal Housing Administration and its home ownership loan program. Transportation improvements also spurred development in San Gabriel in the late 1930s and 1940s.

Construction of the Arroyo Seco Parkway (State Route 110) in 1938 provided a convenient connection between the growing metropolis of Los Angeles and the towns of Pasadena and neighboring communities such as San Gabriel. In addition, construction of the San Bernardino Freeway (Interstate 10) just south of San Gabriel provided an easily accessible link for communities within southern California as well as interstate travelers and tourists. San Gabriel continues to cater to visitors who come to experience its unique cultural heritage and history as the "Birthplace of the Los Angeles Region" (City of San Gabriel n.d.). San

Gabriel's population swelled during the 1930s and 1940s and the residential area north of Las Tunas Boulevard, known as North San Gabriel, began to expand.

Home to approximately 12,000 citizens in 1940, San Gabriel residents numbered more than 20,000 by 1950 (Pitt and Pitt, 1997:448). San Gabriel recognized and embraced its unique heritage and culture through the Mission Revival and Spanish Colonial Revival style buildings constructed throughout the City, as well as through its recognition of its longstanding Native American heritage. In 1994, the City Council adopted a resolution formally recognizing the Gabrielino-Tongva Nation as “the aboriginal tribe of the Los Angeles Basin” (City of San Gabriel, 2004:CR-5).

Builder Ivan M. Wells

Ivan M. Wells was a relatively well-known builder within the Los Angeles area, where he designed and constructed a prolific number of residences during the late 1920s and early 1930s; research did not confirm that he was a registered architect. Some of the residences he constructed during this time were received by the people of Los Angeles with great interest, particularly in 1932, when some of his houses received coverage in the Los Angeles Times (Los Angeles Times, 1931; Los Angeles Times 1932a; Los Angeles Times, 1932b). In June of that year, an article titled “Newly Finished Hacienda Group” describes a trio of what would now be defined as Spanish Colonial Revival style houses as “novel hacienda type[s]” noting that they were “attracting wide attention as the latest novel residential addition to the Pico-Robertson district” (Los Angeles Times, 1932a).

In November of that year, another article titled “Local Builder Finishes New Spanish Home” was published in the Los Angeles Times, describing a “Spanish ranch house type residence” and stating that it is “unique from the standpoint of its architectural development” (Los Angeles Times, 1932b). This article then states that it was the twentieth residence built by Ivan M. Wells in that year alone, and that he “specializes in the Spanish type.” While varying at times in form, Wells’s Spanish Colonial Revival houses (what the articles referred to as hacienda style or Spanish ranch style) exemplified in the newspapers maintain commonality and exhibit a unique approach to the style despite its pre-existing presence in Los Angeles residential neighborhoods. Wells’s houses are usually one-story and horizontally massed, creating a long ranch-style effect, hence the ranch definition initially provided by the Los Angeles Times.

The shed roof that is notable on the western façade of 605 W. Roses Road appears to be a characteristic that is at times repeated in other examples of Wells’s Spanish Colonial Revival style houses and speaks to the horizontal emphasis in the design of Wells’s houses. An article published in 1934 in the Los Angeles Times details the interior innovations found in the Spanish Colonial Revival houses built by Wells, where “extra-large closets...bookshelves, unusual light fixtures, tiled-to-the ceiling kitchen and pegged hardwood

floors” are described as innovations and unique ideas in the residential architectural landscape of Los Angeles (Los Angeles Times, 1934a). Interestingly, this article details the innovation of what is referred to as a rumpus room, described as a “combination den and dinette” featuring “several innovations that make it a veritable outdoor living room” such as built in shelving and seating.

Wells’s reputation continued to grow through the rest of the 1930s and the 1940s, completing some projects that received mentioned in local newspapers (Los Angeles Times, 1934b; Los Angeles Times 1937, Los Angeles Times 1949b). In 1938, his Beverly Hills residence, which he designed and constructed himself, was photographed and featured in Architectural Digest magazine (Architectural Digest 1938). By the 1940s he began working with his son, founding a company called Wells & Son (Los Angeles Times 1949a). Wells continued to build residences in Los Angeles up until his sudden death in 1964 (Los Angeles Times 1965).

Due to the prolific number of houses, he designed and constructed during the course of his career, Wells contributed significantly to the residential development of Los Angeles. Additionally, as an innovative builder who designed homes in a unique style and included characteristics and features that can be recognizably attributed to him, he also contributed to the architectural landscape of Los Angeles and the prominence of the Spanish Colonial Revival style as exemplified in smaller one-story residences.

In 1968, four years after his death, a publication of the Encyclopedia of American Biography examined Ivan Wells’s life and career, calling him “one of the most distinctive and best-known home builders in Los Angeles” (American Historical Society 1968). This publication, comprehensive and meticulously detailed, seeks to examine Americans who have contributed to the historical and cultural richness of America. Undoubtedly, Ivan M. Wells and his homes have made lasting impacts to Los Angeles and its architecture, and Wells may be considered master builder.

Site Specific History

Historic maps, available City building permits, and supplemental resources reveal the development of the subject parcel. The history of land ownership of the parcel that would eventually be 607 W. Roses Road begins in the early twentieth century with the development of what is referred to historically as the Dobbins Tract.

This tract was platted for Ms. Kate Dobbins in June of 1906 (Sapphos 2022). The 1900 census reveals that Kate Dobbins was married to a Mr. John R. Dobbins, a fruit grower who was born in Pennsylvania (United States Census Bureau 1900). At this time, they were living together in the present-day city of Alhambra close to the Ramona Convent School. During the first few years of the turn of the twentieth century, John R. Dobbins and Kate Dobbins were mentioned on numerous occasions in the Los Angeles Times in reference to real-estate transfers and sales both in the City of Los Angeles as well as the surrounding San

Gabriel area (Los Angeles Times, 1898; Los Angeles Times, 1902; Los Angeles Times, 1905). John R. Dobbins died in 1905 and is buried at the San Gabriel Cemetery, where he and Kate Dobbins (who died in 1940) share a headstone (Ancestry.com, 2014).

The 1910 census reveals that Kate Dobbins assumed the duties of managing the family's fruit-growing business, specified as managing orange groves (United States Census Bureau, 1910). A 1922 voter registration list of the San Gabriel City Precincts reveals that Ms. Kate Dobbins was residing at 525 Roses Road, an address and building that is no longer extant in contemporary San Gabriel; however, was likely at the end of present-day Dobbins Drive, directly adjacent to the east of the Church of Our Savior at 535 Roses Road (California State Library, 1922).

The future site of 607 W. Roses Road remained part of the Dobbins Tract until 1922, when the San Gabriel Cemetery Association began to express interest in expanding the San Gabriel Cemetery and purchased land from the Dobbins Tract (Sapphos, 2022). This proposal of expansion was met with opposition from homeowners surrounding the San Gabriel Cemetery, and the purchased lots became known as the San Gabriel Cemetery Association Tract. Land from this tract, including the subject parcel, was purchased for residential buildings to be constructed instead.

The residence at 607 W. Roses Road was constructed in 1931 by Ivan M. Wells who designed and built the single-family residence on the subject parcel for a Mr. D. L. Simmons. Although D. L. Simmons was identified as the owner of the property at the time of its construction, he was not a resident of the subject property (Sapphos, 2022). In 1933, 607 W. Roses Road was purchased by John and Margaret McLaren, where they resided until at least 1935 (Pasadena Post, 1933b; Los Angeles Directory Company, 1935).

John McClaren was an investment banker, and Margaret McLaren (nee Huntington) was renowned Pasadena socialite and granddaughter of Henry Huntington, the famed railroad tycoon and businessman (Los Angeles Evening Post-Record, 1933). The news of the McLarens' engagement and impending wedding was heavily discussed in the Los Angeles Times and local Pasadena newspapers, and their move to San Gabriel to live on Roses Road received mention as well (Pasadena Post 1933a, Pasadena Post 1933b, Los Angeles Times 1933). The next identified resident of the property was James Neville Mills, who was employed by the Aircraft Owners and Pilots Association and worked as a construction engineer in 1943 (United States World War II Draft Cards, 1942).

The next identified residents of the property were Joann, Patricia, and Samuel Cruse/Kruse, who lived at the residence as early as 1950 until 1956 (United States Census Bureau, 1950; Los Angeles Directory Company, 1952; Los Angeles Directory Company, 1954). Listed under both Cruse and Kruse in the same directory, Samuel Kruse was a Greek immigrant who owned and worked as the vice president of Paris'

Restaurant in Monterey Park, a well-known and beloved establishment that closed its doors in the 1980s (Los Angeles Times, 1988). The next identified residents of the property were Samuel and Ruth Pack. Samuel Pack was a salesman, and the Packs are associated with the address in the year 1956 (Los Angeles Directory Company, 1956).

The next identified resident of the property is Forrest C. Robert, who resided there in 1962, and who married a woman named Francis Robert and they resided at the property together (Los Angeles Directory Company 1962). For an extended period, a woman named Miki Ohashi resided with the Robert family. Miki Ohashi was a Japanese-born American citizen who notably spent time in an internment camp during World War II. Born in 1893 and widowed, she would have been elderly at the time of her living arrangement with the Robert family (Los Angeles Directory Company, 1962; Los Angeles Directory Company 1971; War Relocation Authority, 2013). Various members of the Robert family were associated with the property until the year 2000, when it was purchased by the San Gabriel Cemetery Association.

The property was continually used as a single-family residence from its construction until the time of its acquisition by the cemetery in 2000.

3.1.2 REGULATORY FRAMEWORK

Relevant state and local Cultural Resources regulations are discussed below.

3.1.2.1 State

California Environmental Quality Act

Under CEQA, public agencies must consider the effects of their actions on both “historical resources” and “unique archaeological resources.” Pursuant to California Public Resources Code (PRC) Section 21084.1, a “project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.” PRC 21083.2 requires agencies to determine whether a proposed project would have an effect on “unique archaeological resources.”

“Historical resource” has a defined statutory meaning (see PRC 21084.1 and *State CEQA Guidelines* Sections 15064.5(a) and 15064.5(b)). Historical resources are those listed in or determined to be eligible for listing in the California Register of Historical Resources (CRHR). The CRHR includes resources listed in or formally determined eligible for listing in the National Register of Historic Places (NRHP), as well as some California State Landmarks and Points of Historical Interest.

Properties of local significance that have been designated under a local preservation ordinance (local landmarks or landmark districts) or that have been identified in a local historical resources inventory may

be eligible for listing in the CRHR and are presumed to be “historical resources” for purposes of CEQA unless a preponderance of evidence indicates otherwise (PRC 5024.1 and 14 CCR 4850). Unless a resource listed in a survey has been demolished or has lost substantial integrity, or there is a preponderance of evidence indicating that it is otherwise not eligible for listing, a lead agency should consider the resource potentially eligible for the CRHR.

In addition to assessing whether historical resources potentially impacted by a proposed project are listed or have been identified in a survey process, lead agencies have a responsibility to evaluate them against the CRHR criteria prior to making a finding as to a proposed project’s impacts to historical resources (PRC 21084.1 and *State CEQA Guidelines* Section 15064.5(a)(3)). In general, a historical resource, under this approach, is defined as any object, building, structure, site, area, place, record, or manuscript that:

- Is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, or cultural annals of California; and
- Meets any of the following criteria:
 - Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
 - Is associated with the lives of persons important in our past;
 - Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
 - Has yielded, or may be likely to yield, information important in prehistory or history (*State CEQA Guidelines* Section 15064.5(a)(3)).

These factors are known as “Criteria 1, 2, 3, and 4” and parallel NRHP Criteria A, B, C, and D. The fact that a resource is not listed or determined to be eligible for listing does not preclude a lead agency from determining that it may be a historical resource (PRC 21084.1 and *State CEQA Guidelines* Section 15064.5(a)(4)).

CEQA also distinguishes between two classes of archaeological resources: archaeological sites that meet the definition of a historical resource, as described above, and “unique archaeological resources.” Under CEQA, an archaeological resource is considered “unique” if it:

- Contains information needed to answer important scientific research questions and there is a demonstrable public interest in that information;

- Has a special and particular quality such as being the oldest of its type or the best available example of its type; or
- Is directly associated with a scientifically recognized important pre-contact or historic event or person (PRC 21083.2(g)).

CEQA states that if a proposed project would result in an impact that might cause a substantial adverse change in the significance of a historical resource, then an EIR must be prepared, and mitigation measures should be considered. A “substantial adverse change” in the significance of a historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired (*State CEQA Guidelines* Section 15064.5(b)(1)).

The *State CEQA Guidelines* (Section 15064.5(c)) also provide specific guidance on the treatment of archaeological resources, depending on whether they meet the definition of a historical resource or a unique archaeological resource. If the site meets the definition of a unique archaeological resource, it must be treated in accordance with the provisions of PRC 21083.2.

State CEQA Guidelines Section 15126.4(b) sets forth principles relevant to means of mitigating impacts on historical resources. It provides as follows:

- Where maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of the historical resource will be conducted in a manner consistent with the Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*, the project's impact on the historical resource shall generally be considered mitigated below a level of significance and thus is not significant.
- Documentation of an historical resource, by way of historic narrative, photographs or architectural drawings, as mitigation for the effects of demolition of the resource will not mitigate the effects to a point where no significant effect on the environment would occur.
- Public agencies should, whenever feasible, seek to avoid damaging effects on any historical resource of an archaeological nature. The following factors shall be considered and discussed in an EIR for a project involving such an archaeological site:
 - Preservation in place is the preferred manner of mitigating impacts to archaeological sites. Preservation in place maintains the relationship between artifacts and the archaeological context.

Preservation may also avoid conflict with religious or cultural values of groups associated with the site.

- Preservation in place may be accomplished by, but is not limited to, the following:
 - Planning construction to avoid archaeological sites;
 - Incorporation of sites within parks, greenspace, or other open space;
 - Covering the archaeological sites with a layer of chemically stable soil before building tennis courts, parking lots, or similar facilities on the site.
 - Deeding the site into a permanent conservation easement.
- When data recovery through excavation is the only feasible mitigation, a data recovery plan, which makes provision for adequately recovering the scientifically consequential information from and about the historical resource, shall be prepared and adopted prior to any excavation being undertaken. Such studies shall be deposited with the California Historical Resources Regional Information Center. Archaeological sites known to contain human remains shall be treated in accordance with the provisions of Section 7050.5 of the Health and Safety Code. If an artifact must be removed during project excavation or testing, curation may be an appropriate mitigation.
- Data recovery shall not be required for an historical resource if the lead agency determines that testing or studies already completed have adequately recovered the scientifically consequential information from and about the archaeological or historical resource, provided that the determination is documented in the EIR and that the studies are deposited with the California Historical Resources Regional Information Center.

Section 15064.5(f) deals with potential discoveries of cultural resources during project construction. That provision states that, “[a]s part of the objectives, criteria, and procedures required by Section 21082 of the Public Resources Code, a lead agency should make provisions for historical or unique archaeological resources accidentally discovered during construction. These provisions should include an immediate evaluation of the find by a qualified archaeologist. If the find is determined to be an historical or unique archaeological resource, contingency funding and a time allotment sufficient to allow for implementation of avoidance measures or appropriate mitigation should be available. Work could continue on other parts of the building site while historical or unique archaeological resource mitigation takes place.

State CEQA Guidelines Section 15064.5(e), requires that excavation activities be stopped whenever human remains are uncovered, and that the county coroner be called in to assess the remains. If the county coroner

determines that the remains are those of Native Americans, the Native American Heritage Commission (NAHC) must be contacted within 24 hours. At that time, the lead agency must consult with the appropriate Native Americans, if any, as identified in a timely manner by the NAHC. Section 15064.5 of the *State CEQA Guidelines* directs the lead agency (or applicant), under certain circumstances, to develop an agreement with the Native Americans for the treatment and disposition of the remains.

California Register of Historical Resources

The California Register of Historical Resources (CRHR) is “an authoritative listing and guide to be used by State and local agencies, private groups, and citizens in identifying the existing historical resources of the State and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change.”¹ The CRHR was enacted in 1992, and its regulations became official on January 1, 1998. The CRHR is administered by the California Office of Historic Preservation (OHP). The criteria for eligibility for the CRHR are based upon NRHP criteria. Certain resources are determined to be automatically included in the CRHR, including California properties formally determined eligible for, or listed in, the NRHP. To be eligible for the CRHR, a property must be significant at the local, state, and/or federal level under one or more of the following four criteria:

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

A resource eligible for the CRHR must meet one of the criteria of significance described above and retain enough of its historic character or appearance (integrity) to be recognizable as a historical resource and to convey the reason for its significance. It is possible that a historic resource may not retain sufficient integrity to meet the criteria for listing in the NRHP, but it may still be eligible for listing in the CRHR.

¹ California Public Resources Code, Section 5024.1[a]. Available online at: http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC§ionNum=5024.1. Accessed May 16, 2022.

Additionally, the CRHR consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The CRHR automatically includes the following:

- California properties listed on the NRHP and those formally determined eligible for the NRHP;
- California Registered Historical Landmarks from No. 770 onward; and
- Those California Points of Historical Interest that have been evaluated by the State Office of Historic Preservation (OHP) and have been recommended to the State Historical Resources Commission for inclusion on the CRHR.

California Health and Safety Code

California Health and Safety Code Sections 7050.5, 7051, and 7054 address the illegality of interference with human burial remains (except as allowed under applicable PRC Sections), and the disposition of Native American burials in archaeological sites. These regulations protect such remains from disturbance, vandalism, or inadvertent destruction, and establish procedures to be implemented if Native American skeletal remains are discovered during construction of a project, including treatment of the remains prior to, during, and after evaluation, and reburial procedures.

California Public Resources Code

PRC Section 5097.5 provides protection for tribal resources on public lands, where Section 5097.5(a) states, in part, that:

No person shall knowingly and willfully excavate upon, or remove, destroy, injure, or deface, any historic or pre-contact ruins, burial grounds, archaeological or vertebrate paleontological site, including fossilized footprints, inscriptions made by human agency, rock art, or any other archaeological, paleontological or historical feature, situated on public lands, except with the express permission of the public agency having jurisdiction over the lands.

No person shall knowingly and willfully excavate upon, or remove, destroy, injure, or deface, any historic or pre-contact ruins, burial grounds, archaeological or vertebrate paleontological site, including fossilized footprints, inscriptions made by human agency, rock art, or any other archaeological, paleontological or historical feature, situated on public lands, except with the express permission of the public agency having jurisdiction over the lands.

PRC Section 5097.9 establishes the NAHC to make recommendations to encourage private property owners to protect and preserve sacred places in a natural state and to allow appropriate access to Native Americans

for ceremonial or spiritual activities. NAHC is authorized to assist Native Americans in obtaining appropriate access to sacred places on public lands, and to aid state agencies in any negotiations with federal agencies for the protection of Native American sacred places on federally administered lands in California.

California PRC Section 5097.98, as amended by Assembly Bill 2641, provides procedures in the event human remains of Native American origin are discovered during project implementation. PRC Section 5097.98 requires that no further disturbances occur in the immediate vicinity of the discovery, that the discovery is adequately protected according to generally accepted cultural and archaeological standards, and that further activities consider the possibility of multiple burials. PRC Section 5097.98 further requires the NAHC, upon notification by a County Coroner, designate and notify a Most Likely Descendant (MLD) regarding the discovery of Native American human remains. Once the MLD has been granted access to the site by the landowner and inspected the discovery, the MLD then has 48 hours to provide recommendations to the landowner for the treatment of the human remains and any associated grave goods. In the event that no descendant is identified, or the descendant fails to make a recommendation for disposition, or if the landowner rejects the recommendation of the descendant, the landowner may, with appropriate dignity, reinter the remains and burial items on the property in a location that will not be subject to further disturbance.

PRC Section 5097.99 prohibits acquisition or possession of Native American artifacts or human remains taken from a Native American grave or cairn after January 1, 1984, except in accordance with an agreement reached with the Native American Heritage Commission.

California Penal Code.

California Penal Code Section 622.5 provides the following: “Every person, not the owner thereof, who willfully injures, disfigures, defaces, or destroys any object or thing of archeological or historical interest or value, whether situated on private lands or within any public park or place, is guilty of a misdemeanor.”

3.1.2.2 Local

City of San Gabriel Historic Preservation and Cultural Resource Ordinance

Designation Criteria for Historic Landmarks

Chapter 153 Section 607 of the *City of San Gabriel Municipal Code* outlines the designation criteria for historic landmarks. With the advice of the Commission, the City Council may designate a property, site, public art,

park, cultural landscape, or natural feature as a historic landmark and add it to the San Gabriel Register if it meets the requirements described in paragraphs A and B (comparable to the NRHP and CRHR):

1. The property meets one of the following eligibility criteria: It is or was once associated or identified with important events or broad patterns of development that have made a significant contribution to the cultural, architectural, social, historical, economic, and political heritage of the city, region, state or nation.
 - a. It is or was once associated with an important person or persons who made a significant contribution to the history, development, and/or culture of the city, region, state or nation.
 - b. It embodies the distinctive characteristics of a style, type, period, or method of construction; represents the work of a master or possesses high artistic or aesthetic values; or it represents one of the last, best remaining examples of an architectural type or style in a neighborhood or the city that was once common but is increasingly rare.
 - c. It has yielded or has the potential to yield information important to the prehistory or history of the city, region, state, or nation.
2. The property retains integrity from its period of significance, as determined by a qualified architectural historian or historian. A proposed historic landmark need not retain all seven aspects of integrity (location, design, setting, materials, workmanship, feeling, and association), but it must retain sufficient integrity to convey the reasons for its cultural, architectural, social, historical, economic, and political significance.
3. Neither the deferred maintenance of a proposed historic landmark nor its dilapidated condition shall, on its own, be equated with a loss of integrity. Integrity shall be judged with reference to the particular characteristics that support the property's eligibility under the appropriate criteria and theme of significance.

3.1.3 THRESHOLDS OF SIGNIFICANCE

The following thresholds for determining the significance of impacts related to Cultural Resources, including Historical Resources and Archeological Resources are contained in the environmental checklist form contained in Appendix G of the most recent update of the *State CEQA Guidelines*. Implementation of the Project could result in significant impacts if any of the following would occur:

Impacts related to Cultural Resources are considered significant if the project would:

- Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5.
- Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.
- Disturb any human remains, including those interred outside of dedicated cemeteries.

3.1.4 METHODOLOGY

The Secretary of the Interior has issued standards and guidelines for the identification and evaluation of historic properties (*Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation* [48 FR 44720–44726]), which are used to ensure that the procedures utilized are adequate and appropriate. The identification and evaluation of historic properties are dependent upon the relationship of individual properties to other similar properties (NPS and ACHP 1998:18-20). Information about properties regarding their prehistory, history, architecture, and other aspects of culture must be collected and organized to define these relationships (NPS 2009), which is the intent of this cultural resources inventory. Projects in compliance with CEQA to identify historical resources follow the same professional standards and guidelines.

Intensive surveys are used to precisely document the historical resources within a given area or when information is needed for properties for later evaluation and treatment decisions. Such surveys entail the documentation of the types of properties that are present, the precise locations and boundaries of all identified properties, the method of survey (including the extent of survey coverage), and data on the appearance, significance, and integrity of each property (NPS 2009).

Field Methods

A pedestrian survey within the API was completed on June 3, 2023, by ASM Affiliates (ASM) Lead Architectural Historian Shannon Davis and ASM Architectural Historian Madeline Gonzalez. During the survey, multiple photographs were taken of the property and residence. Architectural and landscape features and their condition were noted.

Research Methods

ASM utilized the research and site-specific information that was presented in the report prepared by Sapphos Environmental, Inc., titled Historical Resources Assessment Report for 607 W. Roses Road,

completed in October 2022. ASM built upon the site-specific property research and collection of relevant building permits obtained for the 2022 report. ASM further utilized local newspapers and ancestry sources to create a more substantial list of potential significant individuals associated with the property and utilized the same sources for more information regarding the history of the surrounding vicinity and the biography of the builder associated with the subject property. Specific sources sought for information on the property's builder, Ivan Wells, and his body of work included extensive newspaper coverage of his designs as well as the American Institute of Architecture's historical directories and the Pacific Coast Architecture Database (to determine if he was a builder or architect). ASM also conducted a small reconnaissance-level survey of other extant Wells buildings in the Los Angeles area to consider how this building fits into the extant body of his work. ASM also referred to the City of San Gabriel Citywide Historic Context Statement (ARG c2021) for the appropriate historic context within which to evaluate this potential resource.

Historic Image Review

Historical aerials from 1948, 1952, 1953, 1964, 1972, 1980, 1994, 2003, 2004, 2005, 2009, 2010, 2012, 2014, and 2016 were analyzed on historicaerials.com, as were historic topographic maps dated 1894, 1896, 1898, 1900, 1904, 1907, 1908, 1910, 1913, 1915, 1920, 1927, 1928, 1931, 1933, 1940, 1941, 1947, 1955, 1963, 1968, 1975, 1982, 1985, 1994, 2012, 2015, and 2018.

The subject parcel appears fully developed in the first historical aerial from 1948, covered with multiple trees. Despite the vegetation surrounding the subject parcel in the majority of the decades in which aerial photographs were captured, it is apparent that no significant changes are evidence since 1948.

The topographic maps do not show structures, only street layouts and other infrastructural features. Therefore, while pertinent to the understanding of the residential development of the surrounding vicinity, the topographic maps reveal little information regarding the development of the subject parcel over time.

3.1.5 ENVIRONMENTAL IMPACTS

Impact CUL-1 Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5.

Section 15064.5(a)(2-3) of the *State CEQA Guidelines* require that state and local public agencies evaluate the potential for historical resources to be impacted by discretionary activities, using the criteria outlined in California public resources code (PRC) section 5024.1.

California Register of Historical Resources Criterion 3:

To evaluate the property under Criterion 3, ASM carefully considered whether 607 W. Roses Road embodies distinctive characteristics of a type, period, or method of construction, whether it represents the work of a master, or whether it possesses high artistic values. The residence was built in the Spanish Colonial Revival style in 1931, and as such, falls under the theme of Period Revival and the sub-theme of Spanish Colonial Revival as defined by the San Gabriel HCS. ASM first assessed whether this property is eligible under this theme as an excellent embodiment of the Spanish Colonial Revival style.

The San Gabriel HCS lists character-defining features of the style in the local context, of which 607 W. Roses Road retains the majority of. It retains complex massing and asymmetrical facades, it incorporates patios and covered porches, it retains a low-pitched gable roof with clay tile roofing, wood-bracketed eaves, stucco wall cladding, single multi-pane windows, decorative tile vents and the use of secondary materials such as stucco, and in the interior space retains arched door openings and the use of secondary materials such as wood. The only character-defining feature of the Spanish Colonial Revival style that it is lacking is a tower or turret.

The San Gabriel HCS does not require a comparison of similar resources to be eligible under this theme. As the residence retains the majority of the physical features that illustrate its style and appearance in terms of massing, spatial relationships, proportion, pattern of windows and doors, texture of materials and ornamentation, it can therefore be considered an excellent embodiment of the Spanish Colonial Revival style, meets CRHR Criterion 3, and therefore an assessment of integrity is warranted.

The San Gabriel HCS emphasizes that for a property to be eligible under this criterion, it should retain integrity of design, materials, workmanship, and feeling of a Spanish Colonial Revival single-family residence. Because the residence maintains its original form and features such as stucco cladding, red-clay tile roof, doors, windows, tiling, and flooring, and because many of the interior details such as hand-painted craftsmanship, built-in shelves, and recessed alcoves are present and have experienced no visible alterations since the construction of the residence, the residence retains high integrity of design, materials, and workmanship. Although some exterior character-defining features including the projecting wood rafters under the eaves and the interior original peg-wood flooring are in poor condition, they are extant and help to convey the original character of this style and type. As 607 W. Roses Road continues to convey the feeling of a small-scale Spanish Colonial Revival-style home it therefore retains its integrity of feeling which is a property's expression of the aesthetic or historic sense of a particular period of time. Additionally, the property retains high integrity of location and setting as the property has never been moved and the surrounding neighborhoods have not changed its function or character. The property also retains high integrity of association to the Spanish Colonial Revival style as it is a residence constructed in

the style. Therefore, ASM recommends 607 W. Roses Road eligible under Criterion 3 as an excellent example of an architectural style, period, or method of construction.

ASM also assessed whether this property is eligible under this criterion as a notable work of a master architect or builder. Ivan M. Wells is the identified builder of this residence. Wells was a relatively well-known builder within the Los Angeles area, where he designed and constructed a prolific number of residences during the late 1920s and early 1930s. The archival record notes that he specialized in Spanish Colonial Revival architecture and that he had a unique approach to the style. Wells' homes were typically one-story, horizontally massed, and often employed the same shed roof design as evidenced at 607 W. Roses Road. An article published in 1934 in the Los Angeles Times details the interior innovations found in the Spanish Colonial Revival homes built by Wells as having "extra-large closets...bookshelves, unusual light fixtures, tiled-to-the ceiling kitchen and pegged hardwood floors" (Los Angeles Times, 1934a). Interestingly, this article details the innovation of what is referred to as a rumpus room, described as a "combination den and dinette" featuring "several innovations that make it a veritable outdoor living room" such as built in shelving and seating.

This further substantiates that the rumpus room at 607 W. Roses Road was essentially a partially enclosed patio space, original to the construction of the residence, which was fully enclosed later. In 1968, four years after his death, a publication of the Encyclopedia of American Biography examined Ivan Wells's life and career, calling him "one of the most distinctive and best-known home builders in Los Angeles" (American Historical Society, 1968). This publication, comprehensive and meticulously detailed, sought to examine Americans who have contributed to the historical and cultural richness of America. As such, ASM recommends that Wells be considered a master builder within the local context of Los Angeles County.

607 W. Roses Road is a good example of the style and detail of Wells's residential architecture for which he was noted. That is evidenced in the use of typical Spanish Colonial Revival-style features as well as the emphasis in horizontal massing, the shed roof with an angled projecting stucco corner, and details such as circular recessed windows, interior peg-wood flooring, built-in shelving, and a rumpus room in the rear.

Unlike other residences that Wells constructed during this same period, 607 W. Roses Road was not featured noted in local newspapers. However, the extant examples of residences constructed by Ivan Wells that were featured and photographed display many of the same characteristics and design choices as 607 W. Roses Road. This is particularly notable in the horizontal massing found across all examples of Wells's work, the detail of the shed roof on one side of the residence, and circular windows and painted wood detailing. A rumpus room, which was described as innovative in a 1934 Los Angeles Times article, was also present at 607 W. Roses Road when it was constructed in 1931, or at least a semi-enclosed outdoor living space that was called a rumpus room when it was fully enclosed.

Although there are elements of disrepair within the interior of the space, Wells's interior details for which he was noted such as peg-wood flooring, walk-in closets, and built-in shelving have not been altered. Except for the enclosure of the rumpus room in the rear, 607 W. Roses Road has no exterior alterations, and the windows and interior/exterior doors are all original with very few exceptions to a few windows on the rear façade. This is a contrast to Wells's other extant residences from this period where the siding has been replaced on some, the windows have been replaced, significant additions have been constructed, and alterations along the primary façade occurred. Thus, as a residence constructed by Wells in his unique style with no visible alterations along the primary façade, it is eligible under CRHR Criterion 3 as a notable work by Wells with high integrity of all seven aspects of integrity.

City of San Gabriel Designation Criteria for Historic Landmarks

The City of San Gabriel's Designation Criteria for Historic Landmarks closely mirror the CRHR. ASM assessed whether 607 W. Roses Road meets the requirements described in paragraph A. The property was not identified as associated with an important event or broad pattern of development that made a significant contribution to the cultural, architectural, social, historical, economic, or political heritage of the city, region, state or nation.

The property was not found to be associated with an important person or persons who made a significant contribution to the history, development, and/or culture of the city, region, state or nation.

The property was found to embody the distinctive characteristics of a style and to represent the work of a master builder/architect.

ASM then assessed whether 607 West Roses Road meets the requirements described in paragraph B. The property retains high integrity of workmanship, materials, and feeling. As such, ASM recommends 607 West Roses Road as eligible under the City criteria for a historic landmark in the City of San Gabriel.

Level of Significance Before Mitigation

Significant impact to the residence to be demolished.

Mitigation Measures

MM CUL-1 Prior to the issuance of demolition permits for the residence located at 607 West Roses Road, or any other ground-disturbing activities at the Project site, an Architectural Historian or Historian who meets the Secretary of Interior's Professional Qualification Standards (SOIs) shall complete documentation similar to a Historic American Building Survey (HABS) of the property. The documentation shall be similar to the National Park

Service's HABS Level III documentation for the residence and include a sketch plan of the historic residence, digital photography of the interior and exterior of the residence, and a short form historical report utilizing relevant historical context from the HRER. While the recordation shall generally follow HABS guidance, it will not be submitted to the permanent collection at the Library of Congress. Upon completion, documentation shall be placed with the City of San Gabriel Planning Department, the San Gabriel Public Library, and any local organization as determined by the City. In addition, the documentation shall be offered for curation in the digital library of the Los Angeles County Library system.

MM CUL-2 Prior to the issuance of a Certificate of Occupancy, the site of the residence located at 607 W Roses Road will be provided a bronze plaque by the owner/applicant that describes the residence and the importance of Ivan Wells. The plaque shall be mounted on the wall of the property to ensure accessibility to the public for viewing. The plaque shall be subject to review and approval from staff.

Significance After Mitigation

Implementation of **MM CUL-1** and **MM CUL-2** would reduce the Project's potential impacts to the historic resource. However, due to the overall demolition of the residence, impacts would continue to be *significant and unavoidable*.

3.1.6 CUMULATIVE IMPACTS

Impacts to cultural resources (including historical resources) tend to be site specific and are assessed on a site-by-site basis. The Project is contained within the Project Site and would not impact historical resources within the surrounding community and region. Additionally, the eligible historic resource identified within the Project site would not be impacted by development off-site. As a result, no cumulative impact to cultural resources would occur. Further, proper mitigation, as defined by *State CEQA Guidelines* Section 15126.4(b), implemented in conjunction with cumulative development in the area, would ensure that no significant cumulative impacts are anticipated.

4.0 EFFECTS NOT FOUND TO BE SIGNIFICANT

SUMMARY

*This section addresses issues for which the Project was determined to have no potential for significant effects during the Initial Study process and were, therefore, not discussed in detail in the EIR. The items discussed below are included in the environmental checklist in Appendix G of the California Environmental Quality Act (CEQA) Guidelines. These discussions address the State CEQA Guidelines Appendix G questions for each of the environmental topic areas where the Project would result in either a less than significant impact or no impact. Items not addressed in this section are addressed in **Section 3.1** of this Environmental Impact Report (EIR).*

4.1 AESTHETIC RESOURCES

The proposed Project would not have a substantial adverse effect on a scenic vista.

No Impact. There is no scenic vista at or near the Project site. The City of San Gabriel’s (City) most notable scenic views include the San Gabriel Mountains to the north, which would not be impacted due to the Project. The Project consists of the demolition of the existing residential structure and garage on site to expand the existing cemetery use located at 601 W. Roses Road. The Project would not construct any additional structures that may impact existing scenic views of the San Gabriel Mountains. Therefore, no impacts would occur.

The proposed Project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.

No Impact. The California State Scenic Highways Program was designed to protect and enhance the natural scenic beauty of California highways and adjacent corridors through special conservation treatment and identify highways that are designated as “Official” state scenic highways or “Eligible” to be a state scenic highway. The Project site is not located within the vicinity of a designated state scenic highway. Arroyo Seco Historic Parkway – Route 110, approximately 2.26 miles northwest of the Project site, is a national scenic byway stretching 11.1 miles. State Route 210, approximately 4.14 miles northwest of the Project site, is an eligible scenic highway but not designated. The Project would not alter the visual character of the existing Project site. Additionally, the Project is in a community with a variety of uses, including open space, public facilities, and residential uses. Therefore, no impacts to scenic resources would occur.

The proposed Project would not substantially degrade the existing visual character or quality of public views of the site and its surroundings or would conflict with applicable zoning and other regulations governing scenic quality.

No Impact. The structure on site is in poor repair and the site is overgrown. Therefore, the Project would improve the visual character of the Project site. The public views of the San Gabriel Mountains will remain visible from the adjacent streets. Therefore, no impact would occur.

The proposed Project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

No Impact. As stated above, except for the demolition of the existing residential structure and garage, the Project would preserve the existing landscape and the remainder of the structures. Removal of the residential structure and surrounding soil would not introduce new sources of light or glare on-site, or in the surrounding community. Construction activities would take place during daytime hours. As a result, no impact would occur.

4.2 AGRICULTURE AND FORESTRY RESOURCES

The proposed Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.

No Impact. According to the California Department of Conservation's California Important Farmland Finder, the Project site and the surrounding area is classified as Urban and Built-Up Land. Urban and Built-Up land is occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. Common examples include residential, industrial, commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures. The Project would not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to another use. Therefore, no impacts would occur.

The proposed Project would not conflict with existing zoning for agricultural use, or a Williamson Act contract.

No Impact. There are no Williamson Act parcels within the Project site area. Additionally, the as well as the land uses surrounding the Project site are not zoned for agricultural uses or in a Williamson Act contract. Therefore, Project implementation would not conflict with existing zoning for agricultural use, or a Williamson Act contract. Therefore, no impact would occur.

The proposed Project would not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)).

No Impact. The Project site is currently designated as Low Density Residential by the City of San Gabriel 2004 General Plan and is zoned as R-1 (Single Family Residence). The Project site is not zoned for forest land/timberland, nor does it contain any forest land. Therefore, the Project would not convert timberland to non-timberland or non-forest land uses. No impacts would occur.

The proposed Project would not result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. As stated above, the Project site is not occupied by or used for forest land. Therefore, no impacts would occur.

The proposed Project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use.

No Impact. As stated above, the Project site is not occupied by or used for agriculture and would not involve changes that would result in conversion of farmland to non-agricultural or non-forest land uses. Therefore, no impacts would occur.

4.3 AIR QUALITY

The proposed Project would not conflict with or obstruct implementation of the applicable air quality plan.

Less than Significant Impact. As discussed further by the SCAQMD in Appendix A of the 2022 AQMP, the AQMP was developed in coordination with CARB, SCAG, and the U.S. EPA to establish a program of rules and regulations to reduce air pollutant emissions to achieves CAAQS and NAAQS. The plan's pollutant control strategies are based on SCAG's 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS).

Criteria for determining consistency with the AQMP are defined in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD's 1993 CEQA Air Quality Handbook, and include the following:

- **Consistency Criterion No. 1:** The Proposed Project will not result in an increase in the frequency or severity of an existing air quality violation, or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.
- **Consistency Criterion No. 2:** The Proposed Project will not exceed the assumptions in the AQMP, or increments based on the years of the Project build-out phase.

The proposed Project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.

Less than Significant Impact. Construction emissions from the Project may result from vehicle trips to and from the Project site, and use of heavy equipment for excavation and earth moving required for demolition and remediation activities. Excavation and demolition may generate emissions of ozone precursors (reactive organic gas [ROG] and nitrogen oxide [NO_x]), carbon dioxide (CO), and dust (particulate matter measuring less than 10 microns in diameter [PM₁₀] and less than 2.5 microns in diameter [PM_{2.5}]). However, implementation of SCAQMD Rule 403 (Fugitive Dust), which includes best practices such as regular watering, would reduce impacts to a less than significant level.

The proposed Project would not expose sensitive receptors to substantial pollutant concentrations.

Less than Significant Impact. Construction activity and the associated generation of diesel particulate matter (DPM) emissions from the use of off-road diesel equipment required for demolition and remediation activities would be short term and exhaust from construction equipment dissipates rapidly. Therefore, short-term construction activities would not generate a significant health risk. Furthermore, construction would comply with California regulations limiting the idling of heavy-duty construction equipment to no more than 5-minutes, which would reduce nearby sensitive receptors' exposure to temporary and variable DPM emissions. The Project consists of demolition and site grading activities, and therefore, it would not create additional vehicle trips to the Project property during operation. As a result, the Project would not conflict with a program, plan, ordinance, or policy that aims to reduce vehicle miles traveled (VMT) and associated mobile emissions. Impacts would be less than significant.

The proposed Project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

Less than Significant Impact. The SCAQMD *CEQA Air Quality Handbook* (1993) identifies certain land uses as sources of odors. These land uses include agriculture (farming and livestock), wastewater treatment plants, food processing plants, chemical plants, composting facilities, refineries, landfills, dairies, and

fiberglass molding. The Project would not include any of the land uses that have been identified by the SCAQMD as odor sources.

Construction activities associated with the Project may generate detectable odors from heavy-duty equipment exhaust and architectural coatings. However, construction-related odors would be short-term in nature and cease upon Project completion. In addition, the Project would be required to comply with the California Code of Regulations, Title 13, sections 2449(d)(3) and 2485, which minimizes the idling time of construction equipment either by shutting it off when not in use or by reducing the time of idling to no more than five minutes. This would reduce the detectable odors from heavy-duty equipment exhaust. The Project would also be required to comply with the SCAQMD Rule 1113 – Architectural Coating, which would minimize odor impacts from ROG emissions during architectural coating. Any odor impacts to existing adjacent land uses would be short-term and not substantial. As such, the Project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. Impacts would be less than significant.

4.4 BIOLOGICAL RESOURCES

The proposed Project would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulation, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

Less than Significant Impact. The City of San Gabriel is a highly urbanized area and therefore does not include a wide range of biological resources. Special-status species are those plants and animals that have been formally listed or proposed for listing as Endangered, Threatened, or are candidates for such listing under the federal Endangered Species Act (ESA) or the California Endangered Species Act (CESA). Listed species are afforded legal protection under the ESA and CESA. Species that meet the definition of Rare or Endangered under the CEQA Section 15380 are also considered special-status species. The Project site is located within the El Monte Quad of the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDDB). According to the CNDDDB QuickView Tool, there are 73 species within the El Monte Quad. Of the 73 species, 9 are considered either threatened or endangered.

There are a few special-status or sensitive wildlife species that have the potential to occur within the vicinity of the Project site as it is located within an urbanized environment and the use of the site will be to expand the existing cemetery. The 2004 City of San Gabriel General Plan (General Plan) as well as the San Gabriel Municipal Code (SGMC) each do not have regulations or goals pertaining to biological resources in the area. Therefore, the impacts would be less than significant.

The proposed Project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

No Impact. The Project site does not contain any riparian habitat. Therefore, no impact would occur.

The proposed Project would not have a substantial adverse effect on state- or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

No Impact. The Project site is not located within any federally recognized wetlands. Therefore, no impact to federally protected wetlands would occur.

The proposed Project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites.

No Impact. The Project does not involve the construction of any new structures that would interfere with the movement of any native resident or migratory wildlife species. The Project would not remove any existing trees from the Project site, nor would the Project impact riparian habitat. The Project property is surrounded by development on all sides and would not remove or impact a wildlife corridor. Therefore, no impact would occur.

The proposed Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

No Impact. Construction associated with the Project would not impact existing trees on the Project site. The Project would also be required to comply with Section 95 of the SGMC, the Tree Protection And Preservation Regulations For Single Family Zones, which restricts the alteration or removal of more than one-third (33%) of the live foliage of any mature Class I tree located anywhere on private property in the Single-Family Residential Zones of the city without first obtaining a permit from the city. Therefore, no impact would occur.

The proposed Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

No Impact. The Project site is not located in an area subject to an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved conservation plans. Therefore, no impact would occur.

4.5 CULTURAL RESOURCES

Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

Less than Significant Impact. The existing Project site is in a developed residential area that has been highly disturbed. As such, it is unlikely that accidental discovery of archeological resources would occur. However, construction activities associated with the Project would involve grading. The project would be required to comply with local and state policies during construction such as California Public Resources Code Sections 5097.9-5097.991 which require notification of discoveries of Native American remains and provides for the treatment and disposition of human remains and associated grave goods. As well as California Health and Safety Code Section 7050.5, which states the following:

“In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation...until the coroner...has determined...that the remains are not subject to...provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible.... The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and...has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.”

Compliance with these regulations would ensure that work in the immediate area of the find is halted until a coroner evaluates the find and determines appropriate subsequent procedures. In addition, adherence to the procedures in City’s Historic Preservation and Cultural Resources Ordinance (SGMC Section 153.600-629); and Identification, Documentation, and Management of Archaeological, Native American, and Paleontological Resources (SGMC Section 153.630); would ensure that potential impacts on archaeological resources would be reduced to less than significant levels.

Would the project disturb any human remains, including those interred outside of formal ceremonies?

Less than Significant Impact. The potential to discover intact human remains is moderate, as the site contains an operational cemetery. The Project site has a moderate sensitivity for buried Native American archaeological deposits and cultural materials, which could include human remains. Human remains can be encountered in fill, re-deposited, or disturbed soils, as well as intact soils. Given the moderate sensitivity of the Project site, even with the previous disturbance, there could still be a moderate likelihood of encountering human remains during Project implementation. If human remains are found, the Project will be required to comply with the procedures set forth by Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.94 of the State of California, discussed above. Therefore, the impacts would be less than significant.

4.6 ENERGY

The proposed Project would not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.

Less than Significant Impact. Construction activity would use energy in the form of petroleum-based fuels to power construction vehicles and equipment throughout the Project property, construction worker travel to and from the Project property, and vehicles used to deliver materials to the Project property.

Construction equipment would be maintained to applicable standards, and construction activity and associated fuel consumption and energy use would be temporary and typical of construction sites. The Project would comply with Title 24 and CALGreen standards. Therefore, the Project would not involve the inefficient, wasteful, and unnecessary use of energy during construction, and the construction-phase impact related to energy consumption would be less than significant.

The Project's operational energy impacts would be no greater than its existing operational energy uses. Proposed cemetery uses would be passive.

The proposed Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

Less than Significant Impact. The Project would comply with all state and local plans and policies described above for renewable energy and energy efficiency. Therefore, implementation of the Project would result in less than significant impacts associated with renewable energy or energy efficiency plans.

Would the project disturb any human remains, including those interred outside of formal ceremonies?

Less than Significant Impact. The potential to discover intact human remains is moderate, as the site contains an operational cemetery. The Project site has a moderate sensitivity for buried Native American archaeological deposits and cultural materials, which could include human remains. Human remains can be encountered in fill, re-deposited, or disturbed soils, as well as intact soils. Given the moderate sensitivity of the Project site, even with the previous disturbance, there could still be a moderate likelihood of encountering human remains during Project implementation. If human remains are found, the Project will be required to comply with the procedures set forth by Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.94 of the State of California, discussed above. Therefore, the impacts would be less than significant.

4.7 GEOLOGY AND SOILS

The proposed Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i. **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

No Impact. The California Geological Survey (CGS) establishes regulatory zones around active faults, called Alquist-Priolo Earthquake Fault Zones, which extend from 200 to 500 feet on each side of the known fault. These zones identify areas where a potential surface fault rupture could prove hazardous for buildings used for human occupancy. Development projects located within an Alquist-Priolo Earthquake Fault Zone are required to prepare special geotechnical studies to characterize hazards from any potential surface ruptures. The Project is not located within a State of California Earthquake Fault Hazard Zone or an Alquist-Priolo Earthquake Fault Zone, and the Project would not result in any new habitable structures. ¹ Therefore, no impact would occur.

- ii. **Strong seismic ground shaking**

Less than Significant Impact. Adherence to current building codes and engineering practices would ensure that the Project would not expose people, property, or infrastructure to seismically induced ground shaking hazards that are greater than the average risk associated with locations in active fault

¹ California State Geoportal, *CGS Seismic Hazards Program: Alquist-Priolo Fault Hazard Zones*, <https://gis.data.ca.gov/maps/ee92a5f9f4ee4ec5aa731d3245ed9f53/explore?location=34.271027%2C-119.286924%2C14.14>, accessed May 17, 2023.

lines and would minimize the potential to expose people or structures to substantial risk, loss, or injury. Additionally, the Project involves the demolition of an existing residence and garage and would not build any habitable structures or add any feature that could add to the risk of loss, injury, or death on the Project property. With compliance with existing regulatory requirements, Project impacts associated with seismic ground shaking would be less than significant.

iii. Seismic-related ground failure, including liquefaction

No Impact. Liquefaction is a seismic phenomenon in which loose, saturated, fine-grained granular soils behave similarly to a fluid when subjected to high-intensity ground shaking. Liquefaction occurs when three general conditions exist: (1) shallow groundwater; (2) low-density, fine, clean sandy soils; and (3) high intensity ground motion. The Project site is not located within an area with shallow groundwater, sandy soils, or within a State of California Earthquake Fault Hazard Zone. Therefore, the Project site is not susceptible to liquefaction. Therefore, no impact would occur.

iv. Landslides

No Impact. Landslides and other types of slope failures, such as lateral spreading, can result in areas with varying topography in the event of an earthquake. The topography of the Project property is relatively flat with no significant slopes existing within its vicinity. The Project site is not located within a landslide zone and is not susceptible to landslides. Thus, the Project would not result in potential adverse effects involving landslides. No impacts would occur.

The proposed Project would not result in substantial soil erosion or the loss of topsoil.

Less than Significant Impact. Compliance with current building codes and engineering practices would ensure that the Project would not expose people, property, or infrastructure to seismically induced ground shaking hazards that are greater than the average risk associated with locations in active fault lines and would minimize the potential to expose people or structures to substantial risk, loss, or injury. Additionally, the Project involves the demolition of an existing residence and garage and would not build any habitable structures or add any feature that could add to the risk of loss, injury, or death on the Project property. With compliance with existing regulatory requirements, Project impacts associated with seismic ground shaking would be less than significant.

The proposed Project and would not be located on a geologic unit or expansive soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.

Less than Significant Impact. Lateral spreading is a phenomenon in which surficial soil displaces along a shear zone that has formed within an underlying liquefied layer. The surficial blocks are transported downslope or in the direction of a free face, by earthquake and gravitational forces. The Project site is relatively flat and does not include a free-facing slope in proximity to the site. Therefore, the potential for lateral spreading is considered very low.

Subsidence occurs when large amounts of groundwater have been withdrawn from certain types of rocks, such as fine-grained sediments. In California, large areas of land subsidence were first documented by United States Geological Survey (USGS) scientists in the first half of the 20th century. Most of this subsidence was a result of excessive groundwater pumping. The Project site is not within a subsidence area according to the USGS.²

As stated, the Project site is not located within a liquefaction zone, nor would the Project be prone to landslides. The Project would be subject to Chapter 150 of the City's Municipal Code and the CBC in order to minimize geologic hazards during a seismic event. Adherence to local and state regulations would ensure that the Project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. Therefore, less than significant impacts would occur.

The proposed Project would not be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property.

Less than Significant Impact. Expansive soils contain types of clay minerals that occupy considerably more volume when they are wet or hydrated than when they are dry or dehydrated. Soil volume changes associated with changes in the moisture content of near-surface expansive soils can cause upward movement of the ground when they become wet or cause settlement when they dry out, exerting forces on structures and potentially causing damage to building foundations. The Project is not located within an area that is subject to landslides, lateral spreading, or subsidence, and Project construction and operational activities would not have the potential to trigger these impacts on or offsite. As a result, impacts would be less than significant.

² U.S. Geological Survey, Areas of Land Subsidence in California, Available online at: https://ca.water.usgs.gov/land_subsidence/california-subsidence-areas.html, accessed May 17, 2023.

The proposed Project would not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.

No Impact. No septic tanks or alternative wastewater disposal systems would be constructed as part of the Project. Therefore, impacts related to soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems would not occur.

The proposed Project would not directly or indirectly destroy a unique geologic feature.

Less than Significant Impact. Paleontological resources include fossil remains or traces of past life forms, including both vertebrate and invertebrate species, as well as plants. Paleontological resources are generally found within sedimentary rock formations.

As discussed above, the Project site is located in a developed and urban area that has been highly disturbed. Surfaces on-site are mostly paved with concrete and asphalt. However, ground disturbing activities during construction could potentially impact undiscovered paleontological resources, which could be considered a significant impact. California Public Resources Code Section 5097.2 prohibits excavation or removal of any “vertebrate paleontological site ... or any other archaeological, paleontological or historical feature, situated on public lands, except with the express permission of the public agency having jurisdiction over such lands.” Compliance with the California Public Resources Code Section 5097.2 would ensure there would be no destruction of paleontological resources. Impacts would be less than significant.

4.8 GREENHOUSE GAS EMISSIONS

The proposed Project would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

Less than Significant Impact. Greenhouse gas (GHG) emissions associated with the Project would occur over the short-term from construction activities, consisting primarily of emissions from equipment exhaust and worker and trips from the demolition and excavation activities. The SCAQMD Guidelines state that GHG emissions from construction represent a very small portion of a project’s lifetime GHG emissions. The Project does not include any changes to the operation of the Project property. The Project would not generate additional trips to the Project property, and therefore, the Project would not generate any additional operational emissions. Impacts would be less than significant.

The proposed Project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Less than Significant Impact. Given the Project's relatively small increase in GHG emissions (i.e., below the SCAQMD draft threshold), and the Project's consistency with all relevant adopted regulatory plans, the Project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment. Moreover, the Project would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases and these impacts would be less than significant.

4.9 HAZARDS AND HAZARDOUS MATERIALS

The proposed Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

Less than Significant Impact. Exposure of the public or the environment to hazardous materials could potentially occur through improper handling or use of hazardous materials or hazardous wastes during routine use, disposal, and/or transport of hazardous materials. The severity of these potential effects varies with the activity conducted, the concentration and type of hazardous materials or wastes present, and the proximity of sensitive receptors.

Operating as a cemetery, the Project would not involve the handling, use or transport of hazardous materials or hazardous wastes. However, limited amounts of hazardous materials could be used in the short-term construction phase of the Project and could expose construction workers and the general public, including vehicle fuel, and other hazardous materials. In the event of a release of hazardous material the Project would be required to notify the following State agencies under the following State statutes, respectively:

- Department of the California Highway Patrol: California Vehicle Code Section 23112.5;
- Office of Emergency Services and the California Public Utilities Commission: Public Utilities Code Section 7673, (PUC General Orders #22-B, 161);
- State Fire Marshal: Government Code Sections 51018
- Office Emergency Services: Water Codes Sections 13271, 13272; and
- Division of Occupational Safety and Health (Cal/OSHA): California Labor Code Section 6409.1 (b)10.

Furthermore, the Project Applicant would adhere to the requirements set forth in Section 96, Hazardous Materials Response Plans of the City's Municipal Code for discharging hazardous materials. With

compliance to state and local regulations, impacts related to the routine transport, use or disposal of hazardous materials would be less than significant.

The proposed Project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

Less than Significant Impact. The Project involves the demolition of an existing residence and garage and the expansion of the existing cemetery located at 601 W. Roses Road.

Project operations would not contribute to conditions that could cause a reasonably foreseeable release in hazardous materials. Construction equipment utilized during construction activities associated with the Project could result in accidental release of hazardous substances such as petroleum-based fuels or hydraulic fluid used for construction equipment. However, the level of risk associated with this type of accidental release of hazardous substances is not considered significant due to the small volume and low concentration of hazardous materials utilized during construction.

According to the State Water Resources Control Board (SWRCB) and the Department of Toxic Substances Control (DTSC), there are no reported cases of soil, soil vapor, or groundwater contamination on-site. , Demolition activities that could potentially result in the release of ACMs or LBPs would be required to be conducted in accordance with the U.S. EPA's National Emission Standards for Hazardous Air Pollutants. These standards mandate that building owners conduct an asbestos survey to determine the presence of ACMs prior to the commencement of any remedial work, including demolition. As a result, impacts would be less than significant.

The proposed Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

Less than Significant Impact. The nearest existing school to the Project site is A Child's Garden Preschool, located approximately 76 feet east of the Project site. As discussed above, handling and disposal of hazardous materials is anticipated to be minimal and would be conducted in compliance with existing federal and state regulations. The proposed demolition of the existing building may result in the accidental release of ACMs and LBPs. However accidental exposure to the school is not anticipated. Project compliance with federal and state regulations would ensure these impacts would be less than significant.

The proposed Project would not be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.

No Impact. Government Code §65962.5 requires the Department of Toxic Substances Control (DTSC), the State Department of Health Services, the SWRCB, and the California Integrated Waste Management Board to compile and annually update lists of hazardous waste sites and land designated as hazardous waste property throughout the state. The Project site is not listed pursuant to Government Code §65962.5. As such, no impacts would occur.

The proposed Project would not result in a safety hazard or excessive noise for people residing or working in the project area.

No Impact. The nearest airport to the Project site is the San Gabriel Valley Airport (formerly known as the El Monte Airport), located approximately 6.6 miles southeast of the Project site. The Project site is not located within the San Gabriel Valley Airport's safety zone area including the runway protection zone. Further, the Project would meet the City's design standards and would not cause a hazard to flights. As such, the Project would not result in a safety hazard or excessive noise for people residing or working in the Project area and no impact would occur.

The proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

Less than Significant Impact. No off-site roadway improvements are proposed that would interfere with emergency access, response times, or impede circulation of emergency vehicles on surrounding roadways. Further, the City of San Gabriel would review Project site plans to ensure that adequate access for the proposed buildings is provided for emergency vehicles. Upon approval of these site plans, impacts would be less than significant.

The proposed Project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.

No Impact. The Project site is not located within a High Fire Hazard Severity Zone or Very High Fire Hazard Severity Zone as identified by the California Office of Emergency Services. As such, implementation of the Project is not likely to expose people or structures to a significant risk of loss, injury, or death involving wildland fires; therefore, no impacts would occur.

4.10 HYDROLOGY / WATER QUALITY

The proposed Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality.

Less than Significant Impact. Section 402 of the Clean Water Act (CWA) includes regulations established by the U.S. EPA under the National Pollutant Discharge Elimination System (NPDES) program to control direct stormwater discharges. In the State of California, the SWRCB administers the NPDES permitting program and is responsible for developing NPDES permitting requirements. The NPDES program regulates industrial pollutant discharges, which include construction activities. The SWRCB works in coordination with the Regional Water Quality Control Boards (RWQCB) to preserve, protect, enhance, and restore water quality. The City of San Gabriel is located within the jurisdiction of the Los Angeles Regional Water Quality Control Boards (LARWQCB). Under the NPDES program, construction activities that disturb more than one acre of land would be required to obtain a Construction General Permit.

Construction activities associated with the Project would involve demolition and grading disturbances that would disturb less than one acre of land. As a result, waste discharge would occur and may consist of oil and grease, trash, heavy metals and pathogens as well as other pollutants. Further, construction activities associated with the Project have the potential to degrade water quality through the exposure of surface runoff (primarily rainfall) to exposed soils, dust, and other debris, as well as from runoff from construction equipment. Because Project construction activities would disturb less than one acre, the Project would not be required to obtain coverage under the NPDES Construction General Permit. The Project would be required to comply with Section 53.11 (Control Of Pollutants From Other Construction Activities) of the Municipal Code and comply with all applicable requirements contained in the City's Storm Water Quality Management Program. Furthermore, construction activities associated with the Project would be subject to the requirements of LARWQCB Order No. R4-2012-0175, NPDES No. CAS004001, effective December 28, 2012, Waste Discharge Requirements for Municipal Separate Storm Sewer System (MS4) Discharges within the Coastal Watersheds of Los Angeles County (the Los Angeles County MS4 Permit), which controls the quality of runoff entering municipal storm drains in Los Angeles County. Section VI.D.8 of the Los Angeles County MS4 Permit, Development Construction Program, requires permittees (which include the City) to enforce implementation of Best Management Practices (BMPs), including, but not limited to, approval of an Erosion and Sediment Control Plan (ESCP) for all construction activities within their jurisdiction. SCPPs are required to include the elements of a Stormwater Pollution Prevention Plan (SWPPP). Accordingly, the construction contractor for the Project would be required to implement BMPs that would meet or exceed local, State, and federal mandated guidelines for stormwater treatment to control erosion and to protect the quality of surface water runoff during the construction period. BMPs utilized could include, without limitation: disposing of waste in accordance with all applicable laws and regulations; cleaning up leaks,

drips, and spills immediately; conducting street sweeping during construction activities; limiting the amount of soil exposed at any given time; covering trucks; keeping construction equipment in good working order; and installing sediment filters during construction activities. Therefore, potential water quality impacts during construction of the Project would be less than significant. With respect to water quality during operation of the Project, Los Angeles County and all incorporated cities within Los Angeles County (except the City of Long Beach) are permittees under the Los Angeles County MS4 Permit. Section VI.D.7 of the Los Angeles County MS4 Permit, Planning and Land Development Program, is applicable to, among others, land-disturbing activities that result in the creation or addition or replacement of 5,000 square feet or more of impervious surface area on an already developed site, which would not apply to the Project. The Project would also be subject to the BMP requirements of the Standard Urban Storm Water Mitigation Plan (SUSMP) adopted by LARWQCB. As a permittee, the City is responsible for implementing the requirements of the County-wide SUSMP within its boundaries. A Project-specific SUSMP would be implemented during the operation of the Project. In compliance with the Los Angeles County MS4 Permit and SUSMP requirements, the Project would be required to retain, treat and/or filter stormwater runoff through biofiltration before it enters the City stormwater drain system. The system incorporated into the Project must follow design requirements set forth in the MS4 permit and must be approved by the City. Adherence to the requirements of the MS4 Permit and SUSMP would ensure that potential impacts associated with water quality would be less than significant. With appropriate Project design and compliance with the applicable federal, State, local regulations, and permit provisions, impacts of the Project related to stormwater runoff quality would be less than significant.

The proposed Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such the project may impede sustainable groundwater management of the basin.

Less than Significant Impact. The Project would not install any groundwater wells, would not require the use of groundwater for any new uses, and would not otherwise directly withdraw any groundwater. Thus, the Project would not substantially deplete groundwater supply, nor would the Project interfere with groundwater recharge. Impacts would be less than significant.

The proposed Project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

- i) **result in substantial erosion or siltation on- or off-site;**

- ii) **substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;**
- iii) **create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or**
- iv) **impede or redirect flood flows?**

Less than Significant Impact. The Project site is located in a developed and urban area that has been highly disturbed. Soil disturbance would temporarily occur during Project construction due to trenching for soil compaction and minimal excavation and grading activities. As such, disturbed soils would be susceptible to high rates of erosion from wind and rain, resulting in sediment transport via stormwater runoff from the Project site. However, as stated above, the Project would be required to comply with Section 53.11 of the City's Municipal Code and would adhere to the City's Storm Water Quality Management Program. Compliance with these local regulations would reduce impacts related to erosion and siltation on-or-off site to less than significant levels.

According to the Federal Emergency Management Agency's Flood Map Service Center, the Project site is not located within a 100-year flood hazard area. The Project would collect on-site stormwater runoff on the Project site in accordance with LARWQCB's SUSMP. Further, the Project would be required to comply with Section 53.11 of the City's Municipal Code and would adhere to the City's Storm Water Quality Management Program to meet local design standards and discharge requirements. It is not anticipated that the Project would increase surface runoff in a manner that would result in on- or off-site flooding. Thus, impacts are anticipated to be less than significant.

As stated, Project implementation would not result in an increase in impervious area. The stormwater system under the Project would discharge on-site stormwater in accordance with the City's Municipal code. Therefore, the development is not expected to exceed the capacity of the existing/planned stormwater drainage systems, and less than significant impacts would occur.

stated, the Project site is located outside of a 100-year flood hazard area and is located within an area identified as having little chance of flooding. Moreover, the Project is not of a size or scale that would have the potential to impede or redirect flood flows. Therefore, no impacts would occur.

The proposed Project would not result in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation.

No Impact. According As stated above, the Project site is not located within a 100-year flood hazard area. The Project site is located approximately 26.6 miles east of the Pacific Ocean, and, according to the California Department of Conservation, is located at a sufficient distance so as not to be subject to potential tsunami hazards.

As discussed above, the Project would not increase the existing impervious surfaces on-site, nor would it introduce any new components that would result in the release of stormwater pollutants. Additionally, according to the California Department of Water Resources, the Project site is not located within a designated dam inundation area. Therefore, the Project would not result in the release of pollutants in a flood hazard, tsunami, or seiche zones due to inundation, and no impacts would occur.

The proposed Project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

No Impact. The Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties (Basin Plan) establishes the water quality regulations and programs to implement the regulations for the Los Angeles and Ventura counties. The Basin Plan identifies beneficial uses for surface and ground waters, identifies narrative and numerical water quality objectives for regional attainment, and describes implementation programs and other necessary actions to achieve water quality objectives. As such, the Project would not conflict or obstruct implementation of a water quality control plan, and no impacts would occur.

4.11 LAND USE/PLANNING

The proposed Project would not physically divide an established community.

No Impact. The Project would continue to serve the community overall by providing a local cemetery for nearby neighborhoods. The Project would not introduce any new factors that could physically divide an established community, such as constructing major highways/roadways, storm channel, bridge, or utility transmissions. Therefore, no impacts would occur.

The proposed Project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

Less Than Significant Impact. In accordance with the City to San Gabriel Design Guidelines Manual (September 2010), the Project's site plan, as well as its associated landscape plan and grading plan would

be submitted to the City's Planning Division for approval and review. Furthermore, the Project would be required to comply with development standards outlined in Chapter 153, Single Family Residence Zones of the City's Municipal Code for all structures within the City. Thus, the Project would be consistent with the City's Municipal Code and impacts would be less than significant impact.

In conclusion, the Project would be consistent with the relevant policies and standards under the City's General Plan and Municipal Code for development in Single Family Residence zones. Therefore, the Project would not conflict with any local land use plan, policy, or regulation, and impacts would be less than significant.

4.12 MINERAL RESOURCES

The proposed Project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.

No Impact. According to the California Department of Conservation, Division of Mine Reclamation, there are no active mines within the City. Although there are regional known mineral resources in San Gabriel Valley (including Portland Cement Concrete-Grade Aggregate and sand and gravel resource areas), the Project site is not located within an area that is known to contain regionally significant mineral resources. Thus, no impacts would occur.

The proposed Project would not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan.

No impact. The Project is not located in an area with known mineral resources. Therefore, implementation of the Project would not result in the loss of availability of a mineral resource recovery site.

4.13 NOISE

The proposed Project would not result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

Less than Significant Impact. While construction activity would increase noise levels in the vicinity of the Project site (see Table 6), the Project's construction activities would not exceed the FTA's general construction noise criteria of 90 dBA Leq (1-hour) at any sensitive receptors. Furthermore, Project construction would not occur during restricted periods, and thus, the Project would be consistent with the criteria set forth in the City's Municipal Code. As such, construction noise impacts would be less than

significant, and no mitigation is required. While no mitigation measures are required, the Project would implement the following best management practices to reduce temporary construction impacts as feasible:

- Construction contracts shall specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other State-required noise attenuation devices.
- Prior to issuance of any grading or building permit, the Project Applicant shall demonstrate to the satisfaction of the City's Building Official that construction noise reduction methods shall be used where feasible. These methods include shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and utilizing electric power tools.
- During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receptors.
- Per the Municipal Code, construction shall be limited to the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday and from 8:00 a.m. to 4:00 p.m. on Saturday. No construction shall occur on Sundays or legal holidays.

The proposed Project would not result in generation of excessive groundborne vibration or groundborne noise levels.

Less than Significant Impact. Construction equipment such as pile drivers, which will not be used as part of the Project, are known to generate substantial vibration levels that if used in the vicinity of sensitive land uses may expose persons to excessive vibration levels as well as have the potential to damage buildings. Other construction equipment such as bulldozers and vibratory rollers do not create the vibration levels of pile drivers; however, these types of equipment are more likely to operate continuously and closer to sensitive receptors, and they may expose persons to excessive vibration levels. The Project's construction activities include the demolition of the ca. 1923 garage and trellis, removal of the UST, and excavation of contaminated soil. The Project would not employ pile drivers but may utilize equipment that generates excessive vibration levels. Project construction vibration levels would not have the potential to exceed this standard and this impact would be less than significant.

The proposed Project would not expose people residing or working in the project area to excessive noise levels from a private airstrip or public use airport.

No Impact. The Project site is not located within the vicinity of a private airstrip or an airport land use plan and is not located within 2 miles of a public airport or public-use airport. The nearest airport to the Project

site is the San Gabriel Valley Airport (formerly known as the El Monte Airport), located approximately 6.8 miles southeast of the Project site. Therefore, no impacts with respect to airstrip or airport related noise would occur and no further analysis is required.

4.14 POPULATION AND HOUSING

The proposed Project would not induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).

No Impact. The Project does not involve the construction of residential uses. The number of residences on the Project property and in the surrounding area will not change because of the Project. Therefore, the Project would not generate substantial population growth in the City of San Gabriel. No impacts would occur.

The proposed Project would not displace substantial numbers of existing people or housing units, necessitating the construction of replacement housing.

No Impact. Construction Activities associated with the Project would be contained within the Project property. The Project does not propose removal of the existing unoccupied single-family home. The Project would not displace existing people or housing that would necessitate the construction of replacement housing elsewhere. No impacts would occur.

4.15 PUBLIC SERVICES

The proposed Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire Protection

Less than Significant Impact. The City of San Gabriel Fire Department is a full-service, all-risk fire department, providing fire protection, urban search and rescue (US&R), paramedic ambulance service, paramedic assessment engines, fire prevention inspections, public education, emergency preparedness planning, fire investigation, code enforcement, CERT training and other services based on community needs. The department is part of Region 1, Operational Area C. San Gabriel Fire Department is a member of Verdugo Fire Communications, which provides fire and EMS dispatch to 12 area fire departments, from

Burbank to Monrovia to Montebello as well as the Bob Hope Airport. The nearest fire station to the Project site is Station No. 52, located 1.0 miles east of the Project site at 115 N Del Mar Avenue in the City of San Gabriel.

Due to the nature of the Project, an increase in the need for fire facilities compared to the existing conditions is not anticipated. As a result, the Project is not anticipated to require new or physically altered fire protection facilities. Furthermore, the Project would be subject to Chapter 96 (Fire Prevention and Protection) of the City's Municipal Code and the 2022 Edition of the California Fire Code, which includes site access requirements and fire safety precautions (e.g., fire alarms, sprinkler systems, hydrants, and fire flow requirements). Therefore, the impacts would be less than significant.

Police Protection

Less than Significant Impact. The Project is not expected to result in an increase in population compared to existing conditions. Upon site plan review and approval, the Project site would meet the SGFD's fire access requirements, and thus, would also provide adequate emergency access for the SGPD. Further, construction activities associated with the Project would be required to comply with the 2022 California Building Code, specifically Chapter 33 (Safeguards During Construction), which includes emergency access requirements minimizing site safety hazards and potential construction-related impacts to police services. Thus, the Project would not result in the need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, and would not adversely impact service ratios, response times of the SGPD. A less than significant impact would occur.

Schools

No Impact. Impacts to schools are typically associated with population associated with implementation of a project. As stated previously, the Project does not contain a residential component, and no changes to the operation of the Project property would occur. As such, the Project would not result in a substantial increase in the student population resulting in the need for new or expanded schools. No impacts would occur.

Parks

No Impact. There is no increase in population anticipated from the Project that would substantially increase demand on local parks such that deterioration of facilities would occur. Therefore, there would be no impact to existing neighborhood and regional parks.

Other Public Facilities

No Impact. Impacts to library services are typically associated with population increases. As stated, the Project does not contain a residential component, and there would be no change to operation of the Project property that would result in an increase in population and demand for public library services. As such, no impacts would occur.

4.16 RECREATION

The proposed Project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

No Impact. The Project would not facilitate population growth or introduce new structures that would result in the increased use of existing parks or substantial physical deterioration of park facilities within the surrounding area. No impact would occur.

The proposed Project does not include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

No Impact. The Project site is a single-family residential site. It does not include recreational facilities or would require the construction or expansion of recreational facilities. No impact would occur.

4.17 TRANSPORTATION

The proposed Project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities.

No Impact. Construction-related trucks and vehicles for the Project would be nominal and would be parked off-road within the Project property. Thus, Project-related construction activities and operations would not impact the existing roadway or associated pedestrian facilities. There are no existing or planned bicycle facilities within the immediate vicinity of the Project site. The Project would not involve any off-site improvements, and construction activities and equipment would be maintained on-site.

The proposed Project would not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b).

Less than Significant Impact. CEQA Guidelines Section 15064.3(b)(3) states, "If existing models or methods are not available to estimate the vehicle miles traveled for the particular project being considered... may

analyze the project's vehicle miles traveled qualitatively. Such a qualitative analysis would evaluate factors such as the availability of transit, proximity to other destinations, etc.” The Project is limited to demolition and grading activities. During construction, materials delivery and similar construction truck trips would occur, however these would be limited in terms of duration and would cease once construction operation are complete. For Project operation, the Project does not propose any changes to existing operations. As a result, trips and associated VMT would be expected to remain similar to existing conditions. Therefore, the Project would remain consistent with Section 15064.3(b) of the *CEQA Guidelines*. Less than significant impacts would occur.

The proposed Project would not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).

No Impact. The Project site uses, layout and design would remain the same. Vehicle access to and from the Project property would remain via West Roses Road, the same as existing conditions. As design and layout of the Project property would remain the same, the Project would not include any design features that would substantially increase hazards or incompatible use. No impact would occur.

The proposed Project would not result in inadequate emergency access.

No Impact. The Project would not remove or close the existing vehicle driveway on-site. Access to the Project property would continue to be provided via West Roses Road. Additionally, the Project would be subject to General Plan Goals and Targets 3.4.1, 3.4.2, 3.7, which aim to maintain an accessible circulation network. As such, the Project would not result in inadequate emergency access and no impact would occur.

4.18 TRIBAL CULTURAL RESOURCES

The proposed Project would not cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural 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, and that is:

- i) **Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or**
- ii) **A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.**

Less than Significant Impact. On February 27, 2024, the Native American Heritage Commission responded that the results of the Sacred Lands File search for the Project were positive and recommended consultation with the Gabrieleño Band of Mission Indians – Kizh Nation and the Gabrieleño/Tongva San Gabriel Band of Mission Indians. On February 27, 2024, the City submitted letters requesting tribal consultation with the associated tribal representatives by March 28, 2024. To date, City has not received any responses. The Project site has a moderate sensitivity for buried Native American archaeological deposits and cultural materials. Therefore, the potential to discover unknown tribal cultural resources on-site is moderate. Given the moderate sensitivity of the Project site, even with the previous disturbance, there could still be a moderate likelihood of encountering tribal cultural resources during Project implementation. The Native American Historic Resource Protection Act; Archaeological, Paleontological, and Historical Sites; Native American Historical, Cultural, and Sacred Sites (Public Resources Code Section 5097-5097.994) specifies the procedures to be followed in the event of the unexpected discovery of human remains on nonfederal public lands. Adherence to existing State regulations and the procedures in City's Historic Preservation and Cultural Resources Ordinance (SGMC Section 153.600-629); and Identification, Documentation, and Management of Archaeological, Native American, and Paleontological Resources (SGMC Section 153.630); would ensure that potential impacts on tribal cultural resources would be reduced to less than significant levels.

4.19 UTILITIES / SERVICE SYSTEMS

The proposed Project would not require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.

Less than Significant Impact. Water in the City is provided by five water companies: San Gabriel County Water District (SGCWD), California American Water Company (CAWC) Sunnyslope Water Company (SWC), San Gabriel Valley Water Company (SGVWC), and Golden State Water Company (GSWC). The Project site is currently serviced by the CAWC, which is public utility company that provides water and wastewater services in the United States.

The water demand from the project's uses would not be substantial and would likely not be greater than the existing uses or the City's General Plan land use buildout scenario for the site. Thus, the Project would not result in additional demand on water supplies. Therefore, impacts to existing water facilities would be less than significant.

Wastewater produced by the Project would be serviced by City of San Gabriel sewers. The main sewer system is located below public streets and, in some cases, within easements that run along the back of

private properties. Untreated wastewater is collected in the system and delivered to the trunk line system of the County Sanitation Districts (CSD). The CSD then treats and discharges the wastewater. The City's sewer collection system is operated under a state-issued permit and must comply with Federal and State water quality laws.

The project would maintain current uses and would not substantially increase the average amount of wastewater that is treated by CSD per day. Nevertheless, it is anticipated that the CSD has adequate capacity to serve the Project's demand for wastewater treatment. As such, the Project's impacts to wastewater treatment would be less than significant.

Compared to existing conditions, the Project would not increase the impervious area on-site. The stormwater system under the Project would adequately discharge on-site stormwater in accordance with the City's Municipal Code and the Standard Urban Stormwater Mitigation Plan (SUSMP). Adherence to these local and regional regulations would ensure that the City's existing stormwater drainage system would have adequate capacity for the Project stormwater. Thus, new off-site stormwater facilities would not be required, nor are other off-site existing facilities anticipated to be expanded. Impacts would be less than significant.

Dry utilities include electricity, natural gas, and telecommunications facilities. The Project would utilize the existing electricity, natural gas, and telecommunication lines and services that already service the Project site under existing conditions. Electricity and energy demand from Project uses would not be substantial and would likely not be greater than the existing uses. Due to the Project's cemetery uses, the Project is not expected to increase the demand for telecommunication services. Further, the Project would be required to comply with CalGreen Code standards pertaining to energy conservation and efficiency. As such, impacts would be less than significant.

The proposed Project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years.

No Impact. The Project does not include any new habitable structures such as residential or commercial development that would increase the demand for water. As a result, the Project would not substantially deplete the City's potable water supply, and the Project would not impact water demand forecasts included in the 2020 UWMP. No impact would occur.

The proposed Project would result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

No Impact. The Project would not directly result in an increase in wastewater generation. The Project would not change wastewater usage from existing conditions. The Project does not include any new habitable structures such as residential or commercial development. As a result, there would be no change in the amount of wastewater generated on the site. No impact would occur.

The proposed Project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.

No Impact. The Project does not propose any new habitable structures, such as residential or commercial uses that would generate any additional solid waste. As a result, there would be no change in the amount of solid waste generated on the Project property. No impact would occur.

The proposed Project would comply with federal, state, and local management and reduction statutes and regulations related to solid waste.

Less than Significant Impact. As concluded above, the Project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure. Furthermore, the Project would demonstrate compliance with the California Integrated Waste Management Act of 1989 (Assembly Bill [AB] 939), which requires all California cities “reduce, recycle, and re-use solid waste generated in the State to the maximum extent feasible.” AB 939 requires that at least 50 percent of waste produced is recycled, reduced, or composted. The Project would also comply with the 2022 California Green Building Standards (CALGreen) Code, which includes design and construction measures that help reduce construction-related waste through material conservation and other construction-related efficiency measures. Thus, less than significant impacts would occur.

4.20 WILDFIRES

The proposed Project would not substantially impair an adopted emergency response plan or emergency evacuation plan.

No Impact. The Project includes demolition and grading activities, and all construction activities associated with the Project would be contained on-site. As stated in **Section 6.8, Hazards and Hazardous Materials**, the Project would not conflict with the current emergency response operations or General Plan policies. Thus, no impacts to an adopted emergency response or evacuation plan would occur.

The proposed Project would not exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire due to slope, prevailing winds, and other factors.

No Impact. The Project includes demolition and grading activities and would not exacerbate wildfire risks on or offsite. Operationally, the Project would not build habitable structures, and would therefore not expose project occupants to pollutant concentrations or the uncontrolled spread of a wildfire. The Project property is not designated as a very high fire severity zone. As a result, no impacts related to wildfire would occur.

The proposed Project would not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.

No Impact. The Project does not include any new habitable structures such as residential or commercial that would require the installation or maintenance of associated infrastructure that may exacerbate fire risk. Operation of the Project property would remain the same. As a result, no impact would occur.

The proposed Project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

No Impact. The Project does not facilitate population growth or introduce new structures. As a result, the Project would not result in wildfire risks that would expose people or structures to significant risks, including downslope or downstream flooding or landslides. No impacts would occur.

5.0 ALTERNATIVES

INTRODUCTION

This section of the program environmental impact report (EIR) provides a comparative analysis of the merits of alternatives to the Project pursuant to Section 15124.6 of the 2022 California Environmental Quality Act (CEQA) Statutes and Guidelines, as amended. According to the guidelines, an EIR shall describe a range of reasonable alternatives to the project or to its location, which would feasibly attain most of the basic objectives of the project but avoid or substantially lessen any of the significant effects. The EIR shall evaluate the comparative merits of the alternatives. It need not consider every conceivable alternative to a project; rather, it must consider a reasonable range of potentially feasible alternatives that will foster informed decision making and public participation.

5.1 CONSIDERATIONS

The range of alternatives in an EIR is governed by a “rule of reason” that requires the EIR to set forth only those alternatives necessary to make a reasoned choice. The alternatives shall be limited to ones that would avoid or substantially lessen any significant effects of the project (Section 15124.6(f)). Of those alternatives, the EIR needs to examine in detail only the ones that the lead agency determines could feasibly attain most of the project’s basic objectives. The range of feasible alternatives shall be selected and discussed in a manner to foster meaningful public participation and informed decision making. When addressing feasibility, the *State CEQA Guidelines* state that “among the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries (projects with a regionally significant impact should consider the regional context), and whether the proponent can reasonably acquire, control or otherwise have access to the alternative site (or the site is already owned by the proponent).” The *State CEQA Guidelines* also state that the alternative discussion need not be presented in the same level of detail as the assessment of the Project.

Therefore, several factors need to be considered in determining the range of alternatives to be analyzed in an EIR and the level of detail that analysis should provide. These factors include (1) the nature of the significant impacts of the project, (2) the ability of alternatives to avoid or substantially lessen impacts associated with the Project, (3) the ability of the alternatives to meet most of the basic objectives of the project, and (4) the feasibility of the alternatives.

The selection and discussion of alternatives is intended to foster meaningful public participation and informed decision making. An EIR need not consider an alternative whose effect cannot be reasonably ascertained and whose implementation is remote and speculative. The *State CEQA Guidelines* also require

the analysis of a no project alternative, and the identification of the environmentally superior alternative. Where the environmentally superior alternative is the no project alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives.”

In addition, the *State CEQA Guidelines* require an EIR to identify any alternatives that were considered by the lead agency but were rejected as infeasible during the scoping process and briefly explain the reasons underlying the lead agency’s determination.

Accordingly, several alternatives that might avoid or substantially lessen project impacts were considered. Two alternatives were selected for further analysis, as detailed below.

5.2 PROJECT OBJECTIVES

The alternatives to the Project selected for analysis in this EIR were developed to avoid or substantially lessen one or more of the significant environmental impacts associated with the project, while still attaining most of the basic objectives of the project. The objective of the Project is to expand the San Gabriel Cemetery using property the Cemetery already owns and would not displace residents or businesses. More specifically, the Project aims to increase the capacity of the San Gabriel Cemetery and allowing the Cemetery to continue to provide cemetery space for residents of the City and the surrounding communities. More specifically the Project would provide a site for additional in-ground cemetery plots and columbarium.

5.3 SELECTION OF ALTERNATIVES FOR ANALYSIS

According to the *State CEQA Guidelines*, the discussion of alternatives should focus on alternatives to a project or its location that can feasibly avoid or substantially lessen the significant effects of the project. The *State CEQA Guidelines* indicate that the range of alternatives included in this discussion should be sufficient to allow decision makers a reasoned choice. The alternative discussion should provide decision makers with an understanding of the merits and disadvantages of these alternatives.

Section 3.0, Environmental Impact Analysis, concludes that Project implementation would result in a significant impact for Cultural Resources. Implementation of mitigation measures **MM CUL-1** and **MM CUL-2** would reduce the Project’s potential impacts to the historic resource. However, due to the overall demolition of the residence, impacts would remain significant and unavoidable.

The City has developed and considered the following alternatives to the Project.

Alternative 1 – No Project

Section 15126(2)(4) of the *State CEQA Guidelines* requires evaluation of the No Project Alternative. As described in the *State CEQA Guidelines*, the purpose of describing and analyzing the No Project Alternative is to allow decision makers to compare the impacts of approving the Project with the impacts of not approving the Project. However, “No Project” does not necessarily mean that development will be prohibited. The No Project Alternative includes “what would be reasonably expected to occur in the foreseeable future if the Project were not approved, based on current plans and consistent with available infrastructure and community services.”¹

For purposes of this EIR, the No Project Alternative (Alternative 1) assumes that the Project would not be executed. The Project site would operate as-is, and no demolition or remediation activities would occur.

Alternative 2 – Adaptive Re-Use and Restoration of the Project Site

Under the Adaptive Re-Use and Restoration of the Project Site (Alternative 2), the Project would be dramatically modified from that currently proposed. The primary difference between this alternative and the proposed Project is that under this alternative, the existing structures on-site would not be demolished or remediated. Rather, the existing residence would be restored and repurposed into a living quarter for the current and future caretakers of the San Gabriel Cemetery. The appropriate building materials, painting, and landscaping would be implemented to restore the residency to convey the feeling of a small-scale Spanish Colonial Revival-style home. This Alternative would provide approximately 61 cemetery plots.

5.4 ANALYSIS METHODOLOGY

Each of the alternatives selected for analysis is evaluated in sufficient detail to determine whether its overall environmental impacts would be less, similar, or greater in comparison to the impacts of the Project. The impact analyses sections for the Project set forth in **Chapter 3.0, Environmental Impact Analysis**, of this EIR include mitigation measures that reduce the environmental impacts associated with buildout of the Project. The analysis assumes that equally effective mitigation measures would apply to the alternatives. Additionally, this analysis assumes all project alternatives would comply with all applicable federal, state, and local regulations, policies, and ordinances.

¹ *State CEQA Guidelines* § 15126.6[e][2]

The analysis under each Alternative includes the following:

- An evaluation of the environmental impacts anticipated to occur for each environmental issue analyzed in **Chapter 3.0** of this EIR and a determination as to the significance of those impacts. This discussion also includes an analysis of whether the Alternatives would avoid or substantially lessen any of the significant environmental impacts associated with implementation of the Project. Where the impacts of the alternative and the Project were roughly equivalent the comparative impact is said to be similar.
- A summary of the comparative impacts across all of the environmental issues.

5.5 COMPARATIVE IMPACT ANALYSIS

Alternative 1 – No Project

Historic Resources

Under the No Project Alternative, no demolition activities would occur. The identified eligible historic structure within the Project site would remain in the current condition, and **Mitigation Measure MM CUL-1**, requiring a qualified historian to complete Historic American Buildings Survey (HABS) documentation of the residence, would not be required. Therefore, Alternative 1 would have no impact to historic resources, and impacts would be less than the Project.

Relationship to the Proposed Project Objectives

Alternative 1 would not achieve the Project's objectives. The environmental effects of the No Project Alternative are included in **Table 4.0-1, Comparison of Alternatives to the Project**, below.

Alternative 2 – Adaptive Re-Use and Restoration of the Project Site

Cultural Resources

Under the Adaptive Re-Use and Restoration of the Project Site Alternative, the residence would not be demolished. Rather, the existing buildings on-site would be restored as a single-family residency but re-used specifically as living quarters for overnight and full-time San Gabriel Cemetery caretakers. Alternative 2 would not alter the existing architecture of the residency. Rather, materials, painting, and landscaping would be implemented to restore the residency to continue to retain its integrity to Spanish Colonial Revival-style. As such, impacts under the Adaptive Re-Use and Restoration of the Project Site Alternative would be significantly reduced compared to the Project. This Alternative would provide approximately 61 additional cemetery plots.

Relationship to the Project Objectives

The Project’s objective is to expand the San Gabriel Cemetery using property the Cemetery already owns and would not displace residents or businesses. More specifically, the Project aims to increase the capacity of the San Gabriel Cemetery and allowing the Cemetery to continue to provide cemetery space for residents of the City and the surrounding communities. Alternative 2 would not displace residents or businesses but would rather provide additional housing for overnight and full-time caretakers. However, this Alternative would provide approximately 61 additional cemetery plots, compared to the 596 plots proposed under the Project. This is due to the fact that restoration of the existing building would restrict access to the area north of the building and prevent the use of the building footprint for additional cemetery plots. Therefore, the Adaptive Re-Use and Restoration of the Project Site Alternative would meet the Project objectives at a reduced capacity.

5.6 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

Section 15126.6 of the *State CEQA Guidelines* requires that an “environmentally superior” alternative be selected among the alternatives that are evaluated in an EIR. In general, the environmentally superior alternative is the alternative that would be expected to generate the fewest adverse impacts. If the No Project Alternative is identified as environmentally superior, then another environmentally superior alternative shall be identified among the other alternatives.

Table 5.0-1, Comparison of Alternatives to the Project, summarizes the impact of each alternative and whether impacts would be similar, less, or greater when compared to the Project. The No Project Alternative (Alternative 1) would reduce impacts to cultural resources compared to the Project by eliminating all proposed construction associated with the Project. However, Alternative 1 would not meet the Project’s objectives.

The Adaptive Re-Use and Restoration Alternative (Alternative 2) would reduce impacts compared to the Project as the structure on site would not be demolished. Alternative 2 would reduce impacts to historic resources, and impacts would be less than significant. Alternative 2 is identified as the environmentally superior alternative because it would reduce the Project related impacts to cultural resources, while meeting the goal of the proposed Project.

5.7 COMPARISON OF ALTERNATIVES

Table 5.0-1 summarizes the effects of the alternatives.

Table 5.0-1
Comparison of Alternatives to the Project

Environmental Issue Area	Project	No Project	Alternative 2
Cultural Resources	Significant and unavoidable impact with Mitigation Measure CUL-1 and CUL-2	No impact, less impactful than the Project	Less than significant impact, less impactful than the Project

6.0 OTHER CEQA CONSIDERATIONS

Section 15126 of the *California Environmental Quality Act (CEQA) Guidelines* requires that all phases of a project must be considered when evaluating its impact on the environment. As part of this analysis, in addition to the impact analysis done in **Chapter 3.0** and the alternative analysis in **Chapter 5.0**, the EIR must also analyze and identify (1) significant irreversible environmental effects that would result from implementation of the Project, (2) growth-inducing impacts of the Project, and (3) any secondary impacts from the proposed mitigation measures identified in **Chapter 3.0**. These impacts are analyzed in this Chapter.

6.1 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL EFFECTS

Section 21100(b)(2)(B) of the *CEQA Guidelines* and Section 15126.2(c) of the *CEQA Guidelines* require that an EIR include a detailed statement setting forth “[a]ny significant effect on the environment that would be irreversible if the project is implemented” (Public Resources Code § 21100(b)(2)(B). “Significant irreversible environmental changes” include the use of nonrenewable natural resources during the initial and continued phases of the project, should this use result in the unavailability of these resources in the future. Primary impacts and, particularly, secondary impacts generally commit future generations to similar uses. Also, irreversible damage can result from environmental accidents associated with projects. Irretrievable commitments of these resources are required to be evaluated in an EIR to ensure that such consumption is justified (*State CEQA Guidelines* §15126.2(c)).

Implementation of the Project would cause irreversible environmental changes consisting of the following:

Project construction resulting from the implementation of the Project would result in the consumption of natural resources; including water, electricity, natural gas, and fossil fuels. Implementation of the Project would involve construction that would use fossil fuels and other natural materials, such as wood and metals. Demolition activities would also emit pollution into the air, from construction machines and vehicles, and from vehicles traveling to and from the Project site. As described throughout the Initial Study (see **Appendix 1.0-1, Initial Study**), the Project would be required to comply with federal, state, and local requirements, such as Title 24 requirements and the use of such resources would not be unusual as compared to other construction projects and would not substantially affect the availability of such resources. However, the Project would not involve wasteful or unjustifiable use of energy or other resources, and energy conservation efforts would also occur with demolition and remediation activities.

6.2 GROWTH INDUCEMENT

State CEQA Guidelines Section 15126.2(d) requires that an environmental impact report (EIR) evaluate the growth-inducing impacts of a proposed action. A growth-inducing impact is defined by *State CEQA Guidelines* Section 15126.2 (d) as follows:

the ways in which a proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are projects which would remove obstacles to population growth...Increases in the population may tax existing community service facilities, requiring construction of new facilities that could cause significant environmental effects. Also...the characteristic of some projects which may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively.

There are two types of growth-inducing impacts a project may have: direct and indirect. To assess the potential for growth-inducing impacts, the project features that may encourage and facilitate activities that individually or cumulatively may affect the environment must be evaluated.

Direct growth-inducing impacts occur when the development of a project imposes new burdens on a community that directly induces population growth or the construction of additional developments in the same area of the proposed project, thereby triggering related growth associated impacts. Included in this analysis are projects that would remove physical obstacles to population growth (such as a new road into an undeveloped area or a wastewater treatment plant that could allow more construction in the service area). Construction of these types of infrastructure projects cannot be considered isolated from the development they trigger. In contrast, projects that physically remove obstacles to growth, projects that indirectly induce growth, are those that may provide a catalyst for future unrelated development in an area (such as a new residential community that requires additional commercial uses to support residents).

A project can have a direct and/or indirect growth inducement potential. Direct growth inducement would result if a project, for instance, is involved in the construction of new housing. A project would have indirect growth inducement potential if it establishes substantial new permanent employment opportunities (e.g., commercial, industrial, or governmental enterprises) or if it would involve a construction effort with substantial short-term employment opportunities that would indirectly stimulate the need for additional housing and services to support the new employment demand. Similarly, a project would indirectly induce growth if it would remove an obstacle to additional growth and development, such as removing a constraint on a required public service. For example, a project providing increased water supply in an area where water service historically limited growth could be considered growth inducing.

The *State CEQA Guidelines* explain that the environmental effects of induced growth are considered indirect impacts of the proposed action. These indirect impacts or secondary effects of growth may result in significant, adverse environmental impacts. Potential secondary effects of growth include increased demand on other community impacts such as degradation of air and water quality, degradation or loss of plant and animal habitat, and conversion of agricultural and open space land to developed uses.

Typically, the growth-inducing potential would be considered significant if it stimulates human population growth or a population concentration above what is assumed in local and regional land use plans, or in projections made by regional planning authorities. Significant growth potential could also occur if the project provides infrastructure or service capacity to accommodate growth levels beyond those permitted by local or regional plans and policies.

As discussed below, this analysis evaluates whether the Project would directly or indirectly induce economic, population, or housing growth in the surrounding environment.

Direct and Indirect Growth-Inducing Impacts

The Project proposes to expand the San Gabriel Cemetery using property the Cemetery already owns and would not displace residents or businesses. The Project would not directly include the construction or development of housing facilities. Therefore, the Project will not directly or indirectly cause population growth.

Construction that would occur as a result of implementation of the Project would include a need for construction labor during short time periods. Due to the employment patterns of construction workers in the San Gabriel Valley, and the market for construction labor, construction workers are not likely, to any significant degree, to relocate their households because of the job opportunities presented by the proposed Project. The construction industry differs from most other industry sectors in several important ways that are relevant to potential impacts on housing:

- There is no regular place of work. Construction workers commute to job sites that change many times in the course of a year. These often-lengthy daily commutes are made possible by the off-peak starting and ending times of the typical construction workday.
- Many construction workers are highly specialized (e.g., crane operators, steel workers, and masons), and move from job site to job site as dictated by the demand for their skills.

- The work requirements of most construction projects are also highly specialized, and workers are employed on a job site only as long as their skills are needed to complete a particular phase of the construction process.

Therefore, the construction activities associated with the implementation of the Project would not induce indirect growth.

6.3 POTENTIAL SECONDARY EFFECTS

State CEQA Guidelines Section 15126.4(a)(1)(D) states that, “[i]f a mitigation measure would cause one or more significant effects in addition to those that would be caused by the project as proposed, the effects of the mitigation measures shall be discussed but, in less detail, than the significant effects of the project as proposed.” In accordance with the *State CEQA Guidelines*, the following provides a discussion of the potential impacts that could occur from implementation of the proposed mitigation measures.

Cultural Resources

Mitigation Measure **MM CUL-1** would reduce the Project’s potential impacts to cultural resources by completing similar requirements to the Historic American Building Survey (HABS) documentation. The documentation will be similar to the National Park Service’s HABS Level III documentation for the residence, digital format photographs of the interior and exterior of residence. This measure is procedural and would not result in additional secondary impacts.

7.0 LIST OF PREPARERS

AGENCY – CITY OF SAN GABRIEL

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Annalie Sarrieddine, Associate Planner
Kara Yates Hines, Director of Operations & Publications Manager

APPENDIX 1.0-1

Initial Study

SAN GABRIEL CEMETERY EXPANSION

Initial Study

The following Initial Study has been prepared in compliance with the California Environmental Quality Act.

Prepared For:

City of San Gabriel
425 South Mission Drive
San Gabriel, CA 91776

Prepared By:

Impact Sciences, Inc.
811 W. 7th Street, Suite 200
Los Angeles, California 90017

April 2024

TABLE OF CONTENTS

Section	Page
Introduction	1
I. Project Information	3
II. Project Location and Description	3
III. Environmental Checklist	10
IV. Supporting Information Sources	85
V. Initial Study Preparers	88

Appendices

A	Air Quality Technical Report
B	Historical Resources Evaluation Report (pending Tribal Consultation)
C	Noise and Vibration Technical Report

LIST OF FIGURES

Figure	Page	
1	Aerial Photograph of the Project Site	6
2	Project Site Plan	7

LIST OF TABLES

Table	Page	
1	Construction-Related Criteria Pollutant and Precursor Emissions – Maximum Pounds per Day	19
2	Localized Significance of Construction Emissions – Maximum Pounds per Day	22
3	Potentially Occurring Special Status Species	25
4	Project Consistency with Applicable General Plan Land Use Goals	55
5	Existing Noise Levels in the Vicinity of the Project Site	59
6	Estimated Exterior Construction Noise at Sensitive Receptors	60
7	Vibration Levels at Off-Site Sensitive Uses from Project Construction	63

INTRODUCTION

INITIAL STUDY

Pursuant to Section 15063 of the California Environmental Quality Act (CEQA) Guidelines (Title 14, California Code of Regulations, Sections 15000 et seq.), an initial study is a preliminary environmental analysis that is used by the lead agency (the public agency principally responsible for approving or carrying out the proposed project) as a basis for determining whether an environmental impact report, a mitigated negative declaration, or a negative declaration is required for a project. The *State CEQA Guidelines* require that an Initial Study contain a project description, description of existing setting, identification of environmental effects by checklist or other similar form, explanation of environmental effects, discussion of mitigation for significant environmental effects, evaluation of the Project's consistency with existing, applicable land use controls, and the name of persons who prepared the study.

The purpose of this Initial Study is to evaluate the potential environmental impacts of the proposed City of San Gabriel Cemetery Expansion Project (herein referenced as "Project"). The Project would demolish the existing residence on the Project Site to expand the City of San Gabriel Cemetery.

ORGANIZATION OF THE INITIAL STUDY

This Initial Study is organized into the following sections:

- **Section I – Project Information:** provides summary background information about the Project, including Project location, lead agency, and contact information.
- **Section II – Project Location and Description:** includes a description of the Project, including the need for the Project, the Project objectives, and the elements included in the Project.
- **Section III – Environmental Factors Potentially Affected:** identifies what environmental resources, if any, would involve at least one significant or potentially significant impact that cannot be reduced to a less than significant level.
- **Section IV – Determination:** indicates whether impacts associated with the Project would be significant, and what, if any, additional environmental documentation is required.
- **Section V – Evaluation of Environmental Impacts:** contains the Environmental Checklist form for each resource and presents an explanation of all checklist answers. The checklist is used to assist in

evaluating the potential environmental impacts of the Project and determining which impacts, if any, need to be further evaluated in an EIR.

- **Section VI – Supporting Information Sources:** lists references used in the preparation of this document.
- **Section VII – Initial Study Preparers:** lists the names of individuals involved in the preparation of this document.
- **Appendices:** presents the technical studies used in the preparation of this Initial Study.

I. PROJECT INFORMATION

1. PROJECT TITLE

City of San Gabriel Cemetery Expansion Project

2. LEAD AGENCY NAME AND ADDRESS

City of San Gabriel
425 South Mission Drive San Gabriel
California 91776

3. CONTACT PERSON AND PHONE NUMBER

Samantha Tewasart, Planning Manager
Phone Number: (626) 308-2806, ext. 4623

4. PROJECT LOCATION

607 West Roses Road
San Gabriel, CA 91775
Assessor's Parcel Number [APN] 5365-022-006

5. PROJECT SPONSOR'S NAME AND ADDRESS

San Gabriel Cemetery Association
c/o Mr. Todd Sexton
601 W. Roses Rd
San Gabriel, CA 91775

6. CITY GENERAL PLAN DESIGNATION

Low Density Residential

7. CITY ZONING

R-1 (Single Family Residence)

II. PROJECT LOCATION & DESCRIPTION

1. DESCRIPTION OF PROJECT

Location

The Project is located at 607 W. Roses Road, in the City of San Gabriel (City), Los Angeles County, California. W. Roses Road is a residential street with single-family residential development alongside the San Gabriel Cemetery and the Church of Our Savior, see **Figure 1, Aerial Photograph of the Project Site**. The area is densely populated with single-family and residential buildings.

Existing Conditions

The Project Site is developed and located within a heavily urbanized area of the City. According to the City of City of San Gabriel General Plan (dated 2004), the Project Site is currently designated for Low Density Residential land uses. Concurrently, the Project Site is zoned Single Family Residential by the City of San Gabriel Zoning Map.

Project Features and Operations

The future use of the Project Site will consist of in-ground burial spaces and columbarium. The proposed burial spaces and columbarium design will be consistent with existing design present on the grounds of the cemetery. No buildings are proposed for the Project Site.

2. SURROUNDING LAND USES

The Project Site is surrounded by the existing San Gabriel Cemetery to the north, the Church of Our Savior and A Child's Garden School (pre-school) to the east, W. Roses Road and residential uses to the south, and residential uses to the west. Single-family residential uses surround the Project Site and are designated and zoned as Low Density Residential by the General Plan and Single Family Residential by the City Zoning Code, respectively.

3. DISCRETIONARY APPROVAL AUTHORITY

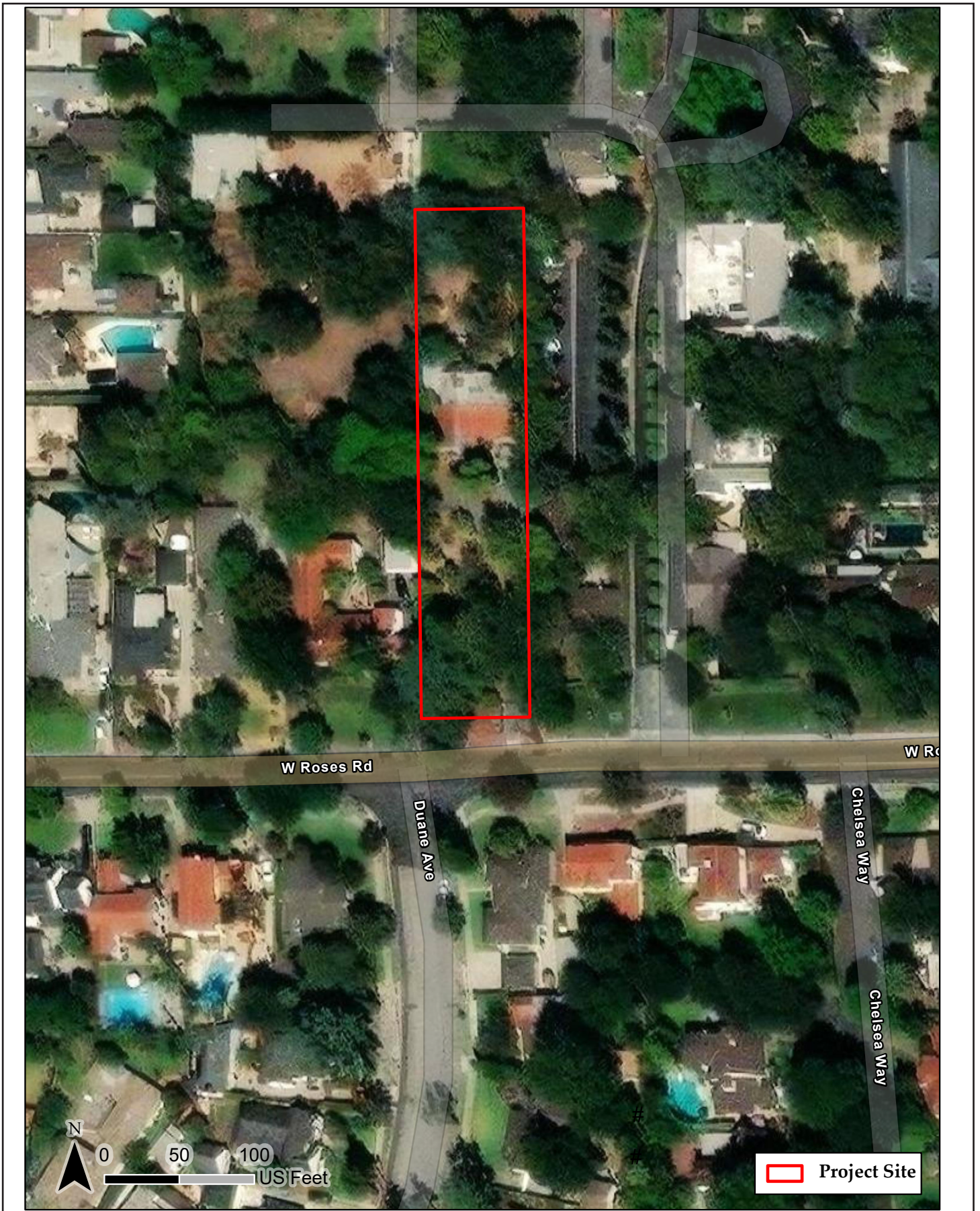
The Project would require permits and approvals from the City of San Gabriel prior to construction. These permits and approvals are identified below and may be subject to change as the project entitlement process proceeds.

- CEQA Clearance; City of San Gabriel Planning Commission and City Council
- General Plan Amendment

- Zone Change
- Zone Text Amendment
- Lot Line Adjustment

4. PROJECT CONSTRUCTION SEQUENCING

Construction activities associated with the Project would occur over an approximate 2-month duration, with demolition beginning in January 2024. Demolition and removal of existing debris would occur for approximately 1 month. Grading, site preparation, and landscaping for the proposed burial expansion would occur for approximately 1 month.



SOURCE: Esri, 2023

FIGURE 1

Aerial Photograph of the Project Site

SAN GABRIEL CEMETERY

Adjacent Property Expansion

Project Address
607 W. Roses Road
San Gabriel, CA 91775

Owner / Client
San Gabriel Cemetery
601 W. Roses Road
San Gabriel, CA 91775

SITE PLAN KEYNOTES

- 1 OAK TREE
- 2 ADJACENT STONEWALL
- 3 DRIVEWAY
- 4 POWER POLE
- 5 OAK TREE DRIP LINE

- 101 IN 6'-0" DECORATIVE STONE WALL TO MATCH WALL ON ADJACENT PROPERTY - CHURCH OF OUR SAVIOR
- 102 IN 6'-0" HIGH CMU WALL WITH PLASTER FINISH AND CONCRETE TOP CAP
- 103 IN 6'-0" HIGH WROUGHT IRON FENCING, FENCE TO BE COVERED IN IVY
- 104 IN 6'-0" HIGH WROUGHT IRON FENCING, FENCE TO BE COVERED IN IVY

DEVELOPMENT NOTES

1. DEVELOPMENT OF THE SITE SHALL CONSIST OF RE-GRADING BURIAL SPACES AND COLUMBARIUM.
2. BURIAL SPACE AND COLUMBARIUM DESIGN SHALL BE CONSISTENT WITH DESIGN CURRENTLY PRESENT IN THE EXISTING GROUNDS OF THE SAN GABRIEL CEMETERY.
3. NO BUILDINGS PROPOSED.

GENERAL NOTES

1. EXISTING OAK TREES SHALL REMAIN AND SHALL BE PROTECTED DURING LANDSCAPE DEVELOPMENT.

Submissions

Sheet Information

Project Number: 21022

Scale: As Shown

Issue Date: 01 MARCH 2024

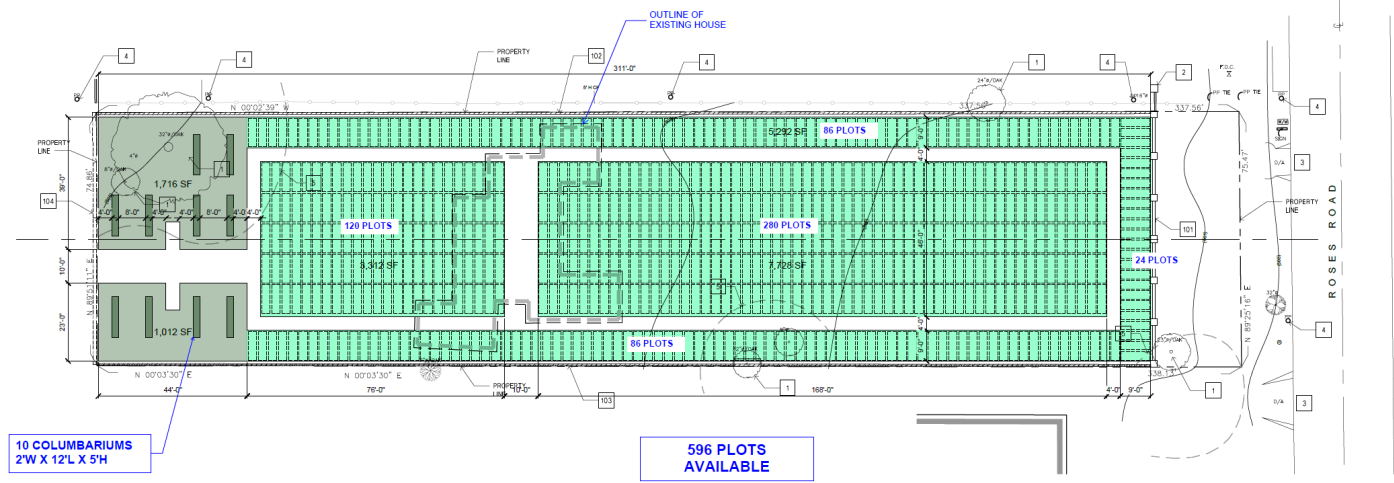
Drawn: -

Checked: -

SITE PLAN

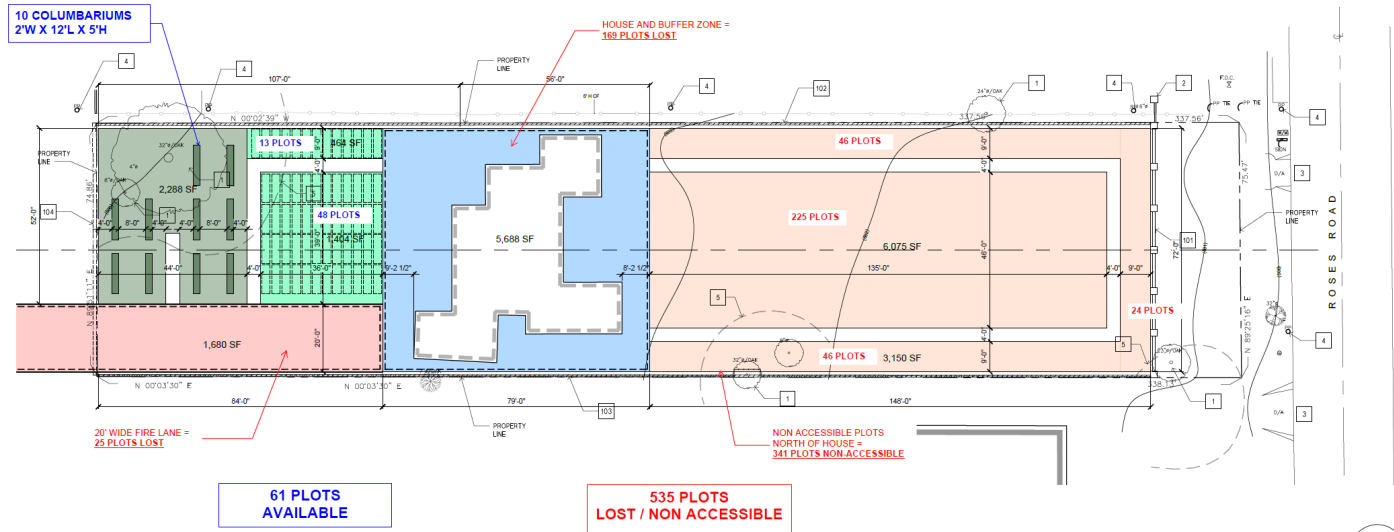
A-1.0

PLANNING DEPT. SUBMITTAL



SITE PLAN - HOUSE REMOVED

SCALE: 1/16" = 1'-0"



SITE PLAN - HOUSE MAINTAINED

SCALE: 1/16" = 1'-0"



SOURCE: Calland Engineering, 2024



1518.001-03/24

FIGURE 2

Site Plan

III. ENVIRONMENTAL CHECKLIST

A. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture and Forestry Resources	<input type="checkbox"/>	Air Quality
<input type="checkbox"/>	Biological Resources	<input checked="" type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Energy
<input type="checkbox"/>	Geology and Soils	<input type="checkbox"/>	Greenhouse Gas Emissions	<input type="checkbox"/>	Hazards and Hazardous Materials
<input type="checkbox"/>	Hydrology and Water Quality	<input type="checkbox"/>	Land Use and Planning	<input type="checkbox"/>	Mineral Resources
<input type="checkbox"/>	Noise	<input type="checkbox"/>	Population and Housing	<input type="checkbox"/>	Public Services
<input type="checkbox"/>	Recreation	<input type="checkbox"/>	Transportation	<input type="checkbox"/>	Tribal Cultural Resources
<input type="checkbox"/>	Utilities and Service Systems	<input type="checkbox"/>	Wildfire	<input checked="" type="checkbox"/>	Mandatory Findings of Significance

DETERMINATION: (to be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	<input type="checkbox"/>
I find that, although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the Project. A MITIGATED NEGATIVE DECLARATION will be prepared.	<input type="checkbox"/>
I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	<input checked="" type="checkbox"/>
I find that the Proposed Project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment., but at least effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	<input type="checkbox"/>

III. Environmental Checklist

<p>I find that although the Proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the Proposed Project, nothing further is required.</p>	<input type="checkbox"/>
<p>I find that the Project is a qualified “transit priority project” that satisfies the requirements of Sections 21155 and 21155.2 of the Public Resources Code (PRC), and a qualified “residential or mixed use residential project” that satisfies the requirements of Section 21159.28(d) of the PRC, and although the Project could have a potentially significant effect on the environment as identified in the Initial Study contained herein, there will not be a significant effect in this case, because this Sustainable Communities Environmental Assessment (SCEA) contains measures that either avoid or mitigate to a level of insignificance all potentially significant or significant effects of the Project.</p>	<input type="checkbox"/>

Printed Name

Title

Signature

Date

B. ENVIRONMENTAL IMPACTS

1. Aesthetics

Except as provided in Public Resources Code section 21099:

a. Would the project have a substantial adverse effect on a scenic vista?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. There is no scenic vista at or near the Project Site. The City of San Gabriel’s (City) most notable scenic views include the San Gabriel Mountains to the north, which would not be impacted due to the Project. The Project consists of the demolition of the existing residential structure and garage on site to expand the existing cemetery use located at 601 W. Roses Road. The Project would not construct any additional structures that may impact existing scenic views of the San Gabriel Mountains. Therefore, no impacts would occur.

b. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. The California State Scenic Highways Program was designed to protect and enhance the natural scenic beauty of California highways and adjacent corridors through special conservation treatment and identify highways that are designated as “Official” state scenic highways or “Eligible” to be a state scenic highway. The Project Site is not located within the vicinity of a designated state scenic highway.¹ Arroyo Seco Historic Parkway – Route 110, approximately 2.26 miles northwest of the Project Site, is a national scenic byway stretching 11.1 miles. State Route 210, approximately 4.14

¹ Caltrans. California State Scenic Highway. Available online at: <https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca>, accessed May 17, 2023.

miles northwest of the Project Site, is an eligible scenic highway but not designated.² The Project would not alter the visual character of the existing Project Site. Additionally, the Project is in a community with a variety of uses, including open space, public facilities, and residential uses. Therefore, no impacts to scenic resources would occur.

- c. **Would the project, in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?**

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. The structures on site are in poor repair and the site is overgrown. Therefore, the Project would improve the visual character of the Project Site. The public views of the San Gabriel Mountains will remain visible from the adjacent streets. Therefore, no impact would occur.

- d. **Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. As stated above, with the exception of the demolition of the existing residential structure and garage, the Project would preserve the existing landscape and remainder of the structures. Removal of the residential structure and surrounding soil would not introduce new sources of light or glare on-site, or in the surrounding community. Construction activities would take place during daytime hours. As a result, no impact would occur.

² Caltrans. California State Scenic Highway. Available online at: <https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca>, accessed May 17, 2023.

2. Agricultural Resources

- a. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. According to the California Department of Conservation’s California Important Farmland Finder, the Project Site and the surrounding area is classified as Urban and Built-Up Land. Urban and Built-Up land is occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. Common examples include residential, industrial, commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures.³ The Project would not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to another use. Therefore, no impacts would occur.

- b. Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. There are no Williamson Act parcels within the Project Site area. Additionally, the Project Site as well as the land uses surrounding the Project Site are not zoned for agricultural uses⁴ or in a Williamson Act contract.⁵ Therefore, Project implementation would not conflict with existing zoning for agricultural use, or a Williamson Act contract. Therefore, no impact would occur.

³ California Department of Conservation, California Important Farmland Finder, available at <https://maps.conservation.ca.gov/DLRP/CIFF/>, accessed on May 17, 2023

⁴ Los Angeles County Assessor, Property Information System, available at: <https://maps.assessor.lacounty.gov/m/>, accessed on May 17, 2023

⁵ California Department of Conservation, California Important Farmland Finder, available at <https://maps.conservation.ca.gov/DLRP/CIFF/>, accessed on May 17, 2023

- c. Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220 (g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104 (g))?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. The Project Site is currently designated as Low Density Residential by the City of San Gabriel 2004 General Plan⁶ and is zoned as R-1 (Single Family Residence).⁷ The Project Site is not zoned for forest land/timberland, nor does it contain any forest land. Therefore, the Project would not convert timberland to non-timberland or non-forest land uses. No impacts would occur.

- d. Would the project result in the loss of forest land or conversion of forest land to a non-forest use?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. As stated above, the Project Site is not occupied by or used for forest land. Therefore, no impacts would occur.

⁶ City of San Gabriel, Land Use Plan, 2004, available at <https://www.sangabrielcity.com/DocumentCenter/View/813/Copy-of-2004-GP-Land-Use-Map-SIGNED?bidId=>, accessed on May 17, 2023.

⁷ City of San Gabriel, Zoning Map, available at: <https://www.sangabrielcity.com/DocumentCenter/View/812/Zoning-Map?bidId=>, accessed on May 17, 2023.

- e. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. As stated above, the Project Site is not occupied by or used for agriculture and would not involve changes that would result in conversion of farmland to non-agricultural or non-forest land uses. Therefore, no impacts would occur.

3. Air Quality

a. Would the project conflict with or obstruct implementation of the applicable air quality plan?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than significant impact. Below is a summary of the findings in **Appendix A, Air Quality Technical Report.**

Air Quality Setting

South Coast Air Basin

The Project Site is located within the Los Angeles County portion of the South Coast Air Basin (Basin). The Basin includes all of Orange County and the non-desert portions of Los Angeles, San Bernardino, and Riverside Counties. The regional climate within the Basin is considered semi-arid and is characterized by warm summers, mild winters, infrequent seasonal rainfall, moderate daytime onshore breezes, and moderate humidity. The air quality within the Basin is primarily influenced by meteorological conditions and a wide range of emissions sources – such as dense population centers, heavy vehicular traffic, and industry. The South Coast Air Quality Management District (SCAQMD) divides the Basin into source receptor areas (SRAs) in which monitoring stations operate to monitor the various concentrations of air pollutants in the region. The Project Site is located within SRA 8, which covers the Project West San Gabriel Valley area.

Environmental Resources Chapter of the San Gabriel General Plan

The Environmental Resources Chapter of the City of San Gabriel General Plan was adopted on May 18, 2004, and sets forth the goals, objectives and policies that guide the City in the implementation of creating a sustainable city through goals, targets, tools, and actions items.⁸ The Environmental Resources Chapter acknowledges that numerous efforts are underway at the regional, county and city

⁸ City of San Gabriel Planning Department. 2004. *Environmental Resources Chapter of the Comprehensive General Plan for the City of San Gabriel*. Available online at: [Comprehensive General Plan of the City of San Gabriel, California \(sangabrielcity.com\)](http://www.sangabrielcity.com), accessed May 17, 2023.

levels addressing clean air concerns and that coordination of these various efforts and the involvement of the area's residents are crucial to the achievement of State and Federal air quality standards.

The Environmental Resources Chapter establishes the following goals and policies aimed to reduce air quality emissions across the City of San Gabriel. The following goals are relevant to the Proposed Project:

Goal 8.6. Improve air quality within the City of San Gabriel

Methodology

The analysis in **Appendix A** focuses on the nature and magnitude of the change in the air quality environment due to implementation of the Project. Air pollutant emissions associated with the Project would result from Project operations and from Project-related traffic volumes. Construction activities would also generate air pollutant emissions at the Project Site and on roadways resulting from construction-related traffic. The net increase in Project Site emissions generated by these activities and other secondary sources have been quantitatively estimated and compared to thresholds of significance recommended by the SCAQMD (see **Project Impacts** subsection, below).

The regional construction emissions associated with the Project were calculated using the California Emissions Estimator Model (CalEEMod 2022). CalEEMod was developed in collaboration with the air districts of California as a statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant and greenhouse gas (GHG) emissions associated with both construction and operations from a variety of land use projects.

Construction activities associated with demolition, site preparation, and grading would generate pollutant emissions. Specifically, these construction activities would temporarily create emissions of dust, fumes, equipment exhaust, and other air contaminants. These construction emissions were compared to the thresholds established by the SCAQMD.

Project Impacts

As discussed further in Appendix A, Drafted by the SCAQMD, the 2022 AQMP⁹ was developed in effort with CARB, SCAG, and the U.S. EPA to establish a program of rules and regulations to reduce air pollutant emissions to achieves CAAQS and NAAQS. The plan's pollutant control strategies are

⁹ South Coast Air Quality Management District. 2022. Air Quality Management Plan. Available online at: [final-2022-aqmp.pdf \(aqmd.gov\)](https://www.aqmd.gov/final-2022-aqmp.pdf) accessed May 17, 2023.

based on SCAG's 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS).

Criteria for determining consistency with the AQMP are defined in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD's 1993 CEQA Air Quality Handbook, and include the following:

- **Consistency Criterion No. 1:** The Proposed Project will not result in an increase in the frequency or severity of an existing air quality violation, or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.
- **Consistency Criterion No. 2:** The Proposed Project will not exceed the assumptions in the AQMP or increments based on the years of the Project build-out phase.

With respect to the first criterion, area air quality planning, including the AQMP, assumes that there will be emissions from new growth, but that such emissions may not impede the attainment and may actually contribute to the attainment of applicable air quality standards within the Basin. As discussed herein, the Project would not result in construction air quality emissions that exceed the SCAQMD thresholds of significance. Construction-related emissions would be temporary in nature, lasting only for the duration of the construction period, and would not have a long-term impact on the region's ability to meet state and federal air quality standards. Furthermore, the Project will be required to comply with applicable SCAQMD rules and regulations for new or modified sources. For example, the Project must comply with SCAQMD Rule 403 for the control of fugitive dust during construction. By meeting SCAQMD rules and regulations, project construction activities will be consistent with the goals and objectives of the AQMP to improve air quality in the Basin. Also discussed herein, the Project would not result in operational air quality emissions that exceed the SCAQMD thresholds of significance. And, as discussed in more detail herein, projects, land uses, and activities that are consistent with the applicable assumptions used in the development of the AQMP would not jeopardize attainment of the air quality levels identified in the AQMP. Thus, the Project would be consistent with first criterion.

With respect to the second criterion, the AQMP was prepared to achieve national and state air pollution standards within the region. A project that is considered to be consistent with the AQMP would not interfere with attainment of AQMP goals because the growth from the Project is included in the regional projections used to formulate the AQMP. Therefore, projects, land uses, and activities that are consistent with the applicable assumptions used in the development of the AQMP (i.e., the RTP/SCS) would not jeopardize attainment of the air quality levels identified in the AQMP. While the Project

would expand the cemetery grounds, the Project is not growth inducing, would not add any new residential or commercial square footage to the Project Site, and would not change any forecasts related to housing units, population, or employment in the region. As such, the Project would not have the potential to conflict with regional growth projections identified in SCAG’s RTP/SCS and the AQMP. Thus, the Project is also consistent with the second criterion. As the Project is consistent with Criterion Nos. 1 and 2, the Project would not conflict with or obstruct implementation of any applicable air quality plan, and this impact is less than significant.

- b. **Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?**

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than significant impact. Below is a summary of the findings in **Appendix A, Air Quality Technical Report**.

A project may have a significant impact if project-related emissions would result in a cumulatively considerable net increase for a criteria pollutant for which the region is nonattainment under applicable federal or state ambient air quality standards. The cumulative analysis of air quality impacts follows the SCAQMD’s guidance such that construction or operational project emissions will be considered cumulatively considerable if project-specific emissions exceed an applicable SCAQMD recommended daily threshold.

Regional Construction Significance Analysis

For the purpose of analyzing impacts associated with construction activities, this analysis assumes a construction schedule of approximately 2 months, with demolition beginning in January 2024. This assumption is conservative and yields the maximum daily impacts. Construction activities associated with the Project would be undertaken in two main steps: (1) demolition and removal of existing debris and (2) grading/site preparation/landscaping.

Demolition and removal of existing debris would occur for approximately 1 month. This phase would include the demolition of the existing 1,943 sf residence and garage plus approximately 222.53 tons of debris associated with the removal of the driveway and paved walkway.¹⁰

Grading, site preparation, and landscaping for the proposed burial expansion would occur for approximately 1 month. This analysis assumes grading and all associated cut and fill activities would balance soil on site. Therefore, no soil import or export would be required.

An analysis of regional daily construction emissions has been prepared utilizing CalEEMod recommended by the SCAQMD. Predicted maximum daily construction-generated emissions for the Project are summarized in **Table 1, Construction-Related Criteria Pollutant and Precursor Emissions – Maximum Pounds per Day**. These calculations assume that appropriate dust control measures would be implemented as part of the Project during each phase of development, as specified by SCAQMD Rule 403 (Fugitive Dust). Rule 403 control requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes; applying soil binders to uncovered areas; reestablishing ground cover as quickly as possible; utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the Project Site; and maintaining effective cover over exposed areas. As shown in **Table 1**, the peak daily emissions generated during the construction of the Project would not exceed any of the regional emission thresholds recommended by the SCAQMD. Therefore, Project construction would not result in a cumulatively considerable net increase of any criteria air pollutant for which the Project region is nonattainment under an applicable federal or state ambient air quality standard.

Table 1
Construction-Related Criteria Pollutant and Precursor Emissions – Maximum Pounds per Day

Construction Year	ROG	NOx	CO	SO ₂	PM10	PM2.5
2024	1.22	11.4	11.2	0.02	2.70	1.52
Regional Threshold	75	100	550	150	150	55
<i>Exceed?</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>

Source: Impact Sciences May 2023. See Appendix A to this report.

Note: Project emissions account for the reductions from SCAQMD Rule 403 (Fugitive Dust).

¹⁰ Estimate based on approximately 3,338 sf of paved areas and conversion to tons per CalRecycle guidance. See Appendix A.

Regional Operational Significance Analysis

As discussed in **Appendix A**, the Project does not have an operational component that would generate emissions. As there are no operational emissions associated with the Project, regional operational emissions thresholds would not be exceeded. Therefore, there is no impact.

Air Quality Health Impacts

On December 24, 2018, the California Supreme Court published its opinion on the *Sierra Club et al. v. County of Fresno et. Al.* (Case No. S219783) which determined that an environmental review must adequately analyze a project's potential impacts and inform the public how its bare numbers translate to a potential adverse health impact or explain how existing scientific constraints cannot translate the emissions numbers to the potential health impacts.

Criteria air pollutants are defined as those pollutants for which the federal and state governments have established air quality standards for outdoor or ambient concentrations to protect public health. The national and state ambient air quality standards have been set at levels to protect human health with a determined margin of safety.¹¹ As discussed previously, the Basin is in state non-attainment for PM_{2.5}, PM₁₀, and Ozone (O₃) and federal non-attainment for PM_{2.5} and O₃. Therefore, an increase in emissions of particulate matter or ozone precursors (ROG and NO_x) has the potential to push the region further from reaching attainment status and, as a result, are the pollutants of greatest concern in the region. As noted in **Table 1** above, the Project will emit criteria air pollutants during construction. However, the Project will not exceed SCAQMD thresholds for ozone precursors (ROG and NO_x), PM_{2.5}, PM₁₀, or any other criteria air pollutants, and will not result in a cumulatively significant impact for which the region is in non-attainment. Thus, with respect to the Project's increase in criteria pollutant emissions, the Project would not have the potential cause significant air quality health impacts.

¹¹ SCAQMD, *Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning*, May 6, 2005.

c. Would the project expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than significant impact. Below is a summary of the findings in **Appendix A, Air Quality Technical Report.**

Localized Construction Significance Analysis

As detailed in the methodology section of **Appendix A**, the SCAQMD has developed localized significance thresholds (LST) for construction areas that are one, two, and five acres in size to simplify the evaluation of localized emissions. LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the applicable federal or State ambient air quality standard. LSTs are provided for each source receptor area (SRA) and various distances from the source of emissions. As described in **Appendix A**, the nearest air quality sensitive receptors to the Project Site includes: 1) Adjacent residences to the West; 2) Residences to the south (approximately 65 feet); and 3) A Child’s Garden preschool associated with the Church of Our Savior to the east (approximately 90 feet).

In the case of this analysis, the Project Site is located within SRA 8 – West San Gabriel Valley with receptors located within 25 meters.¹² The closest receptor distance in the SCAQMD’s mass rate look-up tables is 25 meters. Projects that are located closer than 25 meters to the nearest receptor are directed to use the LSTs for receptors located within 25 meters. As the Project Site is less than one acre, LSTs for a one-acre site in SRA 8 with sensitive receptors located within 25 meters were utilized to address the potential localized NO_x, CO, PM₁₀, and PM_{2.5} impacts. As shown in **Table 2, Localized Significance of Construction Emissions – Maximum Pounds per Day**, the Project would not exceed any of the identified localized thresholds of significance during construction. Therefore, the Project’s construction would not expose sensitive receptors to substantial air pollutant concentrations and these impacts would be less than significant.

¹² As discussed further in Appendix A, LSTs based on shorter averaging periods, such as the NO₂ and CO LSTs, are applied to receptors such as industrial or commercial facilities since it is reasonable to assume that workers at these sites could be present for periods of one to eight hours. Therefore, this analysis evaluates localized air quality impacts from construction activities associated with the Project on sensitive receptors for NO₂, CO, PM₁₀, and PM_{2.5}, and on “non-sensitive” receptors (e.g., industrial or commercial facilities) for NO₂ and CO.

**Table 2
Localized Significance of Construction Emissions – Maximum Pounds per Day**

Construction Phase	NOx	CO	PM10	PM2.5
Demolition	4.69	5.79	0.38	0.20
<i>SCAQMD Localized Thresholds</i>	<i>69.00</i>	<i>535.00</i>	<i>4.00</i>	<i>3.00</i>
Grading/Site Prep/Landscaping	11.40	10.7	2.60	1.49
<i>SCAQMD Localized Thresholds</i>	<i>69.00</i>	<i>535.00</i>	<i>4.00</i>	<i>3.00</i>
<i>Exceed?</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>

Source: Impact Sciences, May 2023. See Appendix A to this report.

Notes: Calculations assume compliance with SCAQMD Rule 403 – Fugitive Dust. As the Project Site is less than one acre, analysis applied LSTs for a one-acre site with a receptor distance of 25 meters (82 feet) in SCAQMD’s SRA 8. The building construction emission total includes architectural coating and paving emissions.

Localized Operational Significance Analysis

Given the nature of the Project, no operational emissions are assumed to occur. The future use of the Project Site will consist of in-ground burial spaces as well as a columbarium. These uses do not generate operational emissions, therefore there are no operational emissions associated with the Project and no localized operational impact would occur.

- d. **Would the result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?**

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than significant impact. Below is a summary of the findings in **Appendix A, Air Quality Technical Report.**

The SCAQMD CEQA Air Quality Handbook (1993) identifies certain land uses as sources of odors. These land uses include agriculture (farming and livestock), wastewater treatment plants, food processing plants, chemical plants, composting facilities, refineries, landfills, dairies, and fiberglass molding. The Project would not include any of the land uses that have been identified by the SCAQMD as odor sources.

Construction activities associated with the Project may generate detectable odors from heavy-duty equipment exhaust and architectural coatings. However, construction-related odors would be short-

term in nature and cease upon Project completion. In addition, the Project would be required to comply with the California Code of Regulations, Title 13, sections 2449(d)(3) and 2485, which minimizes the idling time of construction equipment either by shutting it off when not in use or by reducing the time of idling to no more than five minutes. This would reduce the detectable odors from heavy-duty equipment exhaust. The Project would also be required to comply with the SCAQMD Rule 1113 – Architectural Coating, which would minimize odor impacts from ROG emissions during architectural coating. Any odor impacts to existing adjacent land uses would be short-term and not substantial. As such, the Project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. Impacts would be less than significant.

4. **Biological Resources**

- a. **Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact. The City of San Gabriel is a highly urbanized area and therefore does not include a wide range of biological resources. Special-status species are those plants and animals that have been formally listed or proposed for listing as Endangered, Threatened, or are candidates for such listing under the federal Endangered Species Act (ESA) or the California Endangered Species Act (CESA). Listed species are afforded legal protection under the ESA and CESA. Species that meet the definition of Rare or Endangered under the CEQA Section 15380 are also considered special-status species. The Project Site is located within the El Monte Quad of the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDDB). According to the CNDDDB QuickView Tool, there are 73 species within the El Monte Quad. Of the 73 species, 9 are considered either threatened or endangered.¹³ These species are listed below in **Table 3, Potentially Occurring Special Status Species.**

¹³ California Department of Fish and Wildlife, CNDDDB QuickView Tool, available at: <https://apps.wildlife.ca.gov/bios6/?tool=cnddbqv>, accessed on May 17, 2023

Table 3
Potentially Occurring Special Status Species

Type	Scientific Name	Common Name	State Status
Animals – Birds	Buteo swainsoni	Swainsons Hawk	Threatened
Animals - Birds	Coccyzus americanus occidentalis	Western Yellow-Billed Cuckoo	Endangered
Animals – Birds	Riparia riparia	Bank Swallow	Threatened
Animals – Birds	Rallus obsoletus levipes	Light-Footed Ridgways Rail	Endangered
Animals – Birds	Empidonax traillii	Willow Flycatcher	Endangered
Animals – Birds	Empidonax traillii extimus	Southwestern Willow Flycatcher	Endangered
Animals - Birds	Vireo bellii pusillus	Least Bells Vireo	Endangered
Plants - Vascular	Berberis nevinii	Nevins Barberry	Endangered
Plants - Vascular	Dodecahema leptoceras	Slender-Horned Spineflower	Endangered

Source: California Department of Fish and Wildlife, CNDBB QuickView Tool, available at: <https://apps.wildlife.ca.gov/bios6/?tool=cnddbq>, accessed on May 17, 2023

There are a few special-status or sensitive wildlife species that have the potential to occur within the vicinity of the Project Site as it is located within an urbanized environment and the use of the site will be to expand the existing cemetery. The 2004 City of San Gabriel General Plan (General Plan) as well as the San Gabriel Municipal Code (SGMC) each do not have regulations or goals pertaining to biological resources in the area. Therefore, the impacts would be less than significant.

- b. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. The Project Site does not contain any riparian habitat.¹⁴ Therefore, no impact would occur.

¹⁴ U.S. Fish & Wildlife Service. National Wetlands Inventory. Available online at: <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>, accessed May 17, 2023.

- c. Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. The Project Site is not located within any federally recognized wetlands.¹⁵ Therefore, no impact to federally protected wetlands would occur.

- d. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. The Project does not involve the construction of any new structures that would interfere with the movement of any native resident or migratory wildlife species. The Project would not remove any existing trees from the Project Site, nor would the Project impact riparian habitat. The Project property is surrounded by development on all sides and would not remove or impact a wildlife corridor. Therefore, no impact would occur.

¹⁵ U.S. Fish & Wildlife Service. National Wetlands Inventory. Available online at: <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>, accessed May 17, 2023.

- e. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. Construction associated with the Project would not impact existing trees on the Project Site. The Project would also be required to comply with Section 95 of the SGMC, the Tree Protection And Preservation Regulations For Single Family Zones, which restricts the alteration or removal of more than one-third (33%) of the live foliage of any mature Class I tree located anywhere on private property in the Single-Family Residential Zones of the city without first obtaining a permit from the city. Therefore, no impact would occur.

- f. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. The Project Site is not located in an area subject to an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved conservation plans. Therefore, no impact would occur.

5. Cultural Resources

- a. Would the project cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact. The existing Project Site includes a residential building to be demolished which is currently zoned by the City as Single-Family Residence. A Historical Report (**Appendix B, Historical Resources Evaluation Report**) was prepared by ASM following a site visit on June 6, 2023, to determine if any state or federally designated historical resources identified either on-site or within the immediate vicinity of the Project Site.

ASM conducted an architectural history survey, evaluation, and analysis of effects as part of the Project to identify and document historical resources that are eligible or are potentially eligible for listing in the California Register of Historic Resources (CRHR). Based on this research, ASM recommends 607 W. Roses Road eligible for listing in the CRHR and as a City of San Gabriel landmark. It should therefore be considered a historical resource as defined by CEQA. Therefore, demolition of the residential building may be potentially significant and further analysis should be conducted.

- b. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact. The existing Project Site is in a developed residential area that has been highly disturbed. As such, it is unlikely that accidental discovery of archeological resources would occur. However, construction activities associated with the Project would involve grading. The project would be required to comply with local and state policies during construction such as California Public Resources Code Sections 5097.9-5097.991 which require notification of discoveries of Native American

remains and provides for the treatment and disposition of human remains and associated grave goods. As well as California Health and Safety Code Section 7050.5, which states the following:

“In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation...until the coroner...has determined...that the remains are not subject to...provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible.... The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and...has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.”

Compliance with these regulations would ensure that work in the immediate area of the find is halted until a coroner evaluates the find and determines appropriate subsequent procedures. Therefore, impacts would be less than significant.

- c. **Would the project disturb any human remains, including those interred outside of formal ceremonies?**

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact. The potential to discover intact human remains is moderate, as the site contains an operational cemetery. The Project site has a moderate sensitivity for buried Native American archaeological deposits and cultural materials, which could include human remains. Human remains can be encountered in fill, re-deposited, or disturbed soils, as well as intact soils. Given the moderate sensitivity of the Project site, even with the previous disturbance, there could still be a moderate likelihood of encountering human remains during Project implementation. If human remains are found, the Project will be required to comply with the procedures set forth by Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.94 of the State of California, discussed above. Therefore, the impacts would be less than significant.

6. Energy

- a. Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact. Construction activity would use energy in the form of petroleum-based fuels to power construction vehicles and equipment throughout the Project property, construction worker travel to and from the Project site, and vehicles used to deliver materials to the Project Site. Construction equipment would be maintained to applicable standards, and construction activity and associated fuel consumption and energy use would be temporary and typical of construction sites. The Project would comply with Title 24 and CALGreen standards. Therefore, the Project would not involve the inefficient, wasteful, and unnecessary use of energy during construction, and the construction-phase impact related to energy consumption would be less than significant.

The Project’s operational energy impacts would be no greater than its existing operational energy uses, as the Project would proceed with current cemetery uses. The Project does not include any changes to the current operation of the Project site. The Project’s on-site operational energy impact would be considered less than significant.

- b. Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact. Southern California Edison (SCE) provides electrical services to the City of San Gabriel.¹⁶ The Southern California Gas Company (SoCal Gas) provides natural gas services to the Project Area.¹⁷

Construction

Construction activities associated with the Project would consume electricity on a limited basis to power lighting, electrical equipment, and supply and convey water for dust control. Electricity would be supplied to the Project Site from existing electrical lines that connect to the Project Site. The electricity demand at any given time would vary throughout the construction period based on the construction activities being performed and would cease upon completion of construction. Electricity use from construction would be short-term, limited to working hours, used for necessary construction-related activities, and represent a small fraction of the Project's annual operational electricity.

Typically, construction activities do not involve the consumption of natural gas. As such, natural gas would not be supplied to support Project construction activities and there would be no expected demand generated by construction of the Project. If natural gas is used during construction, it would be in limited amounts and on a temporary basis and would specifically be used to replace or offset diesel-fueled equipment and as such would not result in substantial on-going demand.

Construction activities associated with the Project would use gasoline and/or diesel-powered equipment and/or vehicles for demolition and hauling activities. However, the Project Applicant would use fuel-efficient equipment consistent with State and federal regulations, such as the fuel efficiency regulations outlined in Title 24, Assembly Bill 32 (AB 32), which regulates energy resources and fuel consumption and California Code of Regulations, Title 13, sections 2449(d)(3) and 2485, which minimizes the idling time of construction equipment either by shutting it off when not in use or by reducing the time of idling to no more than five minutes.

Construction equipment would be maintained to applicable standards, and construction activities and associated fuel consumption and energy use would be temporary and typical of construction sites. It is also reasonable to assume contractors would avoid wasteful, inefficient, and unnecessary fuel consumption during construction to reduce construction costs. Therefore, construction activities associated with the Project would not involve the inefficient, wasteful, and unnecessary use of energy

¹⁶ Southern California Edison. "Our Service Territory". Available online at <https://www.sce.com/about-us/who-we-are/leadership/our-service-territory>. Accessed May 17, 2023.

¹⁷ Southern California Gas Company. Map Showing Local Service Zones of Southern California Gas Company. Available online at: <https://www.socalgas.com/1443739946153/Detailed-description-of-Local-Service-Zones.pdf>. Accessed May 17, 2023.

during construction, and the construction-phase impact related to energy consumption would be less than significant.

Operation

Given the nature of the Project, no additional operational energy uses are assumed to occur. The future use of the Project Site will consist of in-ground burial spaces as well as a columbarium. These uses do not require operational energy use, therefore there are no operational impacts associated with the Project and no localized operational impact would occur.

7. Geology and Soils

a. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. The California Geological Survey (CGS) establishes regulatory zones around active faults, called Alquist-Priolo Earthquake Fault Zones, which extend from 200 to 500 feet on each side of the known fault. These zones identify areas where a potential surface fault rupture could prove hazardous for buildings used for human occupancy. Development projects located within an Alquist-Priolo Earthquake Fault Zone are required to prepare special geotechnical studies to characterize hazards from any potential surface ruptures. The Project is not located within a State of California Earthquake Fault Hazard Zone or an Alquist-Priolo Earthquake Fault Zone, and the Project would not result in any new habitable structures.¹⁸ Therefore, no impact would occur.

ii. Strong seismic ground shaking?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact. Adherence to current building codes and engineering practices would ensure that the Project would not expose people, property, or infrastructure to seismically induced ground shaking hazards that are greater than the average risk associated with locations in

¹⁸ California State Geoportal, CGS Seismic Hazards Program: Alquist-Priolo Fault Hazard Zones, <https://gis.data.ca.gov/maps/ee92a5f9f4ee4ec5aa731d3245ed9f53/explore?location=34.271027%2C-119.286924%2C14.14>, accessed May 17, 2023.

active fault lines and would minimize the potential to expose people or structures to substantial risk, loss, or injury. Additionally, the Project involves the demolition of an existing residence and garage and would not build any habitable structures or add any feature that could add to the risk of loss, injury, or death on the Project property. With compliance with existing regulatory requirements, Project impacts associated with seismic ground shaking would be less than significant.

iii. Seismic-related ground failure, including liquefaction?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. Liquefaction is a seismic phenomenon in which loose, saturated, fine-grained granular soils behave similarly to a fluid when subjected to high-intensity ground shaking. Liquefaction occurs when three general conditions exist: (1) shallow groundwater; (2) low-density, fine, clean sandy soils; and (3) high intensity ground motion. The Project site is not located within an area with shallow groundwater, sandy soils, or within a State of California Earthquake Fault Hazard Zone. Therefore, the Project site is not susceptible to liquefaction. Therefore, no impact would occur.

iv. Landslides?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. Landslides and other types of slope failures, such as lateral spreading, can result in areas with varying topography in the event of an earthquake. The topography of the Project property is relatively flat with no significant slopes existing within its vicinity. The Project site is not located within a landslide zone and is not susceptible to landslides. Thus, the Project would not result in potential adverse effects involving landslides. No impacts would occur.

b. Would the project result in substantial soil erosion or the loss of topsoil?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact. Compliance with current building codes and engineering practices would ensure that the Project would not expose people, property, or infrastructure to seismically induced ground shaking hazards that are greater than the average risk associated with locations in active fault lines and would minimize the potential to expose people or structures to substantial risk, loss, or injury. Additionally, the Project involves the demolition of an existing residence and garage and would not build any habitable structures or add any feature that could add to the risk of loss, injury, or death on the Project property. With compliance with existing regulatory requirements, Project impacts associated with seismic ground shaking would be less than significant.

c. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact. Lateral spreading is a phenomenon in which surficial soil displaces along a shear zone that has formed within an underlying liquefied layer. The surficial blocks are transported downslope or in the direction of a free face, by earthquake and gravitational forces. The Project Site is relatively flat and does not include a free-facing slope in proximity to the site. Therefore, the potential for lateral spreading is considered very low.

Subsidence occurs when large amounts of groundwater have been withdrawn from certain types of rocks, such as fine-grained sediments. In California, large areas of land subsidence were first documented by United States Geological Survey (USGS) scientists in the first half of the 20th century.

Most of this subsidence was a result of excessive groundwater pumping. The Project Site is not within a subsidence area according to the USGS.¹⁹

As stated, the Project Site is not located within a liquefaction zone, nor would the Project be prone to landslides. The Project would be subject to Chapter 150 of the City’s Municipal Code and the CBC in order to minimize geologic hazards during a seismic event. Adherence to local and state regulations would ensure that the Project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. Therefore, less than significant impacts would occur.

- d. **Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?**

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact. Expansive soils contain types of clay minerals that occupy considerably more volume when they are wet or hydrated than when they are dry or dehydrated. Soil volume changes associated with changes in the moisture content of near-surface expansive soils can cause upward movement of the ground when they become wet or cause settlement when they dry out, exerting forces on structures and potentially causing damage to building foundations. The Project is not located within an area that is subject to landslides, lateral spreading, or subsidence, and Project construction and operational activities would not have the potential to trigger these impacts on or offsite. As a result, impacts would be less than significant.

¹⁹ U.S. Geological Survey. Areas of Land Subsidence in California. Available online at: https://ca.water.usgs.gov/land_subsidence/california-subsidence-areas.html, accessed May 17, 2023.

- e. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. No septic tanks or alternative wastewater disposal systems would be constructed as part of the Project. Therefore, impacts related to soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems would not occur.

- f. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact. Paleontological resources include fossil remains or traces of past life forms, including both vertebrate and invertebrate species, as well as plants. Paleontological resources are generally found within sedimentary rock formations.

As discussed above, the Project Site is located in a developed and urban area that has been highly disturbed. Surfaces on-site are mostly paved with concrete and asphalt. However, ground disturbing activities during construction could potentially impact undiscovered paleontological resources, which could be considered a significant impact. California Public Resources Code Section 5097.2 prohibits excavation or removal of any “vertebrate paleontological site ... or any other archaeological, paleontological or historical feature, situated on public lands, except with the express permission of the public agency having jurisdiction over such lands.” Compliance with the California Public Resources Code Section 5097.2 would ensure there would be no destruction of paleontological resources. Impacts would be less than significant.

8. Greenhouse Gas Emissions

a. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact.

Thresholds of Significance

The SCAQMD released draft guidance regarding interim CEQA GHG significance thresholds. In December 2008, the SCAQMD adopted an interim 10,000 metric tons CO_{2e} (MTCO_{2e}) per year screening level threshold for stationary source/industrial Projects for which the SCAQMD is the lead agency. The SCAQMD continues to consider adoption of significance thresholds for non-industrial development Projects. The most recent proposal issued in September 2010 uses the following tiered approach to evaluate potential GHG impacts from various uses:

Tier 1: Determine if CEQA categorical exemptions are applicable. If not, move to Tier 2.

Tier 2: Consider whether or not the proposed Project is consistent with a locally adopted GHG reduction plan (i.e., a Climate Action Plan) that has gone through public hearings and CEQA review, that has an approved inventory, includes monitoring, etc. If not, move to Tier 3.

Tier 3: Consider whether the Project generates GHG emissions in excess of screening thresholds for individual land uses. The 10,000 MTCO_{2e}/year threshold for industrial uses would be recommended for use by all lead agencies. Under option 1, separate screening thresholds are proposed for residential projects (3,500 MTCO_{2e}/year), commercial projects (1,400 MTCO_{2e}/year), and mixed-use projects (3,000 MTCO_{2e}/year). Under option 2 a single numerical screening threshold of 3,000 MTCO_{2e}/year would be used for all non-industrial projects. If the Project generates emissions in excess of the applicable screening threshold, move to Tier 4.

Tier 4: Consider whether the Project generates GHG emissions in excess of applicable performance standards for the Project service population (population plus employment). The efficiency

targets were established based on the goal of AB 32 to reduce statewide GHG emissions to 1990 levels by 2020. The 2020 efficiency targets are 4.8 MTCO₂e per service population for Project level analyses and 6.6 MTCO₂e per service population for plan level analyses. If the Project generates emissions in excess of the applicable efficiency targets, move to Tier 5.

Tier 5: Consider the implementation of CEQA mitigation (including the purchase of GHG offsets) to reduce the Project efficiency target to Tier 4 levels.

The thresholds identified above are not adopted by the SCAQMD or distributed for widespread public review and comment, and the working group tasked with developing the thresholds has not met since September 2010. The future schedule and likelihood of threshold adoption is uncertain. However, for the purposes of illustrating the scope of the Project's increase of GHG emissions, this analysis utilizes the proposed 1,400 MTCO₂e/year draft threshold for commercial Projects (Tier 3). These draft thresholds have been utilized for illustrative purposes for numerous Projects in the City and throughout the Basin.

Project Impacts

GHG emissions were calculated in the same CalEEMod run used to determine the Project's criteria air pollutant emissions. Consistent with SCAQMD recommendations, construction emissions were amortized over a thirty-year period and added to the annual operational emissions to determine the Project's annual GHG emissions. Consistent with *CEQA Guidelines* Section 15064(h)(3), Project significance was determined based on the Project's consistency with an approved plan or mitigation program that provides specific requirements that will avoid or substantially lessen the cumulative problem within the geographic area of the Project. The relevant adopted regulatory plans include CARB's 2022 Scoping Plan, CALGreen, California Energy Code, SCAG's Connect SoCal Plan, and the City's General Plan.

Construction Emissions

For the purpose of analyzing impacts associated with construction activities, this analysis assumes a construction schedule of approximately 2 months, with demolition beginning in January 2024. This assumption is conservative and yields the maximum daily impacts. Construction activities associated with the Project would be undertaken in two main steps: (1) demolition and removal of existing debris and (2) grading/site preparation/landscaping.

With the use of CalEEMod, GHG emissions throughout Project construction were calculated from off-road equipment usage, hauling vehicles, delivery trips, and worker trips to and from the site. The total

GHG construction emissions during 2024 would be approximately 30.7 metric tons of carbon dioxide equivalent (MT CO₂e). As GHG emissions impact from construction activities would occur over a relatively short time span, it would contribute a relatively small portion of the lifetime GHG emission impact of the Project. The total construction GHG emissions were divided by 30 years to determine an annual construction emission rate to be amortized over the Project’s first 30 years of operations, consistent with SCAQMD recommendations. Amortized over a 30-year period, the Project is anticipated to emit approximately 1.02 metric tons of carbon dioxide per year (MT CO₂e/year). Therefore, impacts would be less than significant.

Operational Emissions

Given the nature of the Project, no operational emissions are assumed to occur. The future use of the Project Site will consist of in-ground burial spaces as well as a columbarium. These uses do not generate operational emissions, therefore there are no operational emissions associated with the Project and no impact would occur.

- b. **Would the project conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?**

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact. A Project would have a significant impact with respect to GHG emissions and global climate change if it would substantially conflict with the provisions of Section 15064.4(b) of the *State CEQA Guidelines*.

Pursuant to Appendix G of the *CEQA Guidelines*, a significant GHG impact is identified if a Project could conflict with applicable GHG reduction plans, policies, or regulations. The relevant adopted regulatory plans and regulations include AB 32, SB 32, CARB’s 2022 Scoping Plan, CALGreen Code, SCAG’s 2020 Connect SoCal Plan, and the City’s General Plan.

Consistency with Assembly Bill 32 & Senate Bill 32

The Project would be consistent with applicable statewide regulatory programs designed to reduce GHG emissions consistent with Assembly Bill 32 (AB 32) and Senate Bill 32 (SB 32). During construction, the Project will utilize equipment in compliance with CARB. Mobile sources during

construction and operation would be subject to the requirements of California Assembly Bill 1493 (Pavley Standards), the Advanced Clean Cars Program, and the Low Carbon Fuel Standard Regulation.

Consistency with the 2022 Scoping Plan for Achieving Carbon Neutrality

The Project would be consistent with CARB's 2022 Scoping Plan. In response to the passage of AB 1279 and the identification of the 2045 GHG reduction target, CARB published the 2022 Scoping Plan for Achieving Carbon Neutrality on November 16, 2022 and it was approved on December 15, 2022.²⁰ The 2022 Scoping Plan lays out the sector-by-sector roadmap for California, the world's fifth largest economy, to achieve carbon neutrality by 2045 or earlier, outlining a technologically feasible, cost-effective, and equity-focused path to achieve the state's climate target. The 2022 Scoping Plan includes policies to achieve a significant reduction in fossil fuel combustion, further reductions in short-lived climate pollutants, support for sustainable development, increased action on natural and working lands (NWL) to reduce emissions and sequester carbon, and the capture and storage of carbon.

The 2022 Scoping Plan discusses the role of local governments in meeting the State's GHG reductions goals because local governments have jurisdiction and land use authority related to: community-scale planning and permitting processes, local codes and actions, outreach and education programs, and municipal operations. Furthermore, local governments may have the ability to incentivize renewable energy, energy efficiency, and water efficiency measures. As discussed in detail in Appendix D (Local Actions) of the 2022 Scoping Plan, local jurisdictions can do much to enable statewide priorities, such as taking local action to help the state develop the housing, transport systems, and other tools we all need. Indeed, state tools—such as the Cap-and-Trade Program or zero-emission vehicle programs—do not substitute for these local efforts. Multiple legal tools are open to local jurisdictions to support this approach, including development of a climate action plan (CAP), sustainability plan, or inclusion of a plan for reduction of GHG emissions and climate actions within a jurisdiction's general plan. Any of these can help to align zoning, permitting, and other local tools with climate action.

The Project would comply with all regulations adopted in furtherance of the Scoping Plan to the extent required by law and to the extent that they are applicable to the Project.

Consistency with SCAG RTP/SCS (2020 Connect SoCal Plan)

The State of California has adopted plans and policies designed to reduce regional and local GHG emissions. SB 375 requires that each MPO prepare an SCS in the RTP that demonstrates how the region

²⁰ California Air Resources Board, 2022 Scoping Plan Documents, Notice of Decision. Available online at: <https://ww2.arb.ca.gov/sites/default/files/2022-12/2022-sp-appendix-b-notice-of-decision.pdf>; accessed January 26, 2023.

will meet greenhouse gas emissions targets. SB 375 establishes a collaborative relationship between MPOs and CARB to establish GHG emissions targets for each region in the state. Under the guidance of the goals and objectives adopted by SCAG's Regional Council, the RTP/SCS was developed to provide a blueprint to integrate land use and transportation strategies to help achieve a coordinated and balanced regional transportation system. The RTP/SCS represents the culmination of several years of work involving dozens of public agencies, 191 cities, hundreds of local, county, regional and state officials, the business community, environmental groups, as well as various nonprofit organizations. Adoption of the 2020 RTP/SCS substantiated that the growth forecasts for the SCAG region, taking into account efforts to reduce climate change impacts from GHG emissions, were consistent with the goals of SB 375.

The primary goal of the SCS is to provide a vision for future growth in southern California that will decrease per capita GHG emissions from passenger vehicles. However, the strategies contained in the SCS will produce benefits for the region far beyond simply reducing GHG emissions. The SCS integrates the transportation network and related strategies with an overall land use pattern that responds to projected growth, housing needs, changing demographics, and transportation demands. The regional vision of the SCS maximizes current voluntary local efforts that support the goals of SB 375. The SCS focuses the majority of new housing and job growth in high-quality transit areas and other opportunity areas on existing main streets, in downtowns, and on commercial corridors, resulting in an improved jobs-housing balance and more opportunity for transit-oriented development.

As discussed herein, the Project does not include the addition or removal of any occupied housing and would not have the potential to alter the growth forecasts for the region. Furthermore, also discussed herein, the Project would generate fewer than 110 daily vehicle trips and would not result in potentially significant impacts with respect to vehicle miles traveled (VMT). Thus, the Project would not have the potential to substantively increase GHG emissions associated with motor vehicles beyond the forecasts identified in SCAG's RTP/SCS. Accordingly, the Project would be generally consistent with the objectives identified SCAG's 2020 RTP/SCS.

Conclusion

Given the Project's relatively small increase in GHG emissions (i.e., below the SCAQMD draft threshold), and the Project's consistency with all relevant adopted regulatory plans, the Project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment. Moreover, the Project would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases and these impacts would be less than significant.

9. Hazards and Hazardous Materials

a. Would the project create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact. Exposure of the public or the environment to hazardous materials could potentially occur through improper handling or use of hazardous materials or hazardous wastes during routine use, disposal, and/or transport of hazardous materials. The severity of these potential effects varies with the activity conducted, the concentration and type of hazardous materials or wastes present, and the proximity of sensitive receptors.

Operating as a cemetery, the Project would not involve the handling, use or transport of hazardous materials or hazardous wastes. However, limited amounts of hazardous materials could be used in the short-term construction phase of the Project and could expose construction workers and the general public, including vehicle fuel, and other hazardous materials. In the event of a release of hazardous material the Project would be required to notify the following State agencies under the following State statutes, respectively:

- Department of the California Highway Patrol: California Vehicle Code Section 23112.5;
- Office of Emergency Services and the California Public Utilities Commission: Public Utilities Code Section 7673, (PUC General Orders #22-B, 161);
- State Fire Marshal: Government Code Sections 51018
- Office Emergency Services: Water Codes Sections 13271, 13272; and
- Division of Occupational Safety and Health (Cal/OSHA): California Labor Code Section 6409.1 (b)10.

Furthermore, the Project Applicant would adhere to the requirements set forth in Section 96, Hazardous Materials Response Plans of the City’s Municipal Code for discharging hazardous materials. With compliance to state and local regulations, impacts related to the routine transport, use or disposal of hazardous materials would be less than significant.

- b. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact. The Project involves the demolition of an existing residence and garage and the expansion of the existing cemetery located at 601 W. Roses Road.

Project operations would not contribute to conditions that could cause a reasonably foreseeable release in hazardous materials. Construction equipment utilized during construction activities associated with the Project could result in accidental release of hazardous substances such as petroleum-based fuels or hydraulic fluid used for construction equipment. However, the level of risk associated with this type of accidental release of hazardous substances is not considered significant due to the small volume and low concentration of hazardous materials utilized during construction.

According to the State Water Resources Control Board (SWRCB) and the Department of Toxic Substances Control (DTSC), there are no reported cases of soil, soil vapor, or groundwater contamination on-site.^{21,22} Demolition activities that could potentially result in the release of ACMs or LBPs would be required to be conducted in accordance with the U.S. EPA’s National Emission Standards for Hazardous Air Pollutants. These standards mandate that building owners conduct an asbestos survey to determine the presence of ACMs prior to the commencement of any remedial work, including demolition. As a result, impacts would be less than significant.

²¹ State Water Resources Control Board. Geotracker. Available online at: <https://geotracker.waterboards.ca.gov/>. accessed May 17, 2023.

²² Department of Toxic Substances Control. Available online at: https://www.envirostor.dtsc.ca.gov/public/search.asp?cmd=search&reporttype=CORTESE&site_type=CSITES,OPEN,FUDS,CLOSE&status=ACT,BKLG,COM&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST. accessed May 17, 2023.

- c. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact. The nearest existing school to the Project Site is A Child’s Garden Preschool, located approximately 76 feet east of the Project Site. As discussed above, handling and disposal of hazardous materials is anticipated to be minimal and would be conducted in compliance with existing federal and state regulations. The proposed demolition of the existing building may result in the accidental release of ACMs and LBPs. However accidental exposure to the school is not anticipated. Project compliance with federal and state regulations would ensure these impacts would be less than significant.

- d. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. Government Code §65962.5 requires the Department of Toxic Substances Control (DTSC), the State Department of Health Services, the SWRCB, and the California Integrated Waste Management Board to compile and annually update lists of hazardous waste sites and land designated as hazardous waste property throughout the state. The Project Site is not listed pursuant to Government Code §65962.5.²³ As such, no impacts would occur.

²³ California Environmental Protection Agency. Cortese List Data Resources. Available online at: <https://calepa.ca.gov/sitecleanup/corteselist/>, accessed May 17, 2023.

- e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. The nearest airport to the Project Site is the San Gabriel Valley Airport (formerly known as the El Monte Airport), located approximately 6.6 miles southeast of the Project Site. The Project Site is not located within the San Gabriel Valley Airport’s safety zone area including the runway protection zone.²⁴ Further, the Project would meet the City’s design standards and would not cause a hazard to flights. As such, the Project would not result in a safety hazard or excessive noise for people residing or working in the Project area and no impact would occur.

- f. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact. No off-site roadway improvements are proposed that would interfere with emergency access, response times, or impede circulation of emergency vehicles on surrounding roadways. Further, the City of San Gabriel would review Project site plans to ensure that adequate access for the proposed buildings is provided for emergency vehicles. Upon approval of these site plans, impacts would be less than significant.

²⁴ San Gabriel Valley Airport- Airport Layout Plan Drawing Set. Available online at: https://planning.lacounty.gov/assets/upl/project/aluc_elmonte-plan.pdf. Accessed May 17, 2023.

- g. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. The Project Site is not located within a High Fire Hazard Severity Zone or Very High Fire Hazard Severity Zone as identified by the California Office of Emergency Services.²⁵ As such, implementation of the Project is not likely to expose people or structures to a significant risk of loss, injury, or death involving wildland fires; therefore, no impacts would occur.

²⁵ Cal Fire. Very High Fire Hazard Severity Zones in LRA. Available online at: <https://osfm.fire.ca.gov/media/7280/losangelescounty.pdf>. Adopted September 2011.

10. Hydrology and Water Quality

- a. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact. Section 402 of the Clean Water Act (CWA) includes regulations established by the U.S. EPA under the National Pollutant Discharge Elimination System (NPDES) program to control direct stormwater discharges. In the State of California, the SWRCB administers the NPDES permitting program and is responsible for developing NPDES permitting requirements. The NPDES program regulates industrial pollutant discharges, which include construction activities. The SWRCB works in coordination with the Regional Water Quality Control Boards (RWQCB) to preserve, protect, enhance, and restore water quality. The City of San Gabriel is located within the jurisdiction of the Los Angeles Regional Water Quality Control Boards (LARWQCB). Under the NPDES program, construction activities that disturb more than one acre of land would be required to obtain a Construction General Permit.

Construction activities associated with the Project would involve demolition and grading disturbances that would disturb less than one acre of land. As a result, waste discharge would occur and may consist of oil and grease, trash, heavy metals and pathogens as well as other pollutants. Further, construction activities associated with the Project have the potential to degrade water quality through the exposure of surface runoff (primarily rainfall) to exposed soils, dust, and other debris, as well as from runoff from construction equipment. Because Project construction activities would disturb less than one acre, the Project would not be required to obtain coverage under the NPDES Construction General Permit. The Project would be required to comply with Section 53.11 (Control Of Pollutants From Other Construction Activities) of the Municipal Code and comply with all applicable requirements contained in the City’s Storm Water Quality Management Program. Furthermore, construction activities associated with the Project would be subject to the requirements of LARWQCB Order No. R4-2012-0175, NPDES No. CAS004001, effective December 28, 2012, Waste Discharge Requirements for Municipal Separate Storm Sewer System (MS4) Discharges within the Coastal Watersheds of Los Angeles County (the Los Angeles County MS4 Permit), which controls the quality of runoff entering municipal storm drains in Los Angeles County. Section VI.D.8 of the Los Angeles County MS4 Permit, Development Construction Program, requires permittees (which include the City) to enforce

implementation of Best Management Practices (BMPs), including, but not limited to, approval of an Erosion and Sediment Control Plan (ESCP) for all construction activities within their jurisdiction.²⁶ SCPs are required to include the elements of a Stormwater Pollution Prevention Plan (SWPPP). Accordingly, the construction contractor for the Project would be required to implement BMPs that would meet or exceed local, State, and federal mandated guidelines for stormwater treatment to control erosion and to protect the quality of surface water runoff during the construction period. BMPs utilized could include, without limitation: disposing of waste in accordance with all applicable laws and regulations; cleaning up leaks, drips, and spills immediately; conducting street sweeping during construction activities; limiting the amount of soil exposed at any given time; covering trucks; keeping construction equipment in good working order; and installing sediment filters during construction activities. Therefore, potential water quality impacts during construction of the Project would be less than significant. With respect to water quality during operation of the Project, Los Angeles County and all incorporated cities within Los Angeles County (except the City of Long Beach) are permittees under the Los Angeles County MS4 Permit. Section VI.D.7 of the Los Angeles County MS4 Permit, Planning and Land Development Program, is applicable to, among others, land-disturbing activities that result in the creation or addition or replacement of 5,000 square feet or more of impervious surface area on an already developed site, which would not apply to the Project. The Project would also be subject to the BMP requirements of the Standard Urban Storm Water Mitigation Plan (SUSMP) adopted by LARWQCB. As a permittee, the City is responsible for implementing the requirements of the County-wide SUSMP within its boundaries. A Project-specific SUSMP would be implemented during the operation of the Project. In compliance with the Los Angeles County MS4 Permit and SUSMP requirements, the Project would be required to retain, treat and/or filter stormwater runoff through biofiltration before it enters the City stormwater drain system. The system incorporated into the Project must follow design requirements set forth in the MS4 permit and must be approved by the City. Adherence to the requirements of the MS4 Permit and SUSMP would ensure that potential impacts associated with water quality would be less than significant. With appropriate Project design and compliance with the applicable federal, State, local regulations, and permit provisions, impacts of the Project related to stormwater runoff quality would be less than significant.

²⁶ California Regional Water Quality Control Board – Los Angeles Region, MS4 Discharges within the Coastal Watersheds of Los Angeles County Except those Discharges Originating from the City of Long Beach MS4, Order No. R4-2012-0175, as amended by Order WQ 2015-0075, NPDES No. CAS004001, page 116 et seq.

- b. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact. The Project would not install any groundwater wells, would not require the use of groundwater for any new uses, and would not otherwise directly withdraw any groundwater. Thus, the Project would not substantially deplete groundwater supply, nor would the Project interfere with groundwater recharge. Impacts would be less than significant.

- c. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner, which would:

- i. Result in substantial erosion or siltation on-or off-site?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact. The Project Site is located in a developed and urban area that has been highly disturbed. Soil disturbance would temporarily occur during Project construction due to trenching for soil compaction and minimal excavation and grading activities. As such, disturbed soils would be susceptible to high rates of erosion from wind and rain, resulting in sediment transport via stormwater runoff from the Project Site. However, as stated above, the Project would be required to comply with Section 53.11 of the City’s Municipal Code and would adhere to the City’s Storm Water Quality Management Program. Compliance with these local regulations would reduce impacts related to erosion and siltation on-or-off site to less than significant levels.

ii. Result in flooding on-or off-site?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact. According to the Federal Emergency Management Agency’s Flood Map Service Center, the Project Site is not located within a 100-year flood hazard area.²⁷ The Project would collect on-site stormwater runoff on the Project Site in accordance with LARWQCB’s SUSMP. Further, the Project would be required to comply with Section 53.11 of the City’s Municipal Code and would adhere to the City’s Storm Water Quality Management Program to meet local design standards and discharge requirements. It is not anticipated that the Project would increase surface runoff in a manner that would result in on- or off-site flooding. Thus, impacts are anticipated to be less than significant.

iii. Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact. As stated, Project implementation would not result in an increase in impervious area. The stormwater system under the Project would discharge on-site stormwater in accordance with the City’s Municipal code. Therefore, the development is not expected to exceed the capacity of the existing/planned stormwater drainage systems, and less than significant impacts would occur.

²⁷ Federal Emergency Management Agency, Flood Rate Insurance Map # 06037C1700F. Available online at: <https://msc.fema.gov/portal/home>. accessed May 17, 2023.

iv. Impede or redirect flood flows?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. As stated, the Project Site is located outside of a 100-year flood hazard area and is located within an area identified as having little chance of flooding. Moreover, the Project is not of a size or scale that would have the potential to impede or redirect flood flows. Therefore, no impacts would occur.

d. In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. As stated above, the Project Site is not located within a 100-year flood hazard area.²⁸ The Project Site is located approximately 26.6 miles east of the Pacific Ocean, and, according to the California Department of Conservation, is located at a sufficient distance so as not to be subject to potential tsunami hazards.²⁹

As discussed above, the Project would not increase the existing impervious surfaces on-site, nor would it introduce any new components that would result in the release of stormwater pollutants. Additionally, according to the California Department of Water Resources, the Project Site is not located within a designated dam inundation area.³⁰ Therefore, the Project would not result in the release of pollutants in a flood hazard, tsunami, or seiche zones due to inundation, and no impacts would occur.

²⁸ Federal Emergency Management Agency, Flood Rate Insurance Map # 06037C1700F. Available online at: <https://msc.fema.gov/portal/home>. accessed May 17, 2023.

²⁹ California Department of Conservation. Los Angeles County Tsunami Hazard Areas. Available online at: <https://www.conservation.ca.gov/cgs/tsunami/maps/los-angeles>. accessed May 17, 2023.

³⁰ California Department of Water Resources. California Dam Breach Inundation Maps. Available online at: <https://fmds.water.ca.gov/maps/damim/>. accessed May 17, 2023

- e. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. The Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties (Basin Plan) establishes the water quality regulations and programs to implement the regulations for the Los Angeles and Ventura counties. The Basin Plan identifies beneficial uses for surface and ground waters, identifies narrative and numerical water quality objectives for regional attainment, and describes implementation programs and other necessary actions to achieve water quality objectives. As such, the Project would not conflict or obstruct implementation of a water quality control plan, and no impacts would occur.

11. Land Use and Planning

a. Would the project physically divide an established community?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. The Project would continue to serve the community overall by providing a local cemetery for nearby neighborhoods. The Project would not introduce any new factors that could physically divide an established community, such as constructing major highways/roadways, storm channel, bridge, or utility transmissions. Therefore, no impacts would occur.

b. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant.

City of San Gabriel General Plan

According to the City’s General Plan, the low-density residential land use designation permits single family residences. The maximum permitted floor-to-area ratio (FAR) under this land use designation is 0.35. The Project would include a total of 0 square feet of building area on a 25,160-square foot site and thus, would have a 0 FAR.³¹ Thus, the Project would not exceed the City’s maximum FAR requirement.

³¹ Chapter 153 of the City of San Gabriel Municipal Code defines floor area as “The numerical value obtained by dividing the gross floor area of a building or buildings located on a lot or parcel of land by the total area of such lot or parcel of land.”

Table 4, Project Consistency with Applicable General Plan Land Use Element Policies, analyzes the Project’s consistency with applicable goals and policies in the General Plan Land Use Elements. As shown, the Project would be consistent with all applicable General Plan policies.

**Table 4
Project Consistency with Applicable General Plan Land Use Goals**

Relevant Policy	Project Consistency Analysis
Goal 1.1: Preserve our neighborhoods by preserving those things that give them character, cohesion, and quality of life.	Consistent. The Project would expand and continue operating as a cemetery, which has been a part of the existing community since the year 1872.
Goal 1.6: Ensure that new development is appropriately and sensitively buffered from its neighbors	Consistent. The Project does not propose new residential development and would follow the development standards for zone R-1 and therefore remain appropriately and sensitively buffered from its neighbors.

Source: City of San Gabriel General Plan, 2004.

City of San Gabriel Municipal Code

In accordance with the *City to San Gabriel Design Guidelines Manual* (September 2010), the Project’s site plan, as well as its associated landscape plan and grading plan would be submitted to the City’s Planning Division for approval and review. Furthermore, the Project would be required to comply with development standards outlined in Chapter 153, Single Family Residence Zones of the City’s Municipal Code for all structures within the City. Thus, the Project would be consistent with the City’s Municipal Code and impacts would be less than significant impact.

In conclusion, the Project would be consistent with the relevant policies and standards under the City’s General Plan and Municipal Code for development in Single Family Residence zones. Therefore, the Project would not conflict with any local land use plan, policy, or regulation, and impacts would be less than significant.

12. Mineral Resources

- a. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. According to the California Department of Conservation, Division of Mine Reclamation, there are no active mines within the City.³² Although there are regional known mineral resources in San Gabriel Valley (including Portland Cement Concrete-Grade Aggregate and sand and gravel resource areas), the Project Site is not located within an area that is known to contain regionally significant mineral resources.³³ Thus, no impacts would occur.

- b. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. The Project would not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. No impacts would occur.

³² California Department of Conservation. Mines Online. Available online at: <https://maps.conservation.ca.gov/mol/index.html>, accessed on May 17, 2023

³³ California Department of Conservation, Updated Aggregate Resource Sector Map for Portland Cement Concrete-Grade Aggregate in the San Gabriel Valley Production District, Los Angeles California. 2010.

13. Noise

- a. Will the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than significant impact. Below is a summary of the findings in **Appendix C, Noise and Vibration Technical Report.**

Applicable Plans and Policies

Title 24, California Code of Regulations

The California Noise Insulation Standards of 1988 (California Code of Regulations Title 24, Section 3501 et seq.) require that interior noise levels from the exterior sources not exceed 45 dBA Ldn/community noise equivalent level (CNEL) in any habitable room of a multi-residential use facility (e.g., hotels, motels, dormitories, long-term care facilities, and apartment houses and other dwellings, except detached single-family dwellings) with doors and windows closed. Where exterior noise levels exceed 60 dBA CNEL/Ldn, an acoustical analysis is required to show that the building construction achieves an interior noise level of 45 dBA CNEL/Ldn or less.

City of San Gabriel General Plan Noise Element

The Noise Element of the General Plan, *A Sound Plan for Noise*, identifies noise-sensitive land uses and noise sources, defines areas of noise impacts and establishes goals, targets, and actions to ensure that City residents are protected from extraneous and excessive noise.³⁴ The following lists noise goals from the General Plan that are relevant to the Project:

Goal 9.2: Minimize the impact of traffic noise for those who live and work on our major roadways.

³⁴ City of San Gabriel. 2004. Ingredients for Success – The Comprehensive General Plan of the City of San Gabriel. Available at: [2004 - Reports - COMPREHENSIVE GENERAL PLAN OF THE CITY OF SAN GABRIEL, CALIFORNIA \(metro.net\)](http://2004-Reports-COMPREHENSIVE_GENERAL_PLAN_OF_THE_CITY_OF_SAN_GABRIEL_CALIFORNIA(metro.net))

Goal 9.4: Protect residents from the harmful effects of noise from mechanical equipment and trucks.

Goal 9.6: Promote the health of our community by protecting it from the harmful effects of noise.

City of San Gabriel Municipal Code

The San Gabriel Municipal Code (Municipal Code) contains several references to noise control. Sections of the Municipal Code relevant to the Project are listed below:

Title IX: General Regulations Section 98.02 Maintenance of Premises; Nuisances

It shall be unlawful and hereby declared a public nuisance for any person or persons either owning, leasing, occupying or having charge or possession of any real property within the city to cause, permit or allow any of the following conditions to exist thereon: (T) To maintain or operate, between the hours of 10:00 p.m. and 7:00 a.m., any device, instrument, vehicle or machinery in such a manner as to create noise or cause vibrations which cause discomfort or annoyance to reasonable persons of normal sensitivity, or which endangers the comfort, repose, health or peace of the public or of any person using or occupying other property in the vicinity;

Title XIII: General Offenses Section 130.09 Noise Caused by Machinery

It shall be unlawful for any person to run or operate, or permit to be run or operated, any mechanical, electrical, electronic, hydraulic, or wind-driven equipment, fan, pump, compressor, blower, motor, engine, machine, or other similar apparatus, whether as owner, agent, employee, lessee, or other person having the charge thereof, which causes, or is likely to cause, any loud, excessive, unnecessary, or unusual continued or intermittent noise, or any noise which annoys, disturbs, injures, or endangers the comfort, repose, health, peace, or safety of others within the city unless such noise is muffled effectually and the apparatus is either equipped with a muffler device in constant operation and properly maintained to deaden such noise, or the apparatus is enclosed in a room, building, or other enclosure sufficiently insulated to deaden such noise.

Title XV: Land Usage Section 150.003 Construction - Hours of Construction

No construction shall take place within the City except between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday and between the hours of 8:00 a.m. and 4:00 p.m. on Saturday. Construction shall be prohibited on Sundays and such holidays as may be designated by Council resolution. The Community Development Director may extend the hours of operation for special circumstances by providing written notice to surrounding residents in advance. The restriction on construction hours shall not apply to emergency repairs required to protect the public health, safety, and welfare, whether

performed by a public agency, utility, company, or private owner. Said restrictions also shall not apply to a residential property owner and or members of his immediate family, performing work on his personal property.

Existing Conditions

To establish baseline noise conditions, existing noise levels were monitored at three locations in the vicinity of the Project Site. The locations of where the noise measurements were taken are depicted in **Appendix C**. The noise survey was conducted in April 2023 using the Larson Davis SoundTrack LxT (Type 1) sound level meter, which conforms to industry standards set forth in ANSI S1.4-1983 (R2006) – Specification for Sound Level Meters/Type 1. This instrument was calibrated and operated according to the manufacturer’s written specifications. At the measurement sites, the microphone was placed at a height of approximately five feet above grade. The results of the measurements are summarized in **Table 5, Existing Noise Levels in the Vicinity of the Project Site**.

As shown in **Table 5**, the daytime ambient noise levels ranged from 50.1 dB(A) Leq to 62.0 dB(A) Leq in the vicinity of the Project Site.

**Table 5
Existing Noise Levels in the Vicinity of the Project Site**

Noise Monitoring Locations	Primary Noise Sources	Noise Levels [dB(A)]		
		Leq	Lmin	Lmax
1. Adjacent Residences to the West	Vehicle Traffic, Neighborhood Activity	61.3	37.4	79.9
2. Residences to the South	Vehicle Traffic, Neighborhood Activity	50.1	34.2	68.5
3. Church of Our Savior	Vehicle Traffic, Neighborhood Activity, Children Playing	62.0	47.3	76.5

Source: Impact Sciences, Inc., April 2023. See **Appendix C**.

Construction Impacts

Construction of the Project would require the use of heavy equipment for demolition and grading/site preparation/landscaping. Construction activities would also involve the use of smaller power tools, generators, and other sources of noise. During each stage of construction, several types of equipment potentially could be operating concurrently, and noise levels would vary based on the amount of

equipment in operation and the location of the activity. The Federal Highway Administration’s (FHWA) Roadway Construction Noise Model (RCNM) has compiled data regarding the noise-generating characteristics of specific types of construction equipment and typical construction activities.

Noise-sensitive land uses are generally considered to include those uses where noise exposure could result in health-related risks to individuals, as well as places where quiet is an essential element of their intended purpose. Residential dwellings are of primary concern because of the potential for increased and prolonged exposure of individuals to both interior and exterior noise levels. Additional land uses such as parks, historic sites, cemeteries, and recreation areas are considered sensitive to increases in exterior noise levels. Schools, churches, hotels, libraries, and other places where low interior noise levels are essential are also considered noise-sensitive land uses. The closest noise-sensitive receptors to the Project Site include adjacent residential uses to the south.

With the use of the RCNM, as detailed in **Appendix C** to this report,³⁵ the construction noise levels forecasted for the sensitive receptors are presented in **Table 6, Estimated Exterior Construction Noise at Sensitive Receptors**. It should be noted that increases in noise levels at sensitive receptors during construction would be intermittent and temporary and would not generate continuously high noise levels.

Table 6
Estimated Exterior Construction Noise at Sensitive Receptors

Sensitive Land Uses	Distance to Project Site (feet)	Estimated Peak Construction Noise Levels [dB(A) 1-Hour Leq]	Exceed FTA 90 dBA 1-Hour Leq Criteria?
1. Adjacent residences to the West	Adjacent	89.6	No
2. Residences to the South	65	83.6	No
3. Church of Our Savior	100	89.6	No
4. A Child’s Garden Pre-School	90	89.6	No

Source: Impact Sciences, Inc., May 2023. See **Appendix C**.

The City does not have specific limitation on construction noise levels. Instead, construction noise is regulated by limiting construction activity to the less noise sensitive daytime hours. Specifically, as stated previously, Section 150.003 of the Municipal Code prohibits construction activity from occurring

35 Project construction noise levels were calculated based on the Project’s anticipated mix of construction equipment with the FHWA RCNM Version 1.1.

between 7:00 PM and 7:00 AM Monday through Friday, and between 4:00 PM and 8:00 AM on Saturday. As the Project would comply with the daytime construction hours established in the Municipal Code, this analysis also uses the FTA's general construction noise criteria of 90 dBA Leq (1-hour)³⁶ to provide additional context for the Project's potential to generate daytime construction noise impacts.

While construction activity would increase noise levels in the vicinity of the Project Site (see **Table 6**), the Project's construction activities would not exceed the FTA's general construction noise criteria of 90 dBA Leq (1-hour) at any sensitive receptors. Furthermore, Project construction would not occur during restricted periods, and thus, the Project would be consistent with the criteria set forth in the City's Municipal Code. As such, construction noise impacts would be less than significant, and no mitigation is required. While no mitigation measures are required, the Project would implement the following best management practices to reduce temporary construction impacts as feasible:

- Construction contracts shall specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other State-required noise attenuation devices.
- Prior to issuance of any grading or building permit, the Project Applicant shall demonstrate to the satisfaction of the City's Building Official that construction noise reduction methods shall be used where feasible. These methods include shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and utilizing electric power tools.
- During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receptors.
- Per the Municipal Code, construction shall be limited to the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday and from 8:00 a.m. to 4:00 p.m. on Saturday. No construction shall occur on Sundays or legal holidays.

³⁶ FTA, *Transit Noise and Vibration Impact Assessment Manual*, Table 7-2 (General Assessment Construction Noise Criteria), September 2018.

Operational Impacts

No operational uses are proposed for the Project that would result in an increase in ambient noise levels. Therefore, there will be no operational noise impacts.

b. Would the project generate excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than significant impact. Below is a summary of the findings in **Appendix C, Noise and Vibration Technical Report**.

The main sources of groundborne vibration near the Project Site are heavy-duty vehicular travel (e.g., delivery trucks and transit buses) on local roadways. Trucks and buses typically generate groundborne vibration velocity levels of around 63 VdB at 50 feet, and these levels could reach 72 VdB where trucks and buses pass over bumps in the road. In terms of PPV levels, a heavy-duty vehicle traveling at a distance of 50 feet can result in a vibration level of approximately 0.001 inch per second.

The FTA provides ground-born vibration impact criteria with respect to building damage during construction activities. PPV, expressed in inches per second, is used to measure building vibration damage. Construction vibration damage criteria are assessed based on structural category (e.g., reinforced-concrete, steel, or timber). FTA guidelines consider 0.2 inch/sec PPV to be the significant impact level for non-engineered timber and masonry buildings. Structures or buildings constructed of reinforced concrete, steel, or timber have a vibration damage criterion of 0.5 inch/sec PPV pursuant to FTA guidelines.³⁷

The vibration levels at nearby sensitive receptors are shown below in **Table 7, Vibration Levels at Off-Site Sensitive Uses from Project Construction**.

³⁷ Federal Transit Administration. 2018. Transit Noise and Vibration Impact Assessment Manual. Available at: https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf accessed May 17, 2023

**Table 7
Vibration Levels at Off-Site Sensitive Uses from Project Construction**

Sensitive Uses Off-Site ^a	Distance to Project Site (ft.)	Receptor Significance Threshold PPV (in./sec)	Estimated PPV (in./sec)/
1. Adjacent residences to the West	Adjacent ^b	0.5	0.021
2. Residences to the South	15	0.5	0.191
3. Church of Our Savior	100	0.5	0.011

^b While the Project includes construction activity up to the property lines of adjacent receptors, this analysis assumes that not all equipment would operate closer than 15 feet from the residential uses during peak activities.
Source: Impact Sciences, Inc., May 2023. See Appendix C

The vibration velocities predicted to occur at the nearest sensitive receptors adjacent to the Project Site would be 0.191 in/sec PPV. These nearby structures are considered to be constructed of reinforced concrete, steel, or timber which have a vibration damage criterion of 0.5 inch/sec PPV pursuant to FTA guidelines. As shown in **Table 7**, Project construction vibration levels would not have the potential to exceed this standard and this impact would be less than significant.

- c. **For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. The Project Site is not located within the vicinity of a private airstrip or an airport land use plan and is not located within 2 miles of a public airport or public-use airport. The nearest airport to the Project Site is the San Gabriel Valley Airport (formerly known as the El Monte Airport), located approximately 6.8 miles southeast of the Project Site. Therefore, no impacts with respect to airstrip or airport related noise would occur and no further analysis is required.

14. Population and Housing

- a. Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. The Project does not involve the construction of residential uses. The number of residences on the Project property and in the surrounding area will not change as a result of the Project. Therefore, the Project would not generate substantial population growth in the City of San Gabriel. No impact would occur.

- b. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. The Project Site is currently vacant. No residents exist on-site currently. Therefore, the Project would not displace existing people or housing, and no impacts would occur.

15. Public Services

a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

i. Fire Protection?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact. The City of San Gabriel Fire Department is a full-service, all-risk fire department, providing fire protection, urban search and rescue (US&R), paramedic ambulance service, paramedic assessment engines, fire prevention inspections, public education, emergency preparedness planning, fire investigation, code enforcement, CERT training and other services based on community needs. The department is part of Region 1, Operational Area C. San Gabriel Fire Department is a member of Verdugo Fire Communications, which provides fire and EMS dispatch to 12 area fire departments, from Burbank to Monrovia to Montebello as well as the Bob Hope Airport. The nearest fire station to the Project Site is Station No. 52, located 1.0 miles east of the Project Site at 115 N Del Mar Avenue in the City of San Gabriel.

Due to the nature of the Project, an increase in the need for fire facilities compared to the existing conditions is not anticipated. As a result, the Project is not anticipated to require new or physically altered fire protection facilities. Furthermore, the Project would be subject to Chapter 96 (Fire Prevention and Protection) of the City’s Municipal Code and the 2022 Edition of the California Fire Code, which includes site access requirements and fire safety precautions (e.g., fire alarms, sprinkler systems, hydrants, and fire flow requirements). Therefore, the impacts would be less than significant.

ii. Police protection?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact. The Project is not expected to result in an increase in population compared to existing conditions. Upon site plan review and approval, the Project Site would meet the SGFD’s fire access requirements, and thus, would also provide adequate emergency access for the SGPD. Further, construction activities associated with the Project would be required to comply with the 2022 California Building Code, specifically Chapter 33 (Safeguards During Construction), which includes emergency access requirements minimizing site safety hazards and potential construction-related impacts to police services. Thus, the Project would not result in the need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, and would not adversely impact service ratios, response times of the SGPD. A less than significant impact would occur.

iii. Schools?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. As stated, the Project would not induce an increase in population on-site. As a cemetery the Project would not generate new students and would not require the expansion of school facilities. Therefore, no impacts would occur.

iv. Parks?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. The City of San Gabriel Community Services Department oversees and facilitates the existing public parks and recreational facilities within the City. The nearest City park to the Project Site is Smith Park, located approximately 1.2 miles southeast of the Project Site at 232 W Broadway. As stated previously, the Project would not induce an increase in population and is not anticipated to generate additional demand for parkland or other recreational facilities. As such, no impacts would occur.

V. Other public facilities?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. The City of San Gabriel is served by the San Gabriel Library (SGL). The SGL serves a branch of the Los Angeles County library system and offers a variety of services for children and teens.³⁸ The SGL is located approximately 1.6 miles southeast of the Project Site at 500 S Del Mar Avenue. As stated above, the Project is not expected to result in a substantial increase in population compared to existing conditions. Thus, the Project is not expected to result in an additional demand for library services. Therefore, less than significant impacts would occur.

³⁸ LA County Public Library. San Gabriel Library. Available online at: <https://lacountylibrary.org/san-gabriel-library/> accessed May 17, 2023.

16. Recreation

- a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. As stated in **Section 15, Public Services**, the nearest City park to the Project Site is Smith Park, located approximately 1.2 miles southeast of the Project Site at 232 W Broadway. As stated previously, the Project would not induce an increase in population and is not anticipated to generate additional demand for parkland or other recreational facilities. The Project would not result in an increase in demand for parks or any recreational facilities. Accordingly, no impacts would occur.

- b. Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. The Project is a cemetery. It does not include recreational facilities, nor would it require the construction or expansion of recreational facilities. No impact would occur.

17. Transportation

- a. Would the project conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact.

Bicycle Facilities

West Roses Road is the roadway adjacent to the Project Site. As a two-lane roadway, West Roses Road is not currently striped with designated bicycle lanes. There are no existing or planned bicycle facilities within the immediate vicinity of the Project Site. The Project would not involve any off-site improvements, and construction activities and equipment would be maintained on-site.

Transit Systems

Transit services in the City are provided by Metrolink. The Metrolink rails that service the City include the Metrolink San Bernadino line that passes through the El Monte Metrolink station, located approximately 4.81 miles south of the Project Site at 10925 Railroad Street.³⁹

Analysis

Given the distance of existing bus stops, railway stops, and planned bicycle lanes from the Project Site, construction and operations of the Project would not result in impacts to the Project Area’s existing transit and bicycle network. Additionally, the Project may introduce new walkways or pedestrian facilities on-site, but the Project would not remove any existing pedestrian facilities. Further, construction activities and operations associated with the Project would not result in any off-site improvements or physically alter the existing sidewalk located along the northern perimeter of the Project Site. Lastly, the Project would be consistent with 2022 California Building Code standards and regulations related to access and circulation. Therefore, the Project would not conflict with any

³⁹ Metrolink, El Monte Station, Available online at: <https://metrolinktrains.com/rider-info/general-info/stations/el-monte/> Accessed May 17, 2023.

program plan, ordinance, or policy addressing the Project Area’s existing transit, pedestrian and bicycle network, and no impacts would occur.

b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact.

CEQA Guidelines Section 15064.3 states:

(a) Purpose. This section describes specific considerations for evaluating a project’s transportation impacts. Generally, vehicle miles traveled is the most appropriate measure of transportation impacts. For the purposes of this section, “vehicle miles traveled” refers to the amount and distance of automobile travel attributable to a project. Other relevant considerations may include the effects of the project on transit and non-motorized travel. Except as provided in subdivision (b)(2) below (regarding roadway capacity), a project’s effect on automobile delay shall not constitute a significant environmental impact.

(b) Criteria for Analyzing Transportation Impacts.

(1) Land Use Projects. Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant transportation impact.

During construction, materials delivery and similar construction truck trips would occur, however these would be limited in terms of duration and would cease once construction operation are complete. For Project operation, the Project does not propose any changes to existing operations. As a result, trips and associated VMT would be expected to remain similar to existing conditions. Therefore, the Project would remain consistent with Section 15064.3(b) of the CEQA Guidelines. Less than significant impacts would occur.

- c. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. The Project site uses, layout and design would remain the same. Vehicle access to and from the Project property would remain via West Roses Road, the same as existing conditions. As design and layout of the Project property would remain the same, the Project would not include any design features that would substantially increase hazards or incompatible use. No impact would occur.

- d. Would the project result in inadequate emergency access?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. The Project would not remove or close the existing vehicle driveway on-site. Access to the Project property would continue to be provided via West Roses Road. Additionally, the Project would be subject to General Plan Goals and Targets 3.4.1, 3.4.2, 3.7, which aim to maintain an accessible circulation network. As such, the Project would not result in inadequate emergency access and no impact would occur.

18. Tribal Cultural Resources

- a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural 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, and that is:
 - i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact. As stated in **Section 5, Cultural Resources**, ASM conducted an architectural history survey, evaluation, and analysis of effects as part of the Project to identify and document historical resources that are eligible or are potentially eligible for listing in the California Register of Historic Resources (CRHR). Based on this research, ASM recommends 607 W. Roses Road eligible for listing in the CRHR and as a City of San Gabriel landmark. It should therefore be considered a historical resource as defined by CEQA. On February 27, 2024, the Native American Heritage Commission responded that the results of the Sacred Lands File search for the Project were positive and recommended consultation with the Gabrieleño Band of Mission Indians – Kizh Nation and the Gabrieleño/Tongva San Gabriel Band of Mission Indians. On February 27, 2024, the City submitted letters requesting tribal consultation with the associated tribal representatives by March 28, 2024. To date, City has not received any responses. The Project site has a moderate sensitivity for buried Native American archaeological deposits and cultural materials. Therefore, the potential to discover unknown tribal cultural resources on-site is moderate. Given the moderate sensitivity of the Project site, even with the previous disturbance, there could still be a moderate likelihood of encountering tribal cultural resources during Project implementation. The Native American Historic Resource Protection Act; Archaeological, Paleontological, and Historical Sites; Native American Historical, Cultural, and Sacred Sites (Public Resources Code Section 5097-5097.994) specifies the procedures to be followed in the event of the unexpected discovery of human remains on nonfederal public lands. Adhere to existing State regulations and the procedures in City’s Historic Preservation and Cultural Resources Ordinance (SGMC Section 153.600-629); and Identification, Documentation, and Management of Archaeological, Native

American, and Paleontological Resources (SGMC Section 153.630); would ensure that potential impacts on tribal cultural resources would be reduced to less than significant levels.

- ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact. Similar to the response above, the Project Site’s moderate likelihood of encountering tribal cultural resources during Project Implementation; adherence to the procedures in City’s Historic Preservation and Cultural Resources Ordinance (SGMC Section 153.600-629); and Identification, Documentation, and Management of Archaeological, Native American, and Paleontological Resources (SGMC Section 153.630); would ensure that potential impacts on tribal cultural resources would be reduced to less than significant levels.

19. Utilities and Service Systems

- a. **Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?**

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact.

Water

Water in the City is provided by five water companies: San Gabriel County Water District (SGCWD), California American Water Company (CAWC) Sunnyslope Water Company (SWC), San Gabriel Valley Water Company (SGVWC), and Golden State Water Company (GSWC). The Project Site is currently serviced by the CAWC⁴⁰, which is public utility company that provides water and wastewater services in the United States.

The water demand from the project’s uses would not be substantial and would likely not be greater than the existing uses or the City’s General Plan land use buildout scenario for the site. Thus, the Project would not result in additional demand on water supplies. Therefore, impacts to existing water facilities would be less than significant.

Wastewater

Wastewater produced by the Project would be serviced by City of San Gabriel sewers. The main sewer system is located below public streets and, in some cases, within easements that run along the back of private properties. Untreated wastewater is collected in the system and delivered to the trunk line system of the County Sanitation Districts (CSD). The CSD then treats and discharges the wastewater.

⁴⁰ City of San Gabriel, San Gabriel Water Purveyors, Available at: <https://www.sangabrielcity.com/DocumentCenter/View/5697/San-Gabriel-Water-Purveyors-2016?bidId=>, accessed on May 17, 2023.

The City's sewer collection system is operated under a state-issued permit and must comply with Federal and State water quality laws.⁴¹

The project would maintain current uses and would not substantially increase the average amount of wastewater that is treated by CSD per day. Nevertheless, it is anticipated that the CSD has adequate capacity to serve the Project's demand for wastewater treatment. As such, the Project's impacts to wastewater treatment would be less than significant.

Stormwater

Compared to existing conditions, the Project would not increase the impervious area on-site. The stormwater system under the Project would adequately discharge on-site stormwater in accordance with the City's Municipal Code and the Standard Urban Stormwater Mitigation Plan (SUSMP). Adherence to these local and regional regulations would ensure that the City's existing stormwater drainage system would have adequate capacity for the Project stormwater. Thus, new off-site stormwater facilities would not be required, nor are other off-site existing facilities anticipated to be expanded. Impacts would be less than significant.

Dry Utilities

Dry utilities include electricity, natural gas, and telecommunications facilities. The Project would utilize the existing electricity, natural gas, and telecommunication lines and services that already service the Project Site under existing conditions. Electricity and energy demand from Project uses would not be substantial and would likely not be greater than the existing uses. Due to the Project's cemetery uses, the Project is not expected to increase the demand for telecommunication services. Further, the Project would be required to comply with CalGreen Code standards pertaining to energy conservation and efficiency. As such, impacts would be less than significant.

⁴¹ City of San Gabriel, Public Sanitary Sewer System, Available at: <https://www.sangabrielcity.com/327/Sewer> , accessed on May 17, 2023.

- b. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. The Project does not include any new habitable structures such as residential or commercial development that would increase the demand for water. As a result, the Project would not substantially deplete the City’s potable water supply, and the Project would not impact water demand forecasts included in the 2020 UWMP. No impact would occur.

- c. Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. As discussed above, the Project would not require the relocation or construction of new or expanded wastewater treatment facilities. As stated, the Project would not result in a substantial increase in wastewater generation compared to existing conditions. It is anticipated that the CSD has adequate capacity to serve the Project’s projected demand for wastewater treatment. Therefore, the Project would not impact existing wastewater treatment .

- d. Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. The Project does not propose to introduce new habitable structures, such as residential or commercial uses, which would generate any additional solid waste. As a result, there would be no change in the amount of solid waste generated on the Project property. As such, Athens Disposal Company ⁴²would continue to be able to accommodate solid waste generated from the Project property. No impact would occur.

- e. Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact. As concluded above, the Project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure. Furthermore, the Project would demonstrate compliance with the California Integrated Waste Management Act of 1989 (Assembly Bill [AB] 939), which requires all California cities “reduce, recycle, and re-use solid waste generated in the State to the maximum extent feasible.” AB 939 requires that at least 50 percent of waste produced is recycled, reduced, or composted. The Project would also comply with the 2022 California Green Building Standards (CALGreen) Code, which includes design and construction measures that help reduce construction-related waste through material conservation and other construction-related efficiency measures. Thus, less than significant impacts would occur.

⁴² City of San Gabriel, Utilities, available at: <https://www.sangabrielcity.com/328/Utilities> , accessed on May 17, 2023.

20. Wildfire

a. Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. The Project Site is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones.^{43,44} The Project Site and surrounding land uses are developed with residential land uses and do not present a wildland fire hazard. Furthermore, the Project Site is not located along any major evacuation routes that are designated within the Safety Element of the City’s General Plan. Therefore, the Project would not substantially impair an adopted emergency response plan or emergency evacuation plan, and no impacts would occur.

b. Due to slope, prevailing winds, and other factors, would the project exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. As stated above, the Project Site is not located in or near state responsibility areas or lands classified as a very high fire hazard severity zone. The Project would be located in a developed and urban environment that would not exacerbate wildfire risks or expose the public to uncontrolled spread. Thus, no impacts would occur.

⁴³ Cal Fire. Fire Hazard Severity Zones in SRA. Available online at: https://osfm.fire.ca.gov/media/6705/fhszs_map19.pdf. Adopted November 7, 2007

⁴⁴ Cal Fire. Very High Fire Hazard Severity Zones in LRA. Available online at: <https://osfm.fire.ca.gov/media/7280/losangelescounty.pdf>. Adopted September, 2011.

- c. Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. The Project will not require the installation or maintenance of infrastructure, such as roads, fuel breaks, emergency water sources, power lines, or other utilities. Therefore, the Project would not exacerbate fire risk, and there would be no impact.

- d. Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. As stated above, the Project would not be located in or near state responsibility areas or lands classified as a very high fire hazard severity zone. Additionally, the Project Site is located on relatively flat terrain, and would not subject to landslide. Thus, wildfire impacts involving downslope, downstream flooding, or landslides would not occur, and there would be no impact.

21. Mandatory Findings of Significance

- a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact. As discussed in **Section 4, Biological Resources**, the Project Site is located within a residential area of the City. As such, no sensitive plant or animal species would be adversely impacted by the Project. As discussed in **Section 5, Cultural Resources**, and **Section 7, Geology and Soils**, ground-disturbing activities associated with the Project is not likely to uncover any cultural, archaeological, or paleontological resources. However, as discussed in **Section 5**, the Project would result in the demolition of the existing on-site building, which is eligible for listing in the CRHR and could be considered an example of California history. As such, there is a potentially significant impact to historical resources of major periods of California history.

- b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact. The Project would not contribute to potentially cumulatively considerable impacts. As indicated in the above analysis, the Project would not result in any unmitigated significant adverse impacts and/or cumulatively considerable impacts. However, as stated above, the Project would result in the demolition of the existing on-site building, which is eligible for

listing in the CRHR and could be considered an example of California history. Thus, the Project could result in cumulatively considerable impacts.

- c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact. As indicated in the above analysis, the Project would not result in any significant adverse impacts. Thus, the Project would not have the potential to result in substantial adverse effects on human beings.

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APPENDIX A

Air Quality Technical Report

**City of San Gabriel Cemetery
Expansion Project**

*Air Quality
Technical Report*

June 2023



Prepared for:

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TABLE OF CONTENTS

Section	Page
1.0 Introduction	1
2.0 Environmental Setting	3
2.1 Air Quality Setting	3
2.2 Ambient Air Quality	4
3.0 Regulatory Framework.....	10
3.1 Federal	10
3.2 State.....	11
3.3 Regional.....	15
3.4 Local.....	16
4.0 Air Quality Analysis	17
4.1 Thresholds and Methodology	17
4.2 Project Impacts	21
5.0 References.....	28

Appendix

A Air Quality Data

LIST OF FIGURES

Figure	Page
1 Aerial Photograph of the Project Site.....	2
2 Source Receptor Area Location Map	4

LIST OF TABLES

Table	Page
1 Criteria Pollutants Summary of Common Sources and Effects	5
2 Air Monitoring Station Ambient Pollutant Concentrations	6
3 Attainment Status of the South Coast Air Basin	7
4 National Ambient Air Quality Standards	11
5 California Ambient Air Quality Standards.....	12
6 South Coast AQMD Air Quality Significance Thresholds.....	18
7 Construction-Related Criteria Pollutant and Precursor Emissions – Maximum Pounds per Day	24
8 Localized Significance of Construction Emissions – Maximum Pounds per Day.....	26

1.0 INTRODUCTION

This Air Quality Technical Report evaluates air quality impacts associated with the proposed project located at 607 W. Roses Road (Project) in the City of San Gabriel (City). This report has been prepared by Impact Sciences, Inc., to support the Project's environmental documentation being prepared pursuant to the California Environmental Quality Act (CEQA) for the City. This analysis considers both the construction and operational air quality impacts from Project implementation.

1.1 PROJECT LOCATION

The Project Site is located at 607 W. Roses Road in the City of San Gabriel in Los Angeles County (LA County), California (APN: 5365-022-066). According to the LA County Assessor, the Project Site is approximately 25,160 square feet (sf) (0.58 acres) and currently consists of a 1,943 square-foot single family residential structure.¹

The Project Site is surrounded by the existing San Gabriel Cemetery to the north, the Church of Our Savior and A Child's Garden School (pre-school) to the east, W. Roses Road and residential uses to the south, and residential uses to the west. Single-family residential uses surround the Project Site and are designated and zoned as Low Density Residential by the General Plan and Single Family Residential by the City Zoning Code, respectively. See **Figure 1, Aerial Photograph of the Project Site**.

1.2 PROJECT DESCRIPTION

The Project proposes the demolition of the existing uses on the Project Site in order to expand the City of San Gabriel Cemetery. Demolition would include the 1,943-sf residence as well as approximately 225.53 tons of debris associated with the removal of driveway and paved walkway,² resulting in a total of 311.9 tons of debris from demolition. According to the Project's Site Plan,³ the future use of the Project Site will consist of in-ground burial spaces and columbarium. The proposed burial spaces and columbarium design will be consistent with existing design present on the grounds of the cemetery. No buildings are proposed for the Project Site. No additional parking will be implemented as there will be no appreciable increase in visitors or vehicular trips outside of what the cemetery currently experiences. Visitors to the cemetery would not overlap with church services.

¹ LA County Assessor, Available at: <https://assessor.lacounty.gov/homeowners/property-search>

² Estimate based on approximately 3,338 sf of demolished non-structure materials and conversion to tons per CalRecycle guidance. See Appendix A to this report for a detailed breakdown of the demolition debris calculations.

³ Site Plan (Sheet A-1.0) issued October 20, 2021.



SOURCE: Esri, 2023

FIGURE 1

2.0 ENVIRONMENTAL SETTING

2.1 AIR QUALITY SETTING

South Coast Air Basin

The Project Site is located within the Los Angeles County portion of the South Coast Air Basin (Basin). The Basin includes all of Orange County and the non-desert portions of Los Angeles, San Bernardino, and Riverside Counties. The regional climate within the Basin is considered semi-arid and is characterized by warm summers, mild winters, infrequent seasonal rainfall, moderate daytime onshore breezes, and moderate humidity. The air quality within the Basin is primarily influenced by meteorological conditions and a wide range of emissions sources – such as dense population centers, heavy vehicular traffic, and industry. The South Coast Air Quality Management District (SCAQMD) divides the Basin into source receptor areas (SRAs) in which monitoring stations operate to monitor the various concentrations of air pollutants in the region. As shown in **Figure 2, Source Receptor Area Location Map**, the Project Site is located within SRA 8, which covers the West San Gabriel Valley area.

Air Pollutants of Concern

Criteria air pollutants are defined as pollutants for which the federal and state governments have established ambient air quality standards for outdoor concentrations. The federal and state standards have been set at levels above which concentrations could be harmful to human health and welfare. These standards are designed to protect the most sensitive persons such as children, pregnant women, and the elderly, from illness or discomfort. Criteria air pollutants include ozone (O₃), nitrogen dioxide (NO₂), carbon monoxide (CO), sulfur dioxide (SO₂), particulate matter 2.5 microns or less in diameter (PM_{2.5}), particulate matter ten microns or less in diameter (PM₁₀), and lead (Pb). Note that reactive organic gases (ROGs), which are also known as reactive organic compounds (ROCs) or volatile organic compounds (VOCs), and nitrogen oxides (NO_x) are not classified as criteria pollutants. However, ROGs and NO_x are widely emitted from land development projects and participate in photochemical reactions in the atmosphere to form O₃; therefore, NO_x and ROGs are relevant to the Proposed Project and are of concern in the Basin. As such, they are listed below along with the criteria pollutants. Sources and health effects commonly associated with criteria pollutants are summarized in **Table 1, Criteria Pollutants Summary of Common Sources and Effects**.



SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT

21865 Copley Drive, Diamond Bar, CA 91765-4182

Information: 1-800-CUT-SMOG (1-800-288-7664)

Internet: <http://www.aqmd.gov>

Air Quality Reporting

Since 1977, the South Coast Air Quality Management District has served as the local government agency responsible for measuring, reporting and taking steps to improve air quality.

To inform the AQMD's 15 million residents about air quality conditions, the AQMD issues an air quality forecast each day and reports current air quality conditions for each

numbered Monitoring Area and General Forecast Area depicted here.

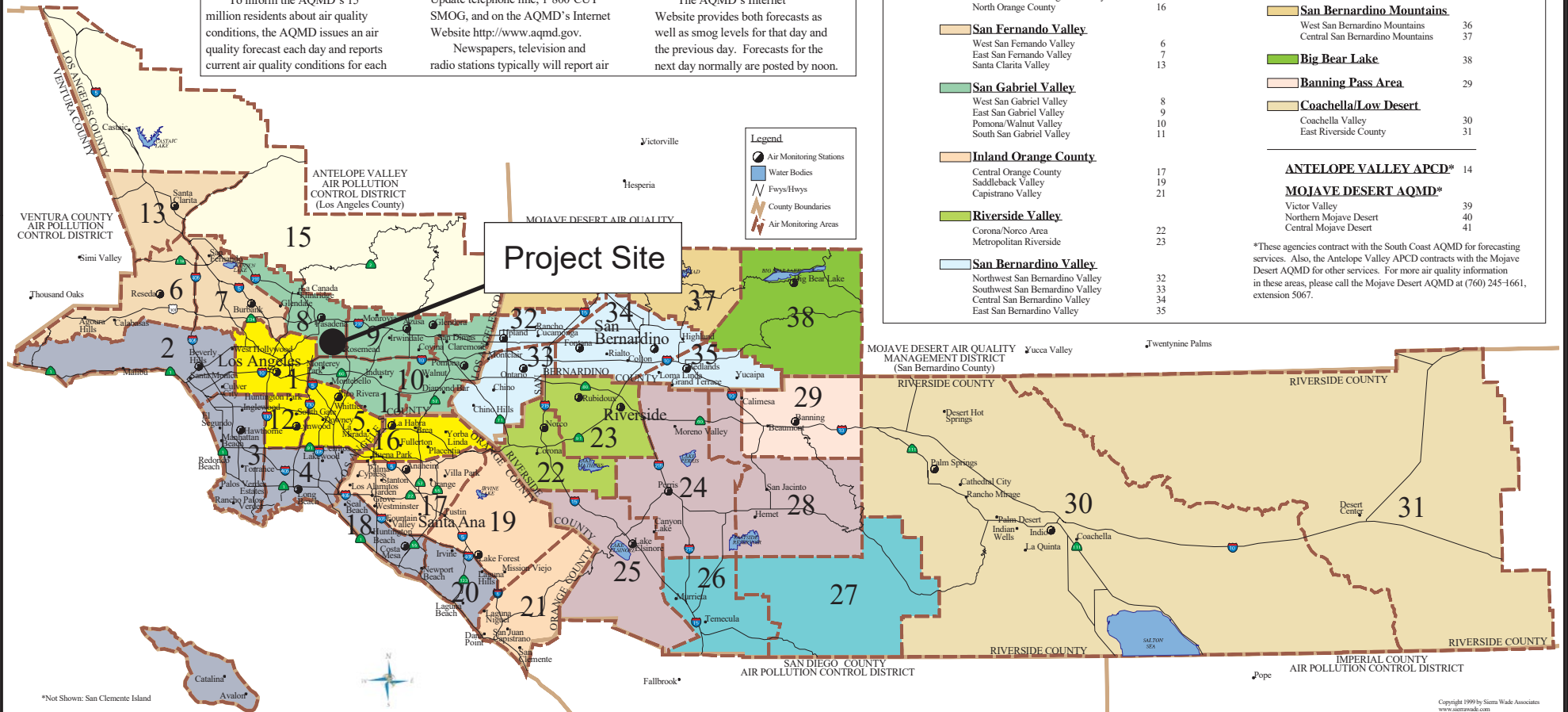
This air quality information is transmitted to the public through newspapers, television, radio and pager services, through faxes to schools, through recorded messages on the AQMD's toll-free Smog Update telephone line, 1-800-CUT-SMOG, and on the AQMD's Internet Website <http://www.aqmd.gov>.

Newspapers, television and radio stations typically will report air

quality information using the General Forecast Areas, shown in color below, which are larger groupings of the more specific Air Monitoring Areas.

The 1-800-CUT-SMOG (1-800-288-7664) line also provides smog forecast and current smog level information by ZIP code.

The AQMD's Internet Website provides both forecasts as well as smog levels for that day and the previous day. Forecasts for the next day normally are posted by noon.



General Forecast Areas & Air Monitoring Areas

Coastal			
Northwest Los Angeles County Coastal	2	Hemet/Elsinore Area	24
Southwest Los Angeles County Coastal	3	Lake Elsinore	25
South Los Angeles County Coastal	4	Hemet/San Jacinto Valley	28
North Orange County Coastal	18		
Central Orange County Coastal	20		
Metropolitan		Temecula/Anza Area	
Central Los Angeles County	1	Temecula Valley	26
Southeast Los Angeles County	5	Anza Area	27
South Central Los Angeles County	12		
North Orange County	16	San Gabriel Mountains	15
San Fernando Valley		San Bernardino Mountains	
West San Fernando Valley	6	West San Bernardino Mountains	36
East San Fernando Valley	7	Central San Bernardino Mountains	37
Santa Clarita Valley	13		
San Gabriel Valley		Big Bear Lake	38
West San Gabriel Valley	8	Banning Pass Area	29
East San Gabriel Valley	9	Coachella/Low Desert	
Pomona/Walnut Valley	10	Coachella Valley	30
South San Gabriel Valley	11	East Riverside County	31
Inland Orange County			
Central Orange County	17	ANTELOPE VALLEY APCD*	14
Saddleback Valley	19	MOJAVE DESERT AQMD*	
Capistrano Valley	21	Victor Valley	39
Riverside Valley		Northern Mojave Desert	40
Corona/Norco Area	22	Central Mojave Desert	41
Metropolitan Riverside	23		
San Bernardino Valley			
Northwest San Bernardino Valley	32		
Southwest San Bernardino Valley	33		
Central San Bernardino Valley	34		
East San Bernardino Valley	35		

*These agencies contract with the South Coast AQMD for forecasting services. Also, the Antelope Valley APCD contracts with the Mojave Desert AQMD for other services. For more air quality information in these areas, please call the Mojave Desert AQMD at (760) 245-1661, extension 5067.

SOURCE: SCQAMD, 2023

Table 1
Criteria Pollutants Summary of Common Sources and Effects

Pollutant	Major Man-Made Sources	Human Health & Welfare Effects
Carbon Monoxide (CO)	An odorless, colorless gas formed when carbon in fuels is not burned completely; a component of motor vehicle exhaust.	Reduces the ability of blood to deliver oxygen to vital tissues, affecting the cardiovascular and nervous system. Impairs vision, causes dizziness, and can lead to unconsciousness or death.
Nitrogen Dioxide (NO ₂)	A reddish-brown gas formed during fuel combustion for motor vehicles and industrial sources. Sources include moto vehicles, electric utilities, and other sources that burn fuel.	Respiratory irritant; aggravates lung and heart problems. Precursor to ozone and acid rain. Contributes to global warming and nutrient overloading which deteriorates water quality. Causes brown discoloration of the atmosphere.
Ozone (O ₃)	Formed by a chemical reaction between volatile organic compounds (VOC) and nitrous oxides (NO _x) in the presence of sunlight. VOCs are also commonly referred to as reactive organic gases (ROGs). Common sources of these precursor pollutants include motor vehicle exhaust, industrial emissions, gasoline storage and transport, solvents, paints, and landfills.	Irritates and causes inflammation of the mucous membranes and lung airways; causes wheezing, coughing, and pain when inhaling deeply; decreases lung capacity; aggravates lung and heart problems. Damages plants; reduces crop yield. Damages rubber, some textiles, and dyes.
Particulate Matter (PM ₁₀ & PM _{2.5})	Produced by power plants, steel mills, chemical plants, unpaved roads and parking lots, wood-burning stoves and fireplaces, automobiles, and others.	Increased respiratory symptoms, such as irritation of the airways, coughing or difficulty breathing; aggravated asthma; development of chronic bronchitis; irregular heartbeat; nonfatal heart attacks; and premature death in people with heart or lung disease. Impairs visibility (haze).
Sulfur Dioxide (SO ₂)	A colorless, nonflammable gas formed when fuel containing sulfur is burned; when gasoline is extracted from ore. Examples are petroleum refineries, cement manufacturing, metal processing facilities, locomotives, and ships.	Respiratory irritant; aggravates lung and heart problems. In the presence of moisture and oxygen, sulfur dioxide converts to sulfuric acid which can damage marble, iron, and steel. Damages crops and natural vegetation. Impairs visibility. Precursor to acid rain.

Source: CAPCOA, Health Effects. Available: <http://www.capcoa.org/health-effects/>

2.2 AMBIENT AIR QUALITY

Criteria Air Pollutant Monitoring Data

Ambient air quality in Los Angeles can be inferred from ambient air quality measurements conducted at nearby air quality monitoring stations. Existing levels of ambient air quality and historical trends and projections are documented by measurements made by the SCAQMD, the air pollution regulatory agency in the Basin. The SCAQMD maintains air quality monitoring stations which process ambient air quality measurements throughout the Basin.

The purpose of the monitoring station is to measure ambient concentrations of pollutants and determine whether ambient air quality meets the National Ambient Air Quality Standards (NAAQS) and the California Ambient Air Quality Standards (CAAQS). Ozone and particulate matter (PM10 and PM2.5) are pollutants of particular concern in the Basin. The monitoring station located closest to the Project Site and most representative of air quality is SCAQMD Station No. 088. Ambient emission concentrations vary due to localized variations in emissions sources and climate and should be considered “generally” representative of ambient concentrations near the Project Site. See **Table 2, Air Monitoring Station Ambient Pollutant Concentrations**.

Table 2
Air Monitoring Station Ambient Pollutant Concentrations

Pollutant	Standards ¹	Year		
		2019	2020	2021
Carbon Monoxide (CO)				
Maximum 1-hour concentration monitored (ppm)		1.5	2.6	1.9
Maximum 8-hour concentration monitored (ppm)		1.2	2.2	1.6
Number of days exceeding state 1-hour standard	20 ppm	0	0	0
Number of days exceeding federal 1-hour standard	35 ppm	0	0	0
Ozone (O₃)				
Maximum 1-hour concentration monitored (ppm)		0.12	0.163	0.104
Maximum 8-hour concentration monitored (ppm)		0.098	0.115	0.087
Number of days exceeding state 1-hour standard	0.09 ppm	4	41	12
Number of days exceeding federal/state 8-hour standard	0.070 ppm	8 / 12	60 / 60	25 / 32
Nitrogen Dioxide (NO₂)				
Maximum 1-hour concentration monitored (ppm)		0.059	0.061	0.077
Annual average concentration monitored (ppm)		0.051	0.014	0.014
Number of days exceeding state 1-hour standard	0.18 ppm	0	0	0
Fine Particulate Matter (PM_{2.5})				
Maximum 24-hour concentration monitored (µg/m ³)		30.9	34.9	63.6
Annual average concentration monitored (µg/m ³)		24.6	11.06	10.74
Number of samples exceeding federal standard	35 µg/m ³	0	0	2

Source: South Coast Air Quality Management District. Historical Data By Year. Available at: <https://www.aqmd.gov/home/air-quality/historical-air-quality-data/historical-data-by-year>, accessed April 2023.

NA = not available

¹ Parts by volume per million of air (ppm), micrograms per cubic meter of air (µg/m³), or annual arithmetic mean (aam).

² The 8-hour federal O₃ standard was revised from 0.075 ppm to 0.070 ppm in 2015. The statistics shown are based on the 2015 standard of 0.070 ppm.

The attainment status for the Basin region is included in **Table 3, Attainment Status of Criteria Pollutants in the South Coast Air Basin**. Areas that meet ambient air quality standards are classified as attainment areas, while areas that do not meet these standards are classified as nonattainment areas. The Basin region

is designated as a nonattainment area for federal ozone, PM2.5, and lead standards and is designated as nonattainment for state ozone, PM10, and PM2.5 standards.

Table 3
Attainment Status of the South Coast Air Basin

Pollutant	State	Federal
Ozone (O ₃)	Non-Attainment	Non-Attainment
Particulate Matter (PM10)	Non-Attainment	Attainment
Particulate Matter (PM2.5)	Non-Attainment	Non-Attainment
Carbon Monoxide (CO)	Attainment	Attainment
Nitrogen Dioxide (NO ₂)	Attainment	Attainment
Sulfur Dioxide (SO ₂)	Attainment	Attainment
Lead	Attainment	Non-Attainment (Partial) ¹

Source: SCAQMD. 2016. *National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) Attainment Status for South Coast Air Basin*. *naaqs-caaqs-feb2016.pdf*, accessed May 2023.

¹ The Los Angeles County portion of the Basin is designated as a non-attainment area for the federal lead standard on the basis of source-specific monitoring at two locations as determined by U.S. EPA using 2007-2009 data. However, all stations in the Basin, including the near-source monitoring in Los Angeles County, have remained below the lead NAAQS for the 2012 through 2015 period. The SCAQMD will request that the U.S. EPA re-designate the Los Angeles County portion of the Basin as attainment for lead.

Toxic Air Contaminants

In addition to the criteria pollutants discussed above, toxic air contaminants (TACs) are another group of pollutants of concern. TACs are considered either carcinogenic or noncarcinogenic based on the nature of the health effects associated with exposure to the pollutant. For regulatory purposes, carcinogenic TACs are assumed to have no safe threshold below which health impacts would not occur, and cancer risk is expressed as excess cancer cases per one million exposed individuals. Noncarcinogenic TACs differ in that there is generally assumed to be a safe level of exposure below which no negative health impact is believed to occur. These levels are determined on a pollutant-by-pollutant basis.

There are many different types of TACs, with varying degrees of toxicity. Sources of TACs include industrial processes, such as petroleum refining and chrome-plating operations; commercial operations, such as gasoline stations and dry cleaners; and motor vehicle exhaust. Public exposure to TACs can result from emissions from normal operations, as well as from accidental releases of hazardous materials during upset conditions. The health effects associated with TACs are quite diverse and generally are assessed locally, rather than regionally. TACs can cause long-term health effects such as cancer, birth defects, neurological damage, asthma, bronchitis, or genetic damage, or short-term acute effects such as eye watering, respiratory irritation (a cough), running nose, throat pain, and headaches.

To date, CARB has designated 244 compounds as TACs. Additionally, CARB has implemented control measures for a number of compounds that pose high risks and show potential for effective control. The majority of the estimated health risks from TACs can be attributed to a relatively few compounds.⁴

CARB identified diesel particulate matter (DPM) as a TAC. DPM differs from other TACs in that it is not a single substance but rather a complex mixture of hundreds of substances. Diesel exhaust is a complex mixture of particulates and gases produced when an engine burns diesel fuel. DPM is a concern because it causes lung cancer; many compounds found in diesel exhaust are carcinogenic. DPM includes the particle-phase constituents in diesel exhaust. The chemical composition and particle sizes of DPM vary between different engine types (heavy-duty, light-duty), engine operating conditions (idle, accelerate, decelerate), fuel formulations (high/low sulfur fuel), and the year of the engine. Some short-term (acute) effects of diesel exhaust include eye, nose, throat, and lung irritation, and diesel exhaust can cause coughs, headaches, light-headedness, and nausea. DPM poses the greatest health risk among the TACs. Almost all diesel exhaust particle mass is 10 microns or less in diameter. Because of their extremely small size, these particles can be inhaled and eventually trapped in the bronchial and alveolar regions of the lung.

Sensitive Receptors

Some land uses are considered more sensitive to air pollution than others due to the types of population groups or activities involved. Sensitive population groups include children, the elderly, the acutely ill, and the chronically ill, especially those with cardiovascular diseases.⁵

Residential areas are considered sensitive receptors to air pollution because residents (including children and the elderly) tend to be at home for extended periods of time, resulting in sustained exposure to any pollutants present. Children are considered more susceptible to health effects of air pollution due to their immature immune systems and developing organs.⁶ As such, schools are also considered sensitive receptors, as children are present for extended durations and engage in regular outdoor activities. Recreational land uses are considered moderately sensitive to air pollution. Although exposure periods are generally short, exercise places a high demand on respiratory functions, which can be impaired by air pollution. In addition, noticeable air pollution can detract from the enjoyment of recreation. The closest air

⁴ California Air Resources Board. *CARB Identified Toxic Air Contaminants*. Available online at: <https://ww2.arb.ca.gov/resources/documents/carb-identified-toxic-air-contaminants>, accessed May 31, 2023

⁵ California Air Resources Board. *Sensitive Receptor Assessment*. Available online at: <https://ww2.arb.ca.gov/capp-resource-center/community-assessment/sensitive-receptor-assessment>. accessed May 31, 2023

⁶ Office of Environmental Health Hazard Assessment and The American Lung Association of California. *Air Pollution and Children's Health*. Available online at: <https://oehha.ca.gov/media/downloads/faqs/kidsair4-02.pdf>. accessed May 31, 2023

quality sensitive receptors are: adjacent residences to the west, A Child's Garden preschool and the Church of Our Savior to the east, as well as the residences to the south.

3.0 REGULATORY FRAMEWORK

3.1 FEDERAL

Clean Air Act

The Clean Air Act (CAA) of 1970 and the CAA Amendments of 1971 required the U.S. Environmental Protection Agency (U.S. EPA) to establish NAAQS, with states retaining the option to adopt more stringent standards or to include other specific pollutants. On April 2, 2007, the Supreme Court found that carbon dioxide is an air pollutant covered by the CAA; however, no NAAQS have been established for carbon dioxide.

These standards are the levels of air quality considered safe, with an adequate margin of safety, to protect the public health and welfare. They are designed to protect those “sensitive receptors” most susceptible to further respiratory distress such as asthmatics, the elderly, very young children, people already weakened by other disease or illness, and persons engaged in strenuous work or exercise. Healthy adults can tolerate occasional exposure to air pollutant concentrations considerably above these minimum standards before adverse effects are observed.

The U.S. EPA has classified air basins (or portions thereof) as being in attainment, nonattainment, or unclassified for each criteria air pollutant, based on whether or not the NAAQS have been achieved. If an area is designated unclassified, it is because inadequate air quality data were available as a basis for nonattainment or attainment designations. **Table 3** lists the federal attainment status of the Basin for the criteria pollutants.

National Emissions Standards for Hazardous Air Pollutants Program

Under federal law, 187 substances are currently listed as hazardous air pollutants (HAPs). Major sources of specific HAPs are subject to the requirements of the National Emissions Standards for Hazardous Air Pollutants (NESHAPS) program. The EPA is establishing regulatory schemes for specific source categories and requires implementation of the Maximum Achievable Control Technologies (MACT) for major sources of HAPs in each source category. State law has established the framework for California’s TAC identification and control program, which is generally more stringent than the federal program and is aimed at HAPs that are a problem in California. The state has formally identified 244 substances as TACs and is adopting appropriate control measures for each. Once adopted at the state level, each air district will be required to adopt a measure that is equally or more stringent.

National Ambient Air Quality Standards

The federal CAA required the U.S. EPA to establish NAAQS. The NAAQS set primary standards and secondary standards for specific air pollutants. Primary standards define limits for the intention of protecting public health, which include sensitive populations such as asthmatics, children, and the elderly. Secondary Standards define limits to protect public welfare to include protection against decreased visibility, damage to animals, crops, vegetation, and buildings. A summary of the federal ambient air quality standards is shown in **Table 4, National Ambient Air Quality Standards**.

Table 4
National Ambient Air Quality Standards

Pollutant		Primary/Secondary	Averaging Time	Level
Carbon monoxide		Primary	8 hours	9 ppm
			1 hour	35 ppm
Lead		Primary and secondary	Rolling 3-month average	0.15 µg/m ³
Nitrogen dioxide		Primary	1 hour	100 ppb
		Primary and secondary	Annual	0.053 ppm
Ozone		Primary and secondary	8 hours	0.070 ppm
Particulate Matter	PM2.5	Primary	Annual	12 µg/m ³
		Secondary	Annual	15 µg/m ³
		Primary and secondary	24 hours	35 µg/m ³
	PM10	Primary and secondary	24 hours	150 µg/m ³
Sulfur dioxide		Primary	1 hour	75 ppb
		Secondary	3 hours	0.5 ppm

Source: California Air Resources Board. May 2016. *Ambient Air Quality Standards*. Available online at: <https://www.arb.ca.gov/research/aaqs/aaqs2.pdf>. Accessed May 2023.

3.2 STATE

California Clean Air Act of 1988

The California CAA of 1988 (CCAA) allows the state to adopt ambient air quality standards and other regulations provided that they are at least as stringent as federal standards. The California Air Resources Board (CARB), a part of the California Environmental Protection Agency (Cal EPA), is responsible for the coordination and administration of both federal and state air pollution control programs within California, including setting the CAAQS. The CCAA, amended in 1992, requires all air quality management districts (AQMDs) in the state to achieve and maintain the CAAQS. The CAAQS are generally stricter than national standards for the same pollutants and has also established state standards for sulfates, hydrogen sulfide,

vinyl chloride, and visibility-reducing particles, for which there are no national standards. CARB also conducts research, compiles emission inventories, develops suggested control measures, and provides oversight of local programs. CARB also has primary responsibility for the development of California’s State Implementation Plan (SIP), for which it works closely with the federal government and the local air districts.

California Ambient Air Quality Standards

The federal CAA permits states to adopt additional or more protective air quality standards if needed. California has set standards for certain pollutants, such as particulate matter and ozone, which are more protective of public health than respective federal standards. California has also set standards for some pollutants that are not addressed by federal standards. The state standards for ambient air quality are summarized in **Table 5, California Ambient Air Quality Standards**.

Table 5
California Ambient Air Quality Standards

Pollutant		Averaging Time	Level
Carbon monoxide		8 hours	9 ppm
		1 hour	20 ppm
Lead		30-day average	1.5 µg/m ³
Nitrogen dioxide		1 hour	0.180 ppm
		Annual	0.030 ppm
Ozone		8 hours	0.070 ppm
		1 hour	0.09 ppm
Particulate matter	PM2.5	Annual	12 µg/m ³
	PM10	24 hours	50 µg/m ³
		Annual	20 µg/m ³
Sulfur dioxide		1 hour	0.25 ppm
		24 hours	0.04 ppm
Sulfates		24 hours	25 µg/m ³
Hydrogen sulfide		1 hour	0.03 ppm
Vinyl chloride		24 hours	0.01 ppm

Source: California Air Resources Board. May 2016. *Ambient Air Quality Standards*. Available online at: <https://www.arb.ca.gov/research/aaqs/aaqs2.pdf>. Accessed May 2023.

California State Implementation Plan

The federal CAA (and its subsequent amendments) requires each state to prepare an air quality control plan referred to as a State Implementation Plan (SIP). The SIP is a living document that is periodically

modified to reflect the latest emissions inventories, plans, and rules and regulations of air basins as reported by the agencies with jurisdiction over them. The CAA Amendments dictate that states containing areas violating the NAAQS revise their SIPs to include extra control measures to reduce air pollution. The SIP includes strategies and control measures to attain the NAAQS by deadlines established by the CAA. The EPA has the responsibility to review all SIPs to determine if they conform to the requirements of the CAA.

State law makes CARB the lead agency for all purposes related to the SIP. Local air districts and other agencies prepare SIP elements and submit them to CARB for review and approval. CARB then forwards SIP revisions to the EPA for approval and publication in the Federal Register. The 2022 Air Quality Management Plan (2022 AQMP) is the SIP for the Basin. The AQMP identifies the control measures that will be implemented to reduce major sources of pollutants. Implementation of control measures established in the previous AQMPs has substantially decreased the population's exposure to unhealthful levels of pollutants, even while population growth has occurred in the SCAB.

On December 2, 2022, the SCAQMD Governing Board approved the 2022 AQMP that lays a path for improving air quality and meeting federal air pollution standards by 2037. The AQMP aims to, among other goals, reduce almost 70 percent of smog forming emissions by 2037 beyond existing regulations, require zero-emission technologies across all sectors, and lay out specific actions needed from the federal government to reduce emissions from ships, trains, aircraft, and other sources primarily under federal regulatory authority. The 2022 AQMP also focuses on communities disproportionately impacted by air pollution with a dedicated chapter on environmental justice.⁷

The future air quality levels forecast in the 2022 AQMP are based on the most recent assumptions provided by both CARB and the Southern California Association of Governments (SCAG) for motor vehicle emissions and demographic updates and includes updated transportation conformity budgets.⁸ For example, future growth projections were based on demographic growth forecasts for various socioeconomic categories (e.g., population, housing, employment by industry) developed by SCAG for their 2020 RTP/SCS.⁹ The 2022 AQMP also assumes that development projects will include strategies (mitigation measures) to reduce emissions generated during construction and operation in accordance with SCAQMD and local jurisdiction regulations, which are designed to address air quality impacts and

⁷ South Coast Air Quality Management District. 2022. "South Coast AQMD Finalizes Most Ambitious Strategy to Cut Pollution." Available online at: <http://www.aqmd.gov/docs/default-source/news-archive/2022/aqmp-adopted-dec2-2022.pdf>, accessed April 25, 2023.

⁸ Ibid.

⁹ Ibid.

pollution control measures. The 2022 AQMP acknowledges that the most significant air quality challenge in the Basin is to reduce NOX emissions sufficiently to meet the upcoming ozone standard deadlines.

California Air Toxics “Hot Spots” Information and Assessment Act (AB 2588)

The California Air Toxics Program is supplemented by the Air Toxics “Hot Spots” program, which became law (AB 2588, Statutes of 1987) in 1987. In 1992, the AB 2588 program was amended by Senate Bill 1731 to require facilities that pose a significant health risk to the community to perform a risk reduction audit and reduce their emissions through implementation of a risk management plan. Under this program, which is required under the Air Toxics “Hot Spots” Information and Assessment Act (Section 44363 of the California Health and Safety Code), facilities are required to report their air toxics emissions, assess health risks, and notify nearby residents and workers of significant risks when present.

Typically, land development projects generate diesel emissions from construction vehicles during the construction phase, as well as some diesel emissions from small trucks during the operational phase. Diesel exhaust is mainly composed of particulate matter and gases, which contain potential cancer-causing substances. Emissions from diesel engines currently include over 40 substances that are listed by EPA as hazardous air pollutants and by CARB as TACs. On August 27, 1998, CARB identified particulate matter in diesel exhaust as a TAC, based on data linking diesel particulate emissions to increased risks of lung cancer and respiratory disease.¹⁰

In March 2015, the OEHHA adopted “The Air Toxics Hot Spots Program Guidance Manual for Preparation of Health Risk Assessments” in accordance with the Health and Safety Code, Section 44300. The Final Guidance Manual incorporates the scientific basis from three earlier developed Technical Support Documents to assess risk from exposure to facility emissions. The 2015 OEHHA Final Guidance has key changes including greater age sensitivity in particular for children, decreased exposure durations, and higher breathing rate profiles. Because cancer risk could be up to three times greater using this new guidance, it may result in greater mitigation requirements, more agency backlog, and increased difficulty in getting air permits. Regardless of the change in calculation methodology, actual emissions and cancer risk within South Coast Air Basin has declined by more than 50% since 2005.

The CARB provides a computer program, the Hot Spots Analysis and Reporting Program (HARP), to assist in a coherent and consistent preparation of a Health Risk Assessment (HRA). HARP2, an update to HARP,

¹⁰ Diesel exhaust is included within pollutants subject to the hotspot program. Please refer to OEHHA’s Air Toxics Hot Spot Program Risk Assessment Guidelines. <https://oehha.ca.gov/air/cnr/notice-adoption-air-toxics-hot-spots-program-guidance-manual-preparation-health-risk-0>. accessed May 31, 2023

was released in March 2015. HARP2 has a more refined risk characterization in HRA and CEQA documents and incorporates the 2015 OEHHA Final Guidance.

3.3 REGIONAL

South Coast Air Quality Management District

The SCAQMD is the air pollution control district for Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties. The agency's primary responsibility is ensuring that the Basin region meets attainment for the federal and state standards. The SCAQMD is responsible for preparing an air quality management plan in order to meet federal attainment status. The SCAQMD is also responsible for adopting and enforcing rules and regulations concerning air pollutant sources, issuing permits for stationary sources of air pollutants, inspecting stationary sources of air pollutants, responding to citizen complaints, monitoring ambient air quality and meteorological conditions, awarding grants to reduce motor vehicle emissions, and conducting public education campaigns, as well as many other activities. All projects are subject to SCAQMD rules and regulations in effect at the time of construction.

SCAQMD Rules and Regulations

The following is a list of noteworthy SCAQMD rules that are required of construction activities associated with the Proposed Project:

- **Rule 402 (Nuisance)** – This rule prohibits the discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. This rule does not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.
- **Rule 403 (Fugitive Dust)** – This rule requires fugitive dust sources to implement best available control measures for all sources, and all forms of visible particulate matter are prohibited from crossing any property line. This rule is intended to reduce PM10 emissions from any transportation, handling, construction, or storage activity that has the potential to generate fugitive dust. PM10 suppression techniques are summarized below.
 - Portions of a construction site to remain inactive longer than a period of three months will be seeded and watered until grass cover is grown or otherwise stabilized.
 - All on-site roads will be paved as soon as feasible or watered periodically or chemically stabilized.

- All material transported off-site will be either sufficiently watered or securely covered to prevent excessive amounts of dust.
- The area disturbed by clearing, grading, earthmoving, or excavation operations will be minimized at all times.
- Where vehicles leave a construction site and enter adjacent public streets, the streets will be swept daily or washed down at the end of the work day to remove soil tracked onto the paved surface.

3.4 LOCAL

Environmental Resources Chapter of the San Gabriel General Plan

The Environmental Resources Chapter of the City of San Gabriel General Plan was adopted on May 18, 2004, and sets forth the goals, objectives and policies that guide the City in the implementation of creating a sustainable city through goals, targets, tools, and actions items.¹¹ The Environmental Resources Chapter acknowledges that numerous efforts are underway at the regional, county and city levels addressing clean air concerns and that coordination of these various efforts and the involvement of the area’s residents are crucial to the achievement of State and Federal air quality standards.

The Environmental Resources Chapter establishes the following goals and policies aimed to reduce air quality emissions across the City of San Gabriel. The following goals are relevant to the Proposed Project:

Goal 8.6. Improve air quality within the City of San Gabriel.

¹¹ City of San Gabriel Planning Department. 2004. *Environmental Resources Chapter of the Comprehensive General Plan for the City of San Gabriel*. Available online at: [Comprehensive General Plan of the City of San Gabriel, California \(sangabrielcity.com\)](http://sangabrielcity.com)

4.0 AIR QUALITY ANALYSIS

4.1 THRESHOLDS AND METHODOLOGY

Thresholds of Significance

The impact analysis provided below is based on the application of the following *California Environmental Quality Act (CEQA) Guidelines* Appendix G, which indicates that a Project would have a significant impact on air quality if it would:

1. Conflict with or obstruct implementation of any applicable air quality plan.
2. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard.
3. Expose sensitive receptors to substantial pollutant concentrations.
4. Result in other emissions (such as those leading to odors), adversely affecting a substantial number of people.

Consistency with the Applicable AQMP

The SCAQMD has adopted criteria for consistency with regional plans and the regional AQMP in its CEQA Air Quality Handbook. Specifically, the indicators of consistency are: 1) whether the project would increase the frequency or severity of existing air quality violations or cause or contribute to new air quality violations; and 2) whether the project would exceed the assumptions utilized in preparing the AQMP.

Violation of Standards or Substantial Contribution to Air Quality Violations

As the agency principally responsible for comprehensive air pollution control in the Basin, the SCAQMD recommends that projects should be evaluated in terms of air pollution control thresholds established by the SCAQMD and published in the CEQA *Air Quality Handbook*. These thresholds were developed by the SCAQMD to provide quantifiable levels to which projects can be compared. The most current significance thresholds, shown in **Table 6, South Coast AQMD Regional Significance Thresholds**, are used in this analysis.

Table 6
South Coast AQMD Air Quality Significance Thresholds

Mass Daily Thresholds ^a		
Pollutant	Construction ^b	Operation ^c
NOx	100 lbs/day	55 lbs/day
VOC	75 lbs/day	55 lbs/day
PM10	150 lbs/day	150 lbs/day
PM2.5	55 lbs/day	55 lbs/day
SOx	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day
Lead	3 lbs/day	3 lbs/day
Toxic Air Contaminants (TACs), Odor, and Greenhouse Gas (GHG) Thresholds		
TACs (including carcinogens and non-carcinogens)	Maximum Incremental Cancer Risk \geq 10 in 1 million Cancer Burden > 0.5 excess cancer cases (in areas \geq 1 in 1 million) Chronic & Acute Hazard Index \geq 1.0 (Project increment)	
Odor	Project creates an odor nuisance pursuant to South Coast AQMD Rule 402	
GHG	10,000 MT/yr CO ₂ eq for industrial facilities	
Ambient Air Quality Standards for Criteria Pollutants ^d		
NO₂ 1-hour average annual arithmetic mean	South coast AQMD is in attainment; Project is significant if it causes or contributes to an exceedance of the following attainment standards: 0.18 ppm (state) 0.03 ppm (state) and 0.0534 ppm (federal)	
PM10 24-hour average annual average	10.4 $\mu\text{g}/\text{m}^3$ (construction) ^e & 2.5 $\mu\text{g}/\text{m}^3$ (operation) 1.0 $\mu\text{g}/\text{m}^3$	
PM2.5 24-hour average	10.4 $\mu\text{g}/\text{m}^3$ (construction) ^e & 2.5 $\mu\text{g}/\text{m}^3$ (operation)	
SO₂ 1-hour average 24-hour average	0.25 ppm (state) & 0.075 ppm (federal - 99th percentile) 0.04 ppm (state)	
Sulfate 24-hour average	25 $\mu\text{g}/\text{m}^3$ (state)	
CO 1-hour average 8-hour average	South Coast AQMD is in attainment; Project is significant if it causes or contributes to an exceedance of the following attainment standards: 20 ppm (state) and 35 ppm (federal) 9.0 ppm (state/federal)	
Ambient Air Quality Standards for Criteria Pollutants ^d (continued)		
Lead 30-day Average Rolling 3-month average	1.5 $\mu\text{g}/\text{m}^3$ (state) 0.15 $\mu\text{g}/\text{m}^3$ (federal)	

^a Source: South Coast AQMD CEQA Handbook (South Coast AQMD, 1993)

^b Construction thresholds apply to both the South Coast Air Basin and Coachella Valley (Salton Sea and Mojave Desert Air Basins).

^c For Coachella Valley, the mass daily thresholds for operation are the same as the construction thresholds.

^d Ambient air quality thresholds for criteria pollutants based on South Coast AQMD Rule 1303, Table A-2 unless otherwise stated.

^e Ambient air quality threshold based on South Coast AQMD Rule 403.

Cumulatively Considerable Increase of Criteria Pollutants

The SCAQMD's *CEQA Air Quality Handbook* identifies several methods to determine the cumulative significance of land use projects (i.e., whether the contribution of a project is cumulatively considerable). However, the SCAQMD no longer recommends the use of these methodologies. Instead, the SCAQMD recommends that any construction-related emissions and operational emissions from individual development projects that exceed the project-specific mass daily emissions thresholds identified above also be considered cumulatively considerable.¹² The SCAQMD neither recommends quantified analyses of the emissions generated by a set of cumulative development projects nor provides thresholds of significance to be used to assess the impacts associated with these emissions.

Exposure of Sensitive Receptors to Substantial Pollutant Concentrations

The SCAQMD currently recommends that impacts to sensitive receptors be considered significant when a project generates localized pollutant concentrations of NO₂, CO, PM₁₀, or PM_{2.5} at sensitive receptors near a project site that exceed the localized pollutant concentration thresholds listed above or when a project's traffic causes CO concentrations at sensitive receptors located near congested intersections to exceed the national or state ambient air quality standards. The roadway CO thresholds would also apply to the contribution of emissions associated with cumulative development. Additionally, the SCAQMD recommends impacts to sensitive receptors be considered significant if a project exceeds the TAC thresholds detailed in **Table 6** above.

In addition, the SCAQMD has established localized significance criteria in the form of ambient air quality standards for criteria pollutants. To minimize the need for detailed air quality modeling to assess localized impacts, SCAQMD developed mass-based localized significance thresholds (LSTs) that are the amount of pounds of emissions per day that can be generated by a project that would cause or contribute to adverse localized air quality impacts. These localized thresholds, are found in the mass rate look-up tables in the "Final Localized Significance Threshold Methodology" document prepared by the SCAQMD.¹³ LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standards, and are developed based on the ambient concentrations of that pollutant for each SRA.

¹² White Paper on Regulatory Options for Addressing Cumulative Impacts from Air Pollution Emissions, SCAQMD Board Meeting, September 5, 2003, Agenda No. 29, Appendix D, p. D-3.

¹³ SCAQMD, Final Localized Significance Threshold Methodology, June 2003, Revised July 2008. Available at: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/final-lst-methodology-document.pdf>

Exposure to Objectionable Odors

A significant impact may occur if objectionable odors occur that would adversely impact sensitive receptors. Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills.

Methodology

This analysis focuses on the nature and magnitude of the change in the air quality environment due to implementation of the Project. Air pollutant emissions associated with the Project would result from Project operations and from Project-related traffic volumes. Construction activities would also generate air pollutant emissions at the Project Site and on roadways resulting from construction-related traffic. The net increase in Project Site emissions generated by these activities and other secondary sources have been quantitatively estimated and compared to thresholds of significance recommended by the SCAQMD (see **Project Impacts** subsection, below).

Construction Emissions

The regional construction emissions associated with the Project were calculated using the California Emissions Estimator Model (CalEEMod 2022). CalEEMod was developed in collaboration with the air districts of California as a statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant and greenhouse gas (GHG) emissions associated with both construction and operations from a variety of land use projects.

Construction activities associated with demolition, site preparation, and grading would generate pollutant emissions. Specifically, these construction activities would temporarily create emissions of dusts, fumes, equipment exhaust, and other air contaminants. These construction emissions were compared to the thresholds established by the SCAQMD.

In addition to the SCAQMD's regional significance thresholds, the SCAQMD has established localized significance criteria in the form of ambient air quality standards for criteria pollutants. For the purposes of a CEQA analysis, the SCAQMD considers a sensitive receptor to be a receptor such as residence, hospital, or convalescent facility where it is possible that an individual could remain for 24 hours. Thus, according to the SCAQMD, the LSTs for PM10 and PM2.5, which are based on a 24-hour averaging period, would be appropriate to evaluate the localized air quality impacts of a project on nearby sensitive receptors. Additionally, since a sensitive receptor is considered to be present onsite for 24 hours, LSTs based on

shorter averaging times, such as the one-hour NO₂ or the one-hour and eight-hour CO ambient air quality standards, would also apply when evaluating localized air quality impacts on sensitive receptors. However, LSTs based on shorter averaging periods, such as the NO₂ and CO LSTs, are applied to receptors such as industrial or commercial facilities since it is reasonable to assume that workers at these sites could be present for periods of one to eight hours.¹⁴ Therefore, this analysis evaluates localized air quality impacts from construction activities associated with the Project on sensitive receptors for NO₂, CO, PM₁₀, and PM_{2.5}, and on “non-sensitive” receptors (e.g., industrial or commercial facilities) for NO₂ and CO.

Operational Emissions

Given the nature of the Project, no operational emissions are assumed to occur. The future use of the Project Site will consist of in-ground burial spaces as well as a columbarium. These uses do not generate operational emissions, therefore there are no operational emissions associated with the Project.

4.2 PROJECT IMPACTS

AQ Impact 1 Would implementation of the Proposed Project conflict with or obstruct implementation of any applicable air quality plan? (*Less than Significant*).

As part of its enforcement responsibilities, the U.S. EPA requires each state with nonattainment areas to prepare and submit a SIP that demonstrates the means to attain the federal standards. The SIP must integrate federal, state, and local plan components and regulations to identify specific measures to reduce pollution in nonattainment areas, using a combination of performance standards and market-based programs. Similarly, under state law, the CCAA requires an air quality attainment plan to be prepared for areas designated as nonattainment with regard to the federal and state ambient air quality standards. Air quality attainment plans outline emissions limits and control measures to achieve and maintain these standards by the earliest practical date.

Drafted by the SCAQMD, the 2022 AQMP¹⁵ was developed in effort with CARB, SCAG, and the U.S. EPA to establish a program of rules and regulations to reduce air pollutant emissions to achieves CAAQS and NAAQS. The plan’s pollutant control strategies are based on SCAG’s 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS).

¹⁴ SCAQMD, Final Localized Significance Threshold Methodology, June 2003, Revised July 2008. Available at: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/final-lst-methodology-document.pdf>

¹⁵ South Coast Air Quality Management District. 2022. Air Quality Management Plan. Available online at: [final-2022-aqmp.pdf \(aqmd.gov\)](http://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/final-lst-methodology-document.pdf)

Criteria for determining consistency with the AQMP are defined in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD's 1993 CEQA Air Quality Handbook, and include the following:

- **Consistency Criterion No. 1:** The Proposed Project will not result in an increase in the frequency or severity of an existing air quality violation, or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.
- **Consistency Criterion No. 2:** The Proposed Project will not exceed the assumptions in the AQMP or increments based on the years of the Project build-out phase.

With respect to the first criterion, area air quality planning, including the AQMP, assumes that there will be emissions from new growth, but that such emissions may not impede the attainment and may actually contribute to the attainment of applicable air quality standards within the Basin. As discussed herein, the Project would not result in construction air quality emissions that exceed the SCAQMD thresholds of significance. Construction-related emissions would be temporary in nature, lasting only for the duration of the construction period, and would not have a long-term impact on the region's ability to meet state and federal air quality standards. Furthermore, the Project will be required to comply with applicable SCAQMD rules and regulations for new or modified sources. For example, the Project must comply with SCAQMD Rule 403 for the control of fugitive dust during construction. By meeting SCAQMD rules and regulations, project construction activities will be consistent with the goals and objectives of the AQMP to improve air quality in the Basin. Also discussed herein, the Project would not result in operational air quality emissions that exceed the SCAQMD thresholds of significance. And, as discussed in more detail herein, projects, land uses, and activities that are consistent with the applicable assumptions used in the development of the AQMP would not jeopardize attainment of the air quality levels identified in the AQMP. Thus, the Project would be consistent with first criterion.

With respect to the second criterion, the AQMP was prepared to achieve national and state air pollution standards within the region. A project that is considered to be consistent with the AQMP would not interfere with attainment of AQMP goals because the growth from the Project is included in the regional projections used to formulate the AQMP. Therefore, projects, land uses, and activities that are consistent with the applicable assumptions used in the development of the AQMP (i.e., the RTP/SCS) would not jeopardize attainment of the air quality levels identified in the AQMP. While the Project would expand the cemetery grounds, the Project is not growth inducing, would not add any new residential or commercial square footage to the Project Site, and would not change any forecasts related to housing units, population, or employment in the region. . As such, the Project would not have the potential to conflict with regional growth projections identified in SCAG's RTP/SCS and the AQMP. Thus, the Project is also consistent with

the second criterion. As the Project is consistent with Criterion Nos. 1 and 2, the Project would not conflict with or obstruct implementation of any applicable air quality plan, and this impact is less than significant.

AQ Impact 2 **Would implementation of the Proposed Project result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is nonattainment under an applicable federal or state ambient air quality standard? (*Less than Significant*).**

A project may have a significant impact if project-related emissions would result in a cumulatively considerable net increase for an criteria pollutant for which the region in nonattainment under applicable federal or state ambient air quality standards. The cumulative analysis of air quality impacts follows the SCAQMD's guidance such that construction or operational project emissions will be considered cumulatively considerable if project-specific emissions exceed an applicable SCAQMD recommended daily threshold.

Regional Construction Significance Analysis

For the purpose of analyzing impacts associated with construction activities, this analysis assumes a construction schedule of approximately 2 months, with demolition beginning in January 2024. This assumption is conservative and yields the maximum daily impacts. Construction activities associated with the Project would be undertaken in two main steps: (1) demolition and removal of existing debris and (2) grading/site preparation/landscaping.

Demolition and removal of existing debris would occur for approximately 1 month. This phase would include the demolition of the existing 1,943 sf residence plus approximately 222.53 tons of debris associated with the removal of the driveway and paved walkway.¹⁶

Grading, site preparation, and landscaping for the proposed burial expansion would occur for approximately 1 month. This analysis assumes grading and all associated cut and fill activities would balance soil on site. Therefore, no soil import or export would be required.

The analysis of regional daily construction emissions has been prepared utilizing CalEEMod recommended by the SCAQMD. Predicted maximum daily construction-generated emissions for the Project are summarized in **Table 7, Construction-Related Criteria Pollutant and Precursor Emissions – Maximum Pounds per Day**. These calculations assume that appropriate dust control measures would be implemented as part of the Project during each phase of development, as specified by SCAQMD Rule 403 (Fugitive Dust).

¹⁶ Estimate based on approximately 3,338 sf of paved areas and conversion to tons per CalRecycle guidance. See Appendix A.

Rule 403 control requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes; applying soil binders to uncovered areas; reestablishing ground cover as quickly as possible; utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the Project Site; and maintaining effective cover over exposed areas. As shown in **Table 7**, the peak daily emissions generated during the construction of the Project would not exceed any of the regional emission thresholds recommended by the SCAQMD. Therefore, Project construction would not result in a cumulatively considerable net increase of any criteria air pollutant for which the Project region is nonattainment under an applicable federal or state ambient air quality standard.

Table 7
Construction-Related Criteria Pollutant and Precursor Emissions – Maximum Pounds per Day

Construction Year	ROG	NOx	CO	SO ₂	PM10	PM2.5
2024	1.22	11.4	11.2	0.02	2.70	1.52
Regional Threshold	75	100	550	150	150	55
<i>Exceed?</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>

Source: Impact Sciences May 2023. See Appendix A to this report.

Note: Project emissions account for the reductions from SCAQMD Rule 403 (Fugitive Dust).

Regional Operational Significance Analysis

As previously discussed, the Project does not have an operational component that would generate emissions. As there are no operational emissions associated with the Project, regional operational emissions thresholds would not be exceeded. Therefore, there is no impact.

Air Quality Health Impacts

On December 24, 2018, the California Supreme Court published its opinion on the *Sierra Club et al. v. County of Fresno et. Al.* (Case No. S219783) which determined that an environmental review must adequately analyze a project's potential impacts and inform the public how its bare numbers translate to a potential adverse health impacts or explain how existing scientific constraints cannot translate the emissions numbers to the potential health impacts.

Criteria air pollutants are defined as those pollutants for which the federal and state governments have established air quality standards for outdoor or ambient concentrations to protect public health. The national and state ambient air quality standards have been set at levels to protect human health with a

determined margin of safety.¹⁷ As discussed previously, the Basin is in state non-attainment for PM_{2.5}, PM₁₀, and Ozone (O₃) and federal non-attainment for PM_{2.5} and O₃. Therefore, an increase in emissions of particulate matter or ozone precursors (ROG and NO_x) has the potential to push the region further from reaching attainment status and, as a result, are the pollutants of greatest concern in the region. As noted in **Table 7** above, the Project will emit criteria air pollutants during construction. However, the Project will not exceed SCAQMD thresholds for ozone precursors (ROG and NO_x), PM_{2.5}, PM₁₀, or any other criteria air pollutants, and will not result in a cumulatively significant impact for which the region is in non-attainment. Thus, with respect to the Project's increase in criteria pollutant emissions, the Project would not have the potential cause significant air quality health impacts. With respect to the Project's potential TAC and DPM impacts upon sensitive receptors, please refer to the discussion under **AQ Impact 3**.

AQ Impact 3 **Would implementation of the Proposed Project expose sensitive receptors to substantial air pollutant concentrations? (*Less than Significant*).**

Localized Construction Significance Analysis

As detailed in the methodology section of this report, the SCAQMD has developed localized significance thresholds (LST) for construction areas that are one, two, and five acres in size to simplify the evaluation of localized emissions. LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the applicable federal or State ambient air quality standard. LSTs are provided for each source receptor area (SRA) and various distances from the source of emissions. As described previously, the nearest air quality sensitive receptors to the Project Site includes: 1) Adjacent residences to the West; 2) Residences to the south (approximately 65 feet); and, 3) A Child's Garden preschool associated with the Church of Our Savior (approximately 90 feet).

In the case of this analysis, the Project Site is located within SRA 8 – West San Gabriel Valley with receptors located within 25 meters.¹⁸ The closest receptor distance in the SCAQMD's mass rate look-up tables is 25 meters. Projects that are located closer than 25 meters to the nearest receptor are directed to use the LSTs for receptors located within 25 meters. As the Project Site is less than one acre, LSTs for a one-acre site in SRA 8 with sensitive receptors located within 25 meters were utilized to address the potential localized NO_x, CO, PM₁₀, and PM_{2.5} impacts. As shown in **Table 8, Localized Significance of Construction Emissions – Maximum Pounds per Day**, the Project would not exceed any of the identified localized

¹⁷ SCAQMD, *Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning*, May 6, 2005.

¹⁸ As discussed previously under 'Methodology,' LSTs based on shorter averaging periods, such as the NO₂ and CO LSTs, are applied to receptors such as industrial or commercial facilities since it is reasonable to assume that workers at these sites could be present for periods of one to eight hours. Therefore, this analysis evaluates localized air quality impacts from construction activities associated with the Project on sensitive receptors for NO₂, CO, PM₁₀, and PM_{2.5}, and on "non-sensitive" receptors (e.g., industrial or commercial facilities) for NO₂ and CO.

thresholds of significance during construction. Therefore, the Project's construction would not expose sensitive receptors to substantial air pollutant concentrations and these impacts would be less than significant.

Table 8
Localized Significance of Construction Emissions – Maximum Pounds per Day

Construction Phase	NOx	CO	PM10	PM2.5
Demolition	4.69	5.79	0.38	0.20
<i>SCAQMD Localized Thresholds</i>	<i>69.00</i>	<i>535.00</i>	<i>4.00</i>	<i>3.00</i>
Grading/Site Prep/Landscaping	11.40	10.7	2.60	1.49
<i>SCAQMD Localized Thresholds</i>	<i>69.00</i>	<i>535.00</i>	<i>4.00</i>	<i>3.00</i>
<i>Exceed?</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>

Source: Impact Sciences, May 2023. See **Appendix A** to this report.

Notes: Calculations assume compliance with SCAQMD Rule 403 – Fugitive Dust. As the Project Site is less than one acre, analysis applied LSTs for a one-acre site with a receptor distance of 25 meters (82 feet) in SCAQMD's SRA 8. The building construction emission total includes architectural coating and paving emissions.

Localized Operational Significance Analysis

Given the nature of the Project, no operational emissions are assumed to occur. The future use of the Project Site will consist of in-ground burial spaces as well as a columbarium. These uses do not generate operational emissions, therefore there are no operational emissions associated with the Project and no localized operational impact would occur.

AQ Impact 4 **Would the Proposed Project include sources that could create other emissions (such as those leading to odors) adversely affecting a substantial number of people? (*Less than Significant*).**

The SCAQMD *CEQA Air Quality Handbook* (1993) identifies certain land uses as sources of odors. These land uses include agriculture (farming and livestock), wastewater treatment plants, food processing plants, chemical plants, composting facilities, refineries, landfills, dairies, and fiberglass molding. The Project would not include any of the land uses that have been identified by the SCAQMD as odor sources.

Construction activities associated with the Project may generate detectable odors from heavy-duty equipment exhaust and architectural coatings. However, construction-related odors would be short-term in nature and cease upon Project completion. In addition, the Project would be required to comply with the California Code of Regulations, Title 13, sections 2449(d)(3) and 2485, which minimizes the idling time of construction equipment either by shutting it off when not in use or by reducing the time of idling to no more than five minutes. This would reduce the detectable odors from heavy-duty equipment exhaust. The

Project would also be required to comply with the SCAQMD Rule 1113 – Architectural Coating, which would minimize odor impacts from ROG emissions during architectural coating. Any odor impacts to existing adjacent land uses would be short-term and not substantial. As such, the Project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. Impacts would be less than significant.

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APPENDIX A

Air Quality Data

San Gabriel Cemetery Expansion Project Custom Report

Table of Contents

1. Basic Project Information

1.1. Basic Project Information

1.2. Land Use Types

1.3. User-Selected Emission Reduction Measures by Emissions Sector

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

2.2. Construction Emissions by Year, Unmitigated

3. Construction Emissions Details

3.1. Demolition (2024) - Unmitigated

3.3. Grading (2024) - Unmitigated

5. Activity Data

5.1. Construction Schedule

5.2. Off-Road Equipment

5.2.1. Unmitigated

5.3. Construction Vehicles

5.3.1. Unmitigated

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

5.6.2. Construction Earthmoving Control Strategies

5.8. Construction Electricity Consumption and Emissions Factors

8. User Changes to Default Data

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	San Gabriel Cemetery Expansion Project
Construction Start Date	1/2/2024
Lead Agency	City of San Gabriel
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	0.50
Precipitation (days)	18.2
Location	34.110052, -118.108798
County	Los Angeles-South Coast
City	San Gabriel
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	4985
EDFZ	7
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.13

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
City Park	0.58	Acre	0.58	0.00	30,000	30,000	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.45	1.22	11.4	11.2	0.02	0.53	2.17	2.70	0.49	1.02	1.52	—	1,814	1,814	0.07	0.05	0.03	1,821
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.13	0.11	0.99	1.07	< 0.005	0.04	0.15	0.20	0.04	0.07	0.11	—	184	184	0.01	< 0.005	0.04	186
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.02	0.02	0.18	0.20	< 0.005	0.01	0.03	0.04	0.01	0.01	0.02	—	30.5	30.5	< 0.005	< 0.005	0.01	30.7

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	1.45	1.22	11.4	11.2	0.02	0.53	2.17	2.70	0.49	1.02	1.52	—	1,814	1,814	0.07	0.05	0.03	1,821

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.13	0.11	0.99	1.07	< 0.005	0.04	0.15	0.20	0.04	0.07	0.11	—	184	184	0.01	< 0.005	0.04	186
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.02	0.02	0.18	0.20	< 0.005	0.01	0.03	0.04	0.01	0.01	0.02	—	30.5	30.5	< 0.005	< 0.005	0.01	30.7

3. Construction Emissions Details

3.1. Demolition (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.61	0.51	4.69	5.79	0.01	0.19	—	0.19	0.17	—	0.17	—	852	852	0.03	0.01	—	855
Demolition	—	—	—	—	—	—	0.19	0.19	—	0.03	0.03	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.03	0.28	0.35	< 0.005	0.01	—	0.01	0.01	—	0.01	—	51.4	51.4	< 0.005	< 0.005	—	51.5
Demolition	—	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.05	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	8.50	8.50	< 0.005	< 0.005	—	8.53
Demolition	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.04	0.06	0.64	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	134	134	0.01	< 0.005	0.01	135
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.02	0.01	0.32	0.12	< 0.005	< 0.005	0.07	0.07	< 0.005	0.02	0.02	—	250	250	0.01	0.04	0.01	262
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.04	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	8.19	8.19	< 0.005	< 0.005	0.01	8.30
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	15.1	15.1	< 0.005	< 0.005	0.01	15.8
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.36	1.36	< 0.005	< 0.005	< 0.005	1.37
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	2.49	2.49	< 0.005	< 0.005	< 0.005	2.62

3.3. Grading (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
----------	-----	-----	-----	----	-----	-------	-------	-------	--------	--------	--------	------	-------	------	-----	-----	---	------

Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.41	1.19	11.4	10.7	0.02	0.53	—	0.53	0.49	—	0.49	—	1,713	1,713	0.07	0.01	—	1,719
Dust From Material Movement	—	—	—	—	—	—	2.07	2.07	—	1.00	1.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.09	0.07	0.69	0.65	< 0.005	0.03	—	0.03	0.03	—	0.03	—	103	103	< 0.005	< 0.005	—	104
Dust From Material Movement	—	—	—	—	—	—	0.12	0.12	—	0.06	0.06	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.01	0.13	0.12	< 0.005	0.01	—	0.01	0.01	—	0.01	—	17.1	17.1	< 0.005	< 0.005	—	17.2
Dust From Material Movement	—	—	—	—	—	—	0.02	0.02	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.03	0.04	0.48	0.00	0.00	0.10	0.10	0.00	0.02	0.02	—	100	100	< 0.005	< 0.005	0.01	102
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	6.14	6.14	< 0.005	< 0.005	0.01	6.22
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.02	1.02	< 0.005	< 0.005	< 0.005	1.03
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	1/2/2024	1/31/2024	5.00	22.0	—
Grading	Grading	2/1/2024	3/1/2024	5.00	22.0	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Demolition	Rubber Tired Dozers	Diesel	Average	1.00	1.00	367	0.40
Demolition	Tractors/Loaders/Backhoes	Diesel	Average	2.00	6.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	6.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	6.00	367	0.40
Grading	Tractors/Loaders/Backhoes	Diesel	Average	1.00	7.00	84.0	0.37

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	10.0	18.5	LDA,LDT1,LDT2
Demolition	Vendor	—	10.2	HHDT,MHDT
Demolition	Hauling	3.55	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	7.50	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (Ton of Debris)	Material Exported (Ton of Debris)	Acres Graded (acres)	Material Demolished (Ton of Debris)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	312	—
Grading	0.00	0.00	16.5	0.00	—

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Exposed Area	2	61%	61%
Water Demolished Area	2	36%	36%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2024	0.00	532	0.03	< 0.005

8. User Changes to Default Data

Screen	Justification
Construction: Construction Phases	Construction schedule per applicant

Demolition Debris Calculation	
Square footage of Driveway + Paved Walkway*	3,338.00
Estimate of Depth (ft)	1
Demolished Materials (CY)	124
Demolished Non-structure Materials (Tons)**	222.53
Square footage of Structure	1943.00
Demolished Structure Materials (Tons)**	89.40
<p>*This assumption is based on the size of the driveway and walkway presented in Site/Demo Plan</p> <p>** CalRecycle Solid Waste Generation, Disposal, and Diversion Measurement Guide https://www2.calrecycle.ca.gov/Publications/Download/342?opt=dln</p>	

IMPACT 
SCIENCES

APPENDIX B

Historical Resources Evaluation Report

Historical Resources Evaluation Report for 607 West Roses Road, San Gabriel, Los Angeles County, California

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PN 43570

TABLE OF CONTENTS

Chapter	Page
EXECUTIVE SUMMARY	iii
1.0 INTRODUCTION.....	1
1.1 PROJECT DESCRIPTION	1
1.2 PROJECT API	1
1.3 REGULATORY FRAMEWORK	4
1.3.1 California Register of Historical Resources Significance Criteria	4
1.3.2 California Environmental Quality Act Significance Criteria	5
1.3.3 City of San Gabriel Historic Preservation and Cultural Resource Ordinance	6
1.4 KEY PERSONNEL	7
1.5 REPORT ORGANIZATION	7
2.0 HISTORIC CONTEXT AND SITE-SPECIFIC HISTORY	8
2.1 SPANISH PERIOD	8
2.2 MEXICAN PERIOD.....	8
2.3 AMERICAN PERIOD	9
2.4 BRIEF HISTORY OF SAN GABRIEL	10
2.5 BUILDER IVAN M. WELLS.....	11
2.6 SITE-SPECIFIC HISTORY	12
3.0 METHODOLOGY	15
3.1 FIELD METHODS.....	15
3.2 RESEARCH METHODS.....	15
3.3 HISTORICAL IMAGE REVIEW	15
4.0 SURVEY FINDINGS	17
5.0 EVALUATION OF ELIGIBILITY	35
5.1 PREVIOUS EVALUATIONS	35
5.2 CALIFORNIA REGISTER OF HISTORICAL RESOURCES EVALUATION.....	35
5.3 CITY OF SAN GABRIEL DESIGNATION CRITERIA FOR HISTORIC LANDMARKS.....	38
6.0 MANAGEMENT SUMMARY AND RECOMMENDATIONS	39
REFERENCES.....	41
APPENDICES	45
APPENDIX A.....	47
Department of Parks and Recreation (DPR) 523 forms	47
APPENDIX B.....	49
Report prepared by Sapphos Environmental, Inc.	49

LIST OF FIGURES

	Page
Figure 1. Project vicinity map.....	2
Figure 2. 607 W Roses Road Project location map. El Monte USGS Topo map, 1966; photorevised 1995.....	Error! Bookmark not defined.
Figure 3. API for 607 W Roses Road Project.....	4
Figure 4. Primary façade, view toward north.....	22
Figure 5. Detail of shed roofing section, view toward north.....	22
Figure 6. Detail of primary façade, view toward northwest.....	23
Figure 7. Detail of attached garage, view toward north.....	23
Figure 8. Detail of circular windows along primary façade, view toward northwest.....	24
Figure 9. Detail of primary façade windows, view toward north.....	24
Figure 10. Detail of south and west facing facades, view toward northeast.....	25
Figure 11. Detail of west façade, view toward northeast.....	25
Figure 12. Detail of rear façade, view toward south.....	26
Figure 13. Detail of backward and concrete wall, view toward south.....	26
Figure 14. Detail of exterior stone fireplace. View toward north.....	27
Figure 15. Detail of eastern façade, view toward south.....	27
Figure 16. Detail of interior archway, view toward east from living room toward entry hall and dining room.....	28
Figure 17. Detail of painted patterns and crests on entrance hall ceiling.....	28
Figure 18. Interior living room space. View toward southwest.....	29
Figure 19. Detail of bathroom. View toward west.....	29
Figure 20. Interior dining room space with built-in cabinets. View toward west.....	30
Figure 21. Interior kitchen space, view toward north.....	30
Figure 22. Laundry room and rear exit, view toward north.....	31
Figure 23. Rear bathroom, view toward west.....	31
Figure 24. Rear bathroom, view toward east.....	32
Figure 25. Detail of wooden door into rear bedroom area. View toward south.....	32
Figure 26. Detail of rumpus room View toward southwest.....	33
Figure 27. Primary façade, view toward north.....	34

EXECUTIVE SUMMARY

This Historical Resources Evaluation Report (HRER) is an identification of historical resources within the 607 West Roses Road project area in San Gabriel, Los Angeles County, California (Project). The Project is located in the northern portion of the City of San Gabriel, north of Las Tunas Drive and west of San Marino Avenue, in central Los Angeles County. This HRER was prepared to meet the requirements set forth in the California Environmental Quality Act (CEQA) (Public Resources Code 21000 et seq.) and the State CEQA guidelines (California Code of Regulations, section 15000 et seq.) and the City of San Gabriel's Procedures for Implementation of the California Environmental Quality Act (2009). The City of San Gabriel (City) is the lead agency for complying with CEQA.

ASM Affiliates, Inc. (ASM) was contracted by Impact Sciences to prepare this HRER after conducting a peer review of a prior historical resource assessment. ASM conducted an architectural history survey to identify any historical resources. No historical resources as defined by CEQA are located within the Area of Potential Impacts (API), which is defined by the boundary of the subject parcel.

1.0 INTRODUCTION

This Historical Resources Evaluation Report (HRER) is an identification of historical resources within the 607 West Roses Road project area in San Gabriel, Los Angeles County, California (Project). This HRER was prepared to meet the requirements set forth in the California Environmental Quality Act (CEQA) (Public Resources Code 21000 et seq.) and the State CEQA guidelines (California Code of Regulations, section 15000 et seq.) and the City of San Gabriel's Procedures for Implementation of the California Environmental Quality Act (2009). The City of San Gabriel (City) is the lead agency for complying with CEQA.

The Project consists of the single subject parcel of 607 West Roses Road, a developed property in the City of San Gabriel, Los Angeles County, California (Figure 1). The study was performed to determine the presence or absence of potentially significant historic architectural resources within the area of potential impacts (API). The HRER builds upon an earlier report prepared by Sapphos Environmental, Inc. titled *Historical Resources Assessment Report for 607 W. Roses Road* (Sapphos 2022). ASM peer reviewed that report and then reviewed all relevant site records and reports on file with the City Department of Building and Safety. We also reviewed Los Angeles County newspapers, city directories, books, and articles, and conducted an intensive pedestrian survey of the entire Project API.

1.1 PROJECT DESCRIPTION

The Project area is illustrated on the USGS El Monte, CA 7.5-minute topographic quadrangle (Figure 2). The Project consists of one developed parcel (Assessor's Parcel Number [APN] 5365-022-006). The current property addresses is 607 West Roses Road. The proposed project is to demolish the residential building and expand the cemetery grounds into this parcel.

1.2 PROJECT API

A project's API is defined as the geographic area or areas, regardless of land ownership, within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties, if any such properties exist. The API for the current project is limited to the parcel boundaries of APN 5365-022-006 in San Gabriel, California. Figures 2 and 3 illustrate the API.

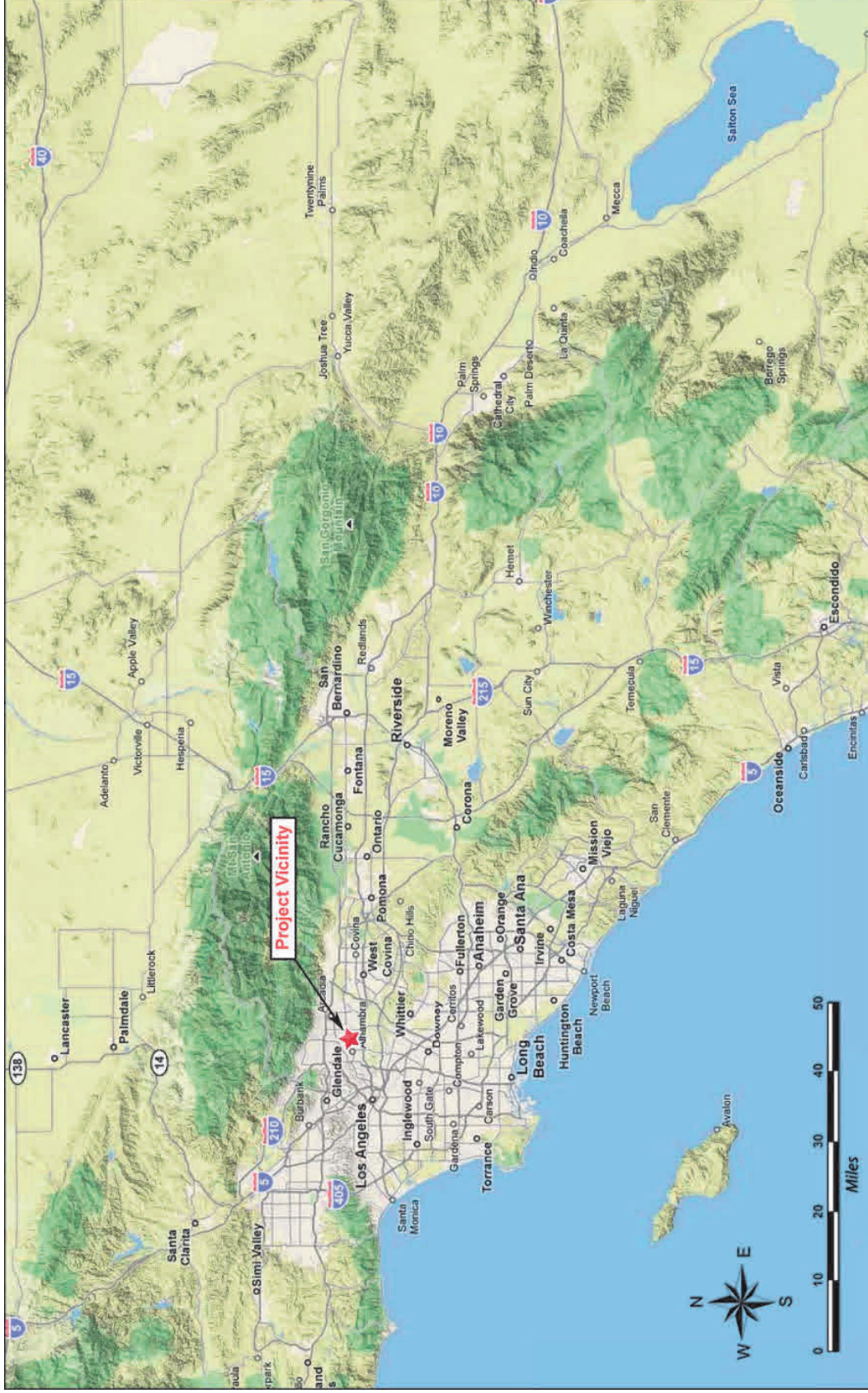


Figure 1. Project vicinity map.

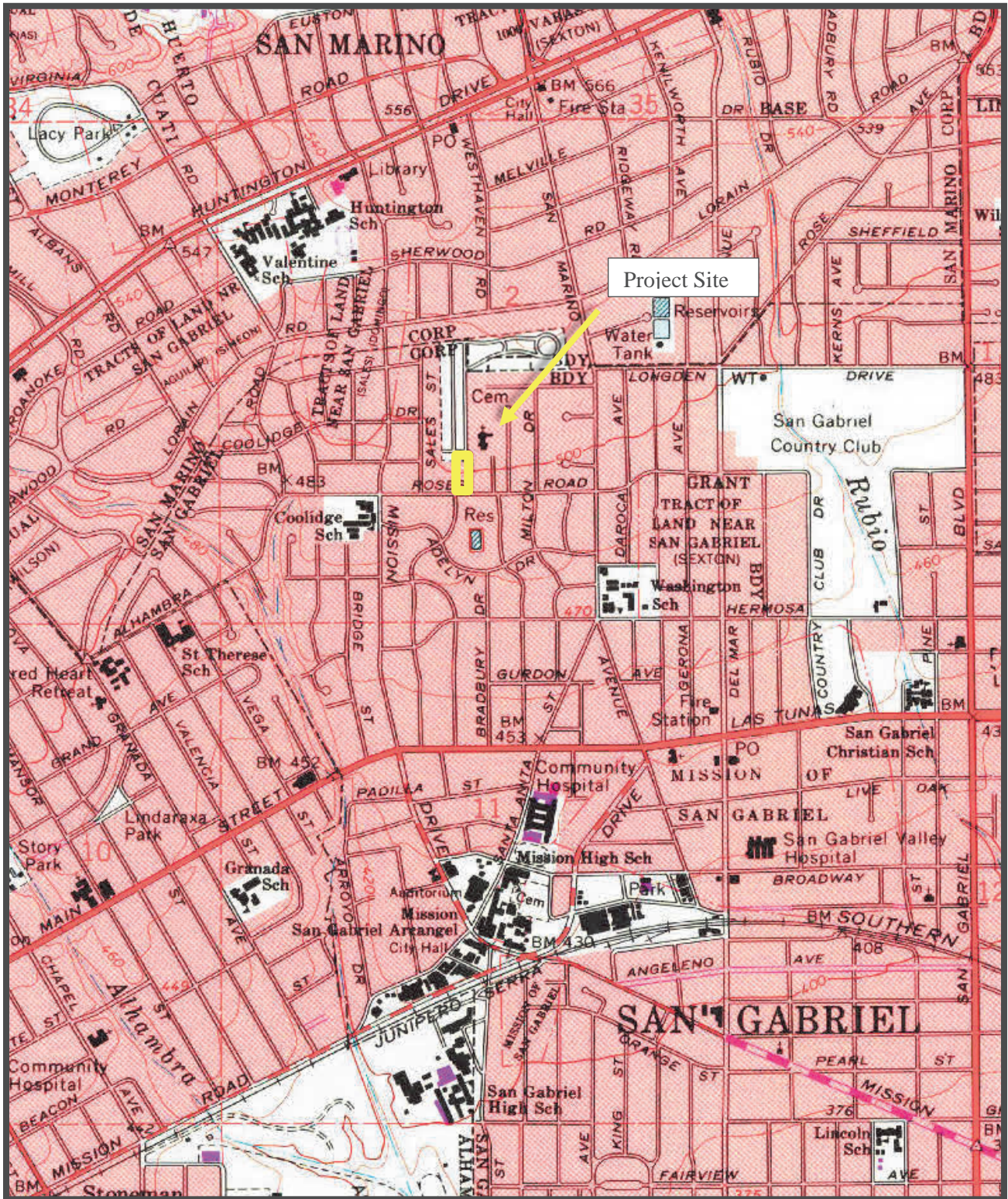


Figure 2. 607 West Roses Road Project location map. El Monte USGS Topo map, 1966; photorevised 1995.

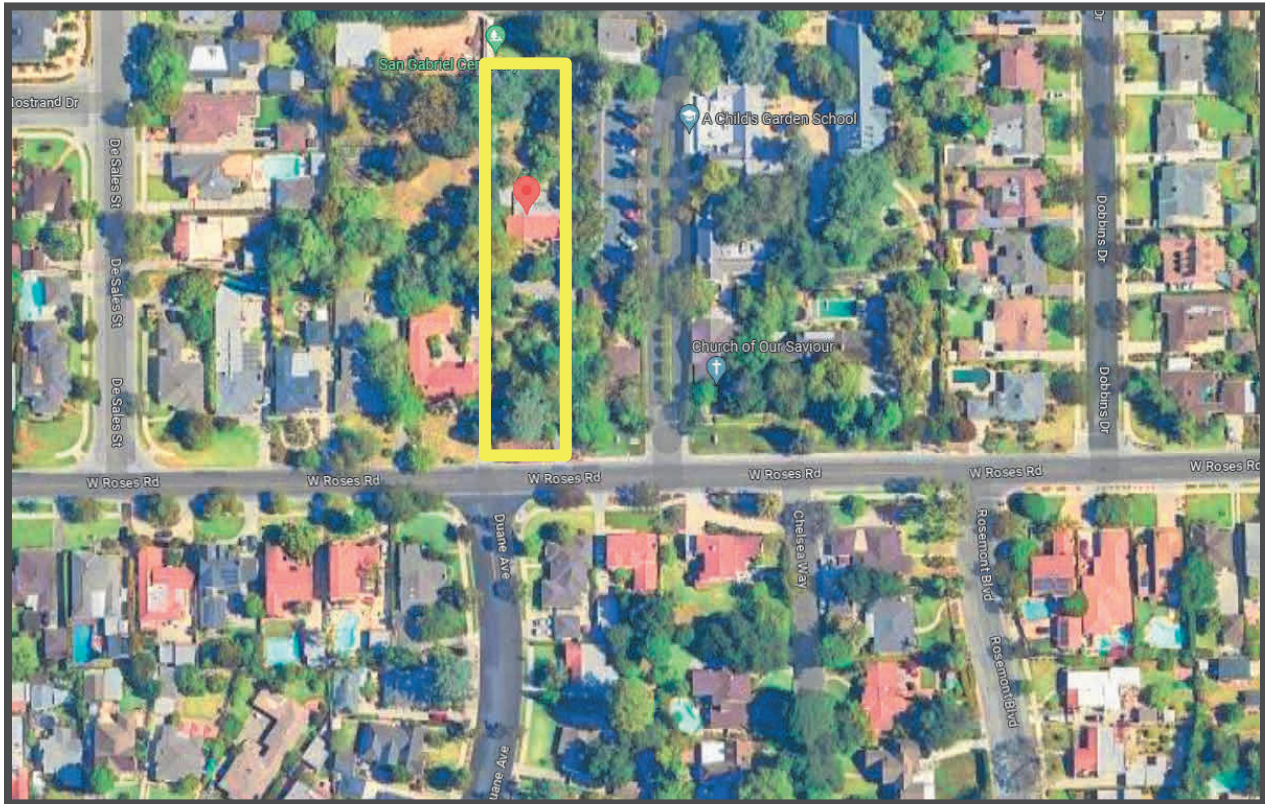


Figure 3. API for 607 West Roses Road Project.

1.3 REGULATORY FRAMEWORK

1.3.1 California Register of Historical Resources Significance Criteria

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

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

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

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

Integrity

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

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

1.3.2 California Environmental Quality Act Significance Criteria

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

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

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

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

1.3.3 City of San Gabriel Historic Preservation and Cultural Resource Ordinance

Designation Criteria for Historic Landmarks

Chapter 153 Section 607 of the City of San Gabriel Municipal Code outlines the designation criteria for historic landmarks. With the advice of the Commission, the City Council may designate a property, site, public art, park, cultural landscape, or natural feature as a historic landmark and add it to the San Gabriel Register if it meets the requirements described in paragraphs A and B (comparable to the NRHP and CRHR):

- A. The property meets one of the following eligibility criteria:
 1. It is or was once associated or identified with important events or broad patterns of development that have made a significant contribution to the cultural, architectural, social, historical, economic, and political heritage of the city, region, state or nation.
 2. It is or was once associated with an important person or persons who made a significant contribution to the history, development, and/or culture of the city, region, state or nation.
 3. It embodies the distinctive characteristics of a style, type, period, or method of construction; represents the work of a master, or possesses high artistic or aesthetic values; or it represents one of the last, best remaining examples of an architectural

type or style in a neighborhood or the city that was once common but is increasingly rare.

4. It has yielded or has the potential to yield information important to the prehistory or history of the city, region, state, or nation.
- B. The property retains integrity from its period of significance, as determined by a qualified architectural historian or historian. A proposed historic landmark need not retain all seven aspects of integrity (location, design, setting, materials, workmanship, feeling, and association), but it must retain sufficient integrity to convey the reasons for its cultural, architectural, social, historical, economic, and political significance.
- C. Neither the deferred maintenance of a proposed historic landmark nor its dilapidated condition shall, on its own, be equated with a loss of integrity. Integrity shall be judged with reference to the particular characteristics that support the property's eligibility under the appropriate criteria and theme of significance.

1.4 KEY PERSONNEL

All individuals who prepared this HRER exceed the Secretary of the Interior's *Professional Qualification Standards* for Archaeology and Architectural History (48 FR 44716). Given these criteria, Ms. Shannon Davis, M.A., RPH, served as Lead Architectural Historian, Ms. Madeline Gonzalez, M.A., served as Project Architectural Historian. Ms. Davis and Ms. Gonzalez meet the *Professional Qualification Standard* for Architectural Historian, and Ms. Davis additionally meets the *Professional Qualification Standard* for Historian. Both have experience evaluating Spanish Colonial Revival residential properties in Los Angeles County.

1.5 REPORT ORGANIZATION

This report is divided into six chapters. Following this introduction, Chapter 2 provides an historical context for the project area, related to the specific resources within the API. Methodology is included in Chapter 3. Chapter 4 identifies the resource surveyed. Chapter 5 provides the evaluation of historical significance and Chapter 6 provides management recommendations and conclusions. Appendix A contains the Department of Parks and Recreation (DPR) 523 forms. Appendix B contains the report submitted by Sapphos Environmental Inc.

2.0 HISTORIC CONTEXT AND SITE-SPECIFIC HISTORY

2.1 SPANISH PERIOD

Spanish exploration of California began when Juan Rodriguez Cabrillo led the first European expedition into the region in 1542. For more than 200 years after his initial expedition, Spanish, Portuguese, British, and Russian explorers sailed the California coast and made limited inland expeditions, but they did not establish permanent settlements (Bean 1968; Rolle 2003). In 1769, Gaspar de Portolá and Franciscan Father Junipero Serra established the first Spanish settlement in what was then known as Alta (upper) California at Mission San Diego de Alcalá. This was the first of 21 missions erected by the Spanish between 1769 and 1823. It was during this time that initial Spanish settlement of the project vicinity began.

On September 8, 1771, Mission San Gabriel Arcángel (Mission San Gabriel) was established in present-day Montebello, approximately 3 miles southeast of its present location (California Missions Resources Center n.d.). Due to frequent flooding, the mission was relocated in 1775 to its current site near the San Gabriel River. Mission San Gabriel was the fourth of 21 missions established between 1769 and 1823 in Alta California, and the first permanent Euro-American settlement in Los Angeles County. Mission San Gabriel quickly became one of the wealthiest and most expansive missions in Alta California. Surrounding the mission were vast agricultural lands, vineyards, gardens, and livestock. One early technological advancement came in 1816 when the mission's first mill was constructed in nearby San Marino. Referred to as El Molino Viejo (the Old Mill), the mill was the first of its kind in the area, but, due to a flawed design, it was replaced in 1821 by a mill on the grounds of the mission; a portion of the original mill was recently discovered, partially recovered, and restored on the mission grounds. Designed by Joseph Chapman in the model of American textile mills, and built with Native American labor, Chapman's mill represented a great innovation.

During this period, Spain also granted ranchos to prominent citizens and soldiers in the area. To manage and expand their herds of cattle on these large ranchos, colonists enlisted the labor of the surrounding Native American population (Engelhardt 1927). The missions were responsible for administrating to the local Indians as well as converting the population to Christianity (Engelhardt 1927). The influx of European settlers brought the local Native American population in contact with European diseases which they had no immunity against, resulting in a catastrophic reduction in native populations throughout the state (McCawley 1996). One important aspect of San Gabriel's long history in the region stretches back to this era. In 1781, a procession of soldiers, laypeople, and priests led by Spanish Governor Felipe de Neve left Mission San Gabriel to select a new townsite for Los Angeles. Governor Neve and representatives from the mission sought to establish Los Angeles in order to supplement the agricultural goods produced at the mission (Fogelson 1967). Los Angeles's site shifted twice due to flooding from the nearby river, and eventually settled at the present-day Los Angeles Plaza Historic District.

2.2 MEXICAN PERIOD

The Mexican Period commenced when news of the success of the Mexican War of Independence (1810-1821) against the Spanish crown reached California in 1822. This period saw the privatization of mission lands in California with the passage of the Secularization Act of 1833. This act federalized mission lands and enabled Mexican governors in California to distribute former mission lands to individuals in the form of land grants. Successive Mexican governors made approximately 700 land grants between 1833 and 1846, putting most of the state's lands into private ownership for the first time (Shumway 2007). During this era, a class of wealthy landowners known as *rancheros* worked large ranches based on cattle hide and tallow production.

The beginnings of a profitable trade in cattle hide and tallow exports opened the way for larger, commercially driven farms. Land grants owned by the Spanish crown and clergy were distributed to mostly Mexican settlers born in California, or the “Californios.” While this shift marked the beginning of the rancho system that would “dominate California life for nearly half a century” (Poole 2002:13), the rural character of emerging cities in and around San Gabriel and Los Angeles remained intact. Ranchos were largely self-sufficient enterprises (partly out of necessity, given California’s geographic isolation), producing goods to maintain their households and operations.

By 1830, the holdings of Mission San Gabriel had come to include a lumbermill, leather and carpentry shops, a tile kiln, and wide-ranging facilities for the processing and production of soap, leather, hides, and other goods (Williams 2005:19). As for livestock, the mission boasted over 100,000 head of oxen, 20,000 horses, 40,000 sheep, 31,000 bushels of grain, and 500 barrels of wine and brandy (Sugranes 1909:5-7). In 1834, the vast land holdings of the mission were transferred to a civil administrator and in the subsequent decade, many artifacts and items of value were removed, and the mission fell into disrepair.

In the 1840s, Governor Pío de Jesus Pico (who himself was born at Mission San Gabriel as the son of a mission guard) began selling off California’s missions in order to fund local defense forces to support the Mexican American War (Arnold 2013). In 1846, the Mexican government sold Mission San Gabriel and its 16,000 acres of land to early settlers and entrepreneurs William Workman and Don Hugo Reid in order to repay war debts due to the war (Engelhardt 1927:216-229). Mexican forces fought and lost to combined U.S. Army and Navy forces in the Battle of the San Gabriel River on January 8, 1847, and in the Battle of La Mesa on January 9 (Nevin 1978). On January 10, leaders of the pueblo of Los Angeles surrendered peacefully after Mexican General Jose Maria Flores withdrew his forces. Shortly thereafter, newly appointed Mexican Military Commander of California Andrés Pico surrendered all of Alta California to U.S. Army Lieutenant Colonel John C. Fremont in the Treaty of Cahuenga (Nevin 1978).

2.3 AMERICAN PERIOD

The Mexican Period officially ended in early January 1848 with the signing of the Treaty of Guadalupe Hidalgo, formally concluding the Mexican American War. Per the treaty, the United States agreed to pay Mexico \$15 million for conquered territory, including California, Nevada, Utah, and parts of Colorado, Arizona, New Mexico, and Wyoming. California gained statehood in 1850, and this political shift set in motion a variety of factors that began to erode the rancho system.

Given the size of their holdings, the initiation of property taxes proved onerous for many southern California ranchers. In addition, the creation of the U.S. Land Commission in 1851 required that property owners prove the validity of their property titles, many of which had been granted relatively informally and without the benefit of formal survey. Ranchers often paid for legal debts with portions—or all—of their ranchos. During this period, 40 percent of rancho-held lands in the County of Los Angeles passed to the U.S. government. The large-scale rancho system also suffered greatly from the 1860s droughts, which decimated the cattle industry upon which southern Californian ranchers depended.

In 1848, the discovery of gold in northern California led to the California Gold Rush, though the first gold was found in 1842 by settlers in Placerita Canyon, approximately 40 miles to the northwest of San Gabriel (Workman 1935; Guinn 1977). The Gold Rush significantly transformed northern California and also contributed to an exponential increase in California’s population overall. During this time, San Francisco became California’s first true city, growing from a population of 812 to 25,000 in only a few years (Rolle 2003). By 1853, the population of California exceeded 300,000. Thousands of settlers and immigrants continued to immigrate to the state, particularly after the completion of the First Transcontinental Railroad in 1869.

The San Gabriel Valley was seen as a particularly inviting place for new settlement, due to its fertile soil, abundant land, and ample water supply. In this era, newly founded farmsteads were established, offering citrus and nut orchards, grain, and vineyards. Describing the offerings of the San Gabriel Valley, local pioneer Benjamin Wilson noted that “every species of grain and fruit is in great abundance” in the valley (City of San Gabriel 1966). The history of the emerging town continued to be closely tied to that of Mission San Gabriel.

In the 1880s, a real estate boom arrived in southern California, fueled by a speculative real estate market and increasingly accessible rail travel (Deverell 1994). New southern Californian towns were promoted as havens for good health and economic opportunity. In 1883, the California Immigration Commission designed an advertisement declaring the state as “the Cornucopia of the World” (Poole 2002:36). Between 1880 and 1890, the population of Los Angeles expanded fivefold, from approximately 11,000 to 50,000; this figure peaked in 1888 at approximately 80,000 (*Los Angeles Times* 1891). Following the collapse of the real estate market in 1888, economic stagnancy lasted through the mid-1890s in the region. Despite the economic downturn, the industrial and commercial transformation of the region was well entrenched.

While the 1910s brought steady development and expansion, the 1920s witnessed a boom in population and building expansion. The boom of the 1920s in southern California brought an estimated 1.5 million new residents to the region (McWilliams 1946). The ascendancy of the automobile facilitated this influx and decisively shaped the character of emerging towns and cities.

2.4 BRIEF HISTORY OF SAN GABRIEL

The City of San Gabriel was first settled in 1771 when the Mission San Gabriel Archangel was founded. The Mexican government secularized the mission in 1834. Although the mission complex was returned to the Catholic Church in 1859, Mexican and American farmers and ranchers had formed an unplanned community on the surrounding land by 1842. The families of John Rowland and William Wolfskill were instrumental in its growth.

During the Gold Rush, San Gabriel became one of the first townships established in Los Angeles County. By 1860, the population as recorded by the U.S. Census was more than 580 residents (Arnold 2013:31). Following California’s entry into the United States and the subsequent legal review of real estate transactions, the Catholic diocese regained ownership of the Mission San Gabriel in 1853. Although decades of neglect had taken its toll on the mission, the church was returned to service as a parish between 1862 and 1908. In 1908, rebuilding efforts of Mission San Gabriel began, following the arrival of the Claretian Fathers who are credited with restoring the mission.

One of San Gabriel’s pioneering residents in the early American period was David Franklin Hall, who arrived in 1854. Hall purchased a mission adobe residence on Mission Drive from Hipolito Cervantes and opened one of the town’s first grocery stores. Between 1861 and 1874, Hall served as postmaster of San Gabriel. In the 1870s, Hall adapted his adobe residence as a hotel for visitors to San Gabriel. The San Gabriel Hotel continued to operate as the town’s only hotel for a decade. Following Hall’s ownership, the inn remained in use as a hotel, although under different names, such as the Bailey Hotel, Grapevine Inn, and eventually as Café de Espanola in the 1930s.

San Gabriel felt the effects of the southern California 1880s real estate boom (and bust). The arrival of the Southern Pacific Railway Line catalyzed settlement, economic and agricultural expansion, and tourism in San Gabriel. Even in this early period, San Gabriel stood out from other new boom towns for its authentic, old world flavor. Given the proximity to the railway lines, agricultural goods thrived in San Gabriel and neighboring communities, citrus crops in particular. Like many towns in the San Gabriel Valley, the citrus

industry became an important component of the local economy. In the last decade of the nineteenth century, Chinese laborers worked the town's orange groves. In addition to goods, early businesspeople and real estate speculators in and around San Gabriel were anxious to capitalize on the influx of visitors and settlers and the abundance of open land.

By the turn of the twentieth century, while most neighboring cities were emerging, Mission San Gabriel was established and already a local tourist attraction. Even as San Gabriel recognized its past, it also embraced the future. When electricity arrived, Henry Huntington's Pacific Electric Cars, or "Red Cars" as they were known, ran along the historic corridor of Mission Drive and facilitated regional travel and tourism. New shops, businesses, and merchants were established along Mission Drive and other areas. One such expanding area for commerce was East San Gabriel which would eventually become known as the East San Gabriel business district with San Gabriel Boulevard at its center.

The City of San Gabriel's civic life and institutions began to take shape in earnest in the 1910s. To avoid becoming part of Alhambra, the 1,500 residents of San Gabriel voted to incorporate in 1913 (at which point the Mission San Gabriel was nearly 140 years old). By 1914, the City's first team of officials were appointed, and civic infrastructure and institutions quickly followed. San Gabriel's first bank, located at 343 South Mission Drive, was constructed in 1914 near Mission San Gabriel.

San Gabriel saw significant expansion in the 1920s when agriculture gradually gave way to commercial and industrial enterprises. By 1925, the San Gabriel Valley was said to have a population of 100,000 residents, with more than 5,000 residing in the City of San Gabriel (*Los Angeles Times* 1925). As of the late 1920s, most development and settlement in San Gabriel was concentrated in neighborhoods near the original mission site and grounds. The boom of the 1920s ended with the onset of the Great Depression. Even so, San Gabriel saw a mini-construction boom in the late 1930s with the establishment of the Federal Housing Administration and its home ownership loan program.

Transportation improvements also spurred development in San Gabriel in the late 1930s and 1940s. Construction of the Arroyo Seco Parkway (State Route 110) in 1938 provided a convenient connection between the growing metropolis of Los Angeles and the towns of Pasadena and neighboring communities such as San Gabriel. In addition, construction of the San Bernardino Freeway (Interstate 10) just south of San Gabriel provided an easily accessible link for communities within southern California as well as interstate travelers and tourists. San Gabriel continues to cater to visitors who come to experience its unique cultural heritage and history as the "Birthplace of the Los Angeles Region" (City of San Gabriel n.d.).

San Gabriel's population swelled during the 1930s and 1940s and the residential area north of Las Tunas Boulevard, known as North San Gabriel, began to expand. Home to approximately 12,000 citizens in 1940, San Gabriel residents numbered more than 20,000 by 1950 (Pitt and Pitt 1997:448). San Gabriel recognized and embraced its unique heritage and culture through the Mission Revival and Spanish Colonial Revival style buildings constructed throughout the City, as well as through its recognition of its longstanding Native American heritage. In 1994, the City Council adopted a resolution formally recognizing the Gabrielino-Tongva Nation as "the aboriginal tribe of the Los Angeles Basin" (City of San Gabriel 2004:CR-5).

2.5 BUILDER IVAN M. WELLS

Ivan M. Wells was a relatively well-known builder within the Los Angeles area, where he designed and constructed a prolific number of residences during the late 1920s and early 1930s; research did not confirm that he was a registered architect. Some of the residences he constructed during this time were received by

the people of Los Angeles with great interest, particularly in 1932, when some of his houses received coverage in the *Los Angeles Times* (*Los Angeles Times* 1931, *Los Angeles Times* 1932a, *Los Angeles Times* 1932b). In June of that year, an article titled “Newly Finished Hacienda Group” describes a trio of what would now be defined as Spanish Colonial Revival style houses as “novel hacienda type[s]” noting that they were “attracting wide attention as the latest novel residential addition to the Pico-Robertson district” (*Los Angeles Times* 1932a). In November of that year, another article titled “Local Builder Finishes New Spanish Home” was published in the *Los Angeles Times*, describing a “Spanish ranch house type residence” and stating that it is “unique from the standpoint of its architectural development” (*Los Angeles Times* 1932b). This article then states that it was the twentieth residence built by Ivan M. Wells in that year alone, and that he “specializes in the Spanish type.” While varying at times in form, Wells’s Spanish Colonial Revival houses (what the articles referred to as hacienda style or Spanish ranch style) exemplified in the newspapers maintain commonality and exhibit a unique approach to the style despite its pre-existing presence in Los Angeles residential neighborhoods. Wells’s houses are usually one-story and horizontally massed, creating a long ranch-style effect, hence the ranch definition initially provided by the *Los Angeles Times*. The shed roof that is notable on the western façade of 605 W. Roses Road appears to be a characteristic that is at times repeated in other examples of Wells’s Spanish Colonial Revival style houses and speaks to the horizontal emphasis in the design of Wells’s houses. An article published in 1934 in the *Los Angeles Times* details the interior innovations found in the Spanish Colonial Revival houses built by Wells, where “extra large closets...book shelves, unusual light fixtures, tiled-to-the ceiling kitchen and pegged hardwood floors” are described as innovations and unique ideas in the residential architectural landscape of Los Angeles (*Los Angeles Times* 1934a). Interestingly, this article details the innovation of what is referred to as a rumpus room, described as a “combination den and dinette” featuring “several innovations that make it a veritable outdoor living room” such as built in shelving and seating. Wells’s reputation continued to grow through the rest of the 1930s and the 1940s, completing some projects that received mentioned in local newspapers (*Los Angeles Times* 1934b, *Los Angeles Times* 1937, *Los Angeles Times* 1949b). In 1938, his Beverly Hills residence, which he designed and constructed himself, was photographed and featured in *Architectural Digest* magazine (*Architectural Digest* 1938). By the 1940s he began working with his son, founding a company called Wells & Son (*Los Angeles Times* 1949a). Wells continued to build residences in Los Angeles up until his sudden death in 1964 (*Los Angeles Times* 1965). Due to the prolific number of houses he designed and constructed during the course of his career, Wells contributed significantly to the residential development of Los Angeles. Additionally, as an innovative builder who designed homes in a unique style and included characteristics and features that can be recognizably attributed to him, he also contributed to the architectural landscape of Los Angeles and the prominence of the Spanish Colonial Revival style as exemplified in smaller one-story residences. In 1968, four years after his death, a publication of the *Encyclopedia of American Biography* examined Ivan Wells’s life and career, calling him “one of the most distinctive and best-known home builders in Los Angeles” (American Historical Society 1968). This publication, comprehensive and meticulously detailed, seeks to examine Americans who have contributed to the historical and cultural richness of America. Undoubtedly, Ivan M. Wells and his homes have made lasting impacts to Los Angeles and its architecture, and Wells may be considered master builder.

2.6 SITE-SPECIFIC HISTORY

Historic maps, available City building permits, and supplemental resources reveal the development of the subject parcel. The history of land ownership of the parcel that would eventually be 607 W. Roses Road begins in the early twentieth century with the development of what is referred to historically as the Dobbins Tract.

This tract was platted for a Ms. Kate Dobbins in June of 1906 (Sapphos 2022). The 1900 census reveals that Kate Dobbins was married to a Mr. John R. Dobbins, a fruit grower who was born in Pennsylvania (United States Census Bureau 1900). At this time, they were living together in the present-day city of Alhambra close to the Ramona Convent School. During the first few years of the turn of the twentieth century, John R. Dobbins and Kate Dobbins were mentioned on numerous occasions in the *Los Angeles Times* in reference to real-estate transfers and sales both in the City of Los Angeles as well as the surrounding San Gabriel area (*Los Angeles Times* 1898, *Los Angeles Times* 1902, *Los Angeles Times* 1905). John R. Dobbins died in 1905 and is buried at the San Gabriel Cemetery, where he and Kate Dobbins (who died in 1940) share a headstone (*Ancestry.com* 2014). The 1910 census reveals that Kate Dobbins assumed the duties of managing the family's fruit-growing business, specified as managing orange groves (United States Census Bureau 1910). A 1922 voter registration list of the San Gabriel City Precincts reveals that Ms. Kate Dobbins was residing at 525 Roses Road, an address and building that is no longer extant in contemporary San Gabriel, however, was likely at the end of present-day Dobbins Drive directly adjacent to the east of the Church of Our Savior (535 Roses Road) (California State Library 1922).

The future site of 607 W. Roses Road remained part of the Dobbins Tract until 1922, when the San Gabriel Cemetery Association began to express interest in expanding the San Gabriel Cemetery and purchased land from the Dobbins Tract (Sapphos 2022). This proposal of expansion was met with opposition from homeowners surrounding the San Gabriel Cemetery, and the purchased lots became known as the San Gabriel Cemetery Association Tract. Land from this tract, including the subject parcel, was purchased for residential buildings to be constructed instead.

The residence at 607 W. Roses Road was constructed in 1931 by Ivan M. Wells who designed and built the single-family residence on the subject parcel for a Mr. D. L. Simmons. Although D. L. Simmons was identified as the owner of the property at the time of its construction, he was not a resident of the subject property (Sapphos 2022). In 1933, 607 W. Roses Road was purchased by John and Margaret McLaren, where they resided until at least 1935 (*Pasadena Post* 1933b, Los Angeles Directory Company 1935). John McLaren was an investment banker, and Margaret McLaren (nee Huntington) was a renowned Pasadena socialite and granddaughter of Henry Huntington, the famed railroad tycoon and businessman (*Los Angeles Evening Post-Record*, 1933). The news of the McLarens' engagement and impending wedding was heavily discussed in the *Los Angeles Times* and local Pasadena newspapers, and their move to San Gabriel to live on Roses Road received mention as well (*Pasadena Post* 1933a, *Pasadena Post* 1933b, *Los Angeles Times* 1933). The next identified resident of the property was James Neville Mills, who was employed by the Aircraft Owners and Pilots Association and worked as a construction engineer in 1943 (United States World War II Draft Cards 1942). The next identified residents of the property were Joann, Patricia, and Samuel Cruse/Kruse, who lived at the residence as early as 1950 until 1956 (United States Census Bureau 1950, Los Angeles Directory Company 1952, Los Angeles Directory Company 1954). Listed under both Cruse and Kruse in the same directory, Samuel Kruse was a Greek immigrant who owned and worked as the vice president of Paris' Restaurant in Monterey Park, a well-known and beloved establishment that closed its doors in the 1980s (*Los Angeles Times* 1988). The next identified residents of the property were Samuel and Ruth Pack. Samuel Pack was a salesman, and the Packs are associated with the address in the year 1956 (Los Angeles Directory Company 1956). The next identified resident of the property is Forrest C. Robert, who resided there in 1962, and who married a woman named Francis Robert and they resided at the property together (Los Angeles Directory Company 1962). For an extended period of time, a woman named Miki Ohashi resided with the Robert family. Miki Ohashi was a Japanese-born American citizen who notably spent time in an internment camp during World War II. Born in 1893 and widowed, she would have been elderly at the time of her living arrangement with the Robert family (Los Angeles Directory Company 1962, Los Angeles Directory Company 1971, War Relocation Authority 2013). Various members of the Robert family were associated with the property until the year 2000, when it was purchased by the San Gabriel Cemetery Association. The property was used

2.0 Historic Context

continually used as a single-family residence from its construction until the time of its acquisition by the cemetery in 2000.

3.0 METHODOLOGY

The Secretary of the Interior has issued standards and guidelines for the identification and evaluation of historic properties (*Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation* [48 FR 44720–44726]), which are used to ensure that the procedures utilized are adequate and appropriate. The identification and evaluation of historic properties are dependent upon the relationship of individual properties to other similar properties (NPS and ACHP 1998:18-20). Information about properties regarding their prehistory, history, architecture, and other aspects of culture must be collected and organized to define these relationships (NPS 2009), which is the intent of this cultural resources inventory. Projects in compliance with CEQA to identify historical resources follow the same professional standards and guidelines.

Intensive surveys are used to precisely document the historical resources within a given area or when information is needed for particular properties for later evaluation and treatment decisions. Such surveys entail the documentation of the types of properties that are present, the precise locations and boundaries of all identified properties, the method of survey (including the extent of survey coverage), and data on the appearance, significance, and integrity of each property (NPS 2009).

3.1 FIELD METHODS

A pedestrian survey within the API was completed on June 3, 2023, by ASM Lead Architectural Historian Shannon Davis and ASM Architectural Historian Madeline Gonzalez. During the survey, multiple photographs were taken of the property and residence. Architectural and landscape features and their condition were noted.

3.2 RESEARCH METHODS

ASM utilized the research and site-specific information that was presented in the report prepared by Sapphos Environmental, Inc. titled *Historical Resources Assessment Report for 607 W. Roses Road*, completed in October 2022. ASM built upon the site-specific property research and collection of relevant building permits obtained for the 2022 report. ASM further utilized local newspapers and ancestry sources to create a more substantial list of potential significant individuals associated with the property and utilized the same sources for more information regarding the history of the surrounding vicinity and the biography of the builder associated with the subject property. Specific sources sought for information on the property's builder, Ivan Wells, and his body of work included extensive newspaper coverage of his designs as well as the American Institute of Architectures historical directories and the Pacific Coast Architecture Database (to determine if he was a builder or architect). ASM also conducted a small reconnaissance-level survey of other extant Wells buildings in the Los Angeles area to consider how this building fits into the extant body of his work. ASM also referred to the *City of San Gabriel Citywide Historic Context Statement* (ARG 2021) for the appropriate historic context within which to evaluate this potential resource.

3.3 HISTORICAL IMAGE REVIEW

Historical aerials from 1948, 1952, 1953, 1964, 1972, 1980, 1994, 2003, offices 2004, 2005, 2009, 2010, 2012, 2014, and 2016 were analyzed on historicaerials.com, as were historic topographic maps dated 1894, 1896, 1898, 1900, 1904, 1907, 1908, 1910, 1913, 1915, 1920, 1927, 1928, 1931, 1933, 1940, 1941, 1947, 1955, 1963, 1968, 1975, 1982, 1985, 1994, 2012, 2015, and 2018.

The subject parcel appears fully developed in the first historical aerial from 1948, covered with multiple trees. Despite the vegetation surrounding the subject parcel in the majority of the decades in which aerial photographs were captured, it is apparent that no significant changes are evidence since 1948. The

topographic maps do not show structures, only street layouts and other infrastructural features. Therefore, while pertinent to the understanding of the residential development of the surrounding vicinity, the topographic maps reveal little information in regard to the development of the subject parcel over time.

4.0 SURVEY FINDINGS

Exterior Description

As the property passed through the hands of multiple residents and ownership, minor changes had been enacted to the exterior of the residence. In 1941, a roofing project was enacted on the property. In 1950, a tool shed was constructed in the rear of the residence. In 1981 and 1983, a roof repair and roof replacement was enacted, respectively. In 1951, a permit was issued for an addition called the “rumpus room” to the rear western façade of the property. However, the rumpus room was likely a pre-existing semi-outdoor patio space that required a permit to enclose the area as interior space as Wells was noted for designing rumpus room. is presently in a state of disrepair.

607 W. Roses Road is a Spanish Colonial Revival style one-story residence with an irregular plan, with a primary façade facing south (Figure 4). The wood-frame building rests on a concrete foundation and is primarily clad in original patterned stucco, except for the vertical wood board siding along an addition on the western façade. The residence is deeply setback from Roses Road, and is located in the center of a long, vertically oriented rectangular lot. No sidewalks were constructed on the roadside, and the only extant pathway to the residence is an asphalt and concrete driveway. The driveway begins at Roses Road and goes directly north to end at the attached garage on the eastern end of the residence. The roof is composed of U-shaped red clay tile. Significant over-grown vegetation and old-growth trees prevent street-side views of the residence.

The form of the residence is horizontally oriented. The south/primary façade of the house is comprised of three sections—a western shed-roof section, central side-gable section, and eastern front-gable section. The western side of the residence features an irregular section with a shed roof (Figure 5). This section extends south beyond the extended eaves within the porch and beyond the protruding garage on the western side of the residence. The central side-gable section contains the primary entrance to the residence and features a recessed porch extending the length of the side-gable. The front-gable garage comprises the eastern side of the residence.

The front-yard landscaping is primary overgrown vegetation and the remnants of what was once a maintained garden. Asphalt has been poured over sections of the front lawn closest to Roses Road, with a small walkway paved to the court-yard area of the residence. A stone enclosure with what appears to have once been a water fountain is present on the western side of the residence directly in front of the shed roof section. A stone pathway also appears to have once been present. A medium height painted brick wall (the driveway wall) runs vertically along the area of the driveway and begins, featuring a slight curve and a decorative concrete slab, approximately in the same area that the vegetation and once-landscaped garden begins (Figure 6). There is an opening in the driveway wall to provide access to the primary entrance area of the residence. The driveway wall ends at the corner of another brick wall (the courtyard wall). Evidenced by the difference in grouting and ornamentation of brick along the top of the courtyard wall, these two walls appear to have been constructed at different times. The courtyard wall is also a medium-height wall, slightly taller than the driveway wall, and encloses the courtyard area along the primary façade of the residence. There appears to have at one point been a metal gate in the opening of the courtyard wall, which is on the eastern side of the residence.

The front-gable attached garage features an original lift-up garage door (Figure 7). This garage door features vertical wood planking with horizontal timber lintels running along the top and the bottom of the garage door. A larger timber lintel is featured above the garage door and runs across its length, and rests on either side on projecting stucco column capitals. In the center of the pediment created by the front-gable is a trio of circular, red-clay tile, attic vents. Added to this section at a later date is a light fixture, in the center of the timber lintel above the garage.

The central side-gable section of the primary façade reveals a screened-in recessed front porch that runs the length of the side-gable. Two wooden posts support the extending, medium-projecting eaves with exposed rafters that create the recessed porch, and screened doors allowing entrance into the patio area are found on either side. The primary entrance door is on the western side of the front porch area and is a single wood door with a glass speakeasy. The primary entrance door area is recessed, with a single light fixture on the west side. Along the porch area are four six-over-six vertical sliding multi-light windows that are slightly recessed into the façade and are evenly spaced along the length of the porch area. There is a single wood door entrance to the garage at the eastern end of the porch, facing west. Adjacent to this entrance is a secondary entrance to the residence, found facing south at the far eastern end of the porch. This is a single, glass-paned window door composed of wood and eight glass panels. The porch flooring is composed of patterned concrete, in the same style as the floor of the addition on the western façade.

The western shed-roof section of the primary façade features projects further south than the rest of the southern façade. The south-facing façade of this section features a diagonal extending wester wall, creating an asymmetrical appearance along the primary façade. This façade contains two deeply recessed windows and a horizontal timber lintel that is slightly projecting and extends along the width of the two windows (Figure 8). Both windows are single, six-over-six multi-light, vertically sliding wood windows; three similar windows are located on the east-facing side (Figure 9). Because of the vertical orientation of a shed roof, the roofline is tallest on the east faced of this section of the building than the rest of the primary façade. This allows for space on the east-facing façade for two recessed circular windows just under the roof line. These windows are original fixed glass windows and are evenly spaced apart in the center of the upper section of the east-facing façade. Despite the lack of eaves along this façade, exposed rafters are present and are evenly spaced along the roof line, just above the two circular windows. The third window continues the style of the windows found along the primary façade porch: it is a single, multi-light, six-over-six vertical sliding wood window. It is located adjacent to the screen door on the western side. On the southeast corner of the shed-roof section of the primary façade is a decorative, small, projecting ledge, similar to the column capitals found on either end of the garage.

The west façade of the residence is composed of three sections: the shed-roof section, a recessed section, and the rumpus-room section (Figure 10). There is a small column block at the south end of the diagonal stucco wall. In the center of this section is a stucco chimney flanked by the same type of single, vertical-sliding, multi-pane six-over-six, wood windows on the other two sides of this section of the house. The recessed section of the west façade contains three, small, vertical sliding, single wood windows. Above the windows, in the center of the section, are two circular red-clay tile attic vents. Two of the windows are uniform and provide light for the bathroom on the western side of the house; the third window is notably smaller and likely provides light into a closet area. The northern most section of the west façade is the rumpus-room section. Because the rumpus-room section extends farther west than the original footprint of the residence, it creates a U-shaped enclosure within this section. On the north-facing side of this “U” is a single wood door that provides another entrance into the residence, and faces the wall of the rumpus-room addition section. Because the rumpus-room section was a later alteration/addition to the house, it does not exhibit the same Spanish Colonial Revival exterior architectural features as the rest of the residence. The walls of the rumpus room section are clad with vertical-wood board siding with about two and a half feet of brick at the bottom of the walls, both of which have since been painted over to match the color of the residence. The rumpus-room section features eight windows: one facing south, two facing north, one facing east, and four facing west. All of the windows are in the same style as the rest of the residence (single, multi-light six-over-six, vertical sliding, wood windows) with the exception of two of the windows facing west. These two windows are the center two windows along the western façade, and are single-pane, vertical-sliding, picture windows that appear to be more recently replaced. The exterior of the rumpus-room section also features projecting metal awnings over the west-facing windows. The addition maintains the

same U-shaped red-clay tile roof as the rest of the residence as this roof section may be an original covered porch (unenclosed).

The rear façade is visually divided into three sections: the previously discussed rumpus-room western section, a projecting central section, and recessed eastern section of the residence. Because the rumpus-room section extends north beyond the footprint of the original residence, it creates an “L” shape in the rear and allows for an east-facing door from the rumpus-room into the backyard (Figure 11). This door is located directly adjacent to the east-facing window and is a single wood door that maintains the vertical-wood board exterior cladding found along the façade of the rumpus-room. This door is directly adjacent, and almost touching, the north facing window found in the central projecting section of the rear façade (Figure 12). This section features two windows, found evenly distributed on either side of this section, meant to provide light into one of the bedrooms of the residence. These two windows exhibit the same characteristics as the rest of the windows of the residence. In the center above the two windows are two circular red-clay tile attic vents. Because this section extends farther north than the third, recessed-section of the rear facade, it again creates an “L” shape allowing for two east facing windows. These two windows are evenly placed within the center of the east-facing wall, and above the windows are two circular red-clay tile attic vents. A light fixture has since been added to the top right corner of the eastern-facing wall. The two windows are directly adjacent to a window in the third and final section of the rear façade. This window faces north, and functions to provide light into the rear bathroom area of the residence. It is different than the majority of windows of the residence; it is horizontally oriented, vertical sliding, with only two panes of glass. It is placed above and to the west of the rear façade door. The rear façade door opens into the laundry-room area of the residence, and is a single, wood door with a glass vertical sliding window along the top.

The rear façade faces a backyard that was once landscaped and has since fallen into disarray (Figure 13). The backyard area is divided into two, with a concrete brick wall that separates what was once likely a manicured garden and what was once likely an open lawn area. There are the remnants of stones indicating gardens or walkways among the vegetation, and by the concrete brick wall is an old-growth orange tree. Located against the concrete brick wall at the eastern side of what was once likely a patio area facing the residence is the remnants of a stone fireplace/oven (Figure 14).

The eastern façade of the residence is comprised of the attached garage on the south and a portion of the kitchen area on the north (Figure 15). The northern section of this façade features two windows, both of which are different from the typical six-over-six multi-light windows found throughout the rest of the house but are similar to the other simple two pane one-over-one wood windows found on the north façade. Similar to the rest of the residence, there are two circular red-clay tile attic vents centered above and in-between the windows. Because the attached garage extends beyond the walls of the main residence, it creates an “L” shape with a façade facing north. This façade features a single wood door on the east side of the wall, adjacent to a small two-pane vertically sliding wood window. The east façade features only one window, the same style of window mentioned above (single, two-pane, vertically sliding, wood window). similar to the other façades of the residence, the east façade of the attached garage exhibits medium-width projecting eaves and decorative exposed rafters. At the south end of the east façade is a brick pillar type structure, meant to at one time accommodate a metal backyard gate.

Interior Description

Although the interior of 605 West Roses Road is presently in poor condition, there has been little alteration to any distinctive architectural and stylistic characteristics of the interior and many features appear to be original. Common to Spanish Colonial Revival architecture is the use of arched openings throughout the house. When one walks into the property from the primary entrance door, they are faced with three options of movement through the space. To the west is an arched entryway into the living room area, separate from

the rest of the rooms in the property. To the north is an arched entryway into the hallway which leads to the bathroom and bedroom area of the house (Figure 16). To the west is an entryway into the dining room area. The arch motif is present in the decorative features in the living room, dining room, and entry hallway; they primarily are comprised of recessed alcoves in the walls and vary in size and purpose. Primarily, the alcoves in the living room are decorative and the alcove in the entry hall was likely designed for a telephone.

Notable in the immediate entrance space is the ceiling detail. The ceiling consists of wide horizontal treated wood board running east-to-west, with thicker lumber planks running north-to-south. Of great interest is what appears to be hand painted decorations of vegetation and crests along the wood running north-to-south (Figure 17). These types of decoration are common elements of design associated with the Spanish Colonial Revival Style and appear to be original to the residence.

The shed-roof section of the property comprises the living room area (Figure 18). The flooring appears to be the original pegged wood hardwood floors. The fireplace in the center of the western wall of the living room is a wide, irregularly shaped, geometrically designed asymmetrical, stucco chimney with an accent of stone around the fireplace opening. The ceiling features un-painted treated wood boards, which run in a north and south direction. They are complimented by thick rectangular lumber support beams which run upward in an east to west direction. There are deep recessed arched alcove shelves along the southern wall of the property, on either side of the two windows that face south.

The hallway connects the bedroom and the bathroom area of the house to the entry way. The bathroom features pink ceramic tile accented by geometric red and black tiling along the walls and the flooring of the bathroom (Figure 19). This tiling is likely original to the residence and is an excellent example of the colorful tiling found in residences of this era throughout southern California. The bedrooms are standard form with no notable architectural features except for an original glass light fixture still in good condition in the rear bedroom.

The dining room is located to the east of the entrance hallway (Figure 20). It features built-in shelves and cabinets decorative ceiling. The ceiling appears to be thick plaster with a faux adobe texture. The ceiling rises by about a foot in the center of the dining room, creating a stepped-up portion of the ceiling. In this area, there are four thin wooden planks that run east-to-west and feature the same hand painted decoration found in the entryway.

A swinging door connects the dining room to the kitchen, which has very likely never been remodeled (Figure 21). Although ASM cannot confirm whether the wood shelves, counters, and cabinets in the kitchen are original to the construction of the property, it remains highly likely due to the unaltered state of the majority of the residence and the aspects of the design of these elements that are of the era. These cabinets are wood plank, unpainted, with decorative metal hinges and handles. The counters appear to be linoleum with a metal border surrounding the top and the sides of the counter. The flooring of the kitchen appears to be asbestos-tile flooring, designed in a red and white streaking pattern. It is unclear whether the flooring in this section is original to the residence, however as stated previously, it remains highly likely.

The kitchen features a doorway that connects to a laundry room area (Figure 22). The walls features some small white tile above what was very likely the original sink area, and the floors continue the asbestos tile found in the kitchen. From the laundry room is a door that leads to the rear door of the property. The laundry room is also connected to the rear second bathroom (Figure 23 and Figure 24). The second bathroom features the same style of small tile found in the laundry room, except in the color pink. The tile, similar to the laundry room, is only found on the wall around the sink area. The floor tiles in this bathroom are thicker red tiles. The area in which the shower is located is arched in the same style as the rest of the residence. The area by the toilet features larger pink ceramic tile with a black ceramic tile accented border. The pink ceramic tile appears to have sustained water damage and is currently warped and in poor condition. The

bathroom is horizontally oriented, and also contains a door connecting to the rear bedroom, mentioned above.

The rear bedroom is one interior space that connects to the western addition/alteration of the rumpus room. The door to the rumpus room is the same door that found on the primary façade as an alternate entrance into the property—it is a wooden door with eight glass windows (Figure 25). It is highly likely that the rumpus room was once a covered and paved rear patio; permits indicate it was added in the 1950s or more likely, enclosed (Figure 26). Physical evidence that supports the enclosure of the covered patio/rumpus room include the style of stucco on the southern wall of the rumpus room (originally an exterior wall), the door to the rumpus room from the bedroom that matches another exterior door on the house, and the concrete patterned flooring which is the same style of flooring as the front porch area. The interior walls mirror the exterior walls of the rumpus room. The areas where vertical wood-plank can be found along the exterior are mirrored in the interior with treated exposed wood plank. This is the same for the concrete block section. The roof is comprised of projecting horizontal wood extending rafters, mirroring the extending rafters found along the primary façade porch and further contributing to the likelihood that this area was once an open patio space. Additionally, the archival record indicates that Ivan Wells, the house's designer, was known to incorporate "rumpus rooms" in his floorplans so this space appears to have been designed to function as a semi-enclosed outdoor living space or outdoor rumpus room (precursor to the terminology of "family room" coined in the mid-twentieth century for a secondary, more casual living room).

Throughout the interior of the residence, the majority of the doors and windows appear to be original with very few exceptions. The hallway bathroom and the bedroom both appear to feature original light fixtures, and it is highly likely that the flooring found throughout the house, although varied, is original to the construction of the property as well. It should be noted, however, that the property has not been lived in for about two decades, and the features and materials of the interior are in poor condition. The essential aspects of the architectural design of the interior, including the floorplan, archways and alcoves are still in good condition. It is also worthwhile to note that the (highly likely original) hand-painted geometrics and crests found on the wood beams in the entry hallway and dining room are also in good condition.



Figure 4. Primary façade, view toward north.



Figure 5. Detail of shed roof section, view toward north.



Figure 6. Detail of primary façade, view toward northwest.



Figure 7. Detail of attached garage, view toward north.



Figure 8. Detail of primary façade windows, view toward north.



Figure 9. Detail of circular windows along primary façade, view toward northwest



Figure 10. Detail of south and west facing façades, view toward northeast.



Figure 11. Detail of west façade, view toward northeast.



Figure 12. Detail of rear façade, view toward south.



Figure 13. Detail of backyard and concrete wall, view toward south.



Figure 14. Detail of exterior stone fireplace. View toward north.



Figure 15. Detail of eastern façade, view toward south.



Figure 16. Detail of interior archway, view toward east from living room toward entry hall and dining room.



Figure 17. Detail of painted patterns and crests on entrance hall ceiling.



Figure 18. Interior living room space. View toward southwest.



Figure 19. Detail of original tile in bathroom. View toward west.



Figure 20. Interior dining room space with built-in cabinets. View toward west.



Figure 21. Interior kitchen space, view toward north.



Figure 22. Laundry room and rear exit, view toward north.



Figure 23. Rear bathroom, view toward west.



Figure 24. Rear bathroom, view toward east.



Figure 25. Detail of wooden door into rear bedroom area. View toward south.



Figure 26. Detail of rumpus room. View toward southwest.



Figure 27. Primary façade, view toward north.

5.0 EVALUATION OF ELIGIBILITY

5.1 PREVIOUS EVALUATIONS

In January 2022, a memorandum prepared by Jennifer Mermilliod found 607 West Roses Road to “meet the threshold for eligibility as a contributor to a historic district should one be identified in the area” (Mermilliod 2022). This evaluation also asserts that “the property appears to meet local criteria only and may not meet significance thresholds for National Register or California Register eligibility.”

In October 2022, Sapphos evaluated 607 West Roses Road under NRHP, CRHR, and San Gabriel Register criteria. The report prepared by Sapphos did not identify the property as having substantial associations with any residential development trends specific to San Gabriel nor substantial associations with residential development trends on a state or national level. Sapphos also did not find the property to have close association with social, cultural, or economic narratives at the local, state, or national level. Sapphos did not find the property to be associated with person(s) of local, state, or national interest. Sapphos did not identify the builder of the property as a master-builder or a builder of importance, and finally stated that the subject property “is substantially altered” and in a state of disrepair. Therefore, Sapphos found the subject property to be not eligible under any criteria.

In the newly released *City of San Gabriel Citywide Historic Resources Survey Report, Phase I* (ARG 2023), 607 W. Roses Road is not identified as an individually eligible resource, nor is it included within the boundaries of the recommended historic districts. 607 W. Roses Road is adjacent to the northern border (Roses Road) of the Rosemont Park Residential Historic District which has preliminarily been identified as an eligible historic district through this survey effort. However, 607 W. Roses Road was not noted as a contributor to that district as it is just outside the boundary line.

5.2 CALIFORNIA REGISTER OF HISTORICAL RESOURCES EVALUATION

ASM carefully considered whether the residence at 607 W. Roses Road is individually eligible under any CRHR criteria.

Criterion 1:

The subject property, constructed in 1931, is one of many single-family residences constructed within San Gabriel and therefore falls under the theme of Residential Development, 1931-1945 as defined by the *City of San Gabriel Citywide Historic Context Statement* (San Gabriel HCS), prepared by Architectural Resources Group in 2021. The San Gabriel HCS identified the development of San Gabriel Village as particularly relevant to this theme and as an example of properties within potential historic districts that may directly contribute to the residential development of the City during this time. However, 607 W. Roses Road was constructed outside of the area of the San Gabriel Village development. The land on which the property presently sits was first plotted for Kate Dobbins in 1906 and became known as the Dobbins tract. No building occurred on the tract, and in 1922, segments of the tract were purchased by the San Gabriel Cemetery Association with the intent to expand the cemetery. These plans were met with disapproval from the surrounding community, and cemetery expansion was no longer a viable option. No building occurred during this time, and the land became known as the San Gabriel Cemetery Association Tract. Eventually, the current residence was constructed on this tract of land, directly south of the San Gabriel Cemetery, in 1931. The San Gabriel HCS notes that for a property to be individually eligible under this theme and under this criterion, it must be the site of a significant historic event from this period. As noted above, the San

Gabriel HCS emphasizes the development of San Gabriel Village as the significant event important in the residential history of San Gabriel during this era. The development of this tract was important to the growth of the City during the Depression Era, and continues to have a lasting impact on the residential nature of the City and its suburban landscape. Comparatively, the development of the much smaller San Gabriel Cemetery Association Tract did not have as notable an impact on the residential development of San Gabriel. In addition, the residence at 607 W. Roses Road is deeply setback from the curbside, is not visible from curbside views, and sidewalks were never laid in front of the residence, limiting pedestrian access and a sense of connection to the neighborhood. It is therefore not a good example of residential development as it lacks features, such as typical setback, sidewalks, and visual continuity to the neighborhood which are typical aspects of residential development in nearly all other areas of the City during this era. Thus, the development of this tract and more specifically this parcel/residence is not significant to the local history of San Gabriel and is therefore not considered to be a significant historic event in local, statewide, or national contexts. Research did not reveal that any significant event occurred on the property between 1931-1945. Thus, ASM recommends 607 W. Roses Road as not eligible under Criterion 1.

Criterion 2:

None of the known occupants or owners of 607 W. Roses Road appear to be historically significant individuals. Many of the known occupants were local people who worked in and around San Gabriel however none appear to make significant contributions to their fields. The first occupants of the residence were John and Margaret McLaren, an investment banker and Pasadena socialite (granddaughter of Henry Huntington). Subsequent owners were a construction engineer, restaurant owner, and salesman. Because research did not reveal any of the above known residents of 607 W. Roses Road to be historically significant individuals on the local, state, or national level, ASM recommends it is not eligible under Criterion 2.

Criterion 3:

To evaluate the property under Criterion 3, ASM carefully considered whether 607 W. Roses Road embodies distinctive characteristics of a type, period, or method of construction, whether it represents the work of a master, or whether it possesses high artistic values. The residence was built in the Spanish Colonial Revival style in 1931, and as such, falls under the theme of Period Revival and the sub-theme of Spanish Colonial Revival as defined by the San Gabriel HCS. ASM first assessed whether this property is eligible under this theme as an excellent embodiment of the Spanish Colonial Revival style. The San Gabriel HCS lists character-defining features of the style in the local context, of which 607 W. Roses Road retains the majority of. It retains complex massing and asymmetrical facades, it incorporates patios and covered porches, it retains a low-pitched gable roof with clay tile roofing, wood-bracketed eaves, stucco wall cladding, single multi-pane windows, decorative tile vents and the use of secondary materials such as stucco, and in the interior space retains arched door openings and the use of secondary materials such as wood. The only character-defining feature of the Spanish Colonial Revival style that it is lacking is a tower or turret. The San Gabriel HCS does not require a comparison of similar resources to be eligible under this theme. As the residence retains the majority of the physical features that illustrate its style and appearance in terms of massing, spatial relationships, proportion, pattern of windows and doors, texture of materials and ornamentation, it can therefore be considered an excellent embodiment of the Spanish Colonial Revival style, meets CRHR Criterion 3, and therefore an assessment of integrity is warranted.

The San Gabriel HCS emphasizes that for a property to be eligible under this criterion, it should retain integrity of design, materials, workmanship, and feeling of a Spanish Colonial Revival single-family residence. Because the residence maintains its original form and features such as stucco cladding, red-clay tile roof, doors, windows, tiling, and flooring, and because many of the interior details such as hand-painted craftsmanship, built-in shelves, and recessed alcoves are present and have experienced no visible alterations since the construction of the residence, the residence retains high integrity of design, materials, and

workmanship. Although some exterior character-defining feature including the projecting wood rafters under the eaves and the interior original peg-wood flooring are in poor condition, they are extant and help to convey the original character of this style and type. As 607 W. Roses Road continues to convey the feeling of a small-scale Spanish Colonial Revival-style home it therefore retains its integrity of feeling which is a property's expression of the aesthetic or historic sense of a particular period of time. Additionally, the property retains high integrity of location and setting as the property has never been moved and the surrounding neighborhoods has not changed its function or character. The property also retains high integrity of association to the Spanish Colonial Revival style as it is a residence constructed in the style.

Therefore, ASM recommends 607 W. Roses Road eligible under Criterion 3 as an excellent example of an architectural style, period, or method of construction.

ASM also assessed whether this property is eligible under this criterion as a notable work of a master architect or builder. Ivan M. Wells is the identified builder of this residence. Wells was a relatively well-known builder within the Los Angeles area, where he designed and constructed a prolific number of residences during the late 1920s and early 1930s. The archival record notes that he specialized in Spanish Colonial Revival architecture and that he had a unique approach to the style. Wells' homes were typically one-story, horizontally massed, and often employed the same shed roof design as evidenced at 607 W. Roses Road. An article published in 1934 in the *Los Angeles Times* details the interior innovations found in the Spanish Colonial Revival homes built by Wells as having "extra large closets...bookshelves, unusual light fixtures, tiled-to-the ceiling kitchen and pegged hardwood floors" (*Los Angeles Times* 1934a). Interestingly, this article details the innovation of what is referred to as a rumpus room, described as a "combination den and dinette" featuring "several innovations that make it a veritable outdoor living room" such as built in shelving and seating. This further substantiates that the rumpus room at 607 W. Roses Road was essentially a partially enclosed patio space, original to the construction of the residence, that was fully enclosed at a later date. In 1968, four years after his death, a publication of the *Encyclopedia of American Biography* examined Ivan Wells's life and career, calling him "one of the most distinctive and best-known home builders in Los Angeles" (American Historical Society 1968). This publication, comprehensive and meticulously detailed, sought to examine Americans who have contributed to the historical and cultural richness of America. As such, ASM recommends that Wells be considered a master builder within the local context of Los Angeles County.

607 W. Roses Road is a good example of the style and detail of Wells's residential architecture for which he was noted. That is evidenced in the use of typical Spanish Colonial Revival-style features as well as the emphasis in horizontal massing, the shed roof with an angled projecting stucco corner, and details such as circular recessed windows, interior peg-wood flooring, built-in shelving, and a rumpus room in the rear. Unlike other residences that Wells constructed during this same period, 607 W. Roses Road was not featured noted in local newspapers. However, the extant examples of residences constructed by Ivan Wells that were featured and photographed display many of the same characteristics and design choices as 607 W. Roses Road. This is particularly notable in the horizontal massing found across all examples of Wells's work, the detail of the shed roof on one side of the residence, and circular windows and painted wood detailing. A rumpus room, which was described as innovative in a 1934 *Los Angeles Times* article, was also present at 607 W. Roses Road when it was constructed in 1931, or at least a semi-enclosed outdoor living space that was called a rumpus room when it was fully enclosed. Although there are elements of disrepair within the interior of the space, Wells's interior details for which he was noted such as peg-wood flooring, walk-in closets, and built-in shelving have not been altered. With the exception of the enclosure of the rumpus room in the rear, 607 W. Roses Road has no exterior alterations, and the windows and interior/exterior doors are all original with very few exceptions to a few windows on the rear façade. This is a contrast to Wells's other extant residences from this period where the siding has been replaced on some, the windows have been replaced, significant additions have been constructed, and alterations along the primary façade occurred. Thus, as a residence constructed by Wells in his unique style with no visible

alterations along the primary façade, it is eligible under CRHR Criterion 3 as a notable work by Wells with high integrity of all seven aspects of integrity.

Criterion 4:

607 W. Roses Road is recommended not eligible under CRHR Criterion 4. The house is a common property type that do not have the potential to provide information about history or prehistory that is not available through historic research.

5.3 CITY OF SAN GABRIEL DESIGNATION CRITERIA FOR HISTORIC LANDMARKS

The City of San Gabriel's Designation Criteria for Historic Landmarks closely mirror the CRHR.

ASM assessed whether 607 W. Roses Road meets the requirements described in paragraph A. The property was not identified as associated with an important event or broad pattern of development that made a significant contribution to the cultural, architectural, social, historical, economic, or political heritage of the city, region, state or nation. The property was not found to be associated with an important person or persons who made a significant contribution to the history, development, and/or culture of the city, region, state or nation. The property was found to embody the distinctive characteristics of a style and to represent the work of a master builder/architect.

ASM then assessed whether 607 West Roses Road meets the requirements described in paragraph B. The property retains high integrity of workmanship, materials, and feeling.

As such, ASM recommends 607 West Roses Road as eligible under the City criteria for a historic landmark in the city of San Gabriel.

6.0 MANAGEMENT SUMMARY AND RECOMMENDATIONS

ASM performed an architectural history survey, evaluation, and analysis of effects as part of the Project to identify and document historical resources that are eligible or are potentially eligible for listing in the CRHR for the purposes of compliance with CEQA. ASM recommends 607 W. Roses Road eligible for listing in the CRHR and as a City of San Gabriel landmark. It should therefore be considered a historical resource as defined by CEQA.

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APPENDICES

APPENDIX A

Department of Parks and Recreation (DPR) 523 forms

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 6

*NRHP Status Code: 3S

*Resource Name or # (Assigned by recorder): 607 West Roses Road

- B1. Historic Name: APN 5365-022-006
B2. Common Name: 607 West Roses Road
B3. Original Use: Single Family Residence B4. Present Use: None

*B5. Architectural Style: Spanish Colonial Revival

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

In 1941, a roofing project was enacted on the property. In 1950, a tool shed was constructed in the rear of the residence. In 1981 and 1983, a roof repair and roof replacement was enacted, respectively. In 1951, a permit was issued for an addition called the 'rumpus room' to the rear western façade of the property.

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

*B8. Related Features: N/A

B9a. Architect:

b. Builder: Ivan M. Wells

*B10. Significance: Theme: Architecture

Period of Significance: 1931

Property Type: Spanish Colonial Revival Applicable Criteria: C

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

Historic maps, available City building permits, and supplemental resources reveal the development of the subject parcel. The history of land ownership of the parcel that would eventually be 607 W. Roses Road begins in the early twentieth century with the development of what is referred to historically as the Dobbins Tract.

This tract was platted for a Ms. Kate Dobbins in June of 1906 (Sapphos 2022). The 1900 census reveals that Kate Dobbins was married to a Mr. John R. Dobbins, a fruit grower who was born in Pennsylvania (United States Census Bureau 1900). At this time, they were living together in the present-day city of Alhambra close to the Ramona Convent School. During the first few years of the turn of the twentieth century, John R. Dobbins and Kate Dobbins were mentioned on numerous occasions in the *Los Angeles Times* in reference to real-estate transfers and sales both in the City of Los Angeles as well as the surrounding San Gabriel area (*Los Angeles Times* 1898, *Los Angeles Times* 1902, *Los Angeles Times* 1905). John R. Dobbins died in 1905 and is buried at the San Gabriel Cemetery, where he and Kate Dobbins (who died in 1940) share a headstone (*Ancestry.com* 2014). The 1910 census reveals that Kate Dobbins assumed the duties of managing the family's fruit-growing business, specified as managing orange groves (United States Census Bureau 1910). A 1922 voter registration list of the San Gabriel City Precincts reveals that Ms. Kate Dobbins was residing at 525 Roses Road, an address and building that is no longer extant in contemporary San Gabriel, however, was likely at the end of present-day Dobbins Drive directly adjacent to the east of the Church of Our Savior (535 Roses Road) (California State Library 1922).

(Continued on Page 2)

(Sketch Map with north arrow required.)

See DPR J form attached

(This space reserved for official comments.)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 6

Resource Name or #* (Assigned by recorder): 607 West Roses Road

*Date of Evaluation: July 13, 2023

This tract was platted for a Ms. Kate Dobbins in June of 1906 (Sapphos 2022). The 1900 census reveals that Kate Dobbins was married to a Mr. John R. Dobbins, a fruit grower who was born in Pennsylvania (United States Census Bureau 1900). At this time, they were living together in the present-day city of Alhambra close to the Ramona Convent School. During the first few years of the turn of the twentieth century, John R. Dobbins and Kate Dobbins were mentioned on numerous occasions in the *Los Angeles Times* in reference to real-estate transfers and sales both in the City of Los Angeles as well as the surrounding San Gabriel area (*Los Angeles Times* 1898, *Los Angeles Times* 1902, *Los Angeles Times* 1905). John R. Dobbins died in 1905 and is buried at the San Gabriel Cemetery, where he and Kate Dobbins (who died in 1940) share a headstone (*Ancestry.com* 2014). The 1910 census reveals that Kate Dobbins assumed the duties of managing the family's fruit-growing business, specified as managing orange groves (United States Census Bureau 1910). A 1922 voter registration list of the San Gabriel City Precincts reveals that Ms. Kate Dobbins was residing at 525 Roses Road, an address and building that is no longer extant in contemporary San Gabriel, however, was likely at the end of present-day Dobbins Drive directly adjacent to the east of the Church of Our Savior (535 Roses Road) (California State Library 1922).

The future site of 607 W. Roses Road remained part of the Dobbins Tract until 1922, when the San Gabriel Cemetery Association began to express interest in expanding the San Gabriel Cemetery and purchased land from the Dobbins Tract (Sapphos 2022). This proposal of expansion was met with opposition from homeowners surrounding the San Gabriel Cemetery, and the purchased lots became known as the San Gabriel Cemetery Association Tract. Land from this tract, including the subject parcel, was purchased for residential buildings to be constructed instead.

The residence at 607 W. Roses Road was constructed in 1931 by Ivan M. Wells who designed and built the single-family residence on the subject parcel for a Mr. D. L. Simmons. Although D. L. Simmons was identified as the owner of the property at the time of its construction, he was not a resident of the subject property (Sapphos 2022). In 1933, 607 W. Roses Road was purchased by John and Margaret McLaren, where they resided until at least 1935 (*Pasadena Post* 1933b, Los Angeles Directory Company 1935). John McClaren was an investment banker, and Margaret McLaren (nee Huntington) was a renowned Pasadena socialite and granddaughter of Henry Huntington, the famed railroad tycoon and businessman (*Los Angeles Evening Post-Record*, 1933). The news of the McLarens' engagement and impending wedding was heavily discussed in the *Los Angeles Times* and local Pasadena newspapers, and their move to San Gabriel to live on Roses Road received mention as well (*Pasadena Post* 1933a, *Pasadena Post* 1933b, *Los Angeles Times* 1933). The next identified resident of the property was James Neville Mills, who was employed by the Aircraft Owners and Pilots Association and worked as a construction engineer in 1943 (United States World War II Draft Cards 1942). The next identified residents of the property were Joann, Patricia, and Samuel Cruse/Kruse, who lived at the residence as early as 1950 until 1956 (United States Census Bureau 1950, Los Angeles Directory Company 1952, Los Angeles Directory Company 1954). Listed under both Cruse and Kruse in the same directory, Samuel Kruse was a Greek immigrant who owned and worked as the vice president of Paris' Restaurant in Monterey Park, a well-known and beloved establishment that closed its doors in the 1980s (*Los Angeles Times* 1988). The next identified residents of the property were Samuel and Ruth Pack. Samuel Pack was a salesman and the Packs are associated with the address in the year 1956 (Los Angeles Directory Company 1956). The next identified resident of the property is Forrest C. Robert, who resided there in 1962, and who married a woman named Francis Robert and they resided at the property together (Los Angeles Directory Company 1962). For an extended period of time, a woman named Miki Ohashi resided with the Robert family. Miki Ohashi was a Japanese-born American citizen who notably spent time in an internment camp during World War II. Born in 1893 and widowed, she would have been elderly at the time of her living arrangement with the Robert family (Los Angeles Directory Company 1962, Los Angeles Directory Company 1971, War Relocation Authority 2013). Various members of the Robert family were associated with the property until the year 2000, when it was purchased by the San Gabriel Cemetery Association. The property was used continually used as a single-family residence from its construction until the time of its acquisition by the cemetery in 2000.

Builder: Ivan M. Wells

Ivan M. Wells was a relatively well-known builder within the Los Angeles area, where he designed and constructed a prolific number of residences during the late 1920s and early 1930s; research did not confirm that he was a registered architect. Some of the residences he constructed during this time were received by the people of Los Angeles with great interest, particularly in 1932, when some of his houses received coverage in the *Los Angeles Times* (*Los Angeles DPR 523B-Test (8/94)*

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 6

Resource Name or #* (Assigned by recorder): 607 West Roses Road

*Date of Evaluation: July 13, 2023

Times 1931, *Los Angeles Times* 1932a, *Los Angeles Times* 1932b). In June of that year, an article titled “Newly Finished Hacienda Group” describes a trio of what would now be defined as Spanish Colonial Revival style houses as “novel hacienda type[s]” noting that they were “attracting wide attention as the latest novel residential addition to the Pico-Robertson district” (*Los Angeles Times* 1932a). In November of that year, another article titled “Local Builder Finishes New Spanish Home” was published in the *Los Angeles Times*, describing a “Spanish ranch house type residence” and stating that it is “unique from the standpoint of its architectural development” (*Los Angeles Times* 1932b). This article then states that it was the twentieth residence built by Ivan M. Wells in that year alone, and that he “specializes in the Spanish type.” While varying at times in form, Wells’s Spanish Colonial Revival houses (what the articles referred to as hacienda style or Spanish ranch style) exemplified in the newspapers maintain commonality and exhibit a unique approach to the style despite its pre-existing presence in Los Angeles residential neighborhoods. Wells’s houses are usually one-story and horizontally massed, creating a long ranch-style effect, hence the ranch definition initially provided by the *Los Angeles Times*. The shed roof that is notable on the western façade of 605 W. Roses Road appears to be a characteristic that is at times repeated in other examples of Wells’s Spanish Colonial Revival style houses, and speaks to the horizontal emphasis in the design of Wells’s houses. An article published in 1934 in the *Los Angeles Times* details the interior innovations found in the Spanish Colonial Revival houses built by Wells, where “extra large closets...book shelves, unusual light fixtures, tiled-to-the ceiling kitchen and pegged hardwood floors” are described as innovations and unique ideas in the residential architectural landscape of Los Angeles (*Los Angeles Times* 1934a). Interestingly, this article details the innovation of what is referred to as a rumpus room, described as a “combination den and dinette” featuring “several innovations that make it a veritable outdoor living room” such as built in shelving and seating.. Wells’s reputation continued to grow through the rest of the 1930s and the 1940s, completing some projects that received mentioned in local newspapers (*Los Angeles Times* 1934b, *Los Angeles Times* 1937, *Los Angeles Times* 1949b). In 1938, his Beverly Hills residence, which he designed and constructed himself, was photographed and featured in *Architectural Digest* magazine (*Architectural Digest* 1938). By the 1940s he began working with his son, founding a company called Wells & Son (*Los Angeles Times* 1949a). Wells continued to build residences in Los Angeles up until his sudden death in 1964 (*Los Angeles Times* 1965). Due to the prolific number of houses he designed and constructed during the course of his career, Wells contributed significantly to the residential development of Los Angeles. Additionally, as an innovative builder who designed homes in a unique style and included characteristics and features that can be recognizably attributed to him, he also contributed to the architectural landscape of Los Angeles and the prominence of the Spanish Colonial Revival style as exemplified in smaller one-story residences. In 1968, four years after his death, a publication of the *Encyclopedia of American Biography* examined Ivan Wells’s life and career, calling him “one of the most distinctive and best known home builders in Los Angeles” (American Historical Society 1968). This publication, comprehensive and meticulously detailed, seeks to examine Americans who have contributed to the historical and cultural richness of America. Undoubtedly, Ivan M. Wells and his homes have made lasting impacts to Los Angeles and its architecture, and Wells may be considered master builder.

California Register of Historical Resources Evaluation

ASM carefully considered whether the residence at 607 W. Roses Road is individually eligible under any CRHR criteria.

Criterion 1:

The subject property, constructed in 1931, is one of many single-family residences constructed within San Gabriel and therefore falls under the theme of Residential Development, 1931-1945 as defined by the *City of San Gabriel Citywide Historic Context Statement* (San Gabriel HCS), prepared by Architectural Resources Group in 2021. The San Gabriel HCS identified the development of San Gabriel Village as particularly relevant to this theme and as an example of properties within potential historic districts that may directly contribute to the residential development of the City during this time. However, 607 W. Roses Road was constructed outside of the area of the San Gabriel Village development. The land on which the property presently sits was first plotted for Kate Dobbins in 1906 and became known as the Dobbins tract. No building occurred on the tract, and in 1922, segments of the tract were purchased by the San Gabriel Cemetery Association with the intent to expand the cemetery. These plans were met with disapproval from the surrounding community, and cemetery expansion was no longer a viable option. No building occurred during this time, and the land became known as the San Gabriel Cemetery Association Tract. Eventually, the current residence was

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 4 of 6

Resource Name or #* (Assigned by recorder): 607 West Roses Road

*Date of Evaluation: July 13, 2023

constructed on this tract of land, directly south of the San Gabriel Cemetery, in 1931. The San Gabriel HCS notes that for a property to be individually eligible under this theme and under this criterion, it must be the site of a significant historic event from this period. As noted above, the San Gabriel HCS emphasizes the development of San Gabriel Village as the significant event important in the residential history of San Gabriel during this era. The development of this tract was important to the growth of the City during the Depression Era, and continues to have a lasting impact on the residential nature of the City and its suburban landscape. Comparatively, the development of the much smaller San Gabriel Cemetery Association Tract did not have as notable an impact on the residential development of San Gabriel. In addition, the residence at 607 W. Roses Road is deeply setback from the curbside, is not visible from curbside views, and sidewalks were never laid in front of the residence, limiting pedestrian access and a sense of connection to the neighborhood. It is therefore not a good example of residential development as it lacks features, such as typical setback, sidewalks, and visual continuity to the neighborhood which are typical aspects of residential development in nearly all other areas of the City during this era. Thus, the development of this tract and more specifically this parcel/residence is not significant to the local history of San Gabriel and is therefore not considered to be a significant historic event in local, statewide, or national contexts. Research did not reveal that any significant event occurred on the property between 1931-1945. Thus, ASM recommends 607 W. Roses Road as not eligible under Criterion 1.

Criterion 2:

None of the known occupants or owners of 607 W. Roses Road appear to be historically significant individuals. Many of the known occupants were local people who worked in and around San Gabriel however none appear to make significant contributions to their fields. The first occupants of the residence were John and Margaret McLaren, an investment banker and Pasadena socialite (granddaughter of Henry Huntington). Subsequent owners were a construction engineer, restaurant owner, and salesman. Because research did not reveal any of the above known residents of 607 W. Roses Road to be historically significant individuals on the local, state, or national level, ASM recommends it is not eligible under Criterion 2.

Criterion 3:

To evaluate the property under Criterion 3, ASM carefully considered whether 607 W. Roses Road embodies distinctive characteristics of a type, period, or method of construction, whether it represents the work of a master, or whether it possesses high artistic values. The residence was built in the Spanish Colonial Revival style in 1931, and as such, falls under the theme of Period Revival and the sub-theme of Spanish Colonial Revival as defined by the San Gabriel HCS. ASM first assessed whether this property is eligible under this theme as an excellent embodiment of the Spanish Colonial Revival style. The San Gabriel HCS lists character-defining features of the style in the local context, of which 607 W. Roses Road retains the majority of. It retains complex massing and asymmetrical facades, it incorporates patios and covered porches, it retains a low-pitched gable roof with clay tile roofing, wood-bracketed eaves, stucco wall cladding, single multi-pane windows, decorative tile vents and the use of secondary materials such as stucco, and in the interior space retains arched door openings and the use of secondary materials such as wood. The only character-defining feature of the Spanish Colonial Revival style that it is lacking is a tower or turret. The San Gabriel HCS does not require a comparison of similar resources to be eligible under this theme. As the residence retains the majority of the physical features that illustrate its style and appearance in terms of massing, spatial relationships, proportion, pattern of windows and doors, texture of materials and ornamentation, it can therefore be considered an excellent embodiment of the Spanish Colonial Revival style, meets CRHR Criterion 3, and therefore an assessment of integrity is warranted.

The San Gabriel HCS emphasizes that for a property to be eligible under this criterion, it should retain integrity of design, materials, workmanship, and feeling of a Spanish Colonial Revival single-family residence. Because the residence maintains its original form and features such as stucco cladding, red-clay tile roof, doors, windows, tiling, and flooring, and because many of the interior details such as hand-painted craftsmanship, built-in shelves, and recessed alcoves are present and have experienced no visible alterations since the construction of the residence, the residence retains high integrity of design, materials, and workmanship. Although some exterior character-defining feature including the projecting wood rafters under the eaves and the interior original peg-wood flooring are in poor condition, they are extant and help to convey the original character of this style and type. As 607 W. Roses Road continues to convey the feeling of a small-scale Spanish Colonial Revival-style home it therefore retains its integrity of feeling which is a property's expression of the aesthetic or historic sense of a particular period of time. Additionally, the property retains high integrity

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 5 of 6

Resource Name or #* (Assigned by recorder): 607 West Roses Road

*Date of Evaluation: July 13, 2023

of location and setting as the property has never been moved and the surrounding neighborhoods has not changed its function or character. The property also retains high integrity of association to the Spanish Colonial Revival style as it is a residence constructed in the style.

Therefore, ASM recommends 607 W. Roses Road eligible under Criterion 3 as an excellent example of an architectural style, period, or method of construction.

ASM also assessed whether this property is eligible under this criterion as a notable work of a master architect or builder. Ivan M. Wells is the identified builder of this residence. Wells was a relatively well-known builder within the Los Angeles area, where he designed and constructed a prolific number of residences during the late 1920s and early 1930s. The archival record notes that he specialized in Spanish Colonial Revival architecture and that he had a unique approach to the style. Wells' homes were typically one-story, horizontally massed, and often employed the same shed roof design as evidenced at 607 W. Roses Road. An article published in 1934 in the *Los Angeles Times* details the interior innovations found in the Spanish Colonial Revival homes built by Wells as having "extra large closets...book shelves, unusual light fixtures, tiled-to-the ceiling kitchen and pegged hardwood floors" (*Los Angeles Times* 1934a). Interestingly, this article details the innovation of what is referred to as a rumpus room, described as a "combination den and dinette" featuring "several innovations that make it a veritable outdoor living room" such as built in shelving and seating. This further substantiates that the rumpus room at 607 W. Roses Road was essentially a partially enclosed patio space, original to the construction of the residence, that was fully enclosed at a later date. In 1968, four years after his death, a publication of the *Encyclopedia of American Biography* examined Ivan Wells's life and career, calling him "one of the most distinctive and best known home builders in Los Angeles" (American Historical Society 1968). This publication, comprehensive and meticulously detailed, sought to examine Americans who have contributed to the historical and cultural richness of America. As such, ASM recommends that Wells be considered a master builder within the local context of Los Angeles County.

607 W. Roses Road is a good example of the style and detail of Wells's residential architecture for which he was noted. That is evidenced in the use of typical Spanish Colonial Revival-style features as well as the emphasis in horizontal massing, the shed roof with an angled projecting stucco corner, and details such as circular recessed windows, interior peg-wood flooring, built-in shelving, and a rumpus room in the rear. Unlike other residences that Wells constructed during this same period, 607 W. Roses Road was not featured noted in local newspapers. However, the extant examples of residences constructed by Ivan Wells that were featured and photographed display many of the same characteristics and design choices as 607 W. Roses Road. This is particularly notable in the horizontal massing found across all examples of Wells's work, the detail of the shed roof on one side of the residence, and circular windows and painted wood detailing. A rumpus room, which was described as innovative in a 1934 *Los Angeles Times* article, was also present at 607 W. Roses Road when it was constructed in 1931, or at least a semi-enclosed outdoor living space that was called a rumpus room when it was fully enclosed. Although there are elements of disrepair within the interior of the space, Wells's interior details for which he was noted such as peg-wood flooring, walk-in closets, and built-in shelving have not been altered. With the exception of the enclosure of the rumpus room in the rear, 607 W. Roses Road has no exterior alterations, and the windows and interior/exterior doors are all original with very few exceptions to a few windows on the rear façade. This is a contrast to Wells's other extant residences from this period where the siding has been replaced on some, the windows have been replaced, significant additions have been constructed, and alterations along the primary façade occurred. Thus, as a residence constructed by Wells in his unique style with no visible alterations along the primary façade, it is eligible under CRHR Criterion 3 as a notable work by Wells with high integrity of all seven aspects of integrity.

Criterion 4:

607 W. Roses Road is recommended not eligible under CRHR Criterion 4. The house is a common property type that do not have the potential to provide information about history or prehistory that is not available through historic research.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 6 of 6

Resource Name or #* (Assigned by recorder): 607 West Roses Road

*Date of Evaluation: July 13, 2023

City of San Gabriel Designation Criteria for Historic Landmarks

The City of San Gabriel's Designation Criteria for Historic Landmarks closely mirror the CRHR.

ASM assessed whether 607 W. Roses Road meets the requirements described in paragraph A. The property was not identified as associated with an important event or broad pattern of development that made a significant contribution to the cultural, architectural, social, historical, economic, or political heritage of the city, region, state or nation. The property was not found to be associated with an important person or persons who made a significant contribution to the history, development, and/or culture of the city, region, state or nation. The property was found to embody the distinctive characteristics of a style and to represent the work of a master builder/architect.

ASM then assessed whether 607 West Roses Road meets the requirements described in paragraph B. The property retains high integrity of workmanship, materials, and feeling.

As such, ASM recommends 607 West Roses Road as eligible under the City criteria for a historic landmark in the city of San Gabriel.

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

***B12. References:**

See full references in ASM Affiliates, Inc. 2023. *Historical Resources Evaluation Report for 607 West Roses Road, San Gabriel, Los Angeles Caounty, California*. Prepared for San Gabriel Cemetery Association.

B13. Remarks:

***B14. Evaluator:** Madeline Gonzalez, M.A., ASM Affiliates

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____

Reviewer _____ Date _____

Page 1 of 17

*Resource Name or #: 605 West Roses Road

P1. Other Identifier: # _____

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad T 1S R 12 W Sec 02, SW ¼ S.B.B.M
c. Address 607 West Roses Road City San Gabriel Zip 91775

d. UTM: (give more than one for large and/or linear resources) Zone 11 mE/ 397728 mN/ 3774960

e. Other Locational Data: (e.g. parcel#, directions to resource, elevation, etc.) _____

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

607 W. Roses Road is a Spanish Colonial Revival style one-story residence with an irregular plan, with a primary façade facing south. The wood-frame building rests on a concrete foundation and is primarily clad in original patterned stucco, except for the vertical wood board siding along an addition on the western façade. The residence is deeply setback from Roses Road, and is located in the center of a long, vertically oriented rectangular lot. No sidewalks were constructed on the roadside, and the only extant pathway to the residence is an asphalt and concrete driveway. The driveway begins at Roses Road, and goes directly north to end at the attached garage on the eastern end of the residence. The roof is composed of U-shaped red clay tile. Significant over-grown vegetation and old-growth trees prevent street-side views of the residence.

(continued on p. 2)

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

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

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

«Photos



P5b. Description of Photo: (view, date, accession#)

Primary façade; view toward north.

June 6, 2023

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both

1931

Los Angeles Assessors Office

*P7. Owner and Address:

San Gabriel Cemetery Association

601 West Roses Road

San Gabriel, CA 91775

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

Madeline Gonzalez and Shannon Davis

ASM Affiliates

2034 Corte Del Nogal

Carlsbad, CA 92011

*P9. Date Recorded: June 6, 2023

*P10. Survey Type: (Describe) Pedestrian intensive

*P11. Report Citation: ASM Affiliates, Inc. 2023. Historical Resources Evaluation Report for 607 West Roses Road, San Gabriel, Los Angeles County, California. Prepared for San Gabriel Cemetery Association.

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

***P3a. Description:** (continued from p. 1)

The form of the residence is horizontally oriented. The south/primary façade of the house is comprised of three sections—a western shed-roof section, central side-gable section, and eastern front-gable section. The western side of the residence features an irregular section with a shed roof. This section extends south beyond the extended eaves within the porch and beyond the protruding garage on the western side of the residence. The central side-gable section contains the primary entrance to the residence and features a recessed porch extending the length of the side-gable. The front-gable garage comprises the eastern side of the residence.

The front-yard landscaping is primary overgrown vegetation and the remnants of what was once a maintained garden. Asphalt has been poured over sections of the front lawn closest to Roses Road, with a small walkway paved to the court-yard area of the residence. A stone enclosure with what appears to have once been a water fountain is present on the western side of the residence directly in front of the shed roof section. A stone pathway also appears to have once been present. A medium height painted brick wall (the driveway wall) runs vertically along the area of the driveway and begins, featuring a slight curve and a decorative concrete slab, approximately in the same area that the vegetation and once-landscaped garden begins. There is an opening in the driveway wall to provide access to the primary entrance area of the residence. The driveway wall ends at the corner of another brick wall (the courtyard wall). Evidenced by the difference in grouting and ornamentation of brick along the top of the courtyard wall, these two walls appear to have been constructed at different times. The courtyard wall is also a medium-height wall, slightly taller than the driveway wall, and encloses the courtyard area along the primary façade of the residence. There appears to have at one point been a metal gate in the opening of the courtyard wall, which is on the eastern side of the residence.

The front-gable attached garage features an original lift-up garage door. This garage door features vertical wood planking with horizontal timber lintels running along the top and the bottom of the garage door. A larger timber lintel is featured above the garage door and runs across its length, and rests on either side on projecting stucco column capitals. In the center of the pediment created by the front-gable is a trio of circular, red-clay tile, attic vents. Added to this section at a later date is a light fixture, in the center of the timber lintel above the garage.

The central side-gable section of the primary façade reveals a screened-in recessed front porch that runs the length of the side-gable. Two wooden posts support the extending, medium-projecting eaves with exposed rafters that create the recessed porch, and screened doors allowing entrance into the patio area are found on either side. The primary entrance door is on the western side of the front porch area and is a single wood door with a glass speakeasy. The primary entrance door area is recessed, with a single light fixture on the west side. Along the porch area are four six-over-six vertical sliding multi-light windows that are slightly recessed into the façade and are evenly spaced along the length of the porch area. There is a single wood door entrance to the garage at the eastern end of the porch, facing west. Adjacent to this entrance is a secondary entrance to the residence, found facing south at the far eastern end of the porch. This is a single, glass-paned window door composed of wood and eight glass panels. The porch flooring is composed of patterned concrete, in the same style as the floor of the addition on the western façade.

The western shed-roof section of the primary façade features projects further south than the rest of the southern façade. The south-facing façade of this section features a diagonal extending wester wall, creating an asymmetrical appearance along the primary façade. This façade contains two deeply recessed windows and a horizontal timber lintel that is slightly projecting and extends along the width of the two windows. Both windows are single, six-over-six multi-light, vertically sliding wood windows; three similar windows are located on the east-facing side. Because of the vertical orientation of a shed roof, the roofline is tallest on the east faced of this section of the building than the rest of the primary façade. This allows for space on the east-facing façade for two recessed circular windows just under the roof line. These windows are original fixed glass windows and are evenly spaced apart in the center of the upper section of the east-facing façade. Despite the lack of eaves along this façade, exposed rafters are present and are evenly spaced along the roof line, just above the two circular windows. The third window continues the style of the windows found along the primary façade porch: it is a single, multi-light, six-over-six vertical sliding wood window. It is located adjacent to the screen door on the western side. On the southeast corner of the shed-roof section of the primary façade is a decorative, small, projecting ledge, similar to the column capitals found on either end of the garage.

The west façade of the residence is composed of three sections: the shed-roof section, a recessed section, and the rumpus-room section. There is a small column block at the south end of the diagonal stucco wall. In the center of this section is a stucco chimney flanked by the same type of single, vertical-sliding, multi-pane six-over-six, wood windows on the other two sides of this section of the house. The recessed section of the west façade contains three, small, vertical sliding, single wood windows. Above the windows, in the center of the section, are two circular red-clay tile attic vents. Two of the windows are uniform and provide light for the bathroom on the western side of the house; the third window is notably smaller and likely provides light into a closet area. The northern most section of the west façade is the rumpus-room section. Because the rumpus-room section extends farther west than the original footprint of the residence, it creates a U-shaped enclosure within this section. On the north-facing side of this "U" is a single wood door that provides another entrance into the residence, and faces the wall of the rumpus-room addition section. Because the rumpus-room section was a later alteration/addition to the house, it does not exhibit the same Spanish Colonial Revival exterior architectural features as the rest of the residence. The walls of the rumpus room section are clad with vertical-wood board siding with about two and a half feet of brick at the bottom of the walls, both of which have since been painted over to match the color of the residence. The rumpus-room section features eight windows: one facing south, two facing north, one facing east, and four facing west. All of the windows are in the same style as the rest of the residence (single, multi-light six-over-six, vertical sliding, wood windows) with the exception of two of the windows facing west. These two windows are the center two windows along the western façade, and are single-pane, vertical-sliding, picture windows that appear to be more recently replaced. The exterior of the rumpus-room section also features projecting metal awnings over the west-facing windows. The addition maintains the same U-shaped red-clay tile roof as the rest of the residence as this roof section may be an original covered porch (unenclosed).

The rear façade is visually divided into three sections: the previously discussed rumpus-room western section, a projecting central section, and recessed eastern section of the residence. Because the rumpus-room section extends north beyond the footprint of the original residence, it creates an "L" shape in the rear and allows for an east-facing door from the rumpus-room into the backyard. This door is located directly adjacent to the east-facing window and is a single wood door that maintains the vertical-wood board exterior cladding found along the façade of the rumpus-room. This door is directly adjacent, and almost touching, the north facing window found in the central projecting section of the rear façade. This section features two windows, found evenly distributed on either side of this section, meant to provide light into one of the bedrooms of the residence. These two windows exhibit the same characteristics as the rest of the windows of the residence. In the center above the two windows are two circular red-clay tile attic vents. Because this section extends farther north than the third, recessed section of the rear facade, it again creates an "L" shape allowing for two east facing windows. These two windows are evenly placed within the center of the east-facing wall, and above the windows are two circular red-clay tile attic vents. A light fixture has since been added to the top right corner of the eastern-facing wall. The two windows are directly adjacent to a window in the third and final section of the rear façade. This window faces north, and functions to provide light into the rear bathroom area of the residence. It is different than the majority of windows of the residence; it is horizontally oriented, vertical sliding, with only two panes of glass. It is placed above and to the west of the rear façade door. The rear façade door opens into the laundry-room area of the residence, and is a single, wood door with a glass vertical sliding window along the top.

The rear façade faces a backyard that was once landscaped and has since fallen into disarray. The backyard area is divided into two, with a concrete brick wall that separates what was once likely a manicured garden and what was once likely an open lawn area. There are the remnants of stones indicating gardens or walkways among the vegetation, and by the concrete brick wall is an old-growth orange tree. Located against the concrete brick wall at the eastern side of what was once likely a patio area facing the residence is the remnants of a stone fireplace/oven.

The eastern façade of the residence is comprised of the attached garage on the south and a portion of the kitchen area on the north. The northern section of this façade features two windows, both of which are different from the typical six-over-six multi-light windows found throughout the rest of the house, but are similar to the other simple two pane one-over-one wood windows found on the north façade. Similar to the rest of the residence, there are two circular red-clay tile attic vents centered above and in-between the windows. Because the attached garage extends beyond the walls of the main residence, it creates an "L" shape with a façade facing north. This façade features a single wood door on the east side of the wall, adjacent to a small two-pane vertically sliding wood window. The east façade features only one window, the same style of window mentioned above (single, two-pane, vertically sliding, wood window). similar to the other façades of the residence, the east façade of the attached garage exhibits medium-width projecting eaves and decorative exposed rafters. At the south end of the east façade is a brick pillar type structure, meant to at one time accommodate a metal backyard gate.

Interior Description

Although the interior of 605 West Roses Road is presently in poor condition, there has been little alteration to any distinctive architectural and stylistic characteristics of the interior and many features appear to be original. Common to Spanish Colonial Revival architecture is the use of arched openings throughout the house. When one walks into the property from the primary entrance door, they are faced with three options of movement through the space. To the west is an arched entryway into the living room area, separate from the rest of the rooms in the property. To the north is an arched entryway into the hallway which leads to the bathroom and bedroom area of the house. To the west is an entryway into the dining room area. The arch motif is present in the decorative features in the living room, dining room, and entry hallway; they primarily are comprised of recessed alcoves in the walls and vary in size and purpose. Primarily, the alcoves in the living room are decorative and the alcove in the entry hall was likely designed for a telephone.

Notable in the immediate entrance space is the ceiling detail. The ceiling consists of wide horizontal treated wood board running east-to-west, with thicker lumber planks running north-to-south. Of great interest is what appears to be hand painted decorations of vegetation and crests along the wood running north-to-south. These types of decoration are common elements of design associated with the Spanish Colonial Revival Style and appear to be original to the residence.

The shed-roof section of the property comprises the living room area. The flooring appears to be the original pegged wood hardwood floors. The fireplace in the center of the western wall of the living room is a wide, irregularly shaped, geometrically designed asymmetrical, stucco chimney with an accent of stone around the fireplace opening. The ceiling features un-painted treated wood boards, which run in a north and south direction. They are complimented by thick rectangular lumber support beams which run upward in an east to west direction. There are deep recessed arched alcove shelves along the southern wall of the property, on either side of the two windows that face south.

The hallway connects the bedroom and the bathroom area of the house to the entry way. The bathroom features pink ceramic tile accented by geometric red and black tiling along the walls and the flooring of the bathroom. This tiling is likely original to the residence, and is an excellent example of the colorful tiling found in residences of this era throughout southern California. The bedrooms are standard form with no notable architectural features except for an original glass light fixture still in good condition in the rear bedroom.

The dining room is located to the east of the entrance hallway. It features built-in shelves and cabinets decorative ceiling. The ceiling appears to be thick plaster with a faux adobe texture. The ceiling rises by about a foot in the center of the dining room, creating a stepped-up portion of the ceiling. In this area, there are four thin wooden planks that run east-to-west and feature the same hand painted decoration found in the entryway.

A swinging door connects the dining room to the kitchen, which has very likely never been remodeled. Although ASM cannot confirm whether the wood shelves, counters, and cabinets in the kitchen are original to the construction of the property, it remains highly likely due to the unaltered state of the majority of the residence and the aspects of the design of these elements that are of the era. These cabinets are wood plank, unpainted, with decorative metal hinges and handles. The counters appear to be linoleum with a metal border surrounding the top and the sides of the counter. The flooring of the kitchen appears to be asbestos-tile flooring, designed in a red and white streaking pattern. It is unclear whether the flooring in this section is original to the residence, however as stated previously, it remains highly likely.

The kitchen features a doorway that connects to a laundry room area. The walls features some small white tile above what was very likely the original sink area, and the floors continue the asbestos tile found in the kitchen. From the laundry room is a door that leads to the rear door of the property. The laundry room is also connected to the rear second bathroom. The second bathroom features the same style of small tile found in the laundry room, except in the color pink. The tile, similar to the laundry room, is only found on the wall around the sink area. The floor tiles in this bathroom are thicker red tiles. The area in which the shower is located is arched in the same style as the rest of the residence. The area by the toilet features larger pink ceramic tile with a black ceramic tile accented border. The pink ceramic tile appears to have sustained water damage and is currently warped and in poor condition. The bathroom is horizontally oriented, and also contains a door connecting to the rear bedroom, mentioned above.

Primary # _____

HRI # _____

Trinomial _____

Page 5 of 17

*Resource Name or # (Assigned by recorder)

607 West Roses Road

Recorded by: Madeline Gonzalez and Shannon Davis, ASM Affiliates

Date: June 6, 2023

The rear bedroom is one interior space that connects to the western addition/alteration of the rumpus room. The door to the rumpus room is the same door that found on the primary façade as an alternate entrance into the property—it is a wooden door with eight glass windows. It is highly likely that the rumpus room was once a covered and paved rear patio; permits indicate it was added in the 1950s or more likely, enclosed. Physical evidence that supports the enclosure of the covered patio/rumpus room include the style of stucco on the southern wall of the rumps room (originally an exterior wall), the door to the rumpus room from the bedroom that matches another exterior door on the house, and the concrete patterned flooring which is the same style of flooring as the front porch area. The interior walls mirror the exterior walls of the rumpus room. The areas where vertical wood-plank can be found along the exterior are mirrored in the interior with treated exposed wood plank. This is the same for the concrete block section. The roof is comprised of projecting horizontal wood extending rafters, mirroring the extending rafters found along the primary façade porch and further contributing to the likelihood that this area was once an open patio space. Additionally, the archival record indicates that Ivan Wells, the house's designer, was known to incorporate "rumpus rooms" in his floorplans so this space appears to have been designed to function as a semi-enclosed outdoor living space or outdoor rumpus room (precursor to the terminology of "family room" coined in the mid-twentieth century for a secondary, more casual living room).

Throughout the interior of the residence, the majority of the doors and windows appear to be original with very few exceptions. The hallway bathroom and the bedroom both appear to feature original light fixtures, and it is highly likely that the flooring found throughout the house, although varied, is original to the construction of the property as well. It should be noted, however, that the property has not been lived in for about two decades, and the features and materials of the interior are in poor condition. The essential aspects of the architectural design of the interior, including the floorplan, archways and alcoves are still in good condition. It is also worthwhile to note that the (highly likely original) hand-painted geometrics and crests found on the wood beams in the entry hallway and dining room are also in good condition.

Page 6 of 17
Recorded by:

*Resource Name or # (Assigned by recorder)
Madeline Gonzalez and Shannon Davis, ASM Affiliates

607 West Roses Road
Date: June 6, 2023



Figure 1. Primary façade, view toward north.



Figure 2. Detail of shed roof section, view toward north.



Figure 3. Detail of primary façade, view toward northwest.



Figure 4. Detail of attached garage, view toward north.



Figure 5. Detail of circular windows along primary façade, view toward northwest



Figure 6. Detail of primary façade windows, view toward north.

Page 9 of 17

***Resource Name or # (Assigned by recorder)** 607 West Roses Road
Recorded by: Madeline Gonzalez and Shannon Davis, ASM Affiliates **Date:** June 6, 2023



Figure 7. Detail of south and west facing façades, view toward northeast.



Figure 8. Detail of west façade, view toward northeast.



Figure 9. Detail of rear façade, view toward south.



Figure 10. Detail of backyard and concrete wall, view toward south.



Figure 11. Detail of exterior stone fireplace. View toward north.



Figure 12. Detail of eastern façade, view toward south.



Figure 13. Detail of interior archway, view toward east from living room toward entry hall and dining room.



Figure 14. Detail of painted patterns and crests on entrance hall ceiling.



Figure 15. Interior living room space. View toward southwest.



Figure 16. Detail of bathroom. View toward west.

Page 14 of 17

***Resource Name or # (Assigned by recorder)** 607 West Roses Road
Recorded by: Madeline Gonzalez and Shannon Davis, ASM Affiliates **Date:** June 6, 2023



Figure 17. Interior dining room space with built-in cabinets. View toward west.



Figure 18. Interior kitchen space, view toward north.



Figure 19. Laundry room and rear exit, view toward north.



Figure 20. Rear bathroom, view toward west.



Figure 21. Rear bathroom, view toward east.



Figure 22. Detail of wooden door into rear bedroom area. View toward south.

Page 17 of 17

***Resource Name or # (Assigned by recorder)** 607 West Roses Road
Recorded by: Madeline Gonzalez and Shannon Davis, ASM Affiliates **Date:** June 6, 2023



Figure 23. Detail of rumpus room. View toward southwest.

APPENDIX B

Report prepared by Sapphos Environmental, Inc.

**HISTORICAL RESOURCES ASSESSMENT REPORT FOR
607 W. ROSES ROAD
SAN GABRIEL, CALIFORNIA 91775**

PREPARED FOR:

**SAN GABRIEL CEMETERY ASSOCIATION
c/o MR. TODD SEXTON
601 W. ROSES ROAD
SAN GABRIEL, CA 91775**

PREPARED BY:

**SAPPHOS ENVIRONMENTAL, INC.
430 NORTH HALSTEAD STREET
PASADENA, CALIFORNIA 91107**

OCTOBER 24, 2022

TABLE OF CONTENTS

SECTIONS		PAGE
1	EXECUTIVE SUMMARY.....	1
2	PROJECT SUMMARY AND LOCATION AND DESCRIPTION	2
3	CURRENT SETTING	5
4	METHODOLOGY	6
5	REGULATORY FRAMEWORK	7
6	RECORDS SEARCH	11
7	HISTORY AND DESCRIPTION OF SURROUNDING AREA	12
8	DESCRIPTION OF EVALUATED RESOURCE.....	15
9	PROPERTY HISTORY	28
10	HISTORIC CONTEXT	32
11	EVALUATION OF ELIGIBILITY	37
12	CONCLUSION.....	41
13	SOURCES	42
TABLES		PAGE
1	Permit Records	29
FIGURES		PAGE
1	Sketch Map	3
2	Project Location Map.....	4
3A	Setting (view east).....	5
3B	Setting (view west).....	5
4	Tract Map, Dobbins Tract	13
5	Parcel Map, 607 W. Roses Road	14
6A	Primary Façade (view northwest).....	15
6B	Primary Façade (screened porch; view north)	16
6C	Primary Façade (porch entryway; view east)	16
6D	Primary Façade (main entry; view north)	16
6E	Primary Façade (secondary entry; view north).....	17
6F	Primary Façade (view west).....	17
6G	Primary Façade (view north)	18
6H	Primary Façade (view north)	18

6I	Primary Façade (porch roof wood rot; view west)	18
6J	Primary Façade (damaged/repared beams; view west).....	19
6K	Primary Façade (damaged beams; view west)	19
7A	Northern Façade (view southwest)	20
7B	Northern Façade (view south; arrow identifies 1951 rumpus room addition)	20
7C	Northern Façade (rumpus room addition; view south).....	21
7D	Northern Façade (block wall; view southeast).....	21
7E	Northern Façade (rumpus room; view west)	21
8A	Eastern Façade (view southwest)	22
8B	Eastern Façade (view north)	22
8C	Eastern Façade (view south)	23
9A	Western Façade (wood rot)	23
9B	Western Façade (rafter, wood rot)	24
9C	Western Façade (rafter, wood rot and barrel tile damage).....	24
9D	Western Façade (view northeast).....	24
9E	Western Façade (view east).....	25
9F	Western Façade (rumpus room addition; view northeast)	26
9G	Western Façade (rumpus room addition; view northeast)	26
9H	Western Façade (rumpus room addition; view northeast)	26
9I	Western Façade (rumpus room addition; view south).....	27
9J	Western Façade (rumpus room addition; view south).....	27
10	Los Angeles County Assessor Records, 607 W. Roses Road (1951).....	29

ATTACHMENTS

- A Resumes of Key Personnel
- B DPR 523 Series Forms

SECTION 1

EXECUTIVE SUMMARY

This report represents the results of a historical resources assessment for a single-family residential property located at 607 W. Roses Road (Assessor's Parcel Number [APN] 5365-022-006), City of San Gabriel (City), Los Angeles County, California. The purpose of this report is to determine if the buildings individually constitute historical resources pursuant to Section 15064.5(a) of the California Environmental Quality Act (CEQA) Guidelines. Sapphos Environmental, Inc. (Mr. Scott Torres and Ms. Carrie Chasteen) was retained to serve as the principal investigator to complete the Historical Resources Assessment Report (HRAR). Mr. Torres and Ms. Chasteen meet the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History.

The subject property is a Spanish Colonial Revival-style single-family residence that was constructed in 1931. Buildings constructed during the period of significance for Spanish Colonial Revival were constructed between 1915 and 1940.

Sapphos Environmental, Inc. understands that the subject property was constructed during the Depression and Wartime Years, 1931–1945. After careful research and evaluation, Sapphos Environmental, Inc. (Mr. Torres and Ms. Chasteen) concludes that the subject property does not appear to have substantial association with residential development trends specific to the San Gabriel Village and there is no additional information to assert that the development of the property plays a substantial role regarding single-family residential development at the national, state, and local levels. Additionally, there is no information to assert that the development of the subject property has a close association with social, cultural, and economic narratives significant to national, state, and local history. The subject property is not found to be associated with a person(s) of national, state, and local significance. Finally, the subject property is a common example of a Spanish-Colonial Revival style building and is substantially altered and in a state of disrepair. Therefore, the subject property does not appear to be individually eligible for listing in the National Register of Historic Places, California Register of Historical Resources, and as a City of San Gabriel Historic Landmark. Therefore, the subject property is not considered to be a historical resource pursuant to Section 15064.5(a) of the CEQA Guidelines. Demolition of the building would not result in a substantial adverse change to a historical resource (Section 15064.5(b) of the CEQA Guidelines).

SECTION 2

PROJECT SUMMARY AND LOCATION AND DESCRIPTION

2.1 PROJECT DESCRIPTION

The applicant proposes to demolish the property to expand the cemetery grounds.

2.2 PROJECT LOCATION AND CURRENT SETTING

The subject property is located at 607 W. Roses Road, in the City of San Gabriel (City), Los Angeles County, California. W. Roses Road is a residential street with single-family residential development alongside the San Gabriel Cemetery and the Church of Our Savior (Figure 1, *Sketch Map*; Figure 2, *Project Location Map*). The subject property is set back 207 feet from the public right-of-way and is not visible to pedestrians traveling east and west on Roses Road.

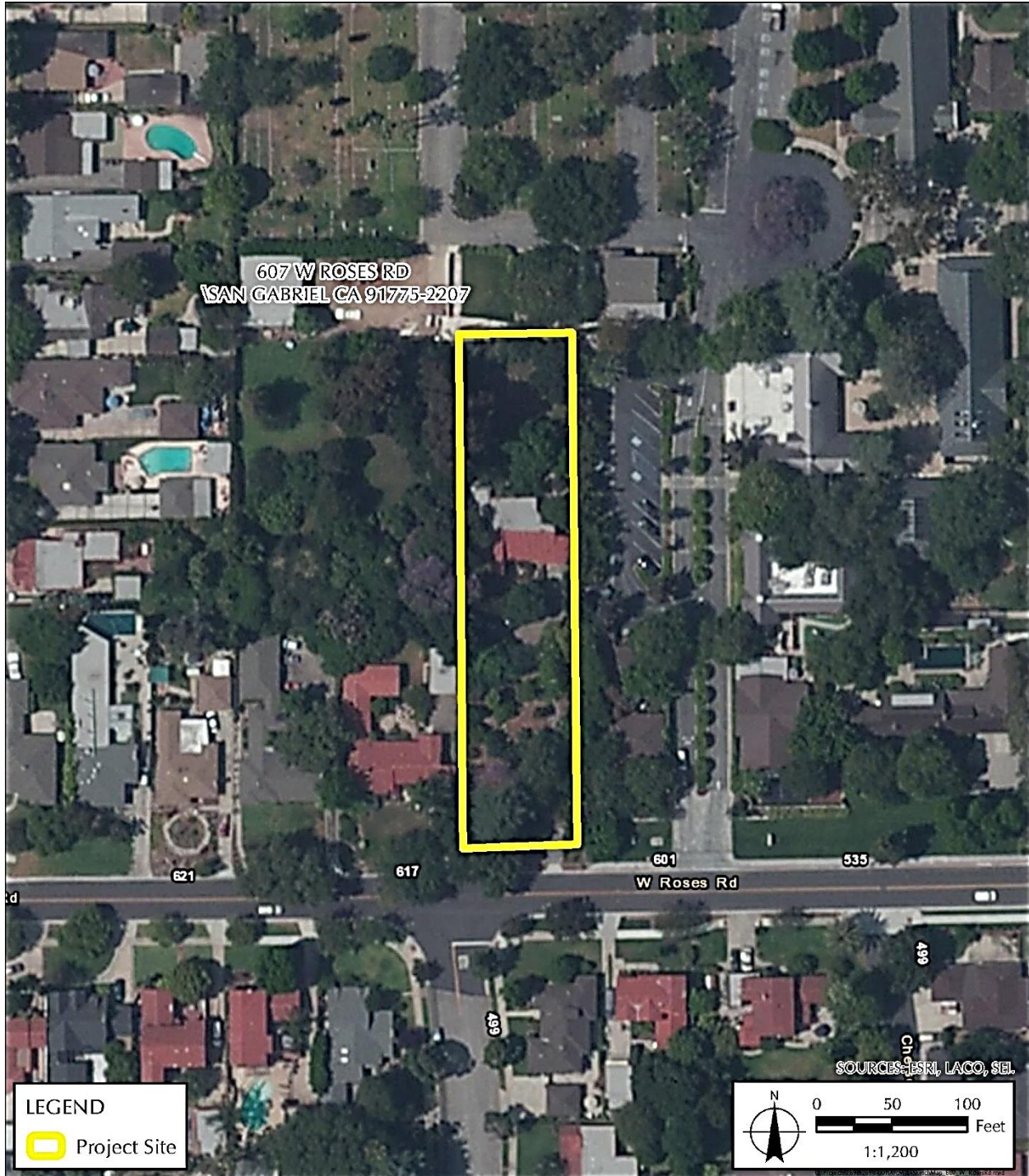


Figure 1. Sketch Map
 SOURCE: Sapphos Environmental, Inc., 2022

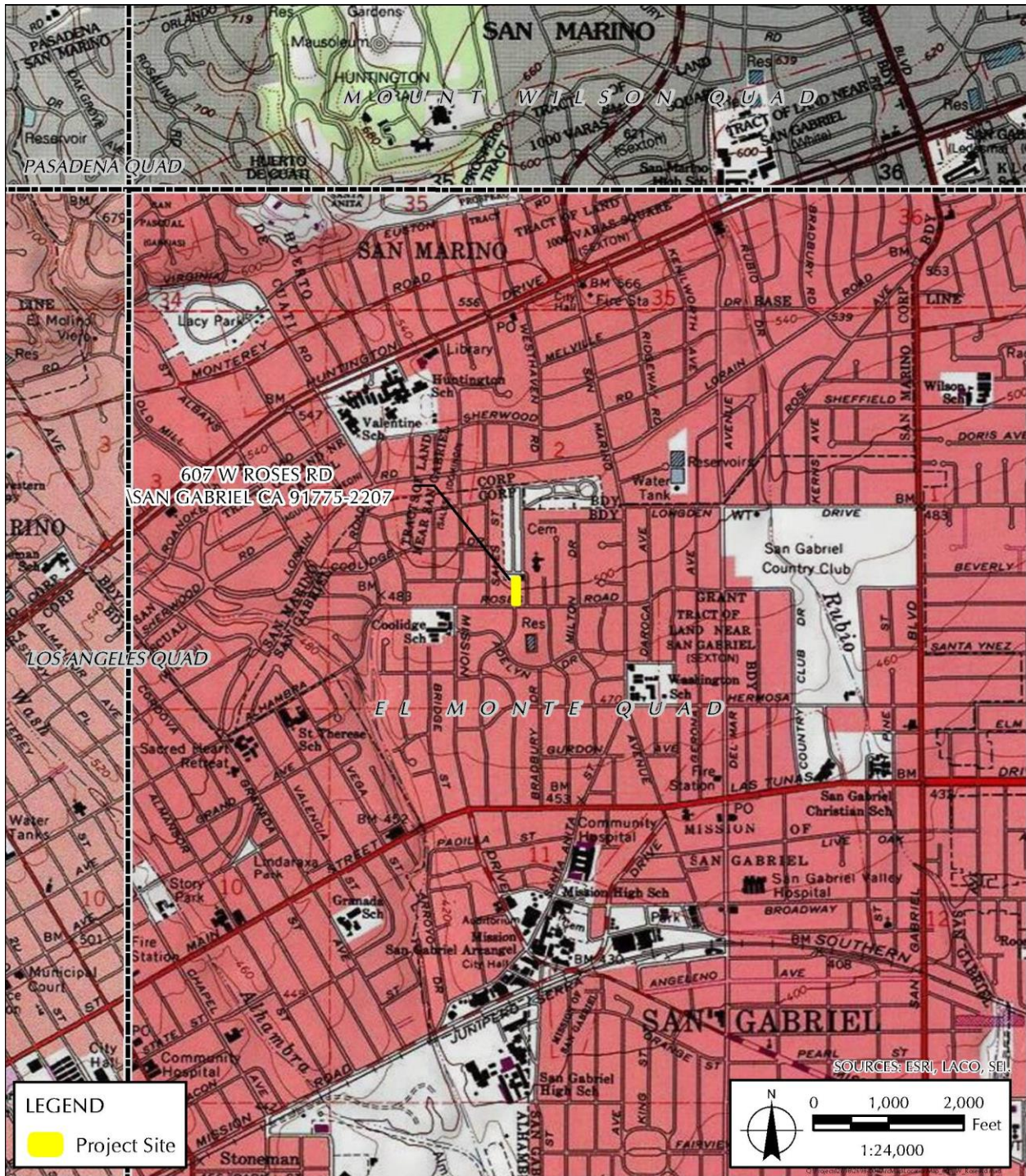


Figure 2. Project Location Map
 SOURCE: U.S. Geological Survey, 1991

SECTION 3 CURRENT SETTING

The subject property is located on W. Roses Road. The area is densely populated with single-family and residential buildings. The subject property is located between N. San Marino Avenue to the east and ceases just west of N. Alhambra Road (Figures 3A–B, *Setting*).



Figure 3A. Setting (view east)
SOURCE: *Sapphos Environmental, Inc., 2022*



Figure 3B. Setting (view west)
SOURCE: *Sapphos Environmental, Inc., 2022*

SECTION 4 METHODOLOGY

The assessment methodology consisted of research and field assessment of the building located on the property.

Research Conducted

1. Obtained and reviewed the building permits for the parcel from the City Department of Building and Safety. Dates of construction and subsequent alterations were determined by the building permit record, as well as additional resources, such as the field inspection and reviewed historic topographic maps. The Sanborn Fire Insurance Maps do not cover this area of the City. Historic aerial photographs were reviewed; however, due to pixilation, they were not diagnostic.
2. Researched the project site and surrounding area at local libraries and archives to establish the general history and context of the project site, including a review of the Built Environment Resource Directory (BERD) for Los Angeles County, newspapers, City directories, books, and articles.
3. Consulted the Context/Theme/Property Type (CTP) eligibility standards formulated for the Los Angeles Historic Context Statement to identify the appropriate CTP under which to evaluate the buildings on the project site.
4. Reviewed and analyzed ordinances, statues, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation assessment processes and programs to evaluate the significance and integrity of the buildings on the project site.

Field Methods

5. Conducted a field inspection of the project site on April 18, 2022, to ascertain the general condition and physical integrity of the buildings and landscaping thereon. Digital photographs were taken during the site inspection, which included only the exterior of the building and public spaces. Field notes were made.

SECTION 5 REGULATORY FRAMEWORK

5.1 FEDERAL

The National Historic Preservation Act of 1966, as amended, defines the criteria to be considered eligible for listing in the National Register:

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

- A. *that are associated with events that have made a significant contribution to the broad patterns of our history; or*
- B. *that are associated with the lives of persons significant in our past; or*
- C. *that embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or*
- D. *that have yielded, or may be likely to yield, information important in prehistory or history (36 Code of Federal Regulations [CFR] Section part 63).*

According to *National Register Bulletin No. 15*, “to be eligible for listing in the National Register, a property must not only be shown to be significant under National Register criteria, but it also must have integrity.” Integrity is defined in *National Register Bulletin No. 15* as “the ability of a property to convey its significance.”¹ *National Register Bulletin 15* states, “To be listed in the National Register of Historic Places, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance.”² Within the concept of integrity, the National Register recognizes the following seven aspects or qualities that in various combinations define integrity: *location, design, setting, materials, workmanship, feeling, and association.*

¹ National Park Service, U.S. Department of the Interior. 2017. “How to Apply the National Register Criteria for Evaluation.” *National Register Bulletin*. Available at: <https://www.nps.gov/nr/publications/bulletins/nrb15/>

² National Park Service, U.S. Department of the Interior. 2017. “How to Apply the National Register Criteria for Evaluation.” *National Register Bulletin*. Available at: <https://www.nps.gov/nr/publications/bulletins/nrb15/>

5.2 STATE OF CALIFORNIA

Section 5024.1(c), Title 14 CCR, Section 4852 of the California Public Resources Code defines the criteria to be considered eligible for listing in the California Register:

A resource may be listed as an historical resource in the California Register if it meets any of the following [National Register] criteria:

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

Section 4852(C) of the California Code of Regulations³ defines integrity as follows:

Integrity is the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described in section 4852(b) of this chapter and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.

Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

³ California Office of Historic Preservation. 1999. *California State Law and Historic Preservation*, 4853 (c), 66.

5.3 CITY OF SAN GABRIEL⁴

153.607 Designation Criteria for Historic Landmarks.

On the advice of the Commission, the City Council may designate a property, site, public art, park, cultural landscape, or natural feature as a historic landmark and add it to the San Gabriel Register if it meets the requirements described in paragraphs A and B:

- A. *The property meets one of the following eligibility criteria:*
1. *It is or was once associated or identified with important events or broad patterns of development that have made a significant contribution to the cultural, architectural, social, historical, economic, and political heritage of the city, region, state, or nation.*
 2. *It is or was once associated with an important person or persons who made a significant contribution to the history, development, and/or culture of the city, region, state, or nation.*
 3. *It embodies the distinctive characteristics of a style, type, period, or method of construction; represents the work of a master, or possesses high artistic or aesthetic values; or it represents one of the last, best remaining examples of an architectural type or style in a neighborhood or the city that was once common but is increasingly rare.*
 4. *It has yielded or has the potential to yield information important to the prehistory or history of the city, region, state, or nation.*
- B. *The property retains integrity from its period of significance, as determined by a qualified architectural historian or historian. A proposed historic landmark need not retain all seven aspects of historic integrity (location, design, setting, materials, workmanship, feeling, and association), but it must retain sufficient integrity to convey the reasons for its cultural, architectural, social, historical, economic, and political significance.*
- C. *Neither the deferred maintenance of a proposed historic landmark nor its dilapidated condition shall, on its own, be equated with a loss of integrity. Integrity shall be judged with reference to the particular characteristics that support the property's eligibility under the appropriate criteria and theme of significance.*

⁴ Cultural Heritage Ordinance 153.607 and 153.608, City of San Gabriel, Los Angeles County

153.608 Designation Criteria for Historic Districts

- A. *In addition to satisfying the criteria in Section 153.607(A) when recommending the designation of a historic district, the Commission must also find:*
1. *That the historic district is an identifiable and distinct entity with discernible boundaries, consisting of a cohesive concentration, linkage, or continuity of sites, buildings, structures or objects united historically or aesthetically by plan or physical development. Thematic districts are not required to have physical or contiguous boundaries.*
 2. *That the historic district retains integrity from its period of significance as determined by a qualified architectural historian or historian. Not all properties or features within a proposed district need to retain all seven aspects of integrity (location, design, setting, materials, workmanship, feeling, and association), but a substantial number of such properties and structures must retain sufficient integrity to convey the historic, cultural, or architectural significance of the district.*
- B. *The components of an eligible historic district may lack individual distinction but still represent a significant and distinguishable entity that meets eligibility criteria.*
- C. *In recommending approval of a historic district, the Commission may recommend the adoption of district-specific design guidelines to guide subsequent in-fill and new construction, alterations and additions, and to further the purpose of this Chapter.*
- D. *Neither deferred maintenance within a proposed district nor the dilapidated condition of its constituent buildings and landscapes shall, on its own, be equated with a loss of integrity. Integrity shall be judged with reference to the particular characteristics that support the district's eligibility under the appropriate criteria and theme of significance.*

6.1 RECORDS SEARCH

In accordance with the South Central Coastal Information Center (SCCIC), located at California State University, Fullerton, current procedures and policies, the BERD for Los Angeles County, available from the California Office of Historic Preservation (updated September 15, 2021), historic U.S. Geological Survey (USGS) 7.5-minute series topographic maps, and aerial photographs were reviewed for the project site and adjacent properties. In addition to official maps and records, and published registers and reports for the geographic area were reviewed:

1. National Register of Historic Places – Listed (2022);
2. California Register of Historical Resources – Listed (2022);
3. California State Historical Landmarks (1996 and updates);
4. California Points of Historical Interest (1992 and updates);
5. Draft City of San Gabriel Historic Context Statement (2021)

6.2 PREVIOUS EVALUATIONS/DESIGNATIONS SUMMARY

The subject property was not identified as Spanish Colonial Revival residence in the City associated with San Gabriel during the Depression and Wartime Years, 1931–1945 in the City of San Gabriel Historic Context Statement (2021).⁵ According to the 2022 memorandum: “the property would likely meet the lower threshold for eligibility as a contributor to a historic district should one be identified in the area.”⁶ The previous evaluation asserts that the property appears to meet local criteria only and may not meet significance thresholds for National Register or California Register eligibility.

⁵ City of San Gabriel Community Development Department, Planning Division. 11 August 2021. Revised Draft City of San Gabriel Citywide Historic Context Statement. Prepared by: Architectural Resources Group, Los Angeles, CA. Accessed April 2022. Available at: <https://www.sangabrielcity.com/DocumentCenter/View/15211/Revised-Draft-Historic-Context-Statement>

⁶ Mermilliod, Jennifer. 6 January 2022. “Memorandum for the Record: 601–607 W. Roses Road: San Gabriel Project Review I-601-607 W. Roses Road.”

SECTION 7

HISTORY AND DESCRIPTION OF SURROUNDING AREA

7.1 DEVELOPMENT HISTORY

The subject property is noted as being located within the Dobbins Tract (Figure 4). The Dobbins Tract consisted of two rectangular parcels and was platted for Kate Dobbins in June 1906. The streets in the City were not paved until 1914, eight years after the establishment of the tract.⁷ According to ancestry databases, Dobbins was born in New York in 1855.⁸ Additional ancestry information indicated Dobbins worked as a housewife, resided at 525 W. Roses Road in the City Alhambra.⁹ According to ancestry records, Dobbins was married to John Dobbins. John Dobbins was born in Pennsylvania in 1844 and was an orange orchardist by profession.¹⁰ Further research indicated Kate filed for a divorce from John in 1902.¹¹ Prior to their divorce, the Dobbins were associated with numerous real estate transfers and sales in the City of Los Angeles and neighboring communities. There is no information available to suggest the Dobbins were associated with the Church of Our Savior that is located at 535 W. Roses Road in the City. John Dobbins passed away in 1905¹² and Kate passed in 1940. John and Kate Dobbins are both buried in the San Gabriel Cemetery.

The Dobbins Tract appeared in a 1914 advertisement. The advertisement highlighted the incorporation of the last village of San Gabriel and plans to pave roadways, cement sidewalks, curbs, gutters, and a residence erected on the Dobbins Tract costing approximately \$50,000.¹³ The Dobbins Tract did not appear to be advertised beyond real estate transfers in historic issues of the *Los Angeles Times* and *Los Angeles Sentinel*. There are no additional advertisements in historic newspaper articles regarding the development of single-family residences and infrastructure within the tract. However, a review of the City building permit records and due diligence memorandum indicates¹⁴ the subject property was located on a parcel owned by the San Gabriel Cemetery Association (Figure 5). According to the San Gabriel Cemetery Association “in 1922, the Cemetery Board proposed extending the cemetery by purchasing 22 acres from the Dobbins tract. The proposal is met by strong oppositions from residents of Roses Road, who present the San Gabriel City Trustees with a petition against the extension. The Trustees decide to limit cemeteries within city limits to their present site.”¹⁵

⁷ *Los Angeles Times*. 1 January 1914. “San Gabriel,” 43.

⁸ Ancestry.com. 2010. “1880 United States Federal Census [database on-line].” Lehi, UT: Ancestry.com Operations, Inc.; 1880 U.S. Census Index provided by The Church of Jesus Christ of Latter-day Saints.

⁹ Ancestry.com. 2011. “U.S., City Directories, 1822–1995 [database on-line].” Lehi, UT: Ancestry.com Operations, Inc.

¹⁰ Ancestry.com. 2010. “1880 United States Federal Census [database on-line].” Lehi, UT: Ancestry.com Operations, Inc.; 1880 U.S. Census Index provided by The Church of Jesus Christ of Latter-day Saints.

¹¹ *Los Angeles Times*, 10. 27 May 1902.

¹² Ancestry.com. 2012. “U.S., Find a Grave Index, 1600s-Current [database on-line].” Lehi, UT: Ancestry.com Operations, Inc.

¹³ *Los Angeles Times*. 1 January 1914. “San Gabriel,” 43.

¹⁴ Mermilliod, Jennifer. 6 January 2022. Memorandum for the Record: 601–607 W. Roses Road: San Gabriel Project Review I-601-607 W. Roses Road.

¹⁵ San Gabriel Cemetery. “Our History: The 20th Century and Beyond.” Accessed June 16, 2022. Available at: <https://sangabrielcemetery.com/about-us/>

Based on the City Permits, it appears that the subject property was constructed within the proposed land expansion of the cemetery. The subject property or residents were not found to have an association with the Church of Our Savior beyond the possibility of being parishioners. There is no additional information in historic issues of the *Los Angeles Times* or *Los Angeles Sentinel* that associates the subject property with the cemetery or the church.

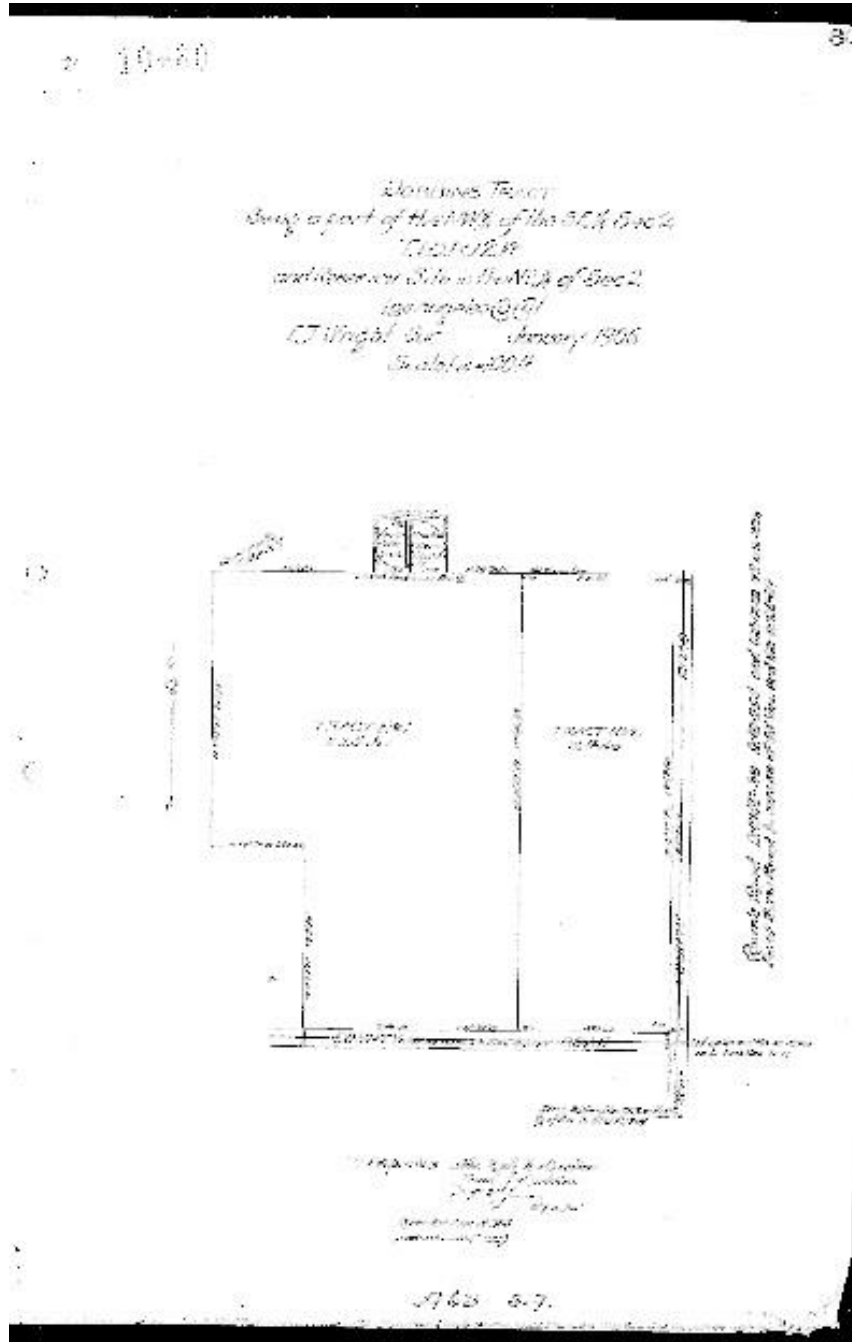


Figure 4. Tract Map, Dobbins Tract
 SOURCE: Los Angeles County Office of the Assessor, 1906¹⁶

¹⁶ Los Angeles County Office of the Assessor. 1906. Tract Map, Dobbins Tract.

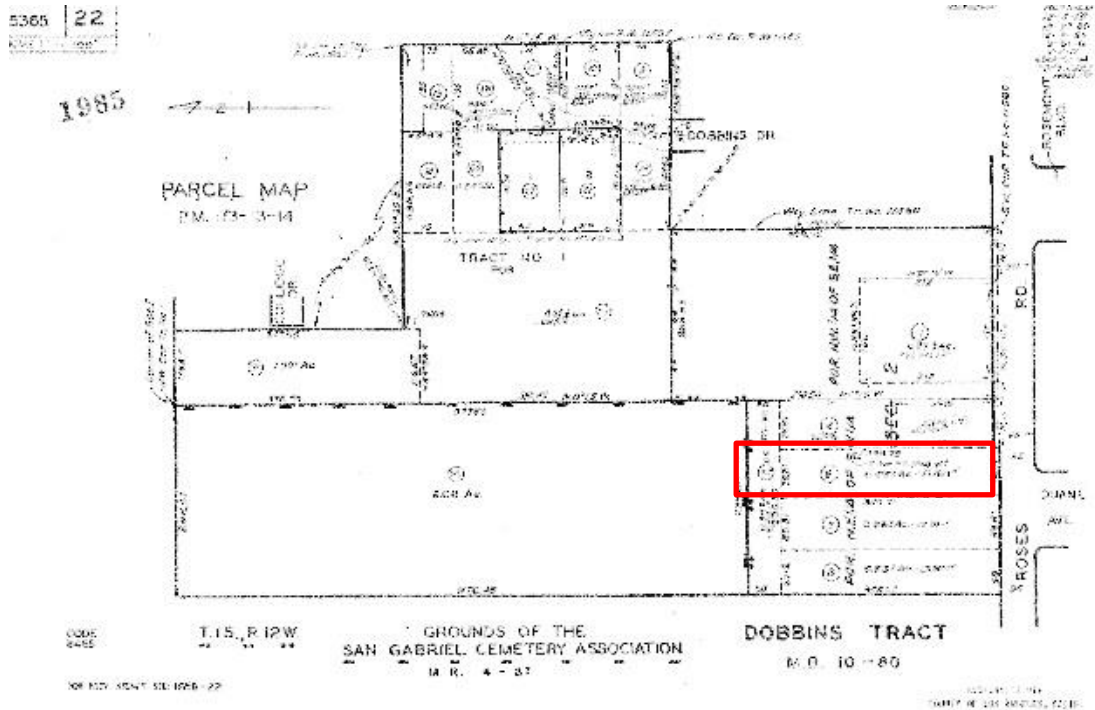


Figure 5. Parcel Map, 607 W. Roses Road
 SOURCE: Los Angeles County Office of the Assessor, 1985¹⁷

¹⁷ Los Angeles County Office of the Assessor. 1985. Parcel Map, 607 W. Roses Road.

SECTION 8

DESCRIPTION OF EVALUATED RESOURCE

8.1 ARCHITECTURAL DESCRIPTION

The building located on 607 W. Roses Road is a Spanish Colonial Revival-style single-family residence constructed in 1931.

Primary/Southern Façade

The primary façade faces south onto W. Roses Road. The subject property is a Spanish Colonial Revival-style single-family residence clad in smooth stucco and features a combination of flat, low-pitched front and side gable roof sections (Figure 6A, *Primary Façade*). The roof is clad in clay Spanish tiles. The primary façade also contains numerous deeply recessed wood windows. Window details include timber lintels set into the masonry. Additionally, the primary façade contains a screened-in porch underneath the side gable section of the roof (Figure 6B). The porch is the only section of the façade that has a roof overhang and has square wood columns. It appears the screens may have been added over the course of time. The roof rafter tails remain exposed on the flat and side gable roof sections. The main entrance to the subject property is accessible from the porch. The entryway façade contains divided-light, double-hung windows and three wood doors (Figure 6C). The primary door is a recessed wood panel door that has a small vision lite (Figure 6D).



Figure 6A. Primary Façade (view northwest)
SOURCE: *Sapphos Environmental, Inc., 2022*



Figure 6B. Primary Façade (screened porch; view north)
SOURCE: Sapphos Environmental, Inc., 2022



Figure 6C. Primary Façade (porch entryway; view east)
SOURCE: Sapphos Environmental, Inc., 2022



Figure 6D. Primary Façade (main entry; view north)
SOURCE: Sapphos Environmental, Inc., 2022

The additional doors lead into the eastern section of the subject property and the garage on the eastern corner. One door is a single wood, multi-light door (Figure 6E) and the other is a solid wood paneled door. A metal screen door provides access to the main entry of the subject property. Additional features include a circular porthole-style windows located above the roofline on the western corner section of the façade (Figure 6F). A window-mounted air conditioner was also identified on the façade. The façade also has a concrete block wall that semi-encloses the entrance and front yard landscaping (Figure 6G). The two-car garage is attached to the subject property and located on the eastern corner (Figure 6H). The garage door is a wood tilt-up garage door. The door framing features a wide timber lintel. Based on a visual inspection of the subject property, the majority of the exposed beams appear to be rotted and loosely repaired with what appears to be fiberglass and resin (Figures 6J–K).

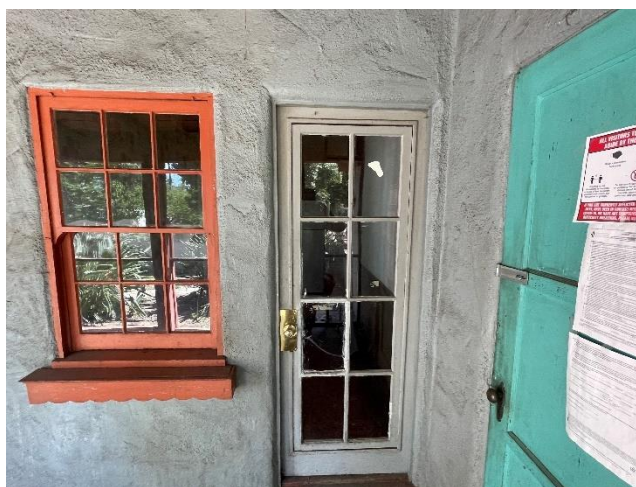


Figure 6E. Primary Façade (secondary entry; view north)
SOURCE: *Sapphos Environmental, Inc., 2022*



Figure 6F. Primary Façade (view west)
SOURCE: *Sapphos Environmental, Inc., 2022*



Figure 6G. Primary Façade (view north)
SOURCE: Sapphos Environmental, Inc., 2022



Figure 6H. Primary Façade (view north)
SOURCE: Sapphos Environmental, Inc., 2022



Figure 6I. Primary Façade (porch roof wood rot; view west)
SOURCE: Sapphos Environmental, Inc., 2022



Figure 6J. Primary Façade (damaged/repairs beams; view west)
SOURCE: Sapphos Environmental, Inc., 2022



Figure 6K. Primary Façade (damaged beams; view west)
SOURCE: Sapphos Environmental, Inc., 2022

Northern Façade

The northern façade is clad in smooth stucco and has an asymmetrical roofline. The roofline does not provide an overhang. The façade contains numerous double-hung and divided-light wood windows. The porch located off the façade has one wood door for egress into the backyard. Another single vision-lite door is on the northeast corner on what appears to be a service porch. Additional features include clay ventilation pipes, a common feature found on Spanish Colonial Revival homes (Figure 7A, *Northern Façade*). Based on a visual inspection of the property, a rumpus room was added onto the property in 1951 (Figure 7B). The rumpus room encompasses half of the western façade and a quarter of the northern façade. A detailed description of the rumpus room is included in the description of the western façade.



Figure 7A. Northern Façade (view southwest)
SOURCE: Sapphos Environmental, Inc., 2022



Figure 7B. Northern Façade (view south; arrow identifies 1951 rumpus room addition)
SOURCE: Sapphos Environmental, Inc., 2022

The rumpus room features concrete block construction and board-and-batten siding that does not match façade cladding throughout the subject property (Figure 7C). Additionally, the façade faces north onto the backyard of the property, and a brick wall enclosed the yard at one point in time (Figure 7D). The façade remains obscured by various overgrown trees and shrubs (Figure 7E).



Figure 7C. Northern Façade (rumpus room addition; view south)
SOURCE: Sapphos Environmental, Inc., 2022



Figure 7D. Northern Façade (block wall; view southeast)
SOURCE: Sapphos Environmental, Inc., 2022



Figure 7E. Northern Façade (rumpus room; view west)
SOURCE: Sapphos Environmental, Inc., 2022

Eastern Façade

The eastern façade contains double-hung wood windows and a paneled wood door (Figure 8A, *Eastern Façade*). The door provides access to the garage. The eastern façade sits close to the property line and is accessible from the paved driveway, narrow pathway, and wood gate that leads into the backyard (Figures 8B–C). The rafter tails are exposed on the garage section of the eastern façade. Overall, the eastern façade is unadorned.



Figure 8A. Eastern Façade (view southwest)
SOURCE: *Sapphos Environmental, Inc., 2022*



Figure 8B. Eastern Façade (view north)
SOURCE: *Sapphos Environmental, Inc., 2022*



Figure 8C. Eastern Façade (view south)
SOURCE: *Sapphos Environmental, Inc., 2022*

Western Façade

The western façade is clad in smooth stucco and contains double- and single-hung wood windows. A small wing wall protrudes from the façade on the southwest corner of the subject property. The roof line is asymmetrical and does not provide an overhang. The roofline on the western façade features numerous rotted rafter tails and what appears to be rotted roof sheeting that is below the barrel tiles (Figures 9A–C, *Western Façade*). The chimney is also clad in smooth stucco. A single wood door and concrete stoop are located mid-way along with façade (Figures 9D–E). The location of the door and porch appear to have been an egress route from the interior parlor room into the side and back yards.



Figure 9A. Western Façade (wood rot)
SOURCE: *Sapphos Environmental, Inc., 2022*



Figure 9B. Western Façade (rafter, wood rot)
SOURCE: *San Gabriel Cemetery Association, 2022*



Figure 9C. Western Façade (rafter, wood rot and barrel tile damage)
SOURCE: *San Gabriel Cemetery Association, 2022*



Figure 9D. Western Façade (view northeast)
SOURCE: *Sapphos Environmental, Inc., 2022*



Figure 9E. Western Façade (view east)
SOURCE: *Sapphos Environmental, Inc., 2022*

The northwest quarter of the façade was added onto the building. Based on Assessor records, a rumpus room was added onto the western façade in 1951. The rumpus room addition was added onto the subject property beyond the period of significance for Spanish Colonial Revival-style homes, 1915-1940¹⁸. The addition was constructed using concrete blocks and wood board-and-batten siding. The roof on the addition is low-pitched shed roof and has clay tiles along the horizontal ridgelines (Figures 9F–G). Shed roofs associated with the period of significance the Spanish Colonial Revival style were commonly clad in clay tiles matched to the primary roof cladding. The addition includes a ribbon of fixed glass windows that are flanked by divided-light, single-hung windows (Figure 9H). The addition also features a metal awning mounted to the façade (Figures 9I–J). There was no building permit available to identify an exact year the metal awning was added to the rumpus room. It appears that the awning may have been included in the construction of the rumpus room in 1951. Additional features include circular clay ventilation pipes located below the roofline. The western façade is accessed from the western edge of the front yard. A dirt pathway leads residents into the backyard.

¹⁸ City of San Gabriel Community Development Department, Planning Division. 11 August 2021. Revised Draft City of San Gabriel Citywide Historic Context Statement. Prepared by: Architectural Resources Group, Los Angeles, CA. Accessed April 2022. Available at: <https://www.sangabrielcity.com/DocumentCenter/View/15211/Revised-Draft-Historic-Context-Statement>



Figure 9F. Western Façade (rumpus room addition; view northeast)
SOURCE: *Sapphos Environmental, Inc., 2022*



Figure 9G. Western Façade (rumpus room addition; view northeast)
SOURCE: *San Gabriel Cemetery Association, 2022*



Figure 9H. Western Façade (rumpus room addition; view northeast)
SOURCE: *Sapphos Environmental, Inc., 2022*



Figure 9I. Western Façade (rumpus room addition; view south)
SOURCE: *San Gabriel Cemetery Association, 2022*



Figure 9J. Western Façade (rumpus room addition; view south)
SOURCE: *Sapphos Environmental, Inc., 2022*

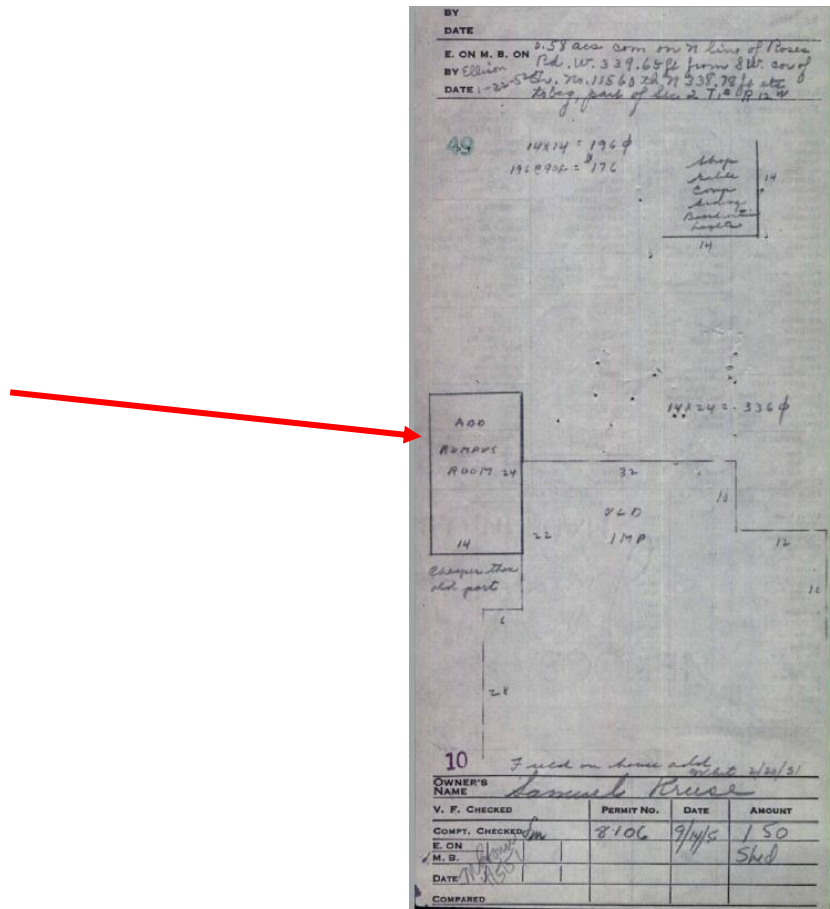
SECTION 9

PROPERTY HISTORY

9.1 CONSTRUCTION HISTORY

The Los Angeles County Office of the Assessor (County Assessor) Portal indicated the subject property was constructed as part of the San Gabriel Cemetery Association Tract in 1931. The City building permits indicate the subject property “dwelling and garage” was constructed by Ivan Wells for D.L. Simmons. Based on the poor quality of historic aerial photographs, a clear picture of the building was not analyzed. A review of the Sanborn Fire Insurance Map of San Gabriel was not completed due to the area that contains W. Roses Road was not mapped in available volumes of maps specific to the City of San Gabriel. Wells is identified in historical issues of the *Los Angeles Times* as the contractor associated with residential construction in the Los Angeles area (Section 9.2). The City building permit records identify a roofing project that took place in 1941, construction of a tool shed in 1950, roof repair in 1981, and a reroof in 1983 (Figure 10; Table 1, *Permit Records*). In 1951, a rumpus room was added on to the western façade of the subject property. The addition of the rumpus room is a major alteration that was added onto the property outside the period of significance for the Spanish Colonial Revival-style buildings, 1915–1940¹⁹. The Assessor records did not identify a builder associated with the rumpus room addition. It does not appear to be the work of a master craftsman or builder.

¹⁹ City of San Gabriel Community Development Department, Planning Division. 11 August 2021. Revised Draft City of San Gabriel Citywide Historic Context Statement. Prepared by: Architectural Resources Group, Los Angeles, CA. Accessed April 2022. Available at: <https://www.sangabrielcity.com/DocumentCenter/View/15211/Revised-Draft-Historic-Context-Statement>



**Figure 10. Los Angeles County Assessor Records, 607 W. Roses Road (1951)
(red arrow identifies rumpus room addition)**

SOURCE: Los Angeles County Assessor Portal, 2022

**TABLE 1
PERMIT RECORDS**

Permit Number	Year Issued	Description of Work Completed
3341	1931	Construct a dwelling and garage
2851	1941	"Roofing"
8106	1950	Construct a 7-foot x 14-foot tool shed
B14443	1981	Repair flat roof section on back of the house
830582	1983	Re-roof the house

9.2 ARCHITECTS/BUILDERS HISTORY

City building permit records and historical issues of the *Los Angeles Times* identify Ivan Wells as the architect and contractor associated with residential construction in the Los Angeles area. Newspapers identify Wells as a prolific builder of custom homes in Beverly Hills and Belair beginning in 1922, who turned his expertise to more affordable building projects in the 1950s. Identified examples of Wells' work prior to the 1950s include a Neo-Classical multi-family residence located in the Wilshire Community Plan Area of Los Angeles constructed in 1937²⁰ and an additional Spanish Colonial Revival style residence with detached garage located on 1036 S. Alvira Street in Los Angeles constructed in 1934.²¹ Articles from the 1950s identify the company as the Ivan Wells and Sons Construction Company. Wells continued to construct residential properties in the Los Angeles area and in the City of Anaheim into the 1950s.²² Ivan M. Wells passed away on December 29, 1964. His sons continued to operate Ivan Wells and Sons Inc. and developed homes in coastal and inland Orange County communities. There is no additional information available regarding the life of Wells.

9.3 OWNERSHIP/OCCUPANT HISTORY

Historic County Assessor records were not available at the time this study was prepared due to the current closure of public buildings. An abbreviated ownership history was compiled based on data available in historic building permits. The building permit records identify D.L. Simmons as the property owner in 1931. However, ancestry and newspaper records do not identify Simmons as a resident at the subject property at that time. It appears Simmons owned the property as it was being developed. City building permit records identify James Neville Mills as the property owner in 1941. An ancestry database search indicate Mills resided at the subject property between 1941 and 1943.²³ Mills was a native of Versailles, Missouri and was born in 1900. According to ancestry records, Mills was employed by the Aircraft Owners and Pilots Association. Additional records identify Mills as a construction engineer in 1943.²⁴ No additional information was found regarding Mills' life and profession in historical issues of the *Los Angeles Times* or *Los Angeles Sentinel*.

²⁰ Historic Places LA. "Historic Resource Summary:110 N. Sweetzer Avenue, Beverly Square Multi-Family Residential Historic District – Contributor." Accessed June 15, 2022. Available at: <http://www.historicplacesla.org/reports/0156d956-58bd-416e-8ae3-ffbdfc687cc>

²¹ California Office of Historic Preservation. November 2021. National Register of Historic Places Registration Form: Carthay Neighborhoods Historic District (draft). Accessed June 15, 2022. Available at: <https://ohp.parks.ca.gov/pages/1067/files/Carthay%20Neighborhoods%20Historic%20District%20DRAFT.pdf>

²² *Los Angeles Times*, 247. 5 June 1955.

²³ Ancestry.com. 2011. "U.S., World War II Draft Cards Young Men, 1940–1947 [database on-line]." Lehi, UT: Ancestry.com Operations, Inc.

²⁴ Ancestry.com. 2011. "U.S., City Directories, 1822–1995 [database on-line]." Lehi, UT: Ancestry.com Operations, Inc.

City building permit records identify Samuel Kruse as the third property owner in 1950, and ancestry databases associate Kruse with the subject property until 1952.²⁵ Kruse was born in 1898 and worked as the vice president of the Paris Restaurant during the time he owned the subject property. Kruse passed away in 1967 and is buried at the nearby San Gabriel Cemetery.²⁶ No additional information was found regarding Kruse's life in historical newspaper articles or ancestry databases. City building permit records identify Forrest Robert as the property owner in 1981. Ancestry databases associate Robert with the property between 1964 and 2000.²⁷ No relevant information was found regarding Robert's life in historical issues of the *Los Angeles Times* or *Los Angeles Sentinel*. The subject property is currently owned by the San Gabriel Cemetery Association.

9.4 USE HISTORY

The subject property has been used as a single-family residence.

²⁵ Ancestry.com. 2011. "U.S., City Directories, 1822–1995 [database on-line]." Lehi, UT: Ancestry.com Operations, Inc.

²⁶ Ancestry.com. 2012. "U.S., Find a Grave Index, 1600s–Current [database on-line]." Lehi, UT: Ancestry.com Operations, Inc.

²⁷ Ancestry.com. 2011. "U.S., City Directories, 1822–1995 [database on-line]." Lehi, UT: Ancestry.com Operations, Inc.

SECTION 10

HISTORIC CONTEXT

The subject property was evaluated using the Draft San Gabriel Citywide Historic Context Statement (2021); specifically, San Gabriel in the Depression and Wartime Years, 1931–1945 context, Residential Development. Architecture and Design, 1775–1980, Period Revival Theme, 1910–1940, and Spanish Colonial Revival Sub-Theme, 1915–1940.²⁸

10.1 RESIDENTIAL DEVELOPMENT, 1931–1945²⁹

Summary Statement of Significance: Resources evaluated under this theme are significant for conveying patterns of settlement and residential development in San Gabriel during the years of the Great Depression and World War II. After a few fallow years at the onset of the Depression, residential development picked back up in the mid-1930s, albeit at a somewhat slower pace than in previous times. Houses built during this period generally reflected the design standards of the Federal Housing Administration (FHA), with modest footprints and conventional styling. Resources associated with this theme are likely expressed in the form of historic districts—either as contributing elements of districts whose development began earlier, or as concentrations of Depression-era houses that may lack individual distinction but collectively convey the ethos of this era. Individual properties may be significant if they are associated with important events or people from this period.

Period of Significance: 1931–1945

Geographic Location: Citywide. Residential development from this period was largely concentrated in San Gabriel’s suburban tracts, most of which were located in the north and south parts of the city. Concentrations of Depression era houses are likely located in neighborhoods to the north of Las Tunas Drive and to the south of the mission.

Property Type Summary: Almost all residential development from this period consisted of detached single-family houses. Most were designed in the Minimal Traditional style or other conventional idioms and were incorporated into existing subdivisions on the periphery of the city, helping to fill in somewhat sparsely developed streetscapes.

Criteria: NR: A/B CR: 1/2 Local: 1/2

Associated Property Types:

- Residential
- Single-family residence
- Historic district

²⁸ City of San Gabriel Community Development Department, Planning Division. 11 August 2021. Revised Draft City of San Gabriel Citywide Historic Context Statement. Prepared by: Architectural Resources Group, Los Angeles, CA. Accessed April 2022. Available at: <https://www.sangabrielcity.com/DocumentCenter/View/15211/Revised-Draft-Historic-Context-Statement>

²⁹ City of San Gabriel Community Development Department, Planning Division. 11 August 2021. Revised Draft City of San Gabriel Citywide Historic Context Statement. Prepared by: Architectural Resources Group, Los Angeles, CA. Accessed April 2022. Available at: <https://www.sangabrielcity.com/DocumentCenter/View/15211/Revised-Draft-Historic-Context-Statement>

Integrity Considerations: A property that is significant must also retain certain aspects of integrity in order to express its historic significance. Determining which aspects are most important to a particular property type an understanding of its significance and essential physical characteristics. The rarity of a property type should also be considered when assessing integrity. As resources associated with this theme are common, the integrity of eligible properties should be quite high. A slightly greater degree of alterations may not preclude a resource from being eligible, though a building must still retain sufficient integrity to convey its significance, using the guide below.

Criteria: NR: A CR: 1 Local: 1

Significance: An individual property eligible under this theme may be significant as the site of a significant historic event from this period. A property that is significant as the site of a significant historic event is eligible if it retains the essential physical features that comprised its character or appearance during the period of its association with the important event.

Integrity Considerations: Residential property from this period should retain integrity of *location*, *feeling*, and *association*, at a minimum, in order to convey the important association with the city's development during this period. A property that has lost integrity of *setting* may still be eligible. A property that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, and fenestration pattern. A property is not eligible if it retains some basic features conveying form and massing but has lost the majority of features that characterized its appearance during its historical period.

Registration Requirements: To be eligible under this theme, a resource should, at a minimum:

- Date to the period of significance (1931–1945), and
- Retain the essential aspects of integrity, and
- Retain enough of its essential physical features to sufficiently convey its association with the historic context.

Significance: A historic district eligible under this theme may be significant for its association with patterns of residential development in San Gabriel.

Integrity Considerations: In order for a historic district to be eligible for designation, the majority of the components within the district boundary must possess integrity, as must the district as a whole. Integrity of *design*, *setting*, and *feeling* must be strongly present in the district overall, and it should convey a strong sense of time and place.

A contributing building must retain integrity of *location*, *design*, *setting*, *feeling*, and *association* to adequately convey the significance of the historic district. In general, minor or reversible alterations or in-kind replacement of original features and finishes are acceptable within historic districts. Significant alterations that change the massing, form, roofline, or fenestration patterns of an individual building, alter the original design intent, or that are not reversible may result in non-contributing status for an individual building. In order for a historic district to retain integrity, the majority (51 percent or more) of its component parts should contribute to its historic significance.

Registration Requirements: To be eligible under this theme, a historic district should, at a minimum:

- Date to the period of significance (1931–1945), and
- Retain the majority (51 percent or more) of the contributors dating to the period of significance.

Criteria: NR: B CR: 2 Local: 2

Significance: For its association with a person (or persons) significant in the history of San Gabriel.

Integrity Considerations: A property that is significant for its association with a significant person should retain integrity of *location, design, feeling, and association*, at a minimum, in order to convey its historic association with a significant individual.

Registration Requirements: To be eligible under this theme, a resource should, at a minimum:

- Date to the period of significance (1931–1945), and
- Retain the essential aspects of integrity, and
- Retain enough of its essential physical features to sufficiently convey its association with the historic context, and
- Be directly associated with the notable person’s productive period—the time during which she or he attained significance.

10.2 PERIOD REVIVAL, 1910–1940

Resources evaluated under this context and its various subthemes are significant as excellent examples of their architectural styles, types, period, or method of construction; and/or for representing the work of a significant architect or builder; and/or for possessing high artistic or aesthetic values; and/or for representing the last, best remaining example of a type or style that was once common in a neighborhood or the City but is now increasingly rare. Some designed landscapes may also be significant under this context as exceptional examples of landscape architecture. This context applies to all property types (residential, commercial, institutional) in San Gabriel, and is applicable to both individual properties and historic districts.

Associated Property Types:

- Residential (including various subtypes)
- Commercial (including various subtypes)
- Institutional (including various subtypes)
- Historic Districts

Property Type Summary: Significant interpretations of architectural styles can be applied to nearly any property type. In San Gabriel, examples include single-family residences; commercial buildings like banks, office buildings, restaurants, and retail buildings; institutional properties like government buildings, clubhouses, schools, and churches; and designed landscapes (residential and institutional). Concentrations of buildings that collectively convey a significant representation of architectural style(s) or type(s) may be identified as historic districts.

Geographic Location: Citywide – Residential development from this period occurred throughout the entire city.

Period of Significance: The period of significance for this context spans the entirety of the City's development history between 1775 and 1980.

Integrity Considerations: An individual property that is significant must also retain certain aspects of integrity in order to express its historic significance. Determining which aspects are most important to a particular property type necessitates an understanding of its significance and essential physical characteristics. The rarity of a property type and of an architectural style should also be considered when assessing integrity. In general, properties being evaluated for their architectural significance are held to a higher integrity threshold than those being evaluated under other contexts. The following is a guide.

Criteria: NR: C CR: 3 Local: 3

Significance: An individual property eligible under this theme may be significant:

- As an excellent embodiment of an architectural style, type, period, or method of construction; and/or
- As the notable work of a master architect or builder; and/or
- For possessing high artistic or aesthetic values; and/or
- As one of the last, best remaining examples of a type or style in a neighborhood or the City that is increasingly rare.

Integrity Considerations: An individual property significant for its architecture is eligible if it retains most of the physical features that constitute its style or technique. It should retain integrity of design, materials, workmanship, and feeling, at a minimum, in order to be eligible for its architectural merit. A property that has lost a few historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. A property is not eligible if it retains some basic features conveying form and massing but has lost the majority of features that originally characterized its style or type.

Registration Requirements: To be eligible under this theme, a resource should, at a minimum:

- Represent an excellent or influential example of an architectural style(s) or type, and/or
- Be associated with a significant architect or designer, and
- Retain the essential character-defining features of the style or type, and
- Retain the essential aspects of integrity.

Criteria: NR: C CR: 3 Local: 3

Significance: A historic district eligible under this theme may be significant:

- For embodying the distinctive characteristics of one or more architectural styles or types; and/or
- As the notable work of one or more architects or master builders; and/or
- For possessing high artistic or aesthetic values.

Integrity Considerations: In order for a historic district to be eligible for designation, the majority of the components the district boundary must possess integrity, as must the district as a whole. Integrity of *design, setting, materials, workmanship, and feeling* must be strongly present in the district overall, and it should convey a strong sense of time and place.

A contributing building must retain integrity of *design, setting, materials, and workmanship* to adequately convey the significance of the historic district. In general, minor or reversible alterations or in-kind replacement of original features and finishes are acceptable within historic districts. Significant alterations that change the massing, form, roofline, or fenestration patterns of an individual building, alter the original design intent, or that are not reversible may result in non-contributing status for an individual building. In order for a historic district to retain integrity, the majority (51 percent or more) of its component parts should contribute to its historic significance.

Registration Requirements: To be eligible under this theme, a historic district should, at a minimum:

- Represent an excellent or influential concentration of an architectural style(s), and/or
- Be associated with a significant architect or designer, and
- Retain the majority (51 percent or more) of the contributors reflecting the architectural style(s), and
- Retain the essential aspects of integrity.

Subtheme: Spanish Colonial

Spanish Colonial Revival architecture gained widespread popularity throughout Southern California after the 1915 Panama-California Exposition in San Diego. The exposition's buildings were designed by architect Bertram Grosvenor Goodhue, who wished to go beyond the popular Mission architectural interpretations of the state's colonial past and highlight the richness of Spanish precedents found throughout Latin America. The exposition prompted other designers to look directly to Spain for architectural inspiration. The Spanish Colonial Revival style was an attempt to create a "native" California architectural style that drew upon and romanticized the state's colonial past. The popularity of the Spanish Colonial Revival style coincided with Southern California's population boom of the 1920s. The versatility of the style, allowing for builders and architects to construct buildings as simple or as lavish as money would permit, helped to further spread its popularity throughout the region. The style's adaptability also lent its application to a variety of building types, including single- and multi-family residences, commercial properties, and institutional buildings. Spanish Colonial Revival architecture often borrowed from other styles such as Churrigueresque, Gothic Revival, Moorish Revival, or Art Deco. The style is characterized by its complex building forms, stucco-clad wall surfaces, and clay tile roofs. The Spanish Colonial Revival style remained popular through the 1930s, with later versions simpler in form and ornamentation.

Character-Defining Features:

- Complex massing and asymmetrical façades
- Incorporation of patios, courtyards, loggias, or covered porches and/or balconies
- Low-pitched gable or hipped roofs with clay tile roofing
- Coved, molded, or wood-bracketed eaves
- Towers or turrets
- Stucco wall cladding
- Arched window and door openings
- Single and paired multi-paned windows (predominantly casement)
- Decorative stucco or tile vents
- Used of secondary materials, including wrought iron, wood, cast stone, terra cotta, and polychromatic tile

SECTION 11 EVALUATION OF ELIGIBILITY

11.1 NATIONAL REGISTER OF HISTORIC PLACES

Criterion A

The subject property is not eligible for listing in the National Register pursuant to Criterion A. The subject property was constructed during Depression and Wartime years in the City, 1930–1945. The development of the subject property did not appear in historic local and regional newspaper articles. The development of the Dobbins Tract does not appear to have a significant association with residential development in the City and received limited mention in newspaper articles beyond real estate sales and land transfers. Additionally, the subject property is located within a section of the Dobbins Tract that appears to have been purchased by the San Gabriel Cemetery Association. There was no information found to assert the subject property had anything to do with the development or operation of the San Gabriel Cemetery or the Church of Our Savior nearby. The subject property was also found to not have an association with development trends specific to the proposed San Gabriel Village development, a residential development project that intended to construct 840 single-family homes. The majority of the neighboring residences were constructed postwar. Therefore, the subject property is not eligible for listing in the National Register pursuant to Criterion A individually or as a contributor to a potential historic district.

Criterion B

The subject property is not eligible for listing in the National Register pursuant to Criterion B. Based on a review of the City building permit records and historical newspaper articles specific to the subject property, no person/persons of national, state, and local historical significance have been associated with the subject property. Therefore, the subject property is not eligible for listing in the National Register pursuant to Criterion B.

Criterion C

The subject property is not eligible for listing in the National Register pursuant to Criterion C. The subject property was constructed in 1931. The subject property has been substantially altered. Additional space was added onto the western end of the subject property. The addition was identified as a “Rumpus Room” in Los Angeles County Assessor records. The addition of the rumpus room was completed in 1951. The rumpus room project was completed outside the period of significance for Spanish Colonial Revival buildings, 1915–1940. The rumpus room was constructed with materials that do not match the original building cladding and window design. The addition also contains a metal awning above the windows facing west. According to the National Park Service Preservation Brief No. 44: *The Use of Awnings on Historic Buildings, Repair, Replacement and New Design* metal awnings were typically constructed with aluminum. These aluminum awnings became a popular addition and were standard on buildings constructed in the 1950s and 1960s. The Preservation Brief also states:

“The time is approaching when some aluminum awnings may even be considered appropriate to older buildings, if the awnings formed part of an updated storefront, or are central features of an intact postwar refashioning of the building’s exterior.”³⁰

The awning specific to the subject property was not added to an updated storefront and considering the period of significance regarding the construction date, the awning was not a central feature of an intact postwar refashioning of the building’s exterior.

Finally, based on the information the article provided regarding the use of metal awnings that became popular in the 1950s and 1960s, it may be possible the construction of the addition may have been completed sometime after 1950 and possibly at the same time as the construction of the rumpus room in 1951. The Assessor records do not provide pertinent information to confirm if the addition was the work of a master architect or builder. Overall, the subject property is in a state of neglect and disrepair in addition to being substantially altered on the western façade that was added well after the period of significance. The addition does not add any stylistic value to the subject property, and greatly detracts from its original architectural styling. The building is a common and low-style example of Spanish Colonial residential architecture. The building does not possess high artistic value and does not embody distinctive characteristics of this type, period, or method of construction. Additionally, the building is in poor condition due to deferred maintenance.

Furthermore, the subject property is not the work of a master architect or builder. Wells’ personal residence was featured in a 1938 issue of *Architectural Digest*.³¹ Wells’ personal residence is the building most closely associated with him. No additional information was found regarding the professional life of Ivan M. Wells to assert that Wells was a renowned master level architect or builder. The subject property has been substantially altered and no longer conveys an association with the style and period of significance. Additionally, the building is a common example of Spanish Colonial Revival-style residential buildings located in the City and nearby San Gabriel Valley communities. Therefore, the subject property is not eligible for listing in the National Register pursuant to Criterion C.

Criterion D

Criterion D was not considered in this report as it generally applies to archaeological resources. Additionally, there is no reason to believe the subject property have the potential to yield important information regarding prehistory or history.

11.2 CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register eligibility criteria mirror those of the National Register. Therefore, the subject property is also not eligible for listing in the California Register.

³⁰ Randl, Chad. “Preservation Briefs: 44 The Use of Awnings on Historic Buildings, Replacement and New Design.” National Park Service, U.S. Department of the Interior. Accessed April 21, 2022. Available at: <https://www.nps.gov/tps/how-to-preserve/briefs/44-awnings.htm>

³¹ “Residence of Mr. and Mrs. Ivan M. Wells: Beverly Hills 1938.” 1938. *Architectural Digest*, 9(4). Accessed April 22, 2022. Available at: <https://archive.architecturaldigest.com/article/1938/1/residence-of-mr-and-mrs-ivan-m-wells-beverly-hills-by-ivan-m-wells>

11.3 CITY OF SAN GABRIEL HISTORIC MONUMENTS

Similarly, the City of San Gabriel Historic Landmark criteria are similar to the National Register and California Register criteria. The subject property was constructed during Depression and Wartime years in the City, 1930–1945. The development of the subject property did not appear in historic local and regional newspaper articles. The development of the Dobbins Tract does not appear to have a significant association with residential development in the City and received limited mention in newspaper articles beyond real estate sales and land transfers. Additionally, the subject property is located within a section of the Dobbins Tract that appears to have been purchased by the San Gabriel Cemetery Association. There was no information found to assert the subject property had anything to do with the development or operation of the San Gabriel Cemetery. The subject property was not identified or associated with important events or broad patterns of development that have made a significant contribution to the cultural, architectural, social, historical, economic, and political heritage of the City. Therefore, the subject property does not appear eligible for designation as a Historic Monument pursuant to Criterion 1.

Based on a review of the City building permits and historical newspaper articles specific to the subject property, no person/persons of local historical significance have been associated with the subject property. Therefore, the subject property does not appear to be eligible for listing as a City Historic Landmark pursuant to Criterion 2.

The subject property is not eligible for listing as a City Historic Landmark pursuant to Criterion 3. The subject property was constructed in 1931. The subject property has been substantially altered and no longer embodies distinctive characteristics of style, type, period, or method of construction. The building is a common and low-style example of Spanish Colonial Revival residential architecture. Additional space identified as a rumpus room was added onto the western end of the subject property in 1951. Additionally, the construction materials that were used do not match the original building cladding and window design; and was completed outside the period of significance for Spanish Colonial Revival style buildings, 1915–1940. The addition also contains a metal awning above the windows facing west. According to the National Park Service Preservation Brief No. 44: *The Use of Awnings on Historic Buildings, Repair, Replacement and New Design*, metal awnings were typically constructed with aluminum. These aluminum awnings became a popular addition and were standard on buildings constructed in the 1950s and 1960s. The preservation brief also states:

“The time is approaching when some aluminum awnings may even be considered appropriate to older buildings, if the awnings formed part of an updated storefront, or are central features of an intact postwar refashioning of the building's exterior.”³²

³² Randl, Chad. “Preservation Briefs: 44 The Use of Awnings on Historic Buildings, Replacement and New Design.” National Park Service, U.S. Department of the Interior. Accessed April 21, 2022. Available at: <https://www.nps.gov/tps/how-to-preserve/briefs/44-awnings.htm>

The awning specific to the subject property was not added to an updated storefront and considering the period of significance regarding the construction date, the awning was not a central feature of an intact postwar refashioning of the building's exterior. Finally, based on the information the article provided regarding the use of metal awnings that became popular in the 1950s and 1960s, it may be possible the installation of the metal awning may have been included with the construction of the rumpus room addition in 1951. City building permits did not identify a builder or architect associated with the addition. Overall, the subject property is in a state of neglect and disrepair in addition to being substantially altered on the western façade.

Furthermore, the subject property is not the work of a master architect or builder. Wells' personal residence was featured in a 1938 issue of *Architectural Digest*.³³ No additional information was found regarding the professional life of Ivan M. Wells to assert that Wells was a renowned master level architect or builder. The Ivan Wells and Sons Construction Company appeared more frequently in newspaper articles regarding high profile development after his death in 1964. The subject property has been substantially altered and no longer conveys an association with the style and period of significance. Additionally, the building is a common example of Spanish Colonial Revival-style residential buildings located in the City and nearby San Gabriel Valley communities. Therefore, it is not the last, best, or increasingly rare remaining example of Spanish Colonial Revival architecture in the neighborhood or the City. The subject property does not appear to be eligible for listing as a City Historic Landmark pursuant to Criterion 3.

11.4 CITY OF SAN GABRIEL HISTORIC DISTRICT

The subject property was not identified as contributor to a potential historic district by Architectural Resources Group in the Draft San Gabriel Citywide Historic Context Statement (2021).³⁴ Neighboring buildings reflect a different period of development with mostly postwar Ranch, Minimal Traditional, and Mid-Century Modern styles. Should the area be identified as a potential historic district, the subject property would not contribute because it was built during an era of minimal development in that area of the City and neighboring buildings do not represent a cohesive development pattern specific to the Period Revival architectural style.

³³ "Residence of Mr. and Mrs. Ivan M. Wells: Beverly Hills 1938." 1938. *Architectural Digest*, 9(4). Accessed April 22, 2022. Available at: <https://archive.architecturaldigest.com/article/1938/1/residence-of-mr-and-mrs-ivan-m-wells-beverly-hills-by-ivan-m-wells>

³⁴ City of San Gabriel Community Development Department, Planning Division. 11 August 2021. Revised Draft City of San Gabriel Citywide Historic Context Statement. Prepared by: Architectural Resources Group, Los Angeles, CA. Accessed April 2022. Available at: <https://www.sangabrielcity.com/DocumentCenter/View/15211/Revised-Draft-Historic-Context-Statement>

SECTION 12 CONCLUSION

Sapphos Environmental, Inc. understands that the subject property was constructed during a period of San Gabriel in the Depression and Wartime Years, 1931–1945. After careful research and evaluation, Sapphos Environmental, Inc. (Mr. Scott Torres and Ms. Carrie Chasteen; Attachment A, *Resumes of Key Personnel*) concludes that the subject property does not appear to have had substantial association with residential development trends specific to the San Gabriel Village and there is no additional information to assert that the development of the property plays a substantial role regarding single-family residential development at the national, state, and local levels (Attachment B, *DPR 523 Series Forms*). Additionally, there is no information to assert that the development of the subject property has a close association with social, cultural, and economic narratives significant to national, state, and local history. The subject property is not found to be associated with a person(s) of national, state, and local significance. Finally, the subject property is not the last and best remaining example of a Spanish Colonial Revival-style building and is substantially altered with additions that were completed outside the period of significance for Spanish Colonial Revival style buildings. Therefore, the subject property does not appear to be individually eligible for listing in the National Register, California Register, and as a City of San Gabriel Historic Landmark. Therefore, the subject property is not a historical resource pursuant to Section 15064.5(a) of the CEQA Guidelines. Demolition of the building located on the subject property would not result in a substantial adverse change to a historical resource (Section 15064.5(b) of the CEQA Guidelines).

SECTION 13 SOURCES

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ATTACHMENT A
RESUMES OF KEY PERSONNEL

Scott E. Torres, MA

Architectural Historian

Master of Arts, History,
California State University
Fullerton, Fullerton, CA,
2020

- History
- Architecture
- California History
- Historic Preservation
- Cultural Survey

Years of Experience: 3+

- *Historic Resource Documentation and Evaluations for Sierra Madre Ca, Hollywood, San Marino, Ontario, Fontana, Glendale, and Los Angeles*
- *High Speed Rail Construction Package 4*
- *Society of Architectural Historians Member*

Mr. Scott Torres has more than three years of experience in the field of historic research and writing, including primary and secondary source analysis, conducting oral history interviews, peer review, and editing.

Mr. Torres has served as a project architectural historian and conducted historic assessments in the Cities of Los Angeles, including Hollywood, San Marino, Los Angeles, Orange, and surrounding communities within Los Angeles and San Bernardino Counties. Mr. Torres has conducted a historic resource evaluation of the Little Tokyo Towers as part of a historic resource assessment report in support of the Los Angeles Office of Historic Resources. Additional resource assessments in Hollywood include early Craftsman residences and the Period Revival Bungalow Court Apartments associated with early development and the entertainment industry. On behalf of the County of Los Angeles, Mr. Torres provided research and documentation on unincorporated East LA's Unique Theater, in support of its nomination for Historic Landmark designation. Mr. Torres has also provided historic documentation and literature review in support of the Los Angeles Music Center Electric Replacement Project; the project included an impact assessment regarding identified historic resources located within the music center campus. Additionally, Mr. Torres has conducted research in support of residential design reviews in the Cities of Glendale, San Marino, and Hollywood. Mr. Torres has also provided cultural resources support for the High-Speed Rail (HSR) Construction Package (CP) 4.

Mr. Torres has conducted Department of Parks and Recreation documentation and evaluations in support of site assessments in the Cities of Sierra Madre, Monrovia, Hollywood, Los Angeles, and Ontario. This work includes site photographs, database research, and map review.

Mr. Torres is a member of the Society of Architectural Historians.

Carrie E. Chasteen, MS

Cultural Resources Manager

Master of Science (Historic Preservation), School of the Art Institute of Chicago, Chicago, Illinois, 2001

Bachelor of Arts (History and Political Science), University of South Florida, Tampa, Florida, 1997

- Cultural resources management and legal compliance
- History of California
- Identification and evaluation of the built environment
- Archival documentation
- Historic preservation consultation

Years of Experience: 20+

- Oregon Transportation Investment Act (OTIA) III CS3 Technical Lead
- Chair, Historic Preservation Commission, City of Pasadena
- Design Commission, City of Pasadena
- Phi Alpha Theta
- Extensive experience documenting and evaluating parks and recreational facilities
- Extensive experience in the City of Riverside

Ms. Carrie Chasteen has more than 20 years of experience in the field of cultural resources and the built environment, including project management, agency coordination, archival research, managing large surveys, preparation of compliance reports, preparation of Environmental Impact Statement / Environmental Impact Report (EIS/EIR) sections, peer review, and regulatory compliance. She meets and exceeds the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History.

Ms. Chasteen has served as Principal Investigator / Principal Architectural Historian on projects in Kern, San Bernardino, Riverside, Ventura, Los Angeles, Orange, Imperial, and San Diego Counties in Southern California. She has experience in California, Oregon, Washington, Arizona, Nevada, Missouri, Illinois, Florida, West Virginia, Connecticut, New York, New Jersey, and Massachusetts. She has extensive experience with the California Office of Historic Preservation, the California Department of Transportation (Caltrans), San Bernardino Associated Governments (SANBAG), Los Angeles County Department of Parks and Recreation, the City of Los Angeles, and various state, county, and local government agencies.

On behalf of the County of Los Angeles Department of Parks and Recreation (DPR), Ms. Chasteen managed the documentation and evaluation of 54 parks, golf courses, and arboreta. The historic evaluations assess County facilities that were identified as priorities due to the age of the facility, architect of record, or affiliation with event of importance to the history of development of Los Angeles County. The historic evaluations consider eligibility for listing on the National Register of Historic Places, the California Register of Historical Resources, the County Register of Landmarks and Historic Districts, and standards provided in CEQA. The results were used by the County DPR to address future projects in the facilities, alter plans as needed, and to inform a Cultural Resources Treatment Plan (CRTP) and Worker Environmental Awareness Program (WEAP) training. She also provided consultation services for the Arcadia County Park Pool and Bathhouse Replacement Project, which included documenting and evaluating the park as a historic district for eligibility for inclusion in the National Register of Historic Places and the California Register of Historical Resources. Because the park was found to be eligible for listing in both registers, Ms. Chasteen provided additional consultation services to ensure the replacement pools and bathhouse were in compliance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties* in order to minimize potential impacts to the historic district.

Additional experience includes preparing Historic American Building Survey/Historic American Engineering Record (HABS / HAER) documentation for the former Caltrans District 7 headquarters building, Roosevelt Annex at the California Veterans' Home in Yountville, and the Space Flight Operations Facility, commonly referred to as Mission Control, a National Historic Monument, at the Jet Propulsion Laboratory (JPL) in Pasadena.

ATTACHMENT B
DPR 523 SERIES FORMS

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

Primary #
HRI #
Trinomial
NRHP Status Code: 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 19

*Resource Name or # (Assigned by recorder): 607 W. Roses Road

P1. Other Identifier: None

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad: El Monte

Date: 1995

T1S; R12W; ___ of ___ of Sec ; ___ B.M.

c. Address: 607 W. Roses Road

City: San Gabriel

Zip: 91775

d. UTM (Give more than one for large and/or linear resources) Zone: ___, ___ mE/ ___ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN 5365-022-006

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

The building located on 607 W. Roses Road is a Spanish Colonial Revival-style single-family residence constructed in 1931. The subject property is located on W. Roses Road. The subject property has been substantially altered. Extant additions to the property include an office on the western end of the property and an attached two car garage. Garages built during the period of significance associated with Spanish Colonial Revival buildings were commonly single-car and set back from the main building on the property. The area is densely populated with single-family and residential buildings. The subject property is located between N. San Marino Avenue to the east and ceases just west of N. Alhambra Road. (See Continuation Sheet page 4)

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

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

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



P5b. Description of Photo (view, date, accession #):

Primary façade
View northwest
April 18, 2022

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both
1931 LA County Assessor

*P7. Owner and Address:

San Gabriel Cemetery Association
c/o Mr. Todd Sexton
601 W. Roses Road
San Gabriel, CA 91775

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

Scott Torres
Sapphos Environmental, Inc.
430 N. Halstead Street
Pasadena, CA 91107

*P9. Date Recorded: April 18, 2022

*P10. Survey Type (Describe): Intensive

*P11. Report Citation (Cite survey report and other sources, or enter "none"): None

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

DPR 523A (9/2013)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder): 607 W. Roses Road
Page 2 of 19

*NRHP Status Code: 6Z

B1. Historic Name: 607 W. Roses Road

B2. Common Name: 607 W. Roses Road

B3. Original Use: Single-family Residence

B4. Present Use: Single-Family Residence

***B5. Architectural Style:** Spanish-Colonial Revival

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

The Los Angeles County Office of the Assessor (County Assessor) Portal indicated the subject property was constructed as part of the San Gabriel Cemetery Association Tract in 1931. The City building permits indicate the subject property "dwelling and garage" was constructed by Ivan Wells for D.L. Simmons. Wells is identified in historical issues of the *Los Angeles Times* as the contractor associated with residential construction in the Los Angeles area. No additional information was found regarding Wells' professional life specific to the subject property. Additional permit information includes alterations and repairs to the subject property. The City building permit records identify a roofing project that took place in 1941, construction of a tool shed in 1950, roof repair in 1981, and a reroof in 1983.

***B7. Moved?** No Yes Unknown Date:

Original Location: N/A

***B8. Related Features:** N/A

B9a. Architect: Ivan M. Wells

b. Builder: Unknown

***B10. Significance: Theme:** Spanish-Colonial Revival

Area: Sab Gabriel

Period of Significance: 1931

Property Type: Residence **Applicable Criteria:** NA

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

The building is a common example of a Spanish Colonial Revival-style building in the City. The property was constructed within the Period Revival era, 1915-1940. (See Continuation Sheet page 15)

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

***B12. References:** See Continuation Sheet page 19.

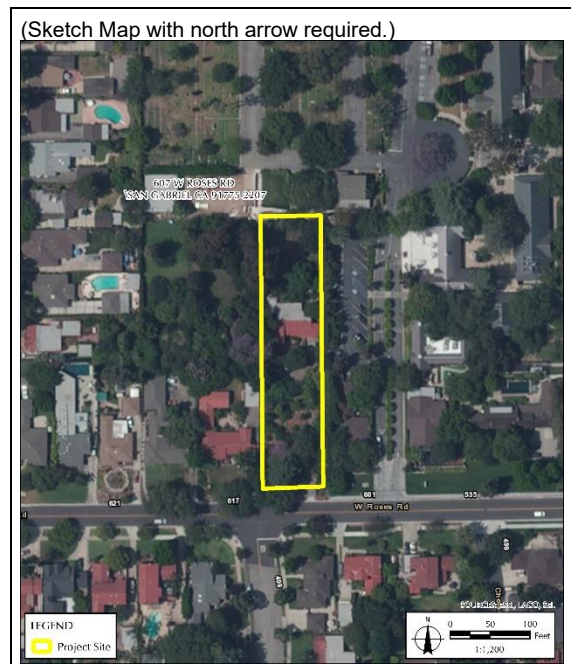
***B13. Remarks:** None.

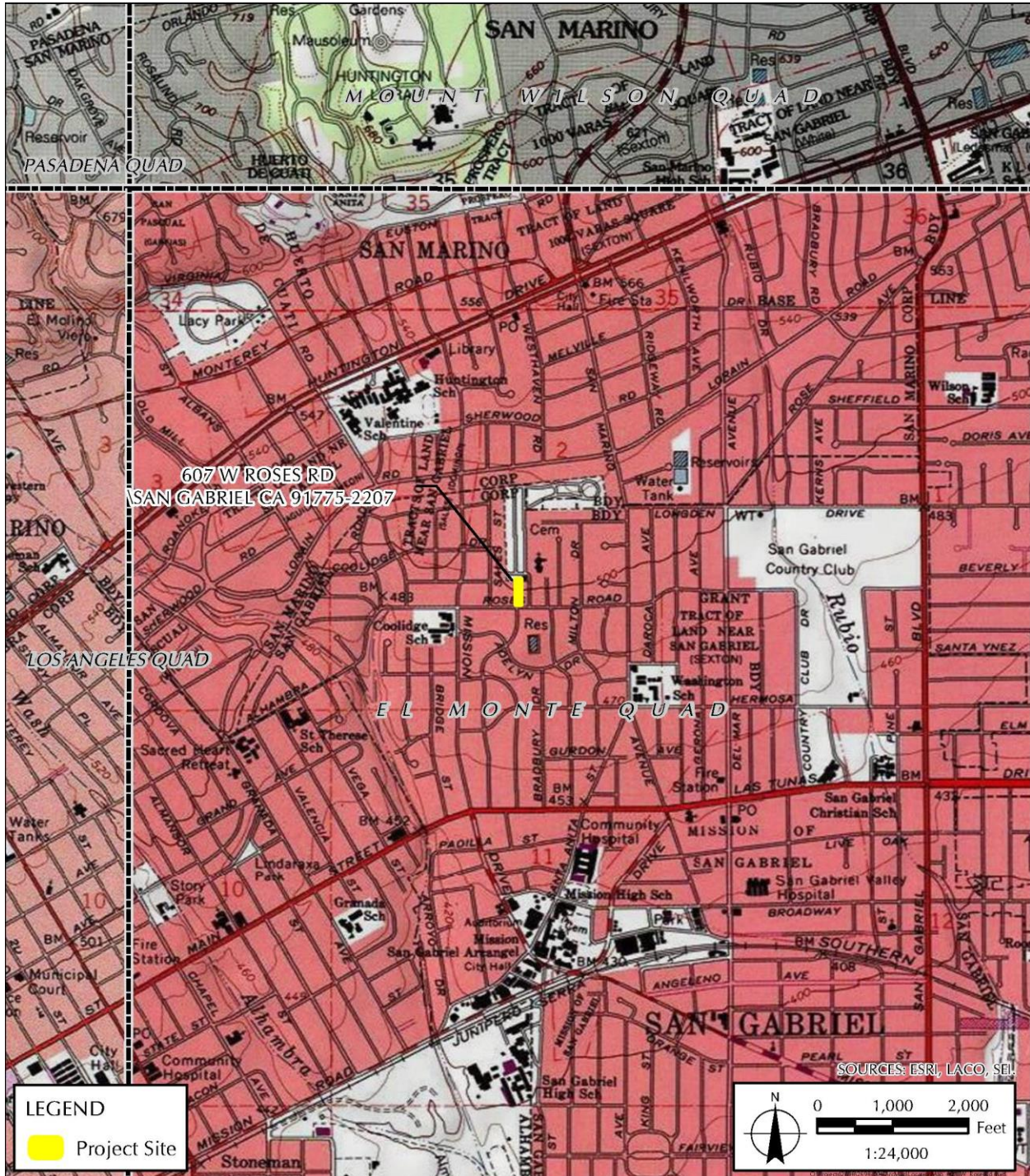
***B14. Evaluator:**

Scott Torres
Architectural Historian
Sapphos Environmental, Inc.
430 N. Halstead Street
Pasadena, CA 91107

***Date of Evaluation:** April 18, 2022

(This space reserved for official comments.)





***P3a. Description:** (Continued from Primary Record page 1)

The primary façade faces south onto W. Roses Road. The subject property is a Spanish Colonial Revival-style single-family residence clad in smooth stucco and features a combination of flat, low-pitched front and side gable roof sections. The roof is clad in clay Spanish tiles. The primary façade also contains numerous deeply recessed wood windows. Window details include timber lintels set into the masonry. Additionally, the primary façade contains a screened-in porch underneath the side gable section of the roof. The porch is the only section of the façade that has a roof overhang and has square wood columns. It appears the screens may have been added over the course of time. The roof rafter tails remain exposed on the flat and side gable roof sections. The main entrance to the subject property is accessible from the porch. The entryway façade contains divided-light, double-hung windows and three wood doors. The primary door is a recessed wood panel door that has a small vision lite.



Primary Façade (view northwest)



Screened Porch Detail (view north)

*P3a. Description: (Continued from Continuation Sheet page 4)



Porch Entryway (view east)



Main Entry (view north)

The additional doors lead into the eastern section of the subject property and the garage on the eastern corner. One door is a single wood, multi-light door and the other is a solid wood paneled door. A metal screen door provides access to the main entry of the subject property. Additional features include a circular porthole-style windows located above the roofline on the western corner section of the façade. A window-mounted air conditioner was also identified on the façade. The façade also has a concrete block wall that semi-encloses the entrance and front yard landscaping. The two-car garage is attached to the subject property and located on the eastern corner. The garage door is a wood tilt-up garage door. The door framing features a wide timber lintel. Based on a visual inspection of the subject property, the majority of the exposed beams appear to be rotted and loosely repaired with what appears to be fiberglass and resin.

*P3a. Description: (Continued from Continuation Sheet page 5)



Secondary Entry (view north)



Primary Façade (view west)



Primary Façade (view north)

*P3a. Description: (Continued from Continuation Sheet page 6)



Primary Façade (view north)



Primary Façade Porch Roof Wood Rot



Primary Façade Damaged/Repaired Beams

*P3a. Description: (Continued from Continuation Sheet page 7)



Primary Façade Damaged Beam

Northern Façade

The northern façade is clad in smooth stucco and has an asymmetrical roofline. The roofline does not provide an overhang. The façade contains numerous double-hung and divided-light wood windows.

The porch located off the façade has one wood door for egress into the backyard. Another single vision-lite door is on the northeast corner on what appears to be a service porch. Additional features include clay ventilation pipes, a common feature found on Spanish Colonial Revival homes. Based on a visual inspection of the property, a rumpus room was added onto the property in

1951. The rumpus room encompasses half of the western façade and a quarter of the northern façade. A detailed description of the rumpus room is included in the description of the western façade.



Northern Façade (view southwest)

*P3a. Description: (Continued from Continuation Sheet page 8)



Northern Façade (view southwest)



Northern Façade (rumpus room addition; view south)



Northern Façade (block wall; view southeast)

The rumpus room features concrete block construction and board-and-batten siding that does not match façade cladding throughout the subject property. Additionally, the façade faces north onto the backyard of the property, and a brick wall enclosed the yard at one point in time. The façade remains obscured by various overgrown trees and shrubs.

*P3a. Description: (Continued from Continuation Sheet page 9)



Northern Façade (rumpus room; view west)

Eastern Façade

The eastern façade contains double-hung wood windows and a paneled wood door. The door provides access to the garage. The eastern façade sits close to the property line and is accessible from the paved driveway, narrow pathway, and wood gate that leads into the backyard. The rafter tails are exposed on the garage section of the eastern façade.



Eastern Façade (view southwest)



Eastern Façade (view south)

*P3a. Description: (Continued from Continuation Sheet page 10)



Eastern Façade (view north)

Western Façade

The western façade is clad in smooth stucco and contains double- and single-hung wood windows. A small wing wall protrudes from the façade on the southwest corner of the subject property. The roof line is asymmetrical and does not provide an overhang. The roofline on the western façade features numerous rotted rafter tails and what appears to be rotted roof sheeting that is below the barrel tiles. The chimney is also clad in smooth stucco. A single wood door and concrete stoop are located mid-way along with façade. The location of the door and porch appear to have been an egress route from the interior parlor room into the side and back yards.



Western Façade (wood rot)

*P3a. Description: (Continued from Continuation Sheet page 11)



Western Façade (rafter, wood rot)



Western Façade (rafter, wood rot and barrel tile damage)



Western Façade (view northeast)

*P3a. Description: (Continued from Continuation Sheet page 12)



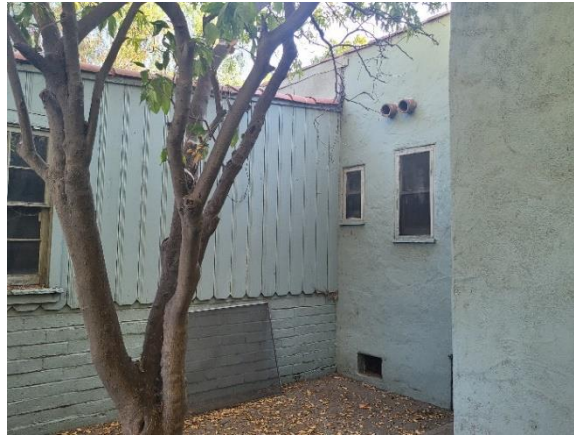
Western Façade (view east)

The northwest quarter of the façade was added onto the building. Based on Assessor records, a rumpus room was added onto the western façade in 1951. The rumpus room addition was added onto the subject property beyond the period of significance for Spanish Colonial Revival-style homes, 1915-1940. The addition was constructed using concrete blocks and wood board-and-batten siding. The roof on the addition is low-pitched shed roof and has clay tiles along the horizontal ridgelines. Shed roofs associated with the period of significance the Spanish Colonial Revival style were commonly clad in clay tiles matched to the primary roof cladding. The addition includes a ribbon of fixed glass windows that are flanked by divided-light, single-hung windows. The addition also features a metal awning mounted to the façade. There was no building permit available to identify an exact year the metal awning was added to the rumpus room. It appears that the awning may have been included in the construction of the rumpus room in 1951. Additional features include circular clay ventilation pipes located below the roofline. The western façade is accessed from the western edge of the front yard. A dirt pathway leads residents into the backyard.



Western Façade (view northeast)

*P3a. Description: (Continued from Continuation Sheet page 13)



Western Façade (rumpus room addition; view northeast)



Western Façade (rumpus room addition; view northeast)



Western Façade (rumpus room addition; view south)

*P3a. Description: (Continued from Continuation Sheet page 14)



Western Façade (rumpus room addition; view south)



Western Façade (view south)

*B10. Significance: (Continued from Building, Structure, Object Report page 2)

The Los Angeles County Office of the Assessor (County Assessor) Portal indicated the subject property was constructed as part of the San Gabriel Cemetery Association Tract in 1931. The City building permits indicate the subject property "dwelling and garage" was constructed by Ivan Wells for D.L. Simmons. Wells is identified in historical issues of the *Los Angeles Times* as the contractor associated with residential construction in the Los Angeles area. No additional information was found regarding Wells' professional life specific to the subject property.

City building permit records and historical issues of the *Los Angeles Times* identify Ivan Wells as the architect and contractor associated with residential construction in the Los Angeles area. Newspapers identify Wells as a prolific builder of custom homes in Beverly Hills and Belair beginning in 1922, who turned his expertise to more affordable building projects in the 1950s. Identified examples of Wells' work prior to the 1950s include a Neo-Classical multi-family residence located in the Wilshire Community Plan Area of Los Angeles constructed in 1937 and an additional Spanish Colonial Revival-style residence with detached garage located on 1036 S. Alvira Street in Los Angeles constructed in 1934. Articles from the 1950s identify the company as the Ivan Wells and Sons Construction Company. Wells continued to construct residential properties in the Los Angeles area and in the City of Anaheim into the 1950s. Ivan M. Wells passed away on December 29, 1964. His sons continued to operate Ivan Wells and Sons Inc. and developed homes in coastal and inland Orange County communities. There is no additional information regarding the life of Wells.

Due to the closure of public buildings, Assessor data was not reviewed for the subject property. A list of previous owners was compiled based on permit history and other available sources (Table 1, 607 W. Roses Road Ownership/Resident Data).

*B10. Significance: (Continued from Continuation Sheet page 15)

TABLE 1
607 W. ROSES ROAD OWNERSHIP/RESIDENT DATA

Year	Name
1931	D.L. Simmons
1914-1943	James Neville Mills
1950-1952	Samuel Kruse
1964-2000	Forrest Robert

Historic County Assessor records were not available at the time this study was prepared due to the current closure of public buildings. An abbreviated ownership history was compiled based on data available in historic building permits. The building permit records identify D.L. Simmons as the property owner in 1931. However, ancestry and newspaper records do not identify Simmons as a resident at the subject property at that time. It appears Simmons owned the property as it was being developed. City building permit records identify James Neville Mills as the property owner in 1941. An ancestry database search indicate Mills resided at the subject property between 1941 and 1943. Mills was a native of Versailles, Missouri and was born in 1900. According to ancestry records, Mills was employed by the Aircraft Owners and Pilots Association. Additional records identify Mills as a construction engineer in 1943. No additional information was found regarding Mills' life and profession in historical issues of the *Los Angeles Times* or *Los Angeles Sentinel*.

City building permit records identify Samuel Kruse as the third property owner in 1950, and ancestry databases associate Kruse with the subject property until 1952. Kruse was born in 1898 and worked as the vice president of the Paris Restaurant during the time he owned the subject property. Kruse passed away in 1967 and is buried at the nearby San Gabriel Cemetery. No additional information was found regarding Kruse's life in historical newspaper articles or ancestry databases. City building permit records identify Forrest Robert as the property owner in 1981. Ancestry databases associate Robert with the property between 1964 and 2000. No relevant information was found regarding Robert's life in historical issues of the *Los Angeles Times* or *Los Angeles Sentinel*. The subject property is currently owned by the San Gabriel Cemetery Association.

The subject property is not eligible for listing in the National Register pursuant to Criterion A. The subject property was constructed during Depression and Wartime years in the City, 1930-1945. The development of the subject property did not appear in historic local and regional newspaper articles. The development of the Dobbins Tract does not appear to have a significant association with residential development in the City and received limited mention in newspaper articles beyond real estate sales and land transfers. Additionally, the subject property is located within a section of the Dobbins Tract that appears to have been purchased by the San Gabriel Cemetery Association. There was no information found to assert the subject property had anything to do with the development or operation of the San Gabriel Cemetery. The subject property was also found to not have an association with development trends specific to the proposed San Gabriel Village development, a residential development project that intended to construct 840 single-family homes. Therefore, the subject property is not eligible for listing in the National Register pursuant to Criterion A.

The subject property is not eligible for listing in the National Register pursuant to Criterion B. Based on a review of the City building permit records and historical newspaper articles specific to the subject property, no person/persons of national, state, and local historical significance have been associated with the subject property. Therefore, the subject property is not eligible for listing in the National Register pursuant to Criterion B.

The subject property is not eligible for listing in the National Register pursuant to Criterion C. The subject property was constructed in 1931. The subject property has been substantially altered. Additional space was added onto the western end of the subject property. The addition was identified as a "Rumpus Room" in Los Angeles County Assessor records. The addition of the rumpus room was completed in 1951. The rumpus room project was completed outside the period of significance for Spanish Colonial Revival buildings, 1915-1940. The rumpus room was constructed with materials that do not match the original building cladding and window design. The addition also contains a metal awning above the windows facing west. According to the National Park Service Preservation Brief No. 44: *The Use of Awnings on Historic Buildings, Repair, Replacement and New Design* metal awnings were typically constructed with aluminum. These aluminum awnings became a popular addition and were standard on buildings constructed in the 1950s and 1960s. The Preservation Brief also states:

"The time is approaching when some aluminum awnings may even be considered appropriate to older buildings, if the awnings formed part of an updated storefront, or are central features of an intact postwar refashioning of the building's exterior."

***B10. Significance:** (Continued from Continuation Sheet page 16)

The awning specific to the subject property was not added to an updated storefront and considering the period of significance regarding the construction date, the awning was not a central feature of an intact postwar refashioning of the building's exterior.

Finally, based on the information the article provided regarding the use of metal awnings that became popular in the 1950s and 1960s, it may be possible the construction of the addition may have been completed sometime after 1950 and possibly at the same time as the construction of the rumpus room in 1951. The Assessor records do not provide pertinent information to confirm if the addition was the work of a master architect or builder. Overall, the subject property is in a state of neglect and disrepair in addition to being substantially altered on the western façade that was added well after the period of significance. The addition does not add any stylistic value to the subject property, and greatly detracts from its original architectural styling. The building is a common and low-style example of Spanish Colonial residential architecture. The building does not possess high artistic value and does not embody distinctive characteristics of this type, period, or method of construction. Additionally, the building is in poor condition due to deferred maintenance.

Furthermore, the subject property is not the work of a master architect or builder. Wells' personal residence was featured in a 1938 issue of *Architectural Digest*. Wells' personal residence is the building most closely associated with him. No additional information was found regarding the professional life of Ivan M. Wells to assert that Wells was a renowned master level architect or builder. The subject property has been substantially altered and no longer conveys an association with the style and period of significance. Additionally, the building is a common example of Spanish Colonial Revival-style residential buildings located in the City and nearby San Gabriel Valley communities. Therefore, the subject property is not eligible for listing in the National Register pursuant to Criterion C.

The buildings were constructed using common techniques and materials. Additionally, the site was graded during construction of the buildings. Therefore, the site is not expected to yield important information pertaining to prehistory or history. The subject property is ineligible for listing in the National Register and California Register pursuant to Criterion D/4.

CITY OF SAN GABRIEL HISTORIC MONUMENTS

Similarly, the City of San Gabriel Historic Landmark criteria are similar to the National Register and California Register criteria. The subject property was constructed during Depression and Wartime years in the City, 1930-1945. The development of the subject property did not appear in historic local and regional newspaper articles. The development of the Dobbins Tract does not appear to have a significant association with residential development in the City and received limited mention in newspaper articles beyond real estate sales and land transfers. Additionally, the subject property is located within a section of the Dobbins Tract that appears to have been purchased by the San Gabriel Cemetery Association. There was no information found to assert the subject property had anything to do with the development or operation of the San Gabriel Cemetery. The subject property was not identified or associated with important events or broad patterns of development that have made a significant contribution to the cultural, architectural, social, historical, economic, and political heritage of the City. Therefore, the subject property does not appear eligible for designation as a Historic Monument pursuant to Criterion 1.

Based on a review of the City building permits and historical newspaper articles specific to the subject property, no person/persons of local historical significance have been associated with the subject property. Therefore, the subject property does not appear to be eligible for listing as a City Historic Landmark pursuant to Criterion 2.

The subject property is not eligible for listing as a City Historic Landmark pursuant to Criterion 3. The subject property was constructed in 1931. The subject property has been substantially altered and no longer embodies distinctive characteristics of style, type, period, or method of construction. The building is a common and low-style example of Spanish Colonial Revival residential architecture. Additional space identified as a rumpus room was added onto the western end of the subject property in 1951. Additionally, the construction materials that were used do not match the original building cladding and window design; and was completed outside the period of significance for Spanish Colonial Revival style buildings, 1915-1940. The addition also contains a metal awning above the windows facing west. According to the National Park Service Preservation Brief No. 44: *The Use of Awnings on Historic Buildings, Repair, Replacement and New Design*, metal awnings were typically constructed with aluminum. These aluminum awnings became a popular addition and were standard on buildings constructed in the 1950s and 1960s. The preservation brief also states:

"The time is approaching when some aluminum awnings may even be considered appropriate to older buildings, if the awnings formed part of an updated storefront, or are central features of an intact postwar refashioning of the building's exterior."

***B10. Significance:** (Continued from Continuation Sheet page 17)

The awning specific to the subject property was not added to an updated storefront and considering the period of significance regarding the construction date, the awning was not a central feature of an intact postwar refashioning of the building's exterior. Finally, based on the information the article provided regarding the use of metal awnings that became popular in the 1950s and 1960s, it may be possible the installation of the metal awning may have been included with the construction of the rumpus room addition in 1951. City building permits did not identify a builder or architect associated with the addition. Overall, the subject property is in a state of neglect and disrepair in addition to being substantially altered on the western façade.

Furthermore, the subject property is not the work of a master architect or builder. Wells' personal residence was featured in a 1938 issue of *Architectural Digest*. No additional information was found regarding the professional life of Ivan M. Wells to assert that Wells was a renowned master level architect or builder. The Ivan Wells and Sons Construction Company appeared more frequently in newspaper articles regarding high profile development after his death in 1964. The subject property has been substantially altered and no longer conveys an association with the style and period of significance. Additionally, the building is a common example of Spanish Colonial Revival-style residential buildings located in the City and nearby San Gabriel Valley communities. Therefore, it is not the last, best, or increasingly rare remaining example of Spanish Colonial Revival architecture in the neighborhood or the City. The subject property does not appear to be eligible for listing as a City Historic Landmark pursuant to Criterion 3.

CITY OF SAN GABRIEL HISTORIC DISTRICT

The subject property was not identified as contributor to a potential historic district by Architectural Resources Group in the Draft San Gabriel Citywide Historic Context Statement (2021). Neighboring buildings reflect a different period of development with mostly postwar Ranch, Minimal Traditional, and Mid-Century Modern styles. Should the area be identified as a potential historic district, the subject property would not contribute because it was built during an era of minimal development in that area of the City and neighboring buildings do not represent a cohesive development pattern specific to the Period Revival architectural style.

The subject property was evaluated against the seven aspects of integrity as outlined in the California Code of Regulations (Section 4852 [C]) and described in the National Register Program. The seven aspects of integrity include location, design, setting, materials, workmanship, feeling, and association. The building has been substantially altered including an office addition on the western facade and the attached two car garage. Thus, the building does not retain integrity of *design, materials, workmanship, feeling, and association*. The building was constructed in a residential neighborhood and has not been moved; therefore, the property does retain integrity of setting and location. The subject property does not meet the criteria for listing in local, state, and national historical registers. The proposed project would not result in a substantial adverse change to a historical resource (Section 15064.5(b) of the CEQA Guidelines).

***B12. References:** (Continued from Building, Structure, Object Report page 2)

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APPENDIX C

Noise and Vibration Technical Report

**City of San Gabriel Cemetery
Expansion Project**

*Noise and Vibration
Technical Report*

June 2023



Prepared for:

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TABLE OF CONTENTS

Section	Page
1.0 Introduction	1
1.1 Project Location	1
1.2 Project Description	1
2.0 Environmental Setting	4
2.1 Fundamentals of Noise & Vibration	4
2.2 Noise Sensitive Receptors	10
2.3 Existing Conditions	10
3.0 Regulatory Framework	13
3.1 State Regulations	13
3.2 Local Plans and Policies	13
4.0 Noise Analysis	15
4.1 Thresholds of Significance	16
4.2 Methodology	17
4.3 Impact Analysis	18
5.0 References	24

Appendix

A – Noise and Vibration Technical Appendix

LIST OF FIGURES

Figure	Page
1 Aerial Photo of the Project Site	1
2 Noise Monitoring & Sensitive Receptor Location Map	11

LIST OF TABLES

Table	Page
1 A-Weighted Decibel Scale	5
2 Building Noise Reduction Factors	6
3 Construction Vibration Damage Criteria	10
4 Existing Noise Levels in the Vicinity of the Project Site	12
5 State of California Noise/Land Use Compatibility Matrix	14
6 Estimated Exterior Construction Noise at Sensitive Receptors	14
7 Vibration Levels at Off-Site Sensitive Uses from Project Construction	19

1.0 INTRODUCTION

The purpose of this report is to evaluate the potential for noise and groundborne vibration impacts resulting from implementation of the proposed project at 607 W. Roses Road (Project) in the City of San Gabriel (City). This report includes an evaluation of potential impacts associated with the temporary increases in ambient noise levels in the vicinity of the Project Site; exposure of people in the vicinity of the Project Site to excessive noise or groundborne vibration levels; and whether exposure is in excess of standards established in the City's General Plan or Noise Ordinance. This report has been prepared by Impact Sciences, Inc., in support of the environmental documentation being prepared pursuant to the California Environmental Quality Act (CEQA).

1.1 PROJECT LOCATION

The Project Site is located at 607 W. Roses Road, in the City of San Gabriel in Los Angeles County, California (APN: 5365-022-066). According to the LA County Assessor, the Project Site is approximately 25,160 square feet (sf) (0.58 acres) and currently consists of a 1,943 square-foot single family residential structure.¹

The Project Site is surrounded by the existing San Gabriel Cemetery to the north, the Church of Our Savior and A Child's Garden School (pre-school) to the east, W. Roses Road and residential uses to the south, and residential uses to the west. Single-family residential uses surround the Project Site and are designated and zoned as Low Density Residential by the General Plan and Single Family Residential by the City Zoning Code, respectively. See **Figure 1, Aerial Photograph of the Project Site**.

1.2 PROJECT DESCRIPTION

The Project proposes the demolition of the existing uses on the Project Site in order to expand the City of San Gabriel Cemetery. Demolition would include the 1,943 sf residence as well as approximately 222.5 tons of debris associated with the removal of driveway and paved walkway,² resulting in 311.9 tons of debris from demolition. According to the Project's Site Plan,³ the future use of the Project Site will consist of in-ground burial spaces and columbarium. The proposed burial spaces and columbarium design will be consistent with existing design present on the grounds of the cemetery. No buildings are proposed for the Project Site. No additional parking will be implemented as there will not be a perceivable increase in

¹ LA County Assessor, Available at: <https://assessor.lacounty.gov/homeowners/property-search>, accessed May 31, 2023

² Estimate based on approximately 3,338 sf of demolished non-structure materials and conversion to tons per CalRecycle guidance.

³ Site Plan (Sheet A-1.0) issued October 20, 2021.

visitors or vehicular trips outside of what the cemetery currently experiences. Visitors to the cemetery would not overlap with church services.



SOURCE: Esri, 2023

FIGURE 1

2.0 ENVIRONMENTAL SETTING

2.1 FUNDAMENTALS OF NOISE & VIBRATION

Noise

Noise is usually defined as unwanted sound that is an undesirable byproduct of society's normal day-to-day activities. Sound becomes unwanted when it interferes with normal activities, when it causes actual physical harm, and/or when it has adverse effects on health. Noise is measured on a logarithmic scale of sound pressure level known as a decibel (dB). The human ear does not respond uniformly to sounds at all frequencies. For example, the human ear is less sensitive to low and high frequencies than medium frequencies, which more closely correspond with human speech. In response to the sensitivity of the human ear to different frequencies, the A-weighted noise level (or scale), which corresponds better with people's subjective judgment of sound levels, has been developed. This A-weighted sound level, referenced in units of dB(A), is measured on a logarithmic scale such that a doubling of sound energy results in a 3 dB(A) increase in noise level. Typically, changes in a community noise level of less than 3 dB(A) are not noticed by the human ear.⁴ Changes from 3 to 5 dB(A) may be noticed by some individuals who are sensitive to changes in noise. A greater than 5 dB(A) increase is readily noticeable, while the human ear perceives a 10 dB(A) increase in sound level to be a doubling of sound.

On the A-weighted scale, the range of human hearing extends from approximately 3 to 140 dB(A). **Table 1, A-Weighted Decibel Scale**, provides examples of A-weighted noise levels from common sources. Noise sources occur in two forms: (1) point sources, such as stationary equipment or individual motor vehicles; and (2) line sources, such as a roadway with a large number of point sources (motor vehicles). Sound generated by a point source typically diminishes (attenuates) at a rate of 6 dB(A) for each doubling of distance from the source to the receptor at acoustically "hard" sites and 7.5 dB(A) at acoustically "soft" sites.⁵ For example, if a noise source produces a noise level of 89 dB(A) at a reference distance of 50 feet, the noise level would be 83 dB(A) at a distance of 100 feet from the noise source, 77 dB(A) at a distance of 200 feet, and so on. Noise generated by a mobile source will decrease by approximately 3 dB(A) over hard surfaces and 4.5 dB(A) over soft surfaces for each doubling of distance.

⁴ California Department of Transportation (Caltrans). 2013. Technical Noise Supplement to the Traffic Noise Analysis Protocol. Available at: <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/tens-sep2013-a11y.pdf>

⁵ Federal Highway Administration, *Highway Noise Fundamentals*, (1980) 97. Examples of "hard" or reflective sites include asphalt, concrete, and hard and sparsely vegetated soils. Examples of acoustically "soft" or absorptive sites include soft, sand, plowed farmland, grass, crops, heavy ground cover, etc.

Table 1
A-Weighted Decibel Scale

Typical A-Weighted Sound Levels	Sound Level (dB(A), Leq)
Threshold of Pain	140
Jet Takeoff at 100 Meters	125
Jackhammer at 15 Meters	95
Heavy Diesel Truck at 15 Meters	85
Conversation at 1 Meter	60
Soft Whisper at 2 Meters	35

Source: United States Occupational Safety & Health Administration, *Noise and Hearing Conservation Technical Manual*, 1999.

Sound levels also can be attenuated by man-made or natural barriers (e.g., sound walls, berms, and ridges), as well as elevational differences. Noise is most audible when traveling by direct line-of-sight, an interrupted visual path between the noise source and noise receptor. Barriers, such as walls or buildings that break the line-of-sight between the source and the receiver, can greatly reduce noise levels from the source since sound can only reach the receiver by diffraction. However, if a barrier is not high or long enough to break the line-of-sight from the source to the receiver, its effectiveness is greatly reduced.

Solid walls and berms may reduce noise levels by 5 to 10 dB(A) depending on their height and distance relative to the noise source and the noise receptor.⁶ Sound levels may also be attenuated 3 dB(A) by a first row of houses and 1.5 dB(A) for each additional row of houses.⁷ The minimum noise attenuation provided by typical structures in California is provided in **Table 2, Building Noise Reduction Factors**.

⁶ Federal Highway Administration, *Highway Noise Mitigation*, (1980) 18.

⁷ California Department of Transportation (Caltrans). 2013. Technical Noise Supplement to the Traffic Noise Analysis Protocol. Available at: <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/tens-sep2013-a11y.pdf>, accessed May 31, 2023

Table 2
Building Noise Reduction Factors

Building Type	Window Condition	Noise Reduction Due to Exterior of the Structure (dB(A))
All	Open	10
Light Frame	Ordinary Sash (closed)	20
	Storm Windows	25
Masonry	Single Glazed	25
	Double Glazed	35

Source: Federal Highway Administration, Highway Traffic Noise: Analysis and Abatement Guidance. December 2011.

Sound Rating Scales

Various rating scales approximate the human subjective assessment to the “loudness” or “noisiness” of a sound. Noise metrics have been developed to account for additional parameters, such as duration and cumulative effect of multiple events. Noise metrics are categorized as single event metrics and cumulative metrics, as summarized below.

In order to simplify the measurement and computation of sound loudness levels, frequency weighted networks have obtained wide acceptance. The A-weighted scale, discussed above, has become the most prominent of these scales and is widely used in community noise analysis. Its advantages are that it has shown good correlation with community response and is easily measured. The metrics used in this analysis are all based upon the dB(A) scale.

Equivalent Noise Level

Equivalent Noise Level (Leq) is the sound level corresponding to a steady-state A-weighted sound level containing the same total energy as several single event noise exposure level events during a given sample period. Leq is the “acoustic energy” average noise level during the period of the sample. It is based on the observation that the potential for noise annoyance is dependent on the total acoustical energy content of the noise. The equivalent noise level is expressed in units of dB(A). Leq can be measured for any period, but is typically measured for 15 minutes, 1 hour, or 24 hours. Leq for a 1-hour period is used by the Federal Highway Administration (FHWA) for assessing highway noise impacts. Leq for 1 hour is referred to as the Hourly Noise Level (HNL) in the California Airport Noise Regulations and is used to develop Community

Noise Equivalent Level values for aircraft operations. Construction noise levels and ambient noise measurements in this section use the Leq scale.

Community Noise Equivalent Level

Community Noise Equivalent Level (CNEL) is a 24-hour, time-weighted energy average noise level based on the A-weighted decibel. It is a measure of the overall noise experienced during an entire day. The term “time-weighted” refers to the penalties attached to noise events occurring during certain sensitive periods. In the CNEL scale, 5 decibels (dB) are added to measured noise levels occurring between the hours of 7 P.M. and 10 P.M. For measured noise levels occurring between the hours of 10 P.M. and 7 A.M., 10 dB are added. These decibel adjustments are an attempt to account for the higher sensitivity to noise in the evening and nighttime hours and the expected lower ambient noise levels during these periods. Existing and projected future traffic noise levels in this section use the CNEL scale.

Day-Night Average Noise Level

The day-night average sound level (Ldn) is another average noise level over a 24-hour period. Noise levels occurring between the hours of 10 P.M. and 7 A.M. are increased by 10 dB. This noise is weighted to take into account the decrease in community background noise of 10 dB(A) during this period. Noise levels measured using the Ldn scale are typically similar to CNEL measurements.

Adverse Effects of Noise Exposure

Noise is known to have several adverse effects on humans, which has led to laws and standards being set to protect public health and safety, and to ensure compatibility between land uses and activities. Adverse effects of noise on people include hearing loss, communication interference, sleep interference, physiological responses, and annoyance. Each of these potential noise impacts on people is briefly discussed in the following narrative.

Hearing Loss

Hearing loss is generally not a community noise concern, even near a major airport or a major freeway. The potential for noise-induced hearing loss is more commonly associated with occupational noise exposures in heavy industry, very noisy work environments with long-term exposure, or certain very loud recreational activities (e.g., target shooting and motorcycle or car racing). The Occupational Safety and Health Administration (OSHA) identifies a noise exposure limit of 90 dB(A) for 8 hours per day to protect from hearing loss (higher limits are allowed for shorter duration exposures). Noise levels in neighborhoods, even in very noisy neighborhoods, are not sufficiently loud enough to cause hearing loss.

Communication Interference

Communication interference is one of the primary concerns in environmental noise. Communication interference includes speech disturbance and intrusion with activities such as watching television. Noise can also interfere with communications such as within school classrooms. Normal conversational speech is in the range of 60 to 65 dB(A) and any noise in this range or louder may interfere with speech.

Sleep Interference

Noise can make it difficult to fall asleep, create momentary disturbances of natural sleep patterns by causing shifts from deep to lighter stages, and cause awakening. Noise may even cause awakening that a person may or may not be able to recall.

Physiological Responses

Physiological responses are those measurable effects of noise on people that are realized as changes in pulse rate, blood pressure, and other physical changes. Studies to determine whether exposure to high noise levels can adversely affect human health have concluded that, while a relationship between noise and health effects seems plausible, there is no empirical evidence of the relationship.

Annoyance

Annoyance is an individual characteristic and can vary widely from person to person. Noise that one person considers tolerable can be unbearable to another of equal hearing capability. The level of annoyance depends both on the characteristics of the noise (including loudness, frequency, time, and duration), and how much activity interference (such as speech interference and sleep interference) results from the noise. However, the level of annoyance is also a function of the attitude of the receiver. Attitudes may also be affected by the relationship between the person affected and the source of noise, and whether attempts have been made to abate the noise.

Vibration

Vibration consists of waves transmitted through solid material. Groundborne vibration propagates from a source through the ground to adjacent buildings by surface waves. Vibration may comprise a single pulse, a series of pulses, or a continuous oscillatory motion. The frequency of a vibrating object describes how rapidly it is oscillating and is measured in hertz (Hz). Most environmental vibrations consist of a composite, or “spectrum” of many frequencies, and are generally classified as broadband or random vibrations. The normal frequency range of most groundborne vibration that can be felt generally starts from a low frequency of less than one Hz to a high of about 200 Hz. Vibration is often measured in terms of the peak

particle velocity (PPV) in inches per second (in/sec) when considering impacts on buildings or other structures, as PPV represents the maximum instantaneous peak of vibration that can stress buildings. Because it is a representation of acute vibration, PPV is often used to measure the temporary impacts of short-term construction activities that could instantaneously damage-built structures. Vibration is often also measured by the root mean squared (RMS) because it best correlates with human perception and response. Specifically, RMS represents “smoothed” vibration levels over an extended period of time and is often used to gauge the long-term chronic impact of a Project’s operation on the adjacent environment. RMS amplitude is the average of a signal’s squared amplitude. It is most commonly measured in decibel notation (VdB).

Vibration energy attenuates as it travels through the ground, causing the vibration amplitude to decrease with distance away from the source. High frequency vibrations reduce much more rapidly than low frequencies, so that in the far-field from a source, the low frequencies tend to dominate. Soil properties also affect the propagation of vibration. When groundborne vibration interacts with a building, there is usually a ground-to-foundation coupling loss (i.e., the foundation of the structure does not move in sync with the ground vibration), but the vibration can also be amplified by the structural resonances of the walls and floors. Vibration in buildings is typically perceived as rattling of windows or items on shelves, or the motion of building surfaces. At high levels, vibration can result in damage to structures.

Manmade groundborne vibration is generally limited to areas within a few hundred feet of certain types of construction activities, especially pile driving. Road vehicles rarely create enough groundborne vibration to be perceptible to humans unless the road surface is poorly maintained and there are potholes or bumps. If traffic induces perceptible vibration in buildings, such as window rattling or shaking of small loose items (typically caused by heavy trucks in passing), then it is most likely an effect of low-frequency airborne noise or ground characteristics. Human annoyance by vibration is related to the number and duration of events. The more events or the greater the duration, the more annoying it will be to humans.

Construction vibration damage criteria are assessed based on structural category (e.g., reinforced-concrete, steel, or timber). The Federal Transit Administration (FTA) guidelines consider 0.2 inch/sec PPV to be the significant impact level for non-engineered timber and masonry buildings. Structures or buildings constructed of reinforced concrete, steel, or timber have a vibration damage criterion of 0.5 inch/sec PPV pursuant to FTA Guidelines.⁸ The FTA Guidelines include a table showing the vibration damage criteria based on structural category and is presented below in **Table 3, Construction Vibration Damage Criteria**.

⁸ Federal Transit Administration. 2018. Transit Noise and Vibration Impact Assessment Manual. Available at: https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf

Table 3
Construction Vibration Damage Criteria

Building/Structural Category	PPV, in/sec
I. Reinforced-concrete, steel, or timber (no plaster)	0.5
II. Engineered concrete and masonry (no plaster)	0.3
III. Non-engineered timber and masonry buildings	0.2
IV. Buildings extremely susceptible to vibration damage	0.12

Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual. September 2018.

2.2 NOISE SENSITIVE RECEPTORS

Noise-sensitive land uses are generally considered to include those uses where noise exposure could result in health-related risks to individuals, as well as places where quiet is an essential element of their intended purpose. Residential dwellings are of primary concern because of the potential for increased and prolonged exposure of individuals to both interior and exterior noise levels. Additional land uses such as parks, historic sites, cemeteries, and recreation areas are considered sensitive to increases in exterior noise levels. Schools, churches, hotels, libraries, and other places where low interior noise levels are essential are also considered noise-sensitive land uses. The closest noise-sensitive receptors to the Project Site include the 1) Adjacent Residences to the West, 2) Residences to the South, 3) A Child’s Garden Preschool to the East, and 4) The Church of Our Savior to the East.

2.3 EXISTING CONDITIONS

Measured Ambient Noise Levels

To establish baseline noise conditions, existing noise levels were monitored at three locations in the vicinity of the Project Site. The locations of where the noise measurements were taken are depicted in **Figure 2, Noise Monitoring and Sensitive Receptor Location Map**. The noise survey was conducted in April 2023 using the Larson Davis SoundTrack LxT (Type 1) sound level meter, which conforms to industry standards set forth in ANSI S1.4-1983 (R2006) – Specification for Sound Level Meters/Type 1. This instrument was calibrated and operated according to the manufacturer’s written specifications. At the measurement sites, the microphone was placed at a height of approximately five feet above grade. The results of the measurements are summarized in **Table 4, Existing Noise Levels in the Vicinity of the Project Site**.

As shown in **Table 4**, the daytime ambient noise levels ranged from 50.1 dB(A) Leq to 62.0 dB(A) Leq in the vicinity the Project Site.

Table 4
Existing Noise Levels in the Vicinity of the Project Site

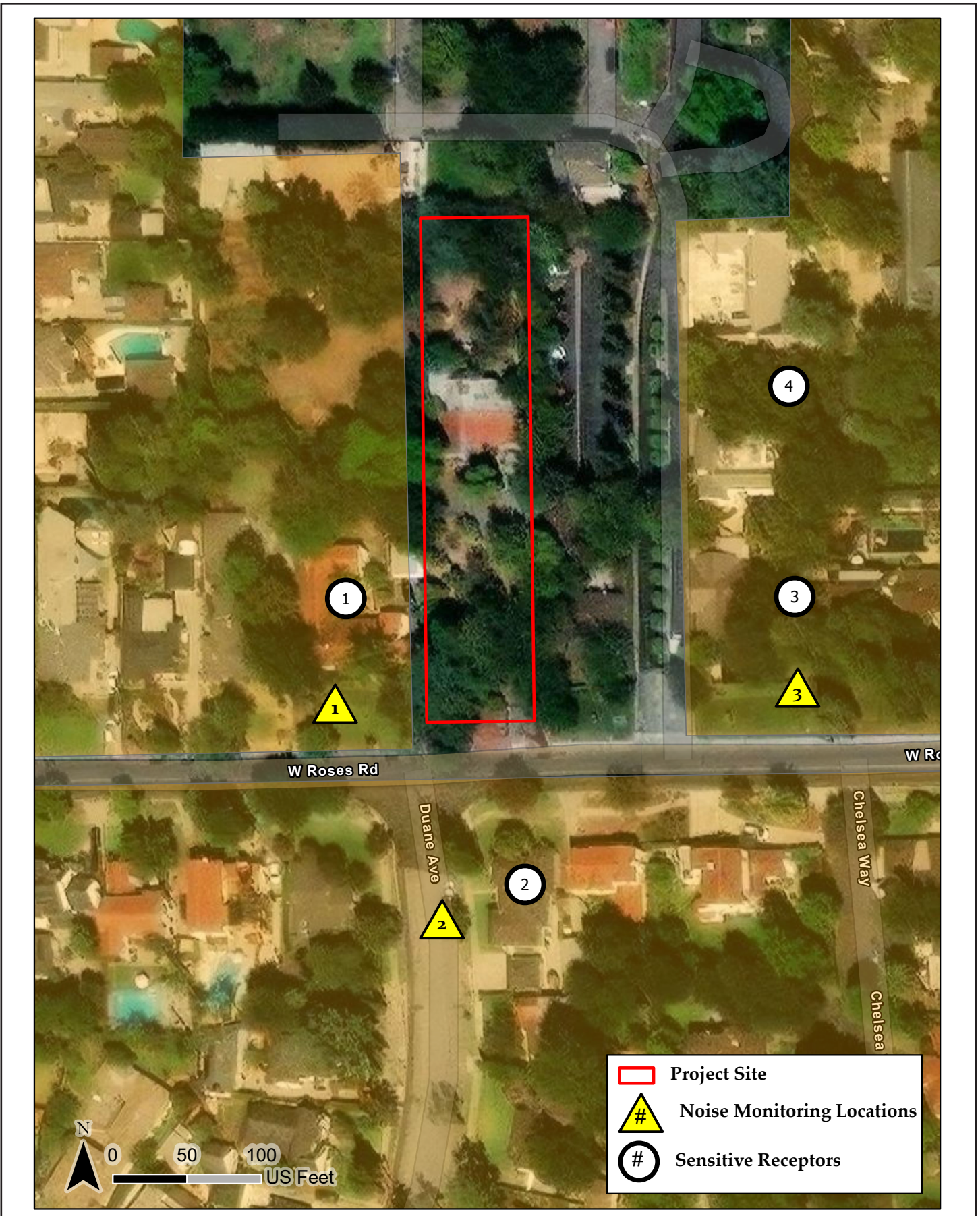
Noise Monitoring Locations	Primary Noise Sources	Noise Levels [dB(A)]		
		Leq	Lmin	Lmax
1. Adjacent Residences to the West	Vehicle Traffic, Neighborhood Activity	61.3	37.4	79.9
2. Residences to the South	Vehicle Traffic, Neighborhood Activity	50.1	34.2	68.5
3. Church of Our Savior	Vehicle Traffic, Neighborhood Activity, Children Playing	62.0	47.3	76.5

Source: Impact Sciences, Inc., April 2023. See *Appendix A, Noise and Vibration Technical Data*.

Existing Groundborne Vibration Levels

The main sources of groundborne vibration near the Project Site are heavy-duty vehicular travel (e.g., delivery trucks and transit buses) on local roadways. Trucks and buses typically generate groundborne vibration velocity levels of around 63 VdB at 50 feet, and these levels could reach 72 VdB where trucks and buses pass over bumps in the road.⁹ In terms of PPV levels, a heavy-duty vehicle traveling at a distance of 50 feet can result in a vibration level of approximately 0.001 inch per second.

⁹ Federal Transit Administration. 2018. Transit Noise and Vibration Impact Assessment Manual. Available at: https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf, accessed April 24, 2023.



SOURCE: Esri, 2023

FIGURE 2

3.0 REGULATORY FRAMEWORK

3.1 STATE REGULATIONS

Title 24, California Code of Regulations

The California Noise Insulation Standards of 1988 (California Code of Regulations Title 24, Section 3501 et seq.) require that interior noise levels from the exterior sources not exceed 45 dB(A) Ldn/community noise equivalent level (CNEL)¹⁰ in any habitable room of a multi-residential use facility (e.g., hotels, motels, dormitories, long-term care facilities, and apartment houses and other dwellings, except detached single-family dwellings) with doors and windows closed. Where exterior noise levels exceed 60 dB(A) CNEL/Ldn, an acoustical analysis is required to show that the building construction achieves an interior noise level of 45 dB(A) CNEL/Ldn or less.

3.2 LOCAL PLANS AND POLICIES

City of San Gabriel General Plan

Ingredients for Success – The Comprehensive General Plan of the City of San Gabriel (General Plan), was adopted in 2004 and provides a roadmap for the future of the City. The Noise Element of the General Plan, *A Sound Plan for Noise*, identifies noise-sensitive land uses and noise sources, defines areas of noise impacts and establishes goals, targets, and actions to ensure that City residents are protected from extraneous and excessive noise.¹¹ The following lists noise goals from the General Plan that are relevant to the Project:

Goal 9.2: Minimize the impact of traffic noise for those who live and work on our major roadways.

Goal 9.4: Protect residents from the harmful effects of noise from mechanical equipment and trucks.

Goal 9.6: Promote the health of our community by protecting it from the harmful effects of noise.

Construction Noise Standards

The San Gabriel General Plan provides exterior and interior noise standards for the City. Tables 5 and 6, below, demonstrate these values.

¹⁰ Measurements are based on Ldn or CNEL.

¹¹ City of San Gabriel. 2004. *Ingredients for Success – The Comprehensive General Plan of the City of San Gabriel*. Available at: [2004 - Reports - COMPREHENSIVE GENERAL PLAN OF THE CITY OF SAN GABRIEL, CALIFORNIA \(metro.net\)](https://www.metro.net/reports/2004-reports-comprehensive-general-plan-of-the-city-of-san-gabriel-california)

Table 5
Exterior Noise Standards

Noise Zone	Designated Noise Zone Land Use (Receptor Property)	Time Interval	Exterior Noise Level (dB)	Standard 1	Standard 2	Standard 3	Standard 4	Standard 5
I	Noise sensitive area	Anytime	45	45	50	55	60	65
II	Residential properties	10:00 p.m. to 7 a.m.	45	45	50	55	60	65
		7:00 a.m. to 10 p.m.	55	55	60	65	70	75
III	Commercial properties	10:00 p.m. to 7 a.m.	55	55	60	65	70	75
		7:00 a.m. to 10 p.m.	60	60	65	70	75	80
IV	Industrial Properties	Anytime	70	70	75	80	85	90

Note: Standard No. 1 is the exterior noise level that may not be exceeded for more than a total of 30 minutes in any hour.

Standard No. 2 is the exterior noise level that may not be exceeded for more than a total of 15 minutes in any hour.

Standard No. 3 is the exterior noise level that may not be exceeded for more than a total of five minutes in any hour.

Standard No. 4 is the exterior noise level that may not be exceeded for more than a total of one minute in any hour.

Standard No. 5 is the exterior noise level that may not be exceeded for any period of time.

Table 6
Interior Noise Standards

Noise Zone	Designated Noise Zone Land Use (Receptor Property)	Time Interval	Exterior Noise Level (dB)	Standard 1	Standard 2	Standard 3
All	Residential	10:00 p.m. to 7 a.m.	40	40	45	50
		7:00 a.m. to 10 p.m.	45	45	50	55

Note: Standard No. 1 is the interior noise level that may not be exceeded for more than a total of 5 minutes in any hour.

Standard No. 2 is the interior noise level that may not be exceeded for more than a total of 1 minute in any hour.

Standard No. 3 is the interior noise level that may not be exceeded for any period of time.

City of San Gabriel Municipal Code

The San Gabriel Municipal Code (Municipal Code) contains several references to noise control. Sections of the Municipal Code relevant to the Project are listed below:

Title IX: General Regulations Section 98.02 Maintenance of Premises; Nuisances

It shall be unlawful and hereby declared a public nuisance for any person or persons either owning, leasing, occupying or having charge or possession of any real property within the city to cause, permit or allow any of the following conditions to exist thereon: (T) To maintain or operate, between the hours of 10:00 p.m. and 7:00 a.m., any device, instrument, vehicle or machinery in such a manner as to create noise or cause vibrations which cause discomfort or annoyance to reasonable persons of normal sensitivity, or which endangers the comfort, repose, health or peace of the public or of any person using or occupying other property in the vicinity;

Title XIII: General Offenses Section 130.09 Noise Caused by Machinery

It shall be unlawful for any person to run or operate, or permit to be run or operated, any mechanical, electrical, electronic, hydraulic, or wind-driven equipment, fan, pump, compressor, blower, motor, engine, machine, or other similar apparatus, whether as owner, agent, employee, lessee, or other person having the charge thereof, which causes, or is likely to cause, any loud, excessive, unnecessary, or unusual continued or intermittent noise, or any noise which annoys, disturbs, injures, or endangers the comfort, repose, health, peace, or safety of others within the city unless such noise is muffled effectually and the apparatus is either equipped with a muffler device in constant operation and properly maintained to deaden such noise, or the apparatus is enclosed in a room, building, or other enclosure sufficiently insulated to deaden such noise.

Title XV: Land Usage Section 150.003 Construction - Hours of Construction

No construction shall take place within the City except between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday and between the hours of 8:00 a.m. and 4:00 p.m. on Saturday. Construction shall be prohibited on Sundays and such holidays as may be designated by Council resolution. The Community Development Director may extend the hours of operation for special circumstances by providing written notice to surrounding residents in advance. The restriction on construction hours shall not apply to emergency repairs required to protect the public health, safety, and welfare, whether performed by a public agency, utility, company, or private owner. Said restrictions also shall not apply to a residential property owner and or members of his immediate family, performing work on his personal property.

4.0 NOISE ANALYSIS

4.1 THRESHOLDS OF SIGNIFICANCE

The impacts of the Proposed Project related to noise and vibration would be considered significant if they would exceed any of the following Standards of Significance, in accordance with Appendix G of the *California Environmental Quality Act (CEQA) Guidelines*:

- Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project Site in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies;
- Generation of excessive ground-borne vibration or ground-borne noise levels; and
- For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the Project area to excessive noise levels.

The Project Site is not located within the vicinity of a private airstrip or an airport land use plan and is not located within 2 miles of a public airport or public-use airport. Therefore, no impacts with respect to airstrip or airport related noise would occur and no further analysis is required.

The *State CEQA Guidelines* do not define the levels at which groundborne vibration or groundborne noises are considered “excessive.” Thus, in terms of construction-related vibration impacts on buildings, the adopted guidelines and recommendations by the FTA to limit groundborne vibration based on the age and/or condition of the structures that are located in close proximity to construction activity are used in this analysis to evaluate potential groundborne vibration impacts. Based on the FTA criteria, construction impacts relative to groundborne vibration would be considered significant if the following were to occur:

- Project construction activities would cause a PPV groundborne vibration level to exceed 0.5 inches per second at any building that is constructed with reinforced-concrete, steel, or timber;
- Project construction activities would cause a PPV groundborne vibration level to exceed 0.3 inches per second at any engineered concrete and masonry buildings;
- Project construction activities would cause a PPV groundborne vibration level to exceed 0.2 inches per second at any non-engineered timber and masonry buildings; or

- Project construction activities would cause a PPV ground-borne vibration level to exceed 0.12 inches per second at any historical building or building that is extremely susceptible to vibration damage.

In terms of groundborne vibration impacts associated with human annoyance, this analysis uses the FTA's vibration impact thresholds for sensitive buildings, residences, and institutional land uses under conditions where there are a frequent number of events per day, which would provide for the most conservative vibration analysis. These thresholds are 65 VdB at buildings where vibration would interfere with interior operations, 72 VdB at residences and buildings where people normally sleep, and 75 VdB at other institutional buildings.¹² The 65 VdB threshold applies to typical land uses where vibration would interfere with interior operations, including vibration-sensitive research and manufacturing facilities, hospitals with vibration-sensitive equipment, and university research operations. Vibration-sensitive equipment includes, but is not limited to, electron microscopes, high-resolution lithographic equipment, and normal optical microscopes. The 72 VdB threshold applies to all residential land uses and any buildings where people sleep, such as hotels and hospitals. The 75 VdB threshold applies to institutional land uses such as schools, churches, other institutions, and quiet offices that do not have vibration-sensitive equipment, but still have the potential for activity interference.

The *State CEQA Guidelines* do not define the levels at which noise would be considered substantial increases. Thus, for purposes of this analysis, the Project would normally have a significant impact on noise levels from project operations if the project causes the ambient noise level measured at the property line of affected uses to increase by 3 dB(A) if the total ambient noise levels without the Project exceed the City's General Plan exterior noise standards, or any 5 dB(A) or greater noise increase when total ambient noise levels without the Project are within the City's General Plan exterior noise standards (see "conditionally acceptable" column in **Table 5** earlier in this report).

4.2 METHODOLOGY

The Project proposes to demolish an existing single-family residence in order to expand the cemetery with more graves as well as a columbarium. Noise levels associated with project-related construction activities were calculated using the FHWA Roadway Construction Noise Model (RCNM). Noise levels were compared to the FTA's general construction noise criteria standard of 90 dBA Leq. The Project's construction noise impacts would be temporary and localized, and there would be no operational noise since the Project's proposed use would not result in an increase in noise beyond existing noise levels.

¹² Federal Transit Administration. 2018. Transit Noise and Vibration Impact Assessment Manual. Available at: https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf

4.3 IMPACT ANALYSIS

Impact NOI-1 **Would the Proposed Project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project Site in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (*Less than Significant*).**

Construction Impacts

Construction of the Project would require the use of heavy equipment for demolition and grading/site preparation/landscaping. Construction activities would also involve the use of smaller power tools, generators, and other sources of noise. During each stage of construction, several types of equipment potentially could be operating concurrently and noise levels would vary based on the amount of equipment in operation and the location of the activity. The Federal Highway Administration's (FHWA) Roadway Construction Noise Model (RCNM) has compiled data regarding the noise-generating characteristics of specific types of construction equipment and typical construction activities.

Noise-sensitive land uses are generally considered to include those uses where noise exposure could result in health-related risks to individuals, as well as places where quiet is an essential element of their intended purpose. Residential dwellings are of primary concern because of the potential for increased and prolonged exposure of individuals to both interior and exterior noise levels. Additional land uses such as parks, historic sites, cemeteries, and recreation areas are considered sensitive to increases in exterior noise levels. Schools, churches, hotels, libraries, and other places where low interior noise levels are essential are also considered noise-sensitive land uses. The closest noise-sensitive receptors to the Project Site include adjacent residential uses to the south (see **Figure 2, Noise Monitoring and Sensitive Receptor Location Map**).

With the use of the RCNM, as detailed in **Appendix A** to this report,¹³ the construction noise levels forecasted for the sensitive receptors are presented in **Table 7, Estimated Exterior Construction Noise at Sensitive Receptors**. Noise levels would diminish notably with distance from the construction site at a rate of 6 dB(A) per doubling of distance (noise from stationary or point sources is reduced by about 6 dB(A) for every doubling of distance at acoustically hard locations). For example, a noise level of 86 dB(A) Leq measured at 50 feet from the noise source to the receptor would decline to 80 dB(A) Leq at 100 feet from the source to the receptor and fall by another 6 dB(A) Leq to 74 dB(A) Leq at 200 feet from the source to the receptor. These noise attenuation rates assume a flat and unobstructed distance between the noise

¹³ Project construction noise levels were calculated based on the Project's anticipated mix of construction equipment with the FHWA RCNM Version 1.1.

generator and the receptor. Intervening structures and vegetation would further attenuate (reduce) the noise. Furthermore, it should be noted that increases in noise levels at sensitive receptors during construction would be intermittent and temporary and would not generate continuously high noise levels.

Table 7
Estimated Exterior Construction Noise at Sensitive Receptors

Sensitive Land Uses ^a	Distance to Project Site (feet)	Estimated Peak Construction Noise Levels [dB(A) 1-Hour Leq]	Exceed FTA 90 dBA 1-Hour Leq Criteria?
1. Adjacent residences to the West	Adjacent	89.6	No
2. Residences to the South	65	83.6	No
3. Church of Our Savior	100	89.6	No
4. A Child's Garden Pre-School	90	89.6	No

Note: See *Figure 2, Noise Monitoring and Sensitive Receptor Location Map*.

Source: Impact Sciences, Inc., May 2023. See *Appendix A* to this report for details related to equipment and distance assumptions.

The City does not have specific limitation on construction noise levels. Instead, construction noise is regulated by limiting construction activity to the less noise sensitive daytime hours. Specifically, as stated previously, Section 150.003 of the Municipal Code prohibits construction activity from occurring between 7:00 PM and 7:00 AM Monday through Friday, and between 4:00 PM and 8:00 AM on Saturday. As the Project would comply with the daytime construction hours established in the Municipal Code, this analysis also uses the FTA's general construction noise criteria of 90 dBA Leq (1-hour)¹⁴ to provide additional context for the Project's potential to generate daytime construction noise impacts. In addition to the FTA guidance, this approach is also consistent with many jurisdictions within the State including Beverly Hills, Fresno, Pasadena, and Caltrans which use absolute (fixed) construction noise thresholds.¹⁵

While construction activity would increase noise levels in the vicinity of the Project Site (see **Table 7**), the Project's construction activities would not exceed the FTA's general construction noise criteria of 90 dBA Leq (1-hour) at any sensitive receptors. Furthermore, Project construction would not occur during restricted periods, and thus, the Project would be consistent with the criteria set forth in the City's Municipal Code. As such, construction noise impacts would be less than significant and no mitigation is required. While no

¹⁴ FTA, *Transit Noise and Vibration Impact Assessment Manual*, Table 7-2 (General Assessment Construction Noise Criteria), September 2018.

¹⁵ City of Beverly Hills Municipal Code Section 5-1-205; City of Fresno Municipal Code Section 10-109; City of Pasadena Municipal Code Chapter 9.36.07; Caltrans Traffic Noise Analysis Protocol Chapter 3.2.

mitigation measures are required, the Project would implement the following best management practices to reduce temporary construction impacts as feasible:

- Construction contracts shall specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other State-required noise attenuation devices.
- Prior to issuance of any grading or building permit, the Project Applicant shall demonstrate to the satisfaction of the City's Building Official that construction noise reduction methods shall be used where feasible. These methods include shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and utilizing electric power tools.
- During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receptors.
- Per the Municipal Code, construction shall be limited to the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday and from 8:00 a.m. to 4:00 p.m. on Saturday. No construction shall occur on Sundays or legal holidays.

Operational Impacts

No operational uses are proposed for the Project that would result in an increase in ambient noise levels. Therefore, there will be no operational noise impacts.

Impact NOI-2 Would the Proposed Project result in the generation of excessive groundborne vibration or groundborne noise levels? (*Less than Significant*).

The FTA provides ground-born vibration impact criteria with respect to building damage during construction activities. PPV, expressed in inches per second, is used to measure building vibration damage. Construction vibration damage criteria are assessed based on structural category (e.g., reinforced-concrete, steel, or timber). FTA guidelines consider 0.2 inch/sec PPV to be the significant impact level for non-engineered timber and masonry buildings. Structures or buildings constructed of reinforced concrete, steel, or timber have a vibration damage criterion of 0.5 inch/sec PPV pursuant to FTA guidelines.¹⁶

¹⁶ Federal Transit Administration. 2018. Transit Noise and Vibration Impact Assessment Manual. Available at: https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf

The vibration levels at nearby sensitive receptors are shown below in **Table 8, Vibration Levels at Off-Site Sensitive Uses from Project Construction.**

Table 8
Vibration Levels at Off-Site Sensitive Uses from Project Construction

Sensitive Uses Off-Site ^a	Distance to Project Site (ft.)	Receptor Significance Threshold PPV (in./sec)	Estimated PPV (in/sec)/
1. Adjacent residences to the West	Adjacent ^b	0.5	0.021
2. Residences to the South	15	0.5	0.191
3. Church of Our Savior	100	0.5	0.011

^a See **Figure 2, Noise Monitoring and Sensitive Receptor Location Map.**

^b While the Project includes construction activity up to the property lines of adjacent receptors, this analysis assumes that not all equipment would operate closer than 15 feet from the residential uses during peak activities.

Source: Impact Sciences, Inc., May 2023. See **Appendix A** to this report.

The vibration velocities predicted to occur at the nearest sensitive receptors adjacent to the Project Site would be 0.191 in/sec PPV. These nearby structures are considered to be a constructed of reinforced concrete, steel, or timber which have a vibration damage criterion of 0.5 inch/sec PPV pursuant to FTA guidelines. As shown in **Table 8**, Project construction vibration levels would not have the potential to exceed this standard and this impact would be less than significant.

5.0 REFERENCES

California Department of Transportation (Caltrans). 2013. Technical Noise Supplement to the Traffic Noise Analysis Protocol. Available at: <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/tens-sep2013-a11y.pdf>, accessed May 31, 2023

City of San Gabriel. 2004. Ingredients for Success – The Comprehensive General Plan of the City of San Gabriel. Available at: [2004 - Reports - Comprehensive General Plan Of The City Of San Gabriel, California \(metro.net\)](#), accessed May 31, 2023

City of San Gabriel, Municipal Code Title XI: Chapter 98: Nuisances (Section 98.02 Maintenance of Premises; Nuisances).

City of San Gabriel, Municipal Code Title XIII: Chapter 130: General Provisions (Section 130.09), 1965.

City of San Gabriel, Municipal Code Title XV: Chapter 150: Building Code (Section 150.003).

Federal Highway Administration, *Highway Noise Fundamentals*, (1980) 97.

Federal Highway Administration, *Highway Noise Mitigation*, (1980) 18.

Federal Transit Administration. 2018. Transit Noise and Vibration Impact Assessment Manual. Available at: https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf, accessed May 31, 2023

APPENDIX A

Noise and Vibration Technical Appendix

NOISE MONITORING FIELD REPORT

Site Map

Project Name: San Gabriel Cemetery Expansion

Monitoring Location: *Adjacent Residences to the West*

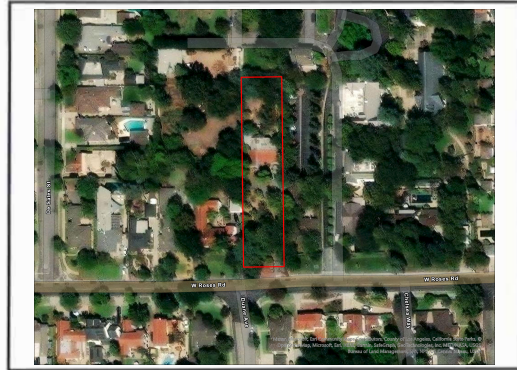
Date: *4/27/23* **Site Number:** *1*

Measured By: Annalie Sarrieddine

Measurement Start Time: *10:25*

Measurement End Time: *10:40*

Total Measurement Time: 15 min.



Noise Meter Model: Larson Davis Soundtrack LxT

Calibration: 94.0 (dBA)

Meter Setting: A-Weighted Sound Level (SLOW)

Session File Name: *Lxt - Data.233s*

Primary Noise Sources: *Vehicle Traffic, Neighborhood Activity*

Data Summary

Noise Scale	Noise Level (dBA)
L _{eq}	<i>61.3</i>
L _{max}	<i>79.9</i>
L _{min}	<i>37.4</i>

Other Noise Sources During Monitoring

1. _____ Time: _____
2. _____ Time: _____
3. _____ Time: _____
4. _____ Time: _____
5. _____ Time: _____

Additional Notes:

People walking and talking, frequent vehicle traffic

Measurement Report

Report Summary

Meter's File Name	LxT_Data.233.s	Computer's File Name	LxT_0005667-20230427 102511-LxT_Data.233.ldbin		
Meter	LxT1 0005667	Firmware	2.302		
User		Location			
Job Description					
Note					
Start Time	2023-04-27 10:25:11	Duration	0:15:00.0		
End Time	2023-04-27 10:40:11	Run Time	0:15:00.0	Pause Time	0:00:00.0
Pre-Calibration	2023-04-27 08:58:04	Post-Calibration	None	Calibration Deviation	---

Results

Overall Metrics

LA _{eq}	61.3 dB		
LAE	90.8 dB	SEA	--- dB
EA	134.9 μPa²h		
EA8	4.3 mPa²h		
EA40	21.6 mPa²h		
LA _{peak}	95.4 dB	2023-04-27 10:36:31	
LAS _{max}	79.9 dB	2023-04-27 10:38:54	
LAS _{min}	37.4 dB	2023-04-27 10:30:06	
LA _{eq}	61.3 dB		
LC _{eq}	68.0 dB	LC _{eq} - LA _{eq}	6.7 dB
LAI _{eq}	65.8 dB	LAI _{eq} - LA _{eq}	4.5 dB

Exceedances

	Count	Duration
LAS > 85.0 dB	0	0:00:00.0
LAS > 115.0 dB	0	0:00:00.0
LA _{peak} > 135.0 dB	0	0:00:00.0
LA _{peak} > 137.0 dB	0	0:00:00.0
LA _{peak} > 140.0 dB	0	0:00:00.0

Community Noise

LDN	LDay	LNight	
--- dB	--- dB	0.0 dB	
LDEN	LDay	LEve	LNight
--- dB	--- dB	--- dB	--- dB

Any Data

	A		C		Z	
	Level	Time Stamp	Level	Time Stamp	Level	Time Stamp
L _{eq}	61.3 dB		68.0 dB		--- dB	
L _{S(max)}	79.9 dB	2023-04-27 10:38:54	--- dB	None	--- dB	None
L _{S(min)}	37.4 dB	2023-04-27 10:30:06	--- dB	None	--- dB	None
L _{Peak(max)}	95.4 dB	2023-04-27 10:36:31	--- dB	None	--- dB	None

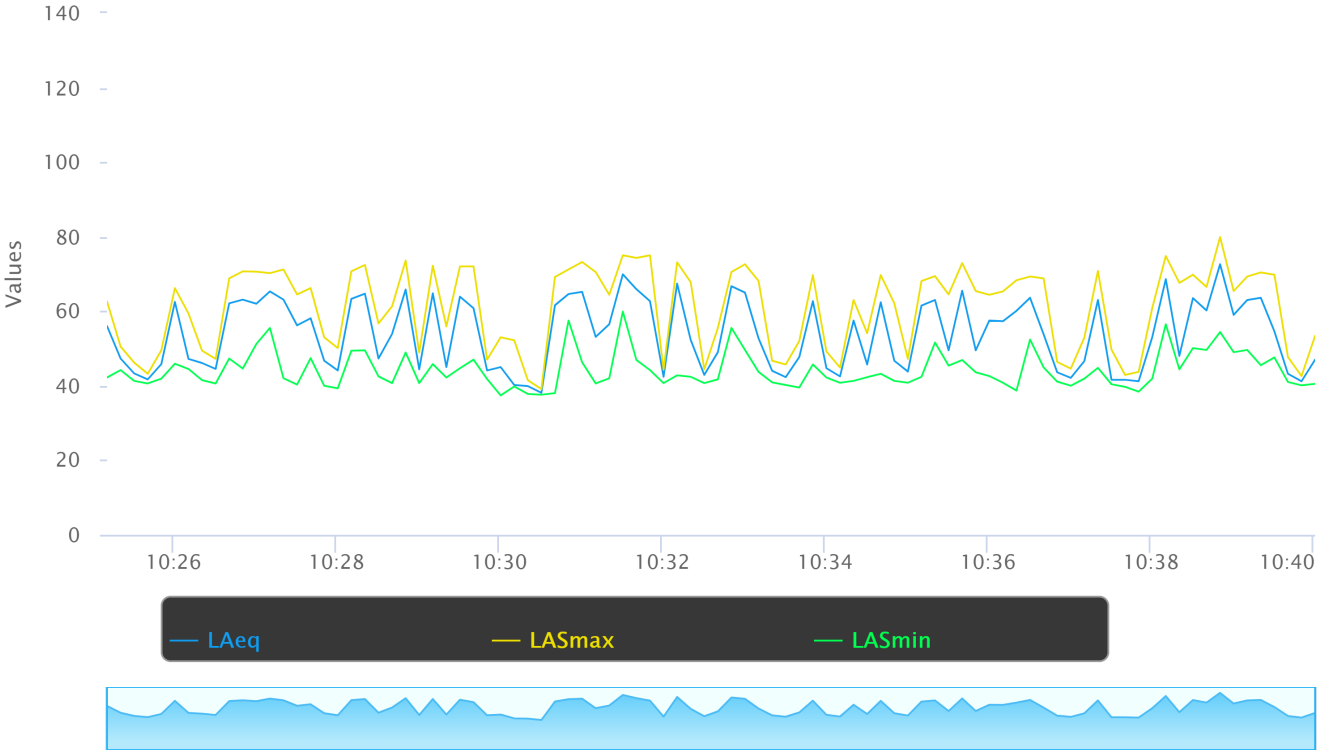
Overloads

Count	Duration	OBA Count	OBA Duration
0	0:00:00.0	0	0:00:00.0

Statistics

LAS 0.0	--- dB
LAS 0.0	--- dB
LAS 10.0	65.7 dB
LAS 33.3	53.3 dB
LAS 66.7	44.6 dB
LAS 90.0	41.3 dB

Time History



NOISE MONITORING FIELD REPORT

Site Map

Project Name: San Gabriel Cemetery Expansion

Monitoring Location: *Residences to the South*

Date: *4/27/2023* **Site Number:** *2*

Measured By: Annalie Sarrieddine

Measurement Start Time: *10:42*

Measurement End Time: *10:57*

Total Measurement Time: 15 min.

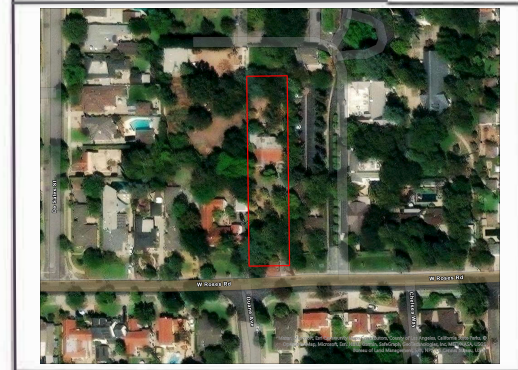
Noise Meter Model: Larson Davis Soundtrack LxT

Calibration: 94.0 (dBA)

Meter Setting: A-Weighted Sound Level (SLOW)

Session File Name: *LxT Data 234*

Primary Noise Sources: *Vehicle Traffic, Neighborhood Activity*



Data Summary

Noise Scale	Noise Level (dBA)
<i>Leq</i>	<i>50.1</i>
<i>Lmax</i>	<i>68.5</i>
<i>Lmin</i>	<i>34.2</i>

Other Noise Sources During Monitoring

1. _____ Time: _____
2. _____ Time: _____
3. _____ Time: _____
4. _____ Time: _____
5. _____ Time: _____

Additional Notes:

Measurement Report

Report Summary

Meter's File Name	LxT_Data.234.s	Computer's File Name	LxT_0005667-20230427 104237-LxT_Data.234.ldbin		
Meter	LxT1 0005667	Firmware	2.302		
User		Location			
Job Description					
Note					
Start Time	2023-04-27 10:42:37	Duration	0:15:00.0		
End Time	2023-04-27 10:57:37	Run Time	0:15:00.0	Pause Time	0:00:00.0
Pre-Calibration	2023-04-27 08:58:04	Post-Calibration	None	Calibration Deviation	---

Results

Overall Metrics

LA _{eq}	50.1 dB		
LAE	79.6 dB	SEA	--- dB
EA	10.2 μPa²h		
EA8	327.5 μPa²h		
EA40	1.6 mPa²h		
LA _{peak}	101.4 dB		2023-04-27 10:51:55
LAS _{max}	68.5 dB		2023-04-27 10:48:37
LAS _{min}	34.2 dB		2023-04-27 10:57:33
LA _{eq}	50.1 dB		
LC _{eq}	62.0 dB	LC _{eq} - LA _{eq}	11.9 dB
LAI _{eq}	58.6 dB	LAI _{eq} - LA _{eq}	8.5 dB

Exceedances

	Count	Duration
LAS > 85.0 dB	0	0:00:00.0
LAS > 115.0 dB	0	0:00:00.0
LA _{peak} > 135.0 dB	0	0:00:00.0
LA _{peak} > 137.0 dB	0	0:00:00.0
LA _{peak} > 140.0 dB	0	0:00:00.0

Community Noise

LDN	LDay	LNight	
--- dB	--- dB	0.0 dB	
LDEN	LDay	LEve	LNight
--- dB	--- dB	--- dB	--- dB

Any Data

	A		C		Z	
	Level	Time Stamp	Level	Time Stamp	Level	Time Stamp
L _{eq}	50.1 dB		62.0 dB		--- dB	
LS _(max)	68.5 dB	2023-04-27 10:48:37	--- dB	None	--- dB	None
LS _(min)	34.2 dB	2023-04-27 10:57:33	--- dB	None	--- dB	None
L _{Peak(max)}	101.4 dB	2023-04-27 10:51:55	--- dB	None	--- dB	None

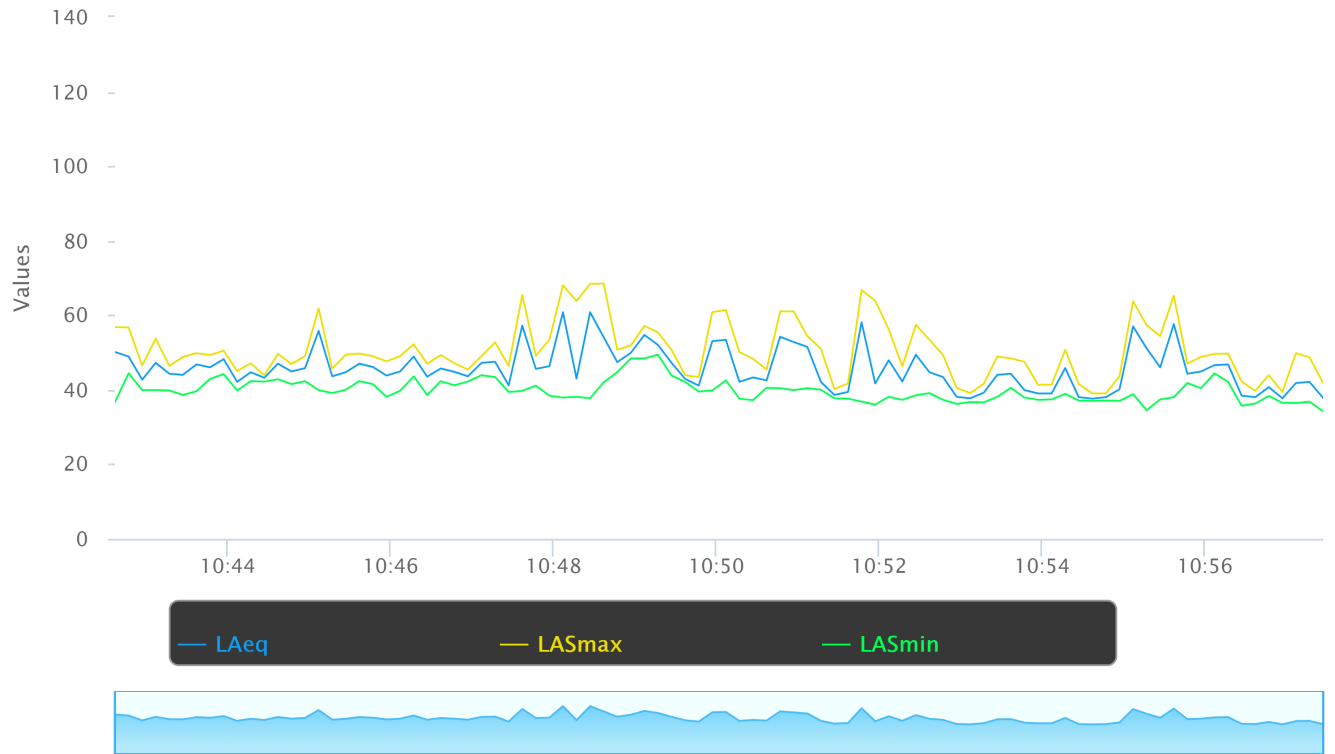
Overloads

Count	Duration	OBA Count	OBA Duration
0	0:00:00.0	0	0:00:00.0

Statistics

LAS 0.0	--- dB
LAS 0.0	--- dB
LAS 10.0	51.2 dB
LAS 33.3	45.7 dB
LAS 66.7	41.0 dB
LAS 90.0	37.7 dB

Time History



NOISE MONITORING FIELD REPORT

Site Map

Project Name: San Gabriel Cemetery Expansion

Monitoring Location: *Church of our Savior*

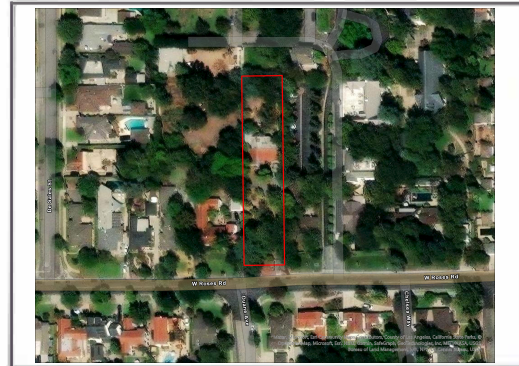
Date: *4/27/2023* **Site Number:** *3*

Measured By: Annalie Sarrieddine

Measurement Start Time: *11:06*

Measurement End Time: *11:21*

Total Measurement Time: 15 min.



Noise Meter Model: Larson Davis Soundtrack LxT

Calibration: 94.0 (dBA)

Meter Setting: A-Weighted Sound Level (SLOW)

Session File Name: *LxT Data 235s*

Primary Noise Sources: *Vehicle Traffic, Neighborhood Activity, Children Playing*

Data Summary

Noise Scale	Noise Level (dBA)
<i>Leq</i>	<i>62.0</i>
<i>Lmax</i>	<i>76.5</i>
<i>Lmin</i>	<i>47.3</i>

Other Noise Sources During Monitoring

1. _____ Time: _____
2. _____ Time: _____
3. _____ Time: _____
4. _____ Time: _____
5. _____ Time: _____

Additional Notes:

Children could be heard playing at the Church preschool playground

Measurement Report

Report Summary

Meter's File Name	LxT_Data.235.s	Computer's File Name	LxT_0005667-20230427 110605-LxT_Data.235.ldbin		
Meter	LxT1 0005667	Firmware	2.302		
User		Location			
Job Description					
Note					
Start Time	2023-04-27 11:06:05	Duration	0:15:00.0		
End Time	2023-04-27 11:21:05	Run Time	0:15:00.0	Pause Time	0:00:00.0
Pre-Calibration	2023-04-27 08:58:04	Post-Calibration	None	Calibration Deviation	---

Results

Overall Metrics

LA _{eq}	62.0 dB		
LAE	91.5 dB	SEA	--- dB
EA	158.5 μPa²h		
EA8	5.1 mPa²h		
EA40	25.4 mPa²h		
LA _{peak}	105.2 dB		2023-04-27 11:06:49
LAS _{max}	76.5 dB		2023-04-27 11:20:02
LAS _{min}	47.3 dB		2023-04-27 11:20:27
LA _{eq}	62.0 dB		
LC _{eq}	70.8 dB	LC _{eq} - LA _{eq}	8.8 dB
LAI _{eq}	66.4 dB	LAI _{eq} - LA _{eq}	4.4 dB

Exceedances

	Count	Duration
LAS > 85.0 dB	0	0:00:00.0
LAS > 115.0 dB	0	0:00:00.0
LA _{peak} > 135.0 dB	0	0:00:00.0
LA _{peak} > 137.0 dB	0	0:00:00.0
LA _{peak} > 140.0 dB	0	0:00:00.0

Community Noise

LDN	LDay	LNight	
--- dB	--- dB	0.0 dB	
LDEN	LDay	LEve	LNight
--- dB	--- dB	--- dB	--- dB

Any Data

	A		C		Z	
	Level	Time Stamp	Level	Time Stamp	Level	Time Stamp
L _{eq}	62.0 dB		70.8 dB		--- dB	
L _{S(max)}	76.5 dB	2023-04-27 11:20:02	--- dB	None	--- dB	None
L _{S(min)}	47.3 dB	2023-04-27 11:20:27	--- dB	None	--- dB	None
L _{Peak(max)}	105.2 dB	2023-04-27 11:06:49	--- dB	None	--- dB	None

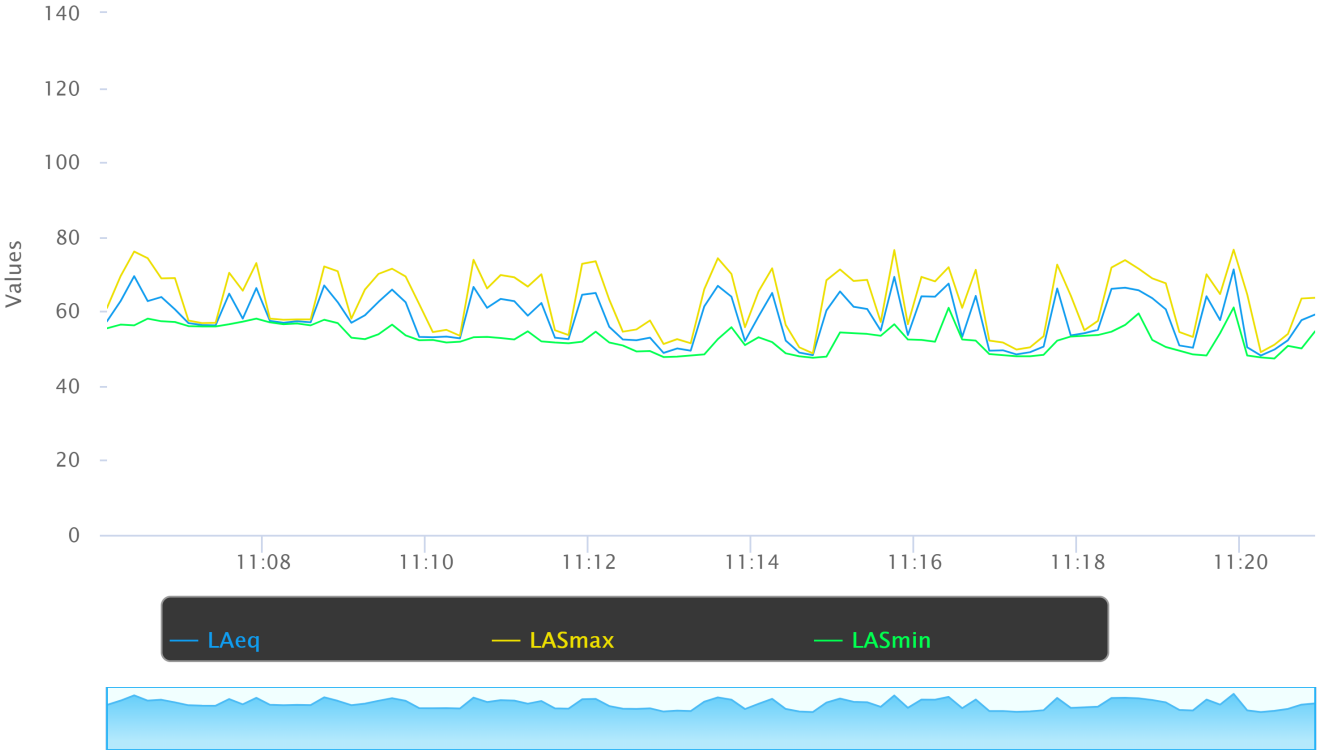
Overloads

Count	Duration	OBA Count	OBA Duration
0	0:00:00.0	0	0:00:00.0

Statistics

LAS 0.0	--- dB
LAS 0.0	--- dB
LAS 10.0	66.5 dB
LAS 33.3	57.6 dB
LAS 66.7	53.1 dB
LAS 90.0	49.2 dB

Time History



San Gabriel Cemetery Expansion Project	Church of Our Savior
Ref=	Reference vibration level (PPV)
RefD=	Reference distance for Reference vibration level (Feet)
Vibration PPV	
Ref=	0.089 Based on type of equipment
RefD=	25
D=	100 Distance from equipment to sensitive receptor
Equip=	0.011
Annoyance VdB	
Ref=	87 Based on type of equipment
RefD=	25
D=	100 Distance from equipment to sensitive receptor
Equip=	69
Peak demolition vibration based on utilizing a large bulldozer.	
Source: FTA Tranist Noise and Vibration Impact Assessment, 2006.	

San Gabriel Cemetery Expansion Project		Adjacent residences to the West
Ref=	Reference vibration level (PPV)	
RefD=	Reference distance for Reference vibration level (Feet)	
Vibration PPV		
Ref=	0.089	Based on type of equipment
RefD=	25	
D=	15	Distance from equipment to sensitive receptor
Equip=	0.191	
Annoyance VdB		
Ref=	87	Based on type of equipment
RefD=	25	
D=	15	Distance from equipment to sensitive receptor
Equip=	94	
Peak demolition vibration based on utilizing a large bulldozer.		
Source: FTA Tranist Noise and Vibration Impact Assessment, 2006.		

San Gabriel Cemetery Expansion Project		Residences to the South
Ref=	Reference vibration level (PPV)	
RefD=	Reference distance for Reference vibration level (Feet)	
Vibration PPV		
Ref=	0.089	Based on type of equipment
RefD=	25	
D=	65	Distance from equipment to sensitive receptor
Equip=	0.021	
Annoyance VdB		
Ref=	87	Based on type of equipment
RefD=	25	
D=	65	Distance from equipment to sensitive receptor
Equip=	75	
Peak demolition vibration based on utilizing a large bulldozer.		
Source: FTA Tranist Noise and Vibration Impact Assessment, 2006.		

Roadway Construction Noise Model (RCNM), Version 1.1

Report date: 5/26/2023
 Case Description: Construction Noise

---- Receptor #1 ----

Description	Land Use	Baselines (dBA)		
		Daytime	Evening	Night
Adjacent residences to the West	Residential	60	60	60

Description	Device	Land Use	Impact Usage(%)	Equipment	Receptor Distance (feet)	Estimated Shielding (dBA)
				Spec Lmax (dBA)		
Concrete Saw	No	Residential	20	89.6	100	0
Dozer	No	Residential	40	81.7	100	0

Note: Per FTA guidance, calculations based off of two loudest pieces of equipment measured from center of site to receptor

Results

Calculated (dBA)	
Equipment	*Lmax Leq
Concrete Saw	83.6 76.6
Dozer	75.6 71.7
Total	83.6 77.8

*Calculated Lmax is the Loudest value.

---- Receptor #2 ----

Description	Land Use	Baselines (dBA)		
		Daytime	Evening	Night
Residences to the South	Residential	60	60	60

Description	Device	Land Use	Impact Usage(%)	Equipment	Receptor Distance (feet)	Estimated Shielding (dBA)
				Spec Lmax (dBA)		
Concrete Saw	No	Residential	20	89.6	225	0
Dozer	No	Residential	40	81.7	225	0

Note: Per FTA guidance, calculations based off of two loudest pieces of equipment measured from center of site to receptor

Results

Calculated (dBA)	
Equipment	*Lmax Leq
Concrete Saw	76.5 69.5
Dozer	68.6 64.6
Total	76.5 70.7

*Calculated Lmax is the Loudest value.

---- Receptor #3 ----

Description	Land Use	Baselines (dBA)		
		Daytime	Evening	Night
Church of Our Savior	Commercial	60	60	60

Description	Device	Land Use	Impact Usage(%)	Equipment	Receptor Distance (feet)	Estimated Shielding (dBA)
				Spec Lmax (dBA)		
Concrete Saw	No	Commercial	20	89.6	169	0
Dozer	No	Commercial	40	81.7	169	0

Note: Per FTA guidance, calculations based off of two loudest pieces of equipment measured from center of site to receptor

Results

Calculated (dBA)	
Equipment	*Lmax Leq
Concrete Saw	79 72
Dozer	71.1 67.1
Total	79 73.2

*Calculated Lmax is the Loudest value.

---- Receptor #4 ----

Description	Land Use	Baselines (dBA)		
		Daytime	Evening	Night
A Child's Garden	Commercial	60	60	60

Description	Device	Land Use	Impact Usage(%)	Equipment	Receptor Distance (feet)	Estimated Shielding (dBA)
				Spec Lmax (dBA)		
Concrete Saw	No	Commercial	20	89.6	90	0
Dozer	No	Commercial	40	81.7	90	0

Note: Per FTA guidance, calculations based off of two loudest pieces of equipment measured from center of site to receptor

Results

Calculated (dBA)	
Equipment	*Lmax Leq
Concrete Saw	84.5 77.5
Dozer	76.6 72.6
Total	84.5 78.7

*Calculated Lmax is the Loudest value.

APPENDIX 3.0-1

Notice of Preparation



CITY OF SAN GABRIEL

NOTICE OF PREPARATION

ORIGINAL FILED
AUG 23 2023
LOS ANGELES, COUNTY CLERK

To: *Interested Agencies and Organizations*
Subject: *Notice of Preparation of a Draft Environmental Impact Report (EIR)*

Lead Agency:

Consulting Firm:

Agency Name: City of San Gabriel
Address: 425 S. Mission Drive Street
City/State/Zip: San Gabriel, California 91776

Firm Name: Impact Sciences
Address: 811 W. 7th Street, Suite 200
City/State/Zip: Los Angeles, CA 90017

Contact: Anthony Alvarado
Phone: 626.308.2806 Ext. 4638

Contact: John Anderson
Phone: 310.918.7791

The CITY OF SAN GABRIEL will be the Lead Agency and will prepare an EIR for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project.

In accordance with the California Environmental Quality Act (CEQA) guidelines Section 15063(a), the City of San Gabriel determined that an EIR would be required for this project. The environmental factors potentially affected and to be analyzed in the EIR are as follows: Cultural Resources (Historical).

Due to the time limits mandated by State law, your response must be sent as soon as possible but *not later than 30 days* after receipt of this notice. Please send your response to Anthony Alvarado, to the address shown above. We will need the name of a contact person in your agency.¹

Project Title: City of San Gabriel Cemetery Expansion Project (Project)

Project Location: 607 West Roses Road, San Gabriel, CA 91775
Assessor's Parcel Number [APN] 5365-022-006

Project Description: The Project would demolish the existing residence on the Project Site to expand the City of San Gabriel Cemetery. The future use of the Project Site will consist of in-ground burial spaces and columbarium. The proposed burial spaces and columbarium design will be consistent with existing design present on the grounds of the cemetery. No buildings are proposed for the Project Site.

The Project also would require permits and approvals from the City of San Gabriel prior to construction. These permits and approvals are identified below and may be subject to change as the project entitlement process proceeds.

- CEQA Clearance; City of San Gabriel Planning Commission and City Council
- Site Plan Review; City of San Gabriel Planning Division and LACFD

Construction activities associated with the Project would occur over an approximate 2-month duration, with demolition beginning in January 2024. Demolition and removal of existing debris would occur for

¹ Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.

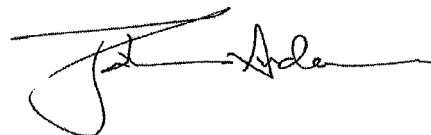
approximately 1 month. Grading, site preparation, and landscaping for the proposed burial expansion would occur for approximately 1 month.

Project Applicant: San Gabriel Cemetery Association

The City of San Gabriel welcomes and will consider all written comments regarding potential environmental impacts of the project and issues to be addressed in the EIR. Written comments must be submitted to this office by **5:00 p.m., September 22, 2023.**

Date: 8/23/2023

Signature:

A handwritten signature in black ink, appearing to read 'Anthony Alvarado', written over a horizontal line.

For: Anthony Alvarado

Title: Associate Planner

Telephone: (626) 308-2806 ext. 4638

Dean C. Logan
Los Angeles County Registrar / Recorder
12400 Imperial Highway, Norwalk, CA
(800)201-8999

BUSINESS FILINGS REGISTRATION

NORWALK DEPARTMENT HEADQUARTER

Cashier: H. VALTIERRA



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Wednesday, August 23, 2023 10:44 AM

Item(s)

<u>Fee</u>	<u>Qty</u>	<u>Total</u>
NoP - County Posting Fee 2023184413	1	\$0.00
Total		\$0.00

Total Documents: 1

Customer payment(s):

APPENDIX 3.1-1

Historical Resources Evaluation Report

Historical Resources Evaluation Report for 607 West Roses Road, San Gabriel, Los Angeles County, California

Prepared for:

Impact Sciences
811 W. 7th Street, Suite 200
Los Angeles, California 90017

Prepared by:

Madeline Gonzalez, M.A.
Shannon Davis, M.A., RPH

ASM Affiliates
20 N. Raymond Ave., Suite 220
Pasadena, California 91103

July 2023
PN 43570

TABLE OF CONTENTS

Chapter	Page
EXECUTIVE SUMMARY	iii
1.0 INTRODUCTION.....	1
1.1 PROJECT DESCRIPTION	1
1.2 PROJECT API	1
1.3 REGULATORY FRAMEWORK	4
1.3.1 California Register of Historical Resources Significance Criteria	4
1.3.2 California Environmental Quality Act Significance Criteria	5
1.3.3 City of San Gabriel Historic Preservation and Cultural Resource Ordinance	6
1.4 KEY PERSONNEL	7
1.5 REPORT ORGANIZATION	7
2.0 HISTORIC CONTEXT AND SITE-SPECIFIC HISTORY	8
2.1 SPANISH PERIOD	8
2.2 MEXICAN PERIOD.....	8
2.3 AMERICAN PERIOD	9
2.4 BRIEF HISTORY OF SAN GABRIEL	10
2.5 BUILDER IVAN M. WELLS.....	11
2.6 SITE-SPECIFIC HISTORY	12
3.0 METHODOLOGY	15
3.1 FIELD METHODS.....	15
3.2 RESEARCH METHODS.....	15
3.3 HISTORICAL IMAGE REVIEW	15
4.0 SURVEY FINDINGS	17
5.0 EVALUATION OF ELIGIBILITY	35
5.1 PREVIOUS EVALUATIONS	35
5.2 CALIFORNIA REGISTER OF HISTORICAL RESOURCES EVALUATION.....	35
5.3 CITY OF SAN GABRIEL DESIGNATION CRITERIA FOR HISTORIC LANDMARKS.....	38
6.0 MANAGEMENT SUMMARY AND RECOMMENDATIONS	39
REFERENCES.....	41
APPENDICES	45
APPENDIX A.....	47
Department of Parks and Recreation (DPR) 523 forms	47
APPENDIX B.....	49
Report prepared by Sapphos Environmental, Inc.	49

LIST OF FIGURES

	Page
Figure 1. Project vicinity map.....	2
Figure 2. 607 W Roses Road Project location map. El Monte USGS Topo map, 1966; photorevised 1995.....	Error! Bookmark not defined.
Figure 3. API for 607 W Roses Road Project.....	4
Figure 4. Primary façade, view toward north.....	22
Figure 5. Detail of shed roofing section, view toward north.....	22
Figure 6. Detail of primary façade, view toward northwest.....	23
Figure 7. Detail of attached garage, view toward north.....	23
Figure 8. Detail of circular windows along primary façade, view toward northwest.....	24
Figure 9. Detail of primary façade windows, view toward north.....	24
Figure 10. Detail of south and west facing facades, view toward northeast.....	25
Figure 11. Detail of west façade, view toward northeast.....	25
Figure 12. Detail of rear façade, view toward south.....	26
Figure 13. Detail of backward and concrete wall, view toward south.....	26
Figure 14. Detail of exterior stone fireplace. View toward north.....	27
Figure 15. Detail of eastern façade, view toward south.....	27
Figure 16. Detail of interior archway, view toward east from living room toward entry hall and dining room.....	28
Figure 17. Detail of painted patterns and crests on entrance hall ceiling.....	28
Figure 18. Interior living room space. View toward southwest.....	29
Figure 19. Detail of bathroom. View toward west.....	29
Figure 20. Interior dining room space with built-in cabinets. View toward west.....	30
Figure 21. Interior kitchen space, view toward north.....	30
Figure 22. Laundry room and rear exit, view toward north.....	31
Figure 23. Rear bathroom, view toward west.....	31
Figure 24. Rear bathroom, view toward east.....	32
Figure 25. Detail of wooden door into rear bedroom area. View toward south.....	32
Figure 26. Detail of rumpus room View toward southwest.....	33
Figure 27. Primary façade, view toward north.....	34

EXECUTIVE SUMMARY

This Historical Resources Evaluation Report (HRER) is an identification of historical resources within the 607 West Roses Road project area in San Gabriel, Los Angeles County, California (Project). The Project is located in the northern portion of the City of San Gabriel, north of Las Tunas Drive and west of San Marino Avenue, in central Los Angeles County. This HRER was prepared to meet the requirements set forth in the California Environmental Quality Act (CEQA) (Public Resources Code 21000 et seq.) and the State CEQA guidelines (California Code of Regulations, section 15000 et seq.) and the City of San Gabriel's Procedures for Implementation of the California Environmental Quality Act (2009). The City of San Gabriel (City) is the lead agency for complying with CEQA.

ASM Affiliates, Inc. (ASM) was contracted by Impact Sciences to prepare this HRER after conducting a peer review of a prior historical resource assessment. ASM conducted an architectural history survey to identify any historical resources. No historical resources as defined by CEQA are located within the Area of Potential Impacts (API), which is defined by the boundary of the subject parcel.

1.0 INTRODUCTION

This Historical Resources Evaluation Report (HRER) is an identification of historical resources within the 607 West Roses Road project area in San Gabriel, Los Angeles County, California (Project). This HRER was prepared to meet the requirements set forth in the California Environmental Quality Act (CEQA) (Public Resources Code 21000 et seq.) and the State CEQA guidelines (California Code of Regulations, section 15000 et seq.) and the City of San Gabriel's Procedures for Implementation of the California Environmental Quality Act (2009). The City of San Gabriel (City) is the lead agency for complying with CEQA.

The Project consists of the single subject parcel of 607 West Roses Road, a developed property in the City of San Gabriel, Los Angeles County, California (Figure 1). The study was performed to determine the presence or absence of potentially significant historic architectural resources within the area of potential impacts (API). The HRER builds upon an earlier report prepared by Sapphos Environmental, Inc. titled *Historical Resources Assessment Report for 607 W. Roses Road* (Sapphos 2022). ASM peer reviewed that report and then reviewed all relevant site records and reports on file with the City Department of Building and Safety. We also reviewed Los Angeles County newspapers, city directories, books, and articles, and conducted an intensive pedestrian survey of the entire Project API.

1.1 PROJECT DESCRIPTION

The Project area is illustrated on the USGS El Monte, CA 7.5-minute topographic quadrangle (Figure 2). The Project consists of one developed parcel (Assessor's Parcel Number [APN] 5365-022-006). The current property addresses is 607 West Roses Road. The proposed project is to demolish the residential building and expand the cemetery grounds into this parcel.

1.2 PROJECT API

A project's API is defined as the geographic area or areas, regardless of land ownership, within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties, if any such properties exist. The API for the current project is limited to the parcel boundaries of APN 5365-022-006 in San Gabriel, California. Figures 2 and 3 illustrate the API.

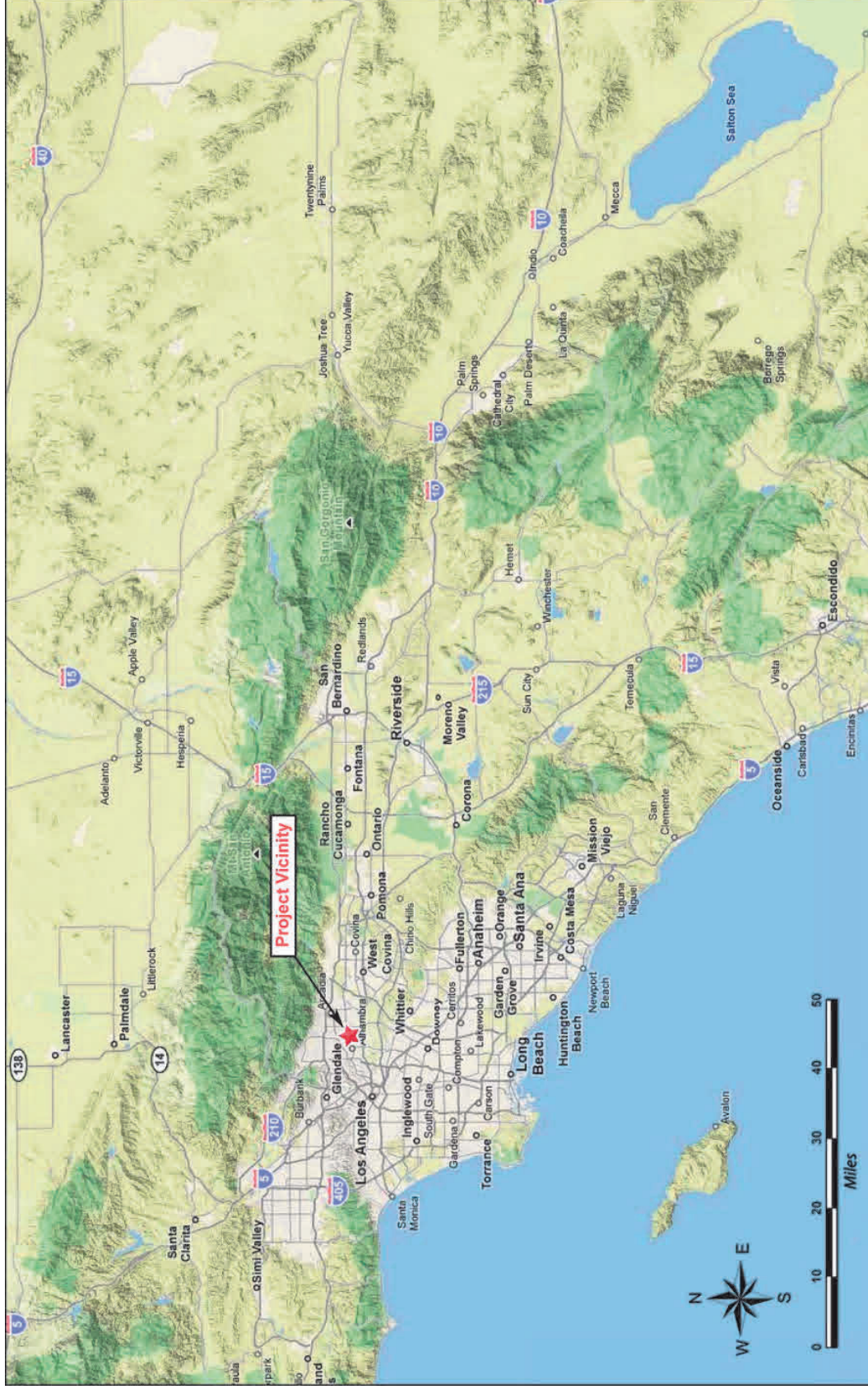


Figure 1. Project vicinity map.

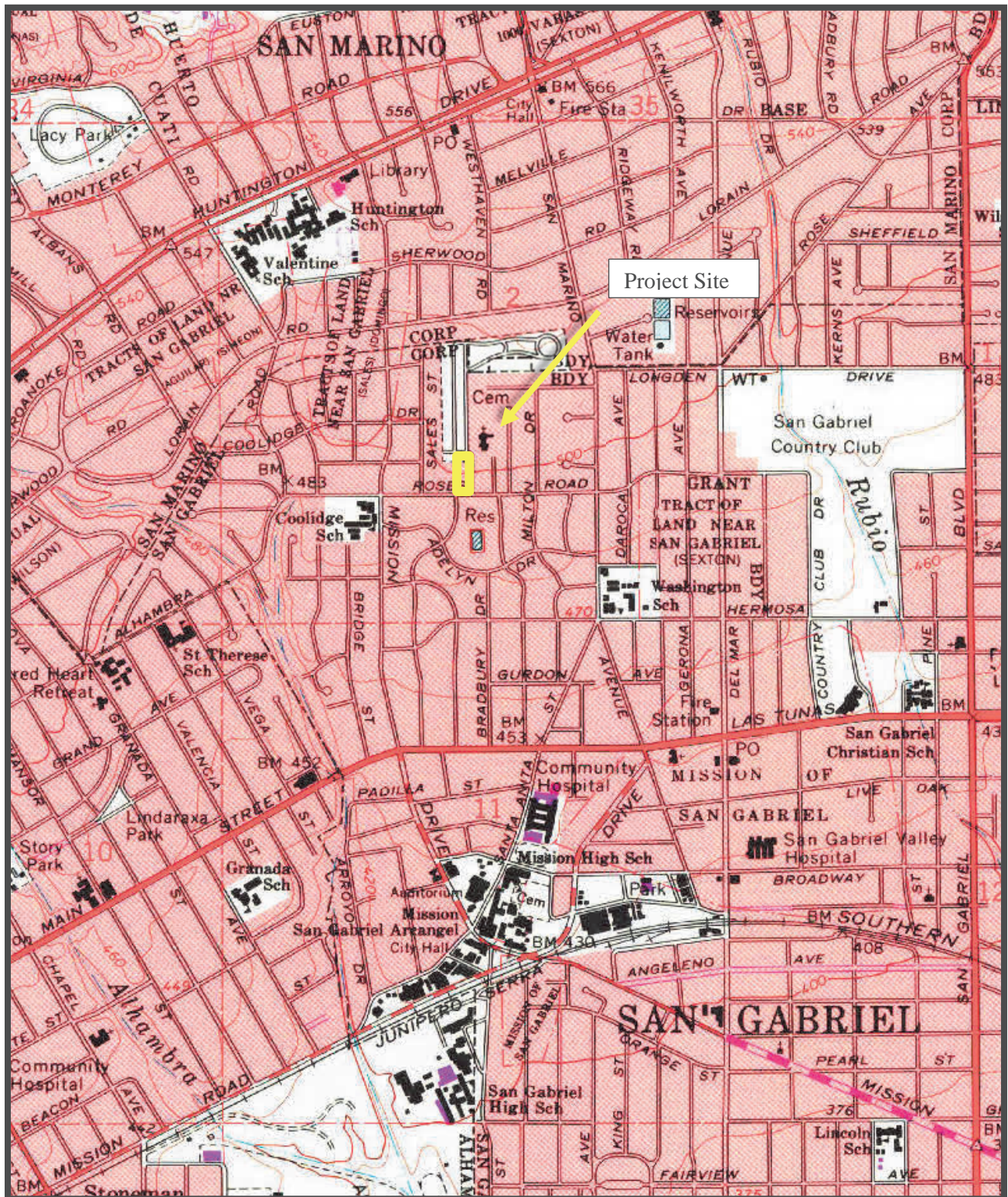


Figure 2. 607 West Roses Road Project location map. El Monte USGS Topo map, 1966; photorevised 1995.

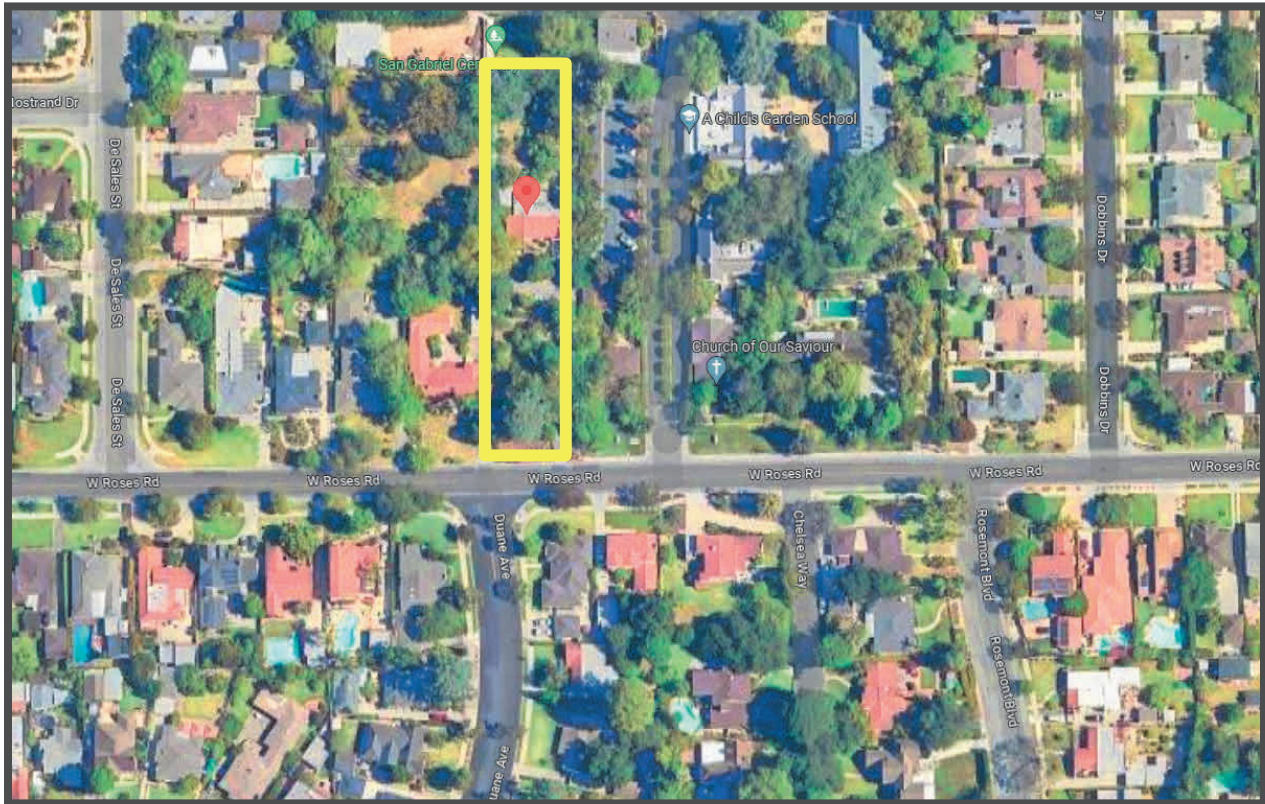


Figure 3. API for 607 West Roses Road Project.

1.3 REGULATORY FRAMEWORK

1.3.1 California Register of Historical Resources Significance Criteria

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

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

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

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

Integrity

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

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

1.3.2 California Environmental Quality Act Significance Criteria

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

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

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

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

1.3.3 City of San Gabriel Historic Preservation and Cultural Resource Ordinance

Designation Criteria for Historic Landmarks

Chapter 153 Section 607 of the City of San Gabriel Municipal Code outlines the designation criteria for historic landmarks. With the advice of the Commission, the City Council may designate a property, site, public art, park, cultural landscape, or natural feature as a historic landmark and add it to the San Gabriel Register if it meets the requirements described in paragraphs A and B (comparable to the NRHP and CRHR):

- A. The property meets one of the following eligibility criteria:
 1. It is or was once associated or identified with important events or broad patterns of development that have made a significant contribution to the cultural, architectural, social, historical, economic, and political heritage of the city, region, state or nation.
 2. It is or was once associated with an important person or persons who made a significant contribution to the history, development, and/or culture of the city, region, state or nation.
 3. It embodies the distinctive characteristics of a style, type, period, or method of construction; represents the work of a master, or possesses high artistic or aesthetic values; or it represents one of the last, best remaining examples of an architectural

type or style in a neighborhood or the city that was once common but is increasingly rare.

4. It has yielded or has the potential to yield information important to the prehistory or history of the city, region, state, or nation.
- B. The property retains integrity from its period of significance, as determined by a qualified architectural historian or historian. A proposed historic landmark need not retain all seven aspects of integrity (location, design, setting, materials, workmanship, feeling, and association), but it must retain sufficient integrity to convey the reasons for its cultural, architectural, social, historical, economic, and political significance.
- C. Neither the deferred maintenance of a proposed historic landmark nor its dilapidated condition shall, on its own, be equated with a loss of integrity. Integrity shall be judged with reference to the particular characteristics that support the property's eligibility under the appropriate criteria and theme of significance.

1.4 KEY PERSONNEL

All individuals who prepared this HRER exceed the Secretary of the Interior's *Professional Qualification Standards* for Archaeology and Architectural History (48 FR 44716). Given these criteria, Ms. Shannon Davis, M.A., RPH, served as Lead Architectural Historian, Ms. Madeline Gonzalez, M.A., served as Project Architectural Historian. Ms. Davis and Ms. Gonzalez meet the *Professional Qualification Standard* for Architectural Historian, and Ms. Davis additionally meets the *Professional Qualification Standard* for Historian. Both have experience evaluating Spanish Colonial Revival residential properties in Los Angeles County.

1.5 REPORT ORGANIZATION

This report is divided into six chapters. Following this introduction, Chapter 2 provides an historical context for the project area, related to the specific resources within the API. Methodology is included in Chapter 3. Chapter 4 identifies the resource surveyed. Chapter 5 provides the evaluation of historical significance and Chapter 6 provides management recommendations and conclusions. Appendix A contains the Department of Parks and Recreation (DPR) 523 forms. Appendix B contains the report submitted by Sapphos Environmental Inc.

2.0 HISTORIC CONTEXT AND SITE-SPECIFIC HISTORY

2.1 SPANISH PERIOD

Spanish exploration of California began when Juan Rodriguez Cabrillo led the first European expedition into the region in 1542. For more than 200 years after his initial expedition, Spanish, Portuguese, British, and Russian explorers sailed the California coast and made limited inland expeditions, but they did not establish permanent settlements (Bean 1968; Rolle 2003). In 1769, Gaspar de Portolá and Franciscan Father Junipero Serra established the first Spanish settlement in what was then known as Alta (upper) California at Mission San Diego de Alcalá. This was the first of 21 missions erected by the Spanish between 1769 and 1823. It was during this time that initial Spanish settlement of the project vicinity began.

On September 8, 1771, Mission San Gabriel Arcángel (Mission San Gabriel) was established in present-day Montebello, approximately 3 miles southeast of its present location (California Missions Resources Center n.d.). Due to frequent flooding, the mission was relocated in 1775 to its current site near the San Gabriel River. Mission San Gabriel was the fourth of 21 missions established between 1769 and 1823 in Alta California, and the first permanent Euro-American settlement in Los Angeles County. Mission San Gabriel quickly became one of the wealthiest and most expansive missions in Alta California. Surrounding the mission were vast agricultural lands, vineyards, gardens, and livestock. One early technological advancement came in 1816 when the mission's first mill was constructed in nearby San Marino. Referred to as El Molino Viejo (the Old Mill), the mill was the first of its kind in the area, but, due to a flawed design, it was replaced in 1821 by a mill on the grounds of the mission; a portion of the original mill was recently discovered, partially recovered, and restored on the mission grounds. Designed by Joseph Chapman in the model of American textile mills, and built with Native American labor, Chapman's mill represented a great innovation.

During this period, Spain also granted ranchos to prominent citizens and soldiers in the area. To manage and expand their herds of cattle on these large ranchos, colonists enlisted the labor of the surrounding Native American population (Engelhardt 1927). The missions were responsible for administrating to the local Indians as well as converting the population to Christianity (Engelhardt 1927). The influx of European settlers brought the local Native American population in contact with European diseases which they had no immunity against, resulting in a catastrophic reduction in native populations throughout the state (McCawley 1996). One important aspect of San Gabriel's long history in the region stretches back to this era. In 1781, a procession of soldiers, laypeople, and priests led by Spanish Governor Felipe de Neve left Mission San Gabriel to select a new townsite for Los Angeles. Governor Neve and representatives from the mission sought to establish Los Angeles in order to supplement the agricultural goods produced at the mission (Fogelson 1967). Los Angeles's site shifted twice due to flooding from the nearby river, and eventually settled at the present-day Los Angeles Plaza Historic District.

2.2 MEXICAN PERIOD

The Mexican Period commenced when news of the success of the Mexican War of Independence (1810-1821) against the Spanish crown reached California in 1822. This period saw the privatization of mission lands in California with the passage of the Secularization Act of 1833. This act federalized mission lands and enabled Mexican governors in California to distribute former mission lands to individuals in the form of land grants. Successive Mexican governors made approximately 700 land grants between 1833 and 1846, putting most of the state's lands into private ownership for the first time (Shumway 2007). During this era, a class of wealthy landowners known as *rancheros* worked large ranches based on cattle hide and tallow production.

The beginnings of a profitable trade in cattle hide and tallow exports opened the way for larger, commercially driven farms. Land grants owned by the Spanish crown and clergy were distributed to mostly Mexican settlers born in California, or the “Californios.” While this shift marked the beginning of the rancho system that would “dominate California life for nearly half a century” (Poole 2002:13), the rural character of emerging cities in and around San Gabriel and Los Angeles remained intact. Ranchos were largely self-sufficient enterprises (partly out of necessity, given California’s geographic isolation), producing goods to maintain their households and operations.

By 1830, the holdings of Mission San Gabriel had come to include a lumbermill, leather and carpentry shops, a tile kiln, and wide-ranging facilities for the processing and production of soap, leather, hides, and other goods (Williams 2005:19). As for livestock, the mission boasted over 100,000 head of oxen, 20,000 horses, 40,000 sheep, 31,000 bushels of grain, and 500 barrels of wine and brandy (Sugranes 1909:5-7). In 1834, the vast land holdings of the mission were transferred to a civil administrator and in the subsequent decade, many artifacts and items of value were removed, and the mission fell into disrepair.

In the 1840s, Governor Pío de Jesus Pico (who himself was born at Mission San Gabriel as the son of a mission guard) began selling off California’s missions in order to fund local defense forces to support the Mexican American War (Arnold 2013). In 1846, the Mexican government sold Mission San Gabriel and its 16,000 acres of land to early settlers and entrepreneurs William Workman and Don Hugo Reid in order to repay war debts due to the war (Engelhardt 1927:216-229). Mexican forces fought and lost to combined U.S. Army and Navy forces in the Battle of the San Gabriel River on January 8, 1847, and in the Battle of La Mesa on January 9 (Nevin 1978). On January 10, leaders of the pueblo of Los Angeles surrendered peacefully after Mexican General Jose Maria Flores withdrew his forces. Shortly thereafter, newly appointed Mexican Military Commander of California Andrés Pico surrendered all of Alta California to U.S. Army Lieutenant Colonel John C. Fremont in the Treaty of Cahuenga (Nevin 1978).

2.3 AMERICAN PERIOD

The Mexican Period officially ended in early January 1848 with the signing of the Treaty of Guadalupe Hidalgo, formally concluding the Mexican American War. Per the treaty, the United States agreed to pay Mexico \$15 million for conquered territory, including California, Nevada, Utah, and parts of Colorado, Arizona, New Mexico, and Wyoming. California gained statehood in 1850, and this political shift set in motion a variety of factors that began to erode the rancho system.

Given the size of their holdings, the initiation of property taxes proved onerous for many southern California ranchers. In addition, the creation of the U.S. Land Commission in 1851 required that property owners prove the validity of their property titles, many of which had been granted relatively informally and without the benefit of formal survey. Ranchers often paid for legal debts with portions—or all—of their ranchos. During this period, 40 percent of rancho-held lands in the County of Los Angeles passed to the U.S. government. The large-scale rancho system also suffered greatly from the 1860s droughts, which decimated the cattle industry upon which southern Californian ranchers depended.

In 1848, the discovery of gold in northern California led to the California Gold Rush, though the first gold was found in 1842 by settlers in Placerita Canyon, approximately 40 miles to the northwest of San Gabriel (Workman 1935; Guinn 1977). The Gold Rush significantly transformed northern California and also contributed to an exponential increase in California’s population overall. During this time, San Francisco became California’s first true city, growing from a population of 812 to 25,000 in only a few years (Rolle 2003). By 1853, the population of California exceeded 300,000. Thousands of settlers and immigrants continued to immigrate to the state, particularly after the completion of the First Transcontinental Railroad in 1869.

The San Gabriel Valley was seen as a particularly inviting place for new settlement, due to its fertile soil, abundant land, and ample water supply. In this era, newly founded farmsteads were established, offering citrus and nut orchards, grain, and vineyards. Describing the offerings of the San Gabriel Valley, local pioneer Benjamin Wilson noted that “every species of grain and fruit is in great abundance” in the valley (City of San Gabriel 1966). The history of the emerging town continued to be closely tied to that of Mission San Gabriel.

In the 1880s, a real estate boom arrived in southern California, fueled by a speculative real estate market and increasingly accessible rail travel (Deverell 1994). New southern Californian towns were promoted as havens for good health and economic opportunity. In 1883, the California Immigration Commission designed an advertisement declaring the state as “the Cornucopia of the World” (Poole 2002:36). Between 1880 and 1890, the population of Los Angeles expanded fivefold, from approximately 11,000 to 50,000; this figure peaked in 1888 at approximately 80,000 (*Los Angeles Times* 1891). Following the collapse of the real estate market in 1888, economic stagnancy lasted through the mid-1890s in the region. Despite the economic downturn, the industrial and commercial transformation of the region was well entrenched.

While the 1910s brought steady development and expansion, the 1920s witnessed a boom in population and building expansion. The boom of the 1920s in southern California brought an estimated 1.5 million new residents to the region (McWilliams 1946). The ascendancy of the automobile facilitated this influx and decisively shaped the character of emerging towns and cities.

2.4 BRIEF HISTORY OF SAN GABRIEL

The City of San Gabriel was first settled in 1771 when the Mission San Gabriel Archangel was founded. The Mexican government secularized the mission in 1834. Although the mission complex was returned to the Catholic Church in 1859, Mexican and American farmers and ranchers had formed an unplanned community on the surrounding land by 1842. The families of John Rowland and William Wolfskill were instrumental in its growth.

During the Gold Rush, San Gabriel became one of the first townships established in Los Angeles County. By 1860, the population as recorded by the U.S. Census was more than 580 residents (Arnold 2013:31). Following California’s entry into the United States and the subsequent legal review of real estate transactions, the Catholic diocese regained ownership of the Mission San Gabriel in 1853. Although decades of neglect had taken its toll on the mission, the church was returned to service as a parish between 1862 and 1908. In 1908, rebuilding efforts of Mission San Gabriel began, following the arrival of the Claretian Fathers who are credited with restoring the mission.

One of San Gabriel’s pioneering residents in the early American period was David Franklin Hall, who arrived in 1854. Hall purchased a mission adobe residence on Mission Drive from Hipolito Cervantes and opened one of the town’s first grocery stores. Between 1861 and 1874, Hall served as postmaster of San Gabriel. In the 1870s, Hall adapted his adobe residence as a hotel for visitors to San Gabriel. The San Gabriel Hotel continued to operate as the town’s only hotel for a decade. Following Hall’s ownership, the inn remained in use as a hotel, although under different names, such as the Bailey Hotel, Grapevine Inn, and eventually as Café de Espanola in the 1930s.

San Gabriel felt the effects of the southern California 1880s real estate boom (and bust). The arrival of the Southern Pacific Railway Line catalyzed settlement, economic and agricultural expansion, and tourism in San Gabriel. Even in this early period, San Gabriel stood out from other new boom towns for its authentic, old world flavor. Given the proximity to the railway lines, agricultural goods thrived in San Gabriel and neighboring communities, citrus crops in particular. Like many towns in the San Gabriel Valley, the citrus

industry became an important component of the local economy. In the last decade of the nineteenth century, Chinese laborers worked the town's orange groves. In addition to goods, early businesspeople and real estate speculators in and around San Gabriel were anxious to capitalize on the influx of visitors and settlers and the abundance of open land.

By the turn of the twentieth century, while most neighboring cities were emerging, Mission San Gabriel was established and already a local tourist attraction. Even as San Gabriel recognized its past, it also embraced the future. When electricity arrived, Henry Huntington's Pacific Electric Cars, or "Red Cars" as they were known, ran along the historic corridor of Mission Drive and facilitated regional travel and tourism. New shops, businesses, and merchants were established along Mission Drive and other areas. One such expanding area for commerce was East San Gabriel which would eventually become known as the East San Gabriel business district with San Gabriel Boulevard at its center.

The City of San Gabriel's civic life and institutions began to take shape in earnest in the 1910s. To avoid becoming part of Alhambra, the 1,500 residents of San Gabriel voted to incorporate in 1913 (at which point the Mission San Gabriel was nearly 140 years old). By 1914, the City's first team of officials were appointed, and civic infrastructure and institutions quickly followed. San Gabriel's first bank, located at 343 South Mission Drive, was constructed in 1914 near Mission San Gabriel.

San Gabriel saw significant expansion in the 1920s when agriculture gradually gave way to commercial and industrial enterprises. By 1925, the San Gabriel Valley was said to have a population of 100,000 residents, with more than 5,000 residing in the City of San Gabriel (*Los Angeles Times* 1925). As of the late 1920s, most development and settlement in San Gabriel was concentrated in neighborhoods near the original mission site and grounds. The boom of the 1920s ended with the onset of the Great Depression. Even so, San Gabriel saw a mini-construction boom in the late 1930s with the establishment of the Federal Housing Administration and its home ownership loan program.

Transportation improvements also spurred development in San Gabriel in the late 1930s and 1940s. Construction of the Arroyo Seco Parkway (State Route 110) in 1938 provided a convenient connection between the growing metropolis of Los Angeles and the towns of Pasadena and neighboring communities such as San Gabriel. In addition, construction of the San Bernardino Freeway (Interstate 10) just south of San Gabriel provided an easily accessible link for communities within southern California as well as interstate travelers and tourists. San Gabriel continues to cater to visitors who come to experience its unique cultural heritage and history as the "Birthplace of the Los Angeles Region" (City of San Gabriel n.d.).

San Gabriel's population swelled during the 1930s and 1940s and the residential area north of Las Tunas Boulevard, known as North San Gabriel, began to expand. Home to approximately 12,000 citizens in 1940, San Gabriel residents numbered more than 20,000 by 1950 (Pitt and Pitt 1997:448). San Gabriel recognized and embraced its unique heritage and culture through the Mission Revival and Spanish Colonial Revival style buildings constructed throughout the City, as well as through its recognition of its longstanding Native American heritage. In 1994, the City Council adopted a resolution formally recognizing the Gabrielino-Tongva Nation as "the aboriginal tribe of the Los Angeles Basin" (City of San Gabriel 2004:CR-5).

2.5 BUILDER IVAN M. WELLS

Ivan M. Wells was a relatively well-known builder within the Los Angeles area, where he designed and constructed a prolific number of residences during the late 1920s and early 1930s; research did not confirm that he was a registered architect. Some of the residences he constructed during this time were received by

the people of Los Angeles with great interest, particularly in 1932, when some of his houses received coverage in the *Los Angeles Times* (*Los Angeles Times* 1931, *Los Angeles Times* 1932a, *Los Angeles Times* 1932b). In June of that year, an article titled “Newly Finished Hacienda Group” describes a trio of what would now be defined as Spanish Colonial Revival style houses as “novel hacienda type[s]” noting that they were “attracting wide attention as the latest novel residential addition to the Pico-Robertson district” (*Los Angeles Times* 1932a). In November of that year, another article titled “Local Builder Finishes New Spanish Home” was published in the *Los Angeles Times*, describing a “Spanish ranch house type residence” and stating that it is “unique from the standpoint of its architectural development” (*Los Angeles Times* 1932b). This article then states that it was the twentieth residence built by Ivan M. Wells in that year alone, and that he “specializes in the Spanish type.” While varying at times in form, Wells’s Spanish Colonial Revival houses (what the articles referred to as hacienda style or Spanish ranch style) exemplified in the newspapers maintain commonality and exhibit a unique approach to the style despite its pre-existing presence in Los Angeles residential neighborhoods. Wells’s houses are usually one-story and horizontally massed, creating a long ranch-style effect, hence the ranch definition initially provided by the *Los Angeles Times*. The shed roof that is notable on the western façade of 605 W. Roses Road appears to be a characteristic that is at times repeated in other examples of Wells’s Spanish Colonial Revival style houses and speaks to the horizontal emphasis in the design of Wells’s houses. An article published in 1934 in the *Los Angeles Times* details the interior innovations found in the Spanish Colonial Revival houses built by Wells, where “extra large closets...book shelves, unusual light fixtures, tiled-to-the ceiling kitchen and pegged hardwood floors” are described as innovations and unique ideas in the residential architectural landscape of Los Angeles (*Los Angeles Times* 1934a). Interestingly, this article details the innovation of what is referred to as a rumpus room, described as a “combination den and dinette” featuring “several innovations that make it a veritable outdoor living room” such as built in shelving and seating. Wells’s reputation continued to grow through the rest of the 1930s and the 1940s, completing some projects that received mentioned in local newspapers (*Los Angeles Times* 1934b, *Los Angeles Times* 1937, *Los Angeles Times* 1949b). In 1938, his Beverly Hills residence, which he designed and constructed himself, was photographed and featured in *Architectural Digest* magazine (*Architectural Digest* 1938). By the 1940s he began working with his son, founding a company called Wells & Son (*Los Angeles Times* 1949a). Wells continued to build residences in Los Angeles up until his sudden death in 1964 (*Los Angeles Times* 1965). Due to the prolific number of houses he designed and constructed during the course of his career, Wells contributed significantly to the residential development of Los Angeles. Additionally, as an innovative builder who designed homes in a unique style and included characteristics and features that can be recognizably attributed to him, he also contributed to the architectural landscape of Los Angeles and the prominence of the Spanish Colonial Revival style as exemplified in smaller one-story residences. In 1968, four years after his death, a publication of the *Encyclopedia of American Biography* examined Ivan Wells’s life and career, calling him “one of the most distinctive and best-known home builders in Los Angeles” (American Historical Society 1968). This publication, comprehensive and meticulously detailed, seeks to examine Americans who have contributed to the historical and cultural richness of America. Undoubtedly, Ivan M. Wells and his homes have made lasting impacts to Los Angeles and its architecture, and Wells may be considered master builder.

2.6 SITE-SPECIFIC HISTORY

Historic maps, available City building permits, and supplemental resources reveal the development of the subject parcel. The history of land ownership of the parcel that would eventually be 607 W. Roses Road begins in the early twentieth century with the development of what is referred to historically as the Dobbins Tract.

This tract was platted for a Ms. Kate Dobbins in June of 1906 (Sapphos 2022). The 1900 census reveals that Kate Dobbins was married to a Mr. John R. Dobbins, a fruit grower who was born in Pennsylvania (United States Census Bureau 1900). At this time, they were living together in the present-day city of Alhambra close to the Ramona Convent School. During the first few years of the turn of the twentieth century, John R. Dobbins and Kate Dobbins were mentioned on numerous occasions in the *Los Angeles Times* in reference to real-estate transfers and sales both in the City of Los Angeles as well as the surrounding San Gabriel area (*Los Angeles Times* 1898, *Los Angeles Times* 1902, *Los Angeles Times* 1905). John R. Dobbins died in 1905 and is buried at the San Gabriel Cemetery, where he and Kate Dobbins (who died in 1940) share a headstone (*Ancestry.com* 2014). The 1910 census reveals that Kate Dobbins assumed the duties of managing the family's fruit-growing business, specified as managing orange groves (United States Census Bureau 1910). A 1922 voter registration list of the San Gabriel City Precincts reveals that Ms. Kate Dobbins was residing at 525 Roses Road, an address and building that is no longer extant in contemporary San Gabriel, however, was likely at the end of present-day Dobbins Drive directly adjacent to the east of the Church of Our Savior (535 Roses Road) (California State Library 1922).

The future site of 607 W. Roses Road remained part of the Dobbins Tract until 1922, when the San Gabriel Cemetery Association began to express interest in expanding the San Gabriel Cemetery and purchased land from the Dobbins Tract (Sapphos 2022). This proposal of expansion was met with opposition from homeowners surrounding the San Gabriel Cemetery, and the purchased lots became known as the San Gabriel Cemetery Association Tract. Land from this tract, including the subject parcel, was purchased for residential buildings to be constructed instead.

The residence at 607 W. Roses Road was constructed in 1931 by Ivan M. Wells who designed and built the single-family residence on the subject parcel for a Mr. D. L. Simmons. Although D. L. Simmons was identified as the owner of the property at the time of its construction, he was not a resident of the subject property (Sapphos 2022). In 1933, 607 W. Roses Road was purchased by John and Margaret McLaren, where they resided until at least 1935 (*Pasadena Post* 1933b, Los Angeles Directory Company 1935). John McLaren was an investment banker, and Margaret McLaren (nee Huntington) was a renowned Pasadena socialite and granddaughter of Henry Huntington, the famed railroad tycoon and businessman (*Los Angeles Evening Post-Record*, 1933). The news of the McLarens' engagement and impending wedding was heavily discussed in the *Los Angeles Times* and local Pasadena newspapers, and their move to San Gabriel to live on Roses Road received mention as well (*Pasadena Post* 1933a, *Pasadena Post* 1933b, *Los Angeles Times* 1933). The next identified resident of the property was James Neville Mills, who was employed by the Aircraft Owners and Pilots Association and worked as a construction engineer in 1943 (United States World War II Draft Cards 1942). The next identified residents of the property were Joann, Patricia, and Samuel Cruse/Kruse, who lived at the residence as early as 1950 until 1956 (United States Census Bureau 1950, Los Angeles Directory Company 1952, Los Angeles Directory Company 1954). Listed under both Cruse and Kruse in the same directory, Samuel Kruse was a Greek immigrant who owned and worked as the vice president of Paris' Restaurant in Monterey Park, a well-known and beloved establishment that closed its doors in the 1980s (*Los Angeles Times* 1988). The next identified residents of the property were Samuel and Ruth Pack. Samuel Pack was a salesman, and the Packs are associated with the address in the year 1956 (Los Angeles Directory Company 1956). The next identified resident of the property is Forrest C. Robert, who resided there in 1962, and who married a woman named Francis Robert and they resided at the property together (Los Angeles Directory Company 1962). For an extended period of time, a woman named Miki Ohashi resided with the Robert family. Miki Ohashi was a Japanese-born American citizen who notably spent time in an internment camp during World War II. Born in 1893 and widowed, she would have been elderly at the time of her living arrangement with the Robert family (Los Angeles Directory Company 1962, Los Angeles Directory Company 1971, War Relocation Authority 2013). Various members of the Robert family were associated with the property until the year 2000, when it was purchased by the San Gabriel Cemetery Association. The property was used

2.0 Historic Context

continually used as a single-family residence from its construction until the time of its acquisition by the cemetery in 2000.

3.0 METHODOLOGY

The Secretary of the Interior has issued standards and guidelines for the identification and evaluation of historic properties (*Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation* [48 FR 44720–44726]), which are used to ensure that the procedures utilized are adequate and appropriate. The identification and evaluation of historic properties are dependent upon the relationship of individual properties to other similar properties (NPS and ACHP 1998:18-20). Information about properties regarding their prehistory, history, architecture, and other aspects of culture must be collected and organized to define these relationships (NPS 2009), which is the intent of this cultural resources inventory. Projects in compliance with CEQA to identify historical resources follow the same professional standards and guidelines.

Intensive surveys are used to precisely document the historical resources within a given area or when information is needed for particular properties for later evaluation and treatment decisions. Such surveys entail the documentation of the types of properties that are present, the precise locations and boundaries of all identified properties, the method of survey (including the extent of survey coverage), and data on the appearance, significance, and integrity of each property (NPS 2009).

3.1 FIELD METHODS

A pedestrian survey within the API was completed on June 3, 2023, by ASM Lead Architectural Historian Shannon Davis and ASM Architectural Historian Madeline Gonzalez. During the survey, multiple photographs were taken of the property and residence. Architectural and landscape features and their condition were noted.

3.2 RESEARCH METHODS

ASM utilized the research and site-specific information that was presented in the report prepared by Sapphos Environmental, Inc. titled *Historical Resources Assessment Report for 607 W. Roses Road*, completed in October 2022. ASM built upon the site-specific property research and collection of relevant building permits obtained for the 2022 report. ASM further utilized local newspapers and ancestry sources to create a more substantial list of potential significant individuals associated with the property and utilized the same sources for more information regarding the history of the surrounding vicinity and the biography of the builder associated with the subject property. Specific sources sought for information on the property's builder, Ivan Wells, and his body of work included extensive newspaper coverage of his designs as well as the American Institute of Architectures historical directories and the Pacific Coast Architecture Database (to determine if he was a builder or architect). ASM also conducted a small reconnaissance-level survey of other extant Wells buildings in the Los Angeles area to consider how this building fits into the extant body of his work. ASM also referred to the *City of San Gabriel Citywide Historic Context Statement* (ARG 2021) for the appropriate historic context within which to evaluate this potential resource.

3.3 HISTORICAL IMAGE REVIEW

Historical aerials from 1948, 1952, 1953, 1964, 1972, 1980, 1994, 2003, offices 2004, 2005, 2009, 2010, 2012, 2014, and 2016 were analyzed on historicaerials.com, as were historic topographic maps dated 1894, 1896, 1898, 1900, 1904, 1907, 1908, 1910, 1913, 1915, 1920, 1927, 1928, 1931, 1933, 1940, 1941, 1947, 1955, 1963, 1968, 1975, 1982, 1985, 1994, 2012, 2015, and 2018.

The subject parcel appears fully developed in the first historical aerial from 1948, covered with multiple trees. Despite the vegetation surrounding the subject parcel in the majority of the decades in which aerial photographs were captured, it is apparent that no significant changes are evidence since 1948. The

topographic maps do not show structures, only street layouts and other infrastructural features. Therefore, while pertinent to the understanding of the residential development of the surrounding vicinity, the topographic maps reveal little information in regard to the development of the subject parcel over time.

4.0 SURVEY FINDINGS

Exterior Description

As the property passed through the hands of multiple residents and ownership, minor changes had been enacted to the exterior of the residence. In 1941, a roofing project was enacted on the property. In 1950, a tool shed was constructed in the rear of the residence. In 1981 and 1983, a roof repair and roof replacement was enacted, respectively. In 1951, a permit was issued for an addition called the “rumpus room” to the rear western façade of the property. However, the rumpus room was likely a pre-existing semi-outdoor patio space that required a permit to enclose the area as interior space as Wells was noted for designing rumpus room. is presently in a state of disrepair.

607 W. Roses Road is a Spanish Colonial Revival style one-story residence with an irregular plan, with a primary façade facing south (Figure 4). The wood-frame building rests on a concrete foundation and is primarily clad in original patterned stucco, except for the vertical wood board siding along an addition on the western façade. The residence is deeply setback from Roses Road, and is located in the center of a long, vertically oriented rectangular lot. No sidewalks were constructed on the roadside, and the only extant pathway to the residence is an asphalt and concrete driveway. The driveway begins at Roses Road and goes directly north to end at the attached garage on the eastern end of the residence. The roof is composed of U-shaped red clay tile. Significant over-grown vegetation and old-growth trees prevent street-side views of the residence.

The form of the residence is horizontally oriented. The south/primary façade of the house is comprised of three sections—a western shed-roof section, central side-gable section, and eastern front-gable section. The western side of the residence features an irregular section with a shed roof (Figure 5). This section extends south beyond the extended eaves within the porch and beyond the protruding garage on the western side of the residence. The central side-gable section contains the primary entrance to the residence and features a recessed porch extending the length of the side-gable. The front-gable garage comprises the eastern side of the residence.

The front-yard landscaping is primary overgrown vegetation and the remnants of what was once a maintained garden. Asphalt has been poured over sections of the front lawn closest to Roses Road, with a small walkway paved to the court-yard area of the residence. A stone enclosure with what appears to have once been a water fountain is present on the western side of the residence directly in front of the shed roof section. A stone pathway also appears to have once been present. A medium height painted brick wall (the driveway wall) runs vertically along the area of the driveway and begins, featuring a slight curve and a decorative concrete slab, approximately in the same area that the vegetation and once-landscaped garden begins (Figure 6). There is an opening in the driveway wall to provide access to the primary entrance area of the residence. The driveway wall ends at the corner of another brick wall (the courtyard wall). Evidenced by the difference in grouting and ornamentation of brick along the top of the courtyard wall, these two walls appear to have been constructed at different times. The courtyard wall is also a medium-height wall, slightly taller than the driveway wall, and encloses the courtyard area along the primary façade of the residence. There appears to have at one point been a metal gate in the opening of the courtyard wall, which is on the eastern side of the residence.

The front-gable attached garage features an original lift-up garage door (Figure 7). This garage door features vertical wood planking with horizontal timber lintels running along the top and the bottom of the garage door. A larger timber lintel is featured above the garage door and runs across its length, and rests on either side on projecting stucco column capitals. In the center of the pediment created by the front-gable is a trio of circular, red-clay tile, attic vents. Added to this section at a later date is a light fixture, in the center of the timber lintel above the garage.

The central side-gable section of the primary façade reveals a screened-in recessed front porch that runs the length of the side-gable. Two wooden posts support the extending, medium-projecting eaves with exposed rafters that create the recessed porch, and screened doors allowing entrance into the patio area are found on either side. The primary entrance door is on the western side of the front porch area and is a single wood door with a glass speakeasy. The primary entrance door area is recessed, with a single light fixture on the west side. Along the porch area are four six-over-six vertical sliding multi-light windows that are slightly recessed into the façade and are evenly spaced along the length of the porch area. There is a single wood door entrance to the garage at the eastern end of the porch, facing west. Adjacent to this entrance is a secondary entrance to the residence, found facing south at the far eastern end of the porch. This is a single, glass-paned window door composed of wood and eight glass panels. The porch flooring is composed of patterned concrete, in the same style as the floor of the addition on the western façade.

The western shed-roof section of the primary façade features projects further south than the rest of the southern façade. The south-facing façade of this section features a diagonal extending wester wall, creating an asymmetrical appearance along the primary façade. This façade contains two deeply recessed windows and a horizontal timber lintel that is slightly projecting and extends along the width of the two windows (Figure 8). Both windows are single, six-over-six multi-light, vertically sliding wood windows; three similar windows are located on the east-facing side (Figure 9). Because of the vertical orientation of a shed roof, the roofline is tallest on the east faced of this section of the building than the rest of the primary façade. This allows for space on the east-facing façade for two recessed circular windows just under the roof line. These windows are original fixed glass windows and are evenly spaced apart in the center of the upper section of the east-facing façade. Despite the lack of eaves along this façade, exposed rafters are present and are evenly spaced along the roof line, just above the two circular windows. The third window continues the style of the windows found along the primary façade porch: it is a single, multi-light, six-over-six vertical sliding wood window. It is located adjacent to the screen door on the western side. On the southeast corner of the shed-roof section of the primary façade is a decorative, small, projecting ledge, similar to the column capitals found on either end of the garage.

The west façade of the residence is composed of three sections: the shed-roof section, a recessed section, and the rumpus-room section (Figure 10). There is a small column block at the south end of the diagonal stucco wall. In the center of this section is a stucco chimney flanked by the same type of single, vertical-sliding, multi-pane six-over-six, wood windows on the other two sides of this section of the house. The recessed section of the west façade contains three, small, vertical sliding, single wood windows. Above the windows, in the center of the section, are two circular red-clay tile attic vents. Two of the windows are uniform and provide light for the bathroom on the western side of the house; the third window is notably smaller and likely provides light into a closet area. The northern most section of the west façade is the rumpus-room section. Because the rumpus-room section extends farther west than the original footprint of the residence, it creates a U-shaped enclosure within this section. On the north-facing side of this “U” is a single wood door that provides another entrance into the residence, and faces the wall of the rumpus-room addition section. Because the rumpus-room section was a later alteration/addition to the house, it does not exhibit the same Spanish Colonial Revival exterior architectural features as the rest of the residence. The walls of the rumpus room section are clad with vertical-wood board siding with about two and a half feet of brick at the bottom of the walls, both of which have since been painted over to match the color of the residence. The rumpus-room section features eight windows: one facing south, two facing north, one facing east, and four facing west. All of the windows are in the same style as the rest of the residence (single, multi-light six-over-six, vertical sliding, wood windows) with the exception of two of the windows facing west. These two windows are the center two windows along the western façade, and are single-pane, vertical-sliding, picture windows that appear to be more recently replaced. The exterior of the rumpus-room section also features projecting metal awnings over the west-facing windows. The addition maintains the

same U-shaped red-clay tile roof as the rest of the residence as this roof section may be an original covered porch (unenclosed).

The rear façade is visually divided into three sections: the previously discussed rumpus-room western section, a projecting central section, and recessed eastern section of the residence. Because the rumpus-room section extends north beyond the footprint of the original residence, it creates an “L” shape in the rear and allows for an east-facing door from the rumpus-room into the backyard (Figure 11). This door is located directly adjacent to the east-facing window and is a single wood door that maintains the vertical-wood board exterior cladding found along the façade of the rumpus-room. This door is directly adjacent, and almost touching, the north facing window found in the central projecting section of the rear façade (Figure 12). This section features two windows, found evenly distributed on either side of this section, meant to provide light into one of the bedrooms of the residence. These two windows exhibit the same characteristics as the rest of the windows of the residence. In the center above the two windows are two circular red-clay tile attic vents. Because this section extends farther north than the third, recessed-section of the rear facade, it again creates an “L” shape allowing for two east facing windows. These two windows are evenly placed within the center of the east-facing wall, and above the windows are two circular red-clay tile attic vents. A light fixture has since been added to the top right corner of the eastern-facing wall. The two windows are directly adjacent to a window in the third and final section of the rear façade. This window faces north, and functions to provide light into the rear bathroom area of the residence. It is different than the majority of windows of the residence; it is horizontally oriented, vertical sliding, with only two panes of glass. It is placed above and to the west of the rear façade door. The rear façade door opens into the laundry-room area of the residence, and is a single, wood door with a glass vertical sliding window along the top.

The rear façade faces a backyard that was once landscaped and has since fallen into disarray (Figure 13). The backyard area is divided into two, with a concrete brick wall that separates what was once likely a manicured garden and what was once likely an open lawn area. There are the remnants of stones indicating gardens or walkways among the vegetation, and by the concrete brick wall is an old-growth orange tree. Located against the concrete brick wall at the eastern side of what was once likely a patio area facing the residence is the remnants of a stone fireplace/oven (Figure 14).

The eastern façade of the residence is comprised of the attached garage on the south and a portion of the kitchen area on the north (Figure 15). The northern section of this façade features two windows, both of which are different from the typical six-over-six multi-light windows found throughout the rest of the house but are similar to the other simple two pane one-over-one wood windows found on the north façade. Similar to the rest of the residence, there are two circular red-clay tile attic vents centered above and in-between the windows. Because the attached garage extends beyond the walls of the main residence, it creates an “L” shape with a façade facing north. This façade features a single wood door on the east side of the wall, adjacent to a small two-pane vertically sliding wood window. The east façade features only one window, the same style of window mentioned above (single, two-pane, vertically sliding, wood window). similar to the other façades of the residence, the east façade of the attached garage exhibits medium-width projecting eaves and decorative exposed rafters. At the south end of the east façade is a brick pillar type structure, meant to at one time accommodate a metal backyard gate.

Interior Description

Although the interior of 605 West Roses Road is presently in poor condition, there has been little alteration to any distinctive architectural and stylistic characteristics of the interior and many features appear to be original. Common to Spanish Colonial Revival architecture is the use of arched openings throughout the house. When one walks into the property from the primary entrance door, they are faced with three options of movement through the space. To the west is an arched entryway into the living room area, separate from

the rest of the rooms in the property. To the north is an arched entryway into the hallway which leads to the bathroom and bedroom area of the house (Figure 16). To the west is an entryway into the dining room area. The arch motif is present in the decorative features in the living room, dining room, and entry hallway; they primarily are comprised of recessed alcoves in the walls and vary in size and purpose. Primarily, the alcoves in the living room are decorative and the alcove in the entry hall was likely designed for a telephone.

Notable in the immediate entrance space is the ceiling detail. The ceiling consists of wide horizontal treated wood board running east-to-west, with thicker lumber planks running north-to-south. Of great interest is what appears to be hand painted decorations of vegetation and crests along the wood running north-to-south (Figure 17). These types of decoration are common elements of design associated with the Spanish Colonial Revival Style and appear to be original to the residence.

The shed-roof section of the property comprises the living room area (Figure 18). The flooring appears to be the original pegged wood hardwood floors. The fireplace in the center of the western wall of the living room is a wide, irregularly shaped, geometrically designed asymmetrical, stucco chimney with an accent of stone around the fireplace opening. The ceiling features un-painted treated wood boards, which run in a north and south direction. They are complimented by thick rectangular lumber support beams which run upward in an east to west direction. There are deep recessed arched alcove shelves along the southern wall of the property, on either side of the two windows that face south.

The hallway connects the bedroom and the bathroom area of the house to the entry way. The bathroom features pink ceramic tile accented by geometric red and black tiling along the walls and the flooring of the bathroom (Figure 19). This tiling is likely original to the residence and is an excellent example of the colorful tiling found in residences of this era throughout southern California. The bedrooms are standard form with no notable architectural features except for an original glass light fixture still in good condition in the rear bedroom.

The dining room is located to the east of the entrance hallway (Figure 20). It features built-in shelves and cabinets decorative ceiling. The ceiling appears to be thick plaster with a faux adobe texture. The ceiling rises by about a foot in the center of the dining room, creating a stepped-up portion of the ceiling. In this area, there are four thin wooden planks that run east-to-west and feature the same hand painted decoration found in the entryway.

A swinging door connects the dining room to the kitchen, which has very likely never been remodeled (Figure 21). Although ASM cannot confirm whether the wood shelves, counters, and cabinets in the kitchen are original to the construction of the property, it remains highly likely due to the unaltered state of the majority of the residence and the aspects of the design of these elements that are of the era. These cabinets are wood plank, unpainted, with decorative metal hinges and handles. The counters appear to be linoleum with a metal border surrounding the top and the sides of the counter. The flooring of the kitchen appears to be asbestos-tile flooring, designed in a red and white streaking pattern. It is unclear whether the flooring in this section is original to the residence, however as stated previously, it remains highly likely.

The kitchen features a doorway that connects to a laundry room area (Figure 22). The walls features some small white tile above what was very likely the original sink area, and the floors continue the asbestos tile found in the kitchen. From the laundry room is a door that leads to the rear door of the property. The laundry room is also connected to the rear second bathroom (Figure 23 and Figure 24). The second bathroom features the same style of small tile found in the laundry room, except in the color pink. The tile, similar to the laundry room, is only found on the wall around the sink area. The floor tiles in this bathroom are thicker red tiles. The area in which the shower is located is arched in the same style as the rest of the residence. The area by the toilet features larger pink ceramic tile with a black ceramic tile accented border. The pink ceramic tile appears to have sustained water damage and is currently warped and in poor condition. The

bathroom is horizontally oriented, and also contains a door connecting to the rear bedroom, mentioned above.

The rear bedroom is one interior space that connects to the western addition/alteration of the rumpus room. The door to the rumpus room is the same door that found on the primary façade as an alternate entrance into the property—it is a wooden door with eight glass windows (Figure 25). It is highly likely that the rumpus room was once a covered and paved rear patio; permits indicate it was added in the 1950s or more likely, enclosed (Figure 26). Physical evidence that supports the enclosure of the covered patio/rumpus room include the style of stucco on the southern wall of the rumpus room (originally an exterior wall), the door to the rumpus room from the bedroom that matches another exterior door on the house, and the concrete patterned flooring which is the same style of flooring as the front porch area. The interior walls mirror the exterior walls of the rumpus room. The areas where vertical wood-plank can be found along the exterior are mirrored in the interior with treated exposed wood plank. This is the same for the concrete block section. The roof is comprised of projecting horizontal wood extending rafters, mirroring the extending rafters found along the primary façade porch and further contributing to the likelihood that this area was once an open patio space. Additionally, the archival record indicates that Ivan Wells, the house's designer, was known to incorporate "rumpus rooms" in his floorplans so this space appears to have been designed to function as a semi-enclosed outdoor living space or outdoor rumpus room (precursor to the terminology of "family room" coined in the mid-twentieth century for a secondary, more casual living room).

Throughout the interior of the residence, the majority of the doors and windows appear to be original with very few exceptions. The hallway bathroom and the bedroom both appear to feature original light fixtures, and it is highly likely that the flooring found throughout the house, although varied, is original to the construction of the property as well. It should be noted, however, that the property has not been lived in for about two decades, and the features and materials of the interior are in poor condition. The essential aspects of the architectural design of the interior, including the floorplan, archways and alcoves are still in good condition. It is also worthwhile to note that the (highly likely original) hand-painted geometrics and crests found on the wood beams in the entry hallway and dining room are also in good condition.



Figure 4. Primary façade, view toward north.



Figure 5. Detail of shed roof section, view toward north.



Figure 6. Detail of primary façade, view toward northwest.



Figure 7. Detail of attached garage, view toward north.



Figure 8. Detail of primary façade windows, view toward north.



Figure 9. Detail of circular windows along primary façade, view toward northwest



Figure 10. Detail of south and west facing façades, view toward northeast.



Figure 11. Detail of west façade, view toward northeast.



Figure 12. Detail of rear façade, view toward south.



Figure 13. Detail of backyard and concrete wall, view toward south.



Figure 14. Detail of exterior stone fireplace. View toward north.



Figure 15. Detail of eastern façade, view toward south.



Figure 16. Detail of interior archway, view toward east from living room toward entry hall and dining room.



Figure 17. Detail of painted patterns and crests on entrance hall ceiling.



Figure 18. Interior living room space. View toward southwest.



Figure 19. Detail of original tile in bathroom. View toward west.



Figure 20. Interior dining room space with built-in cabinets. View toward west.



Figure 21. Interior kitchen space, view toward north.



Figure 22. Laundry room and rear exit, view toward north.



Figure 23. Rear bathroom, view toward west.



Figure 24. Rear bathroom, view toward east.



Figure 25. Detail of wooden door into rear bedroom area. View toward south.



Figure 26. Detail of rumpus room. View toward southwest.



Figure 27. Primary façade, view toward north.

5.0 EVALUATION OF ELIGIBILITY

5.1 PREVIOUS EVALUATIONS

In January 2022, a memorandum prepared by Jennifer Mermilliod found 607 West Roses Road to “meet the threshold for eligibility as a contributor to a historic district should one be identified in the area” (Mermilliod 2022). This evaluation also asserts that “the property appears to meet local criteria only and may not meet significance thresholds for National Register or California Register eligibility.”

In October 2022, Sapphos evaluated 607 West Roses Road under NRHP, CRHR, and San Gabriel Register criteria. The report prepared by Sapphos did not identify the property as having substantial associations with any residential development trends specific to San Gabriel nor substantial associations with residential development trends on a state or national level. Sapphos also did not find the property to have close association with social, cultural, or economic narratives at the local, state, or national level. Sapphos did not find the property to be associated with person(s) of local, state, or national interest. Sapphos did not identify the builder of the property as a master-builder or a builder of importance, and finally stated that the subject property “is substantially altered” and in a state of disrepair. Therefore, Sapphos found the subject property to be not eligible under any criteria.

In the newly released *City of San Gabriel Citywide Historic Resources Survey Report, Phase I* (ARG 2023), 607 W. Roses Road is not identified as an individually eligible resource, nor is it included within the boundaries of the recommended historic districts. 607 W. Roses Road is adjacent to the northern border (Roses Road) of the Rosemont Park Residential Historic District which has preliminarily been identified as an eligible historic district through this survey effort. However, 607 W. Roses Road was not noted as a contributor to that district as it is just outside the boundary line.

5.2 CALIFORNIA REGISTER OF HISTORICAL RESOURCES EVALUATION

ASM carefully considered whether the residence at 607 W. Roses Road is individually eligible under any CRHR criteria.

Criterion 1:

The subject property, constructed in 1931, is one of many single-family residences constructed within San Gabriel and therefore falls under the theme of Residential Development, 1931-1945 as defined by the *City of San Gabriel Citywide Historic Context Statement* (San Gabriel HCS), prepared by Architectural Resources Group in 2021. The San Gabriel HCS identified the development of San Gabriel Village as particularly relevant to this theme and as an example of properties within potential historic districts that may directly contribute to the residential development of the City during this time. However, 607 W. Roses Road was constructed outside of the area of the San Gabriel Village development. The land on which the property presently sits was first plotted for Kate Dobbins in 1906 and became known as the Dobbins tract. No building occurred on the tract, and in 1922, segments of the tract were purchased by the San Gabriel Cemetery Association with the intent to expand the cemetery. These plans were met with disapproval from the surrounding community, and cemetery expansion was no longer a viable option. No building occurred during this time, and the land became known as the San Gabriel Cemetery Association Tract. Eventually, the current residence was constructed on this tract of land, directly south of the San Gabriel Cemetery, in 1931. The San Gabriel HCS notes that for a property to be individually eligible under this theme and under this criterion, it must be the site of a significant historic event from this period. As noted above, the San

Gabriel HCS emphasizes the development of San Gabriel Village as the significant event important in the residential history of San Gabriel during this era. The development of this tract was important to the growth of the City during the Depression Era, and continues to have a lasting impact on the residential nature of the City and its suburban landscape. Comparatively, the development of the much smaller San Gabriel Cemetery Association Tract did not have as notable an impact on the residential development of San Gabriel. In addition, the residence at 607 W. Roses Road is deeply setback from the curbside, is not visible from curbside views, and sidewalks were never laid in front of the residence, limiting pedestrian access and a sense of connection to the neighborhood. It is therefore not a good example of residential development as it lacks features, such as typical setback, sidewalks, and visual continuity to the neighborhood which are typical aspects of residential development in nearly all other areas of the City during this era. Thus, the development of this tract and more specifically this parcel/residence is not significant to the local history of San Gabriel and is therefore not considered to be a significant historic event in local, statewide, or national contexts. Research did not reveal that any significant event occurred on the property between 1931-1945. Thus, ASM recommends 607 W. Roses Road as not eligible under Criterion 1.

Criterion 2:

None of the known occupants or owners of 607 W. Roses Road appear to be historically significant individuals. Many of the known occupants were local people who worked in and around San Gabriel however none appear to make significant contributions to their fields. The first occupants of the residence were John and Margaret McLaren, an investment banker and Pasadena socialite (granddaughter of Henry Huntington). Subsequent owners were a construction engineer, restaurant owner, and salesman. Because research did not reveal any of the above known residents of 607 W. Roses Road to be historically significant individuals on the local, state, or national level, ASM recommends it is not eligible under Criterion 2.

Criterion 3:

To evaluate the property under Criterion 3, ASM carefully considered whether 607 W. Roses Road embodies distinctive characteristics of a type, period, or method of construction, whether it represents the work of a master, or whether it possesses high artistic values. The residence was built in the Spanish Colonial Revival style in 1931, and as such, falls under the theme of Period Revival and the sub-theme of Spanish Colonial Revival as defined by the San Gabriel HCS. ASM first assessed whether this property is eligible under this theme as an excellent embodiment of the Spanish Colonial Revival style. The San Gabriel HCS lists character-defining features of the style in the local context, of which 607 W. Roses Road retains the majority of. It retains complex massing and asymmetrical facades, it incorporates patios and covered porches, it retains a low-pitched gable roof with clay tile roofing, wood-bracketed eaves, stucco wall cladding, single multi-pane windows, decorative tile vents and the use of secondary materials such as stucco, and in the interior space retains arched door openings and the use of secondary materials such as wood. The only character-defining feature of the Spanish Colonial Revival style that it is lacking is a tower or turret. The San Gabriel HCS does not require a comparison of similar resources to be eligible under this theme. As the residence retains the majority of the physical features that illustrate its style and appearance in terms of massing, spatial relationships, proportion, pattern of windows and doors, texture of materials and ornamentation, it can therefore be considered an excellent embodiment of the Spanish Colonial Revival style, meets CRHR Criterion 3, and therefore an assessment of integrity is warranted.

The San Gabriel HCS emphasizes that for a property to be eligible under this criterion, it should retain integrity of design, materials, workmanship, and feeling of a Spanish Colonial Revival single-family residence. Because the residence maintains its original form and features such as stucco cladding, red-clay tile roof, doors, windows, tiling, and flooring, and because many of the interior details such as hand-painted craftsmanship, built-in shelves, and recessed alcoves are present and have experienced no visible alterations since the construction of the residence, the residence retains high integrity of design, materials, and

workmanship. Although some exterior character-defining feature including the projecting wood rafters under the eaves and the interior original peg-wood flooring are in poor condition, they are extant and help to convey the original character of this style and type. As 607 W. Roses Road continues to convey the feeling of a small-scale Spanish Colonial Revival-style home it therefore retains its integrity of feeling which is a property's expression of the aesthetic or historic sense of a particular period of time. Additionally, the property retains high integrity of location and setting as the property has never been moved and the surrounding neighborhoods has not changed its function or character. The property also retains high integrity of association to the Spanish Colonial Revival style as it is a residence constructed in the style.

Therefore, ASM recommends 607 W. Roses Road eligible under Criterion 3 as an excellent example of an architectural style, period, or method of construction.

ASM also assessed whether this property is eligible under this criterion as a notable work of a master architect or builder. Ivan M. Wells is the identified builder of this residence. Wells was a relatively well-known builder within the Los Angeles area, where he designed and constructed a prolific number of residences during the late 1920s and early 1930s. The archival record notes that he specialized in Spanish Colonial Revival architecture and that he had a unique approach to the style. Wells' homes were typically one-story, horizontally massed, and often employed the same shed roof design as evidenced at 607 W. Roses Road. An article published in 1934 in the *Los Angeles Times* details the interior innovations found in the Spanish Colonial Revival homes built by Wells as having "extra large closets...bookshelves, unusual light fixtures, tiled-to-the ceiling kitchen and pegged hardwood floors" (*Los Angeles Times* 1934a). Interestingly, this article details the innovation of what is referred to as a rumpus room, described as a "combination den and dinette" featuring "several innovations that make it a veritable outdoor living room" such as built in shelving and seating. This further substantiates that the rumpus room at 607 W. Roses Road was essentially a partially enclosed patio space, original to the construction of the residence, that was fully enclosed at a later date. In 1968, four years after his death, a publication of the *Encyclopedia of American Biography* examined Ivan Wells's life and career, calling him "one of the most distinctive and best-known home builders in Los Angeles" (American Historical Society 1968). This publication, comprehensive and meticulously detailed, sought to examine Americans who have contributed to the historical and cultural richness of America. As such, ASM recommends that Wells be considered a master builder within the local context of Los Angeles County.

607 W. Roses Road is a good example of the style and detail of Wells's residential architecture for which he was noted. That is evidenced in the use of typical Spanish Colonial Revival-style features as well as the emphasis in horizontal massing, the shed roof with an angled projecting stucco corner, and details such as circular recessed windows, interior peg-wood flooring, built-in shelving, and a rumpus room in the rear. Unlike other residences that Wells constructed during this same period, 607 W. Roses Road was not featured noted in local newspapers. However, the extant examples of residences constructed by Ivan Wells that were featured and photographed display many of the same characteristics and design choices as 607 W. Roses Road. This is particularly notable in the horizontal massing found across all examples of Wells's work, the detail of the shed roof on one side of the residence, and circular windows and painted wood detailing. A rumpus room, which was described as innovative in a 1934 *Los Angeles Times* article, was also present at 607 W. Roses Road when it was constructed in 1931, or at least a semi-enclosed outdoor living space that was called a rumpus room when it was fully enclosed. Although there are elements of disrepair within the interior of the space, Wells's interior details for which he was noted such as peg-wood flooring, walk-in closets, and built-in shelving have not been altered. With the exception of the enclosure of the rumpus room in the rear, 607 W. Roses Road has no exterior alterations, and the windows and interior/exterior doors are all original with very few exceptions to a few windows on the rear façade. This is a contrast to Wells's other extant residences from this period where the siding has been replaced on some, the windows have been replaced, significant additions have been constructed, and alterations along the primary façade occurred. Thus, as a residence constructed by Wells in his unique style with no visible

alterations along the primary façade, it is eligible under CRHR Criterion 3 as a notable work by Wells with high integrity of all seven aspects of integrity.

Criterion 4:

607 W. Roses Road is recommended not eligible under CRHR Criterion 4. The house is a common property type that do not have the potential to provide information about history or prehistory that is not available through historic research.

5.3 CITY OF SAN GABRIEL DESIGNATION CRITERIA FOR HISTORIC LANDMARKS

The City of San Gabriel's Designation Criteria for Historic Landmarks closely mirror the CRHR.

ASM assessed whether 607 W. Roses Road meets the requirements described in paragraph A. The property was not identified as associated with an important event or broad pattern of development that made a significant contribution to the cultural, architectural, social, historical, economic, or political heritage of the city, region, state or nation. The property was not found to be associated with an important person or persons who made a significant contribution to the history, development, and/or culture of the city, region, state or nation. The property was found to embody the distinctive characteristics of a style and to represent the work of a master builder/architect.

ASM then assessed whether 607 West Roses Road meets the requirements described in paragraph B. The property retains high integrity of workmanship, materials, and feeling.

As such, ASM recommends 607 West Roses Road as eligible under the City criteria for a historic landmark in the city of San Gabriel.

6.0 MANAGEMENT SUMMARY AND RECOMMENDATIONS

ASM performed an architectural history survey, evaluation, and analysis of effects as part of the Project to identify and document historical resources that are eligible or are potentially eligible for listing in the CRHR for the purposes of compliance with CEQA. ASM recommends 607 W. Roses Road eligible for listing in the CRHR and as a City of San Gabriel landmark. It should therefore be considered a historical resource as defined by CEQA.

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APPENDICES

APPENDIX A

Department of Parks and Recreation (DPR) 523 forms

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 6

*NRHP Status Code: 3S

*Resource Name or # (Assigned by recorder): 607 West Roses Road

- B1. Historic Name: APN 5365-022-006
B2. Common Name: 607 West Roses Road
B3. Original Use: Single Family Residence B4. Present Use: None

*B5. Architectural Style: Spanish Colonial Revival

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

In 1941, a roofing project was enacted on the property. In 1950, a tool shed was constructed in the rear of the residence. In 1981 and 1983, a roof repair and roof replacement was enacted, respectively. In 1951, a permit was issued for an addition called the 'rumpus room' to the rear western façade of the property.

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

*B8. Related Features: N/A

B9a. Architect:

b. Builder: Ivan M. Wells

*B10. Significance: Theme: Architecture

Period of Significance: 1931

Property Type: Spanish Colonial Revival Applicable Criteria: C

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

Historic maps, available City building permits, and supplemental resources reveal the development of the subject parcel. The history of land ownership of the parcel that would eventually be 607 W. Roses Road begins in the early twentieth century with the development of what is referred to historically as the Dobbins Tract.

This tract was platted for a Ms. Kate Dobbins in June of 1906 (Sapphos 2022). The 1900 census reveals that Kate Dobbins was married to a Mr. John R. Dobbins, a fruit grower who was born in Pennsylvania (United States Census Bureau 1900). At this time, they were living together in the present-day city of Alhambra close to the Ramona Convent School. During the first few years of the turn of the twentieth century, John R. Dobbins and Kate Dobbins were mentioned on numerous occasions in the *Los Angeles Times* in reference to real-estate transfers and sales both in the City of Los Angeles as well as the surrounding San Gabriel area (*Los Angeles Times* 1898, *Los Angeles Times* 1902, *Los Angeles Times* 1905). John R. Dobbins died in 1905 and is buried at the San Gabriel Cemetery, where he and Kate Dobbins (who died in 1940) share a headstone (*Ancestry.com* 2014). The 1910 census reveals that Kate Dobbins assumed the duties of managing the family's fruit-growing business, specified as managing orange groves (United States Census Bureau 1910). A 1922 voter registration list of the San Gabriel City Precincts reveals that Ms. Kate Dobbins was residing at 525 Roses Road, an address and building that is no longer extant in contemporary San Gabriel, however, was likely at the end of present-day Dobbins Drive directly adjacent to the east of the Church of Our Savior (535 Roses Road) (California State Library 1922).

(Continued on Page 2)

(Sketch Map with north arrow required.)

See DPR J form attached

(This space reserved for official comments.)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 6

Resource Name or #* (Assigned by recorder): 607 West Roses Road

*Date of Evaluation: July 13, 2023

This tract was platted for a Ms. Kate Dobbins in June of 1906 (Sapphos 2022). The 1900 census reveals that Kate Dobbins was married to a Mr. John R. Dobbins, a fruit grower who was born in Pennsylvania (United States Census Bureau 1900). At this time, they were living together in the present-day city of Alhambra close to the Ramona Convent School. During the first few years of the turn of the twentieth century, John R. Dobbins and Kate Dobbins were mentioned on numerous occasions in the *Los Angeles Times* in reference to real-estate transfers and sales both in the City of Los Angeles as well as the surrounding San Gabriel area (*Los Angeles Times* 1898, *Los Angeles Times* 1902, *Los Angeles Times* 1905). John R. Dobbins died in 1905 and is buried at the San Gabriel Cemetery, where he and Kate Dobbins (who died in 1940) share a headstone (*Ancestry.com* 2014). The 1910 census reveals that Kate Dobbins assumed the duties of managing the family's fruit-growing business, specified as managing orange groves (United States Census Bureau 1910). A 1922 voter registration list of the San Gabriel City Precincts reveals that Ms. Kate Dobbins was residing at 525 Roses Road, an address and building that is no longer extant in contemporary San Gabriel, however, was likely at the end of present-day Dobbins Drive directly adjacent to the east of the Church of Our Savior (535 Roses Road) (California State Library 1922).

The future site of 607 W. Roses Road remained part of the Dobbins Tract until 1922, when the San Gabriel Cemetery Association began to express interest in expanding the San Gabriel Cemetery and purchased land from the Dobbins Tract (Sapphos 2022). This proposal of expansion was met with opposition from homeowners surrounding the San Gabriel Cemetery, and the purchased lots became known as the San Gabriel Cemetery Association Tract. Land from this tract, including the subject parcel, was purchased for residential buildings to be constructed instead.

The residence at 607 W. Roses Road was constructed in 1931 by Ivan M. Wells who designed and built the single-family residence on the subject parcel for a Mr. D. L. Simmons. Although D. L. Simmons was identified as the owner of the property at the time of its construction, he was not a resident of the subject property (Sapphos 2022). In 1933, 607 W. Roses Road was purchased by John and Margaret McLaren, where they resided until at least 1935 (*Pasadena Post* 1933b, Los Angeles Directory Company 1935). John McClaren was an investment banker, and Margaret McLaren (nee Huntington) was a renowned Pasadena socialite and granddaughter of Henry Huntington, the famed railroad tycoon and businessman (*Los Angeles Evening Post-Record*, 1933). The news of the McLarens' engagement and impending wedding was heavily discussed in the *Los Angeles Times* and local Pasadena newspapers, and their move to San Gabriel to live on Roses Road received mention as well (*Pasadena Post* 1933a, *Pasadena Post* 1933b, *Los Angeles Times* 1933). The next identified resident of the property was James Neville Mills, who was employed by the Aircraft Owners and Pilots Association and worked as a construction engineer in 1943 (United States World War II Draft Cards 1942). The next identified residents of the property were Joann, Patricia, and Samuel Cruse/Kruse, who lived at the residence as early as 1950 until 1956 (United States Census Bureau 1950, Los Angeles Directory Company 1952, Los Angeles Directory Company 1954). Listed under both Cruse and Kruse in the same directory, Samuel Kruse was a Greek immigrant who owned and worked as the vice president of Paris' Restaurant in Monterey Park, a well-known and beloved establishment that closed its doors in the 1980s (*Los Angeles Times* 1988). The next identified residents of the property were Samuel and Ruth Pack. Samuel Pack was a salesman and the Packs are associated with the address in the year 1956 (Los Angeles Directory Company 1956). The next identified resident of the property is Forrest C. Robert, who resided there in 1962, and who married a woman named Francis Robert and they resided at the property together (Los Angeles Directory Company 1962). For an extended period of time, a woman named Miki Ohashi resided with the Robert family. Miki Ohashi was a Japanese-born American citizen who notably spent time in an internment camp during World War II. Born in 1893 and widowed, she would have been elderly at the time of her living arrangement with the Robert family (Los Angeles Directory Company 1962, Los Angeles Directory Company 1971, War Relocation Authority 2013). Various members of the Robert family were associated with the property until the year 2000, when it was purchased by the San Gabriel Cemetery Association. The property was used continually used as a single-family residence from its construction until the time of its acquisition by the cemetery in 2000.

Builder: Ivan M. Wells

Ivan M. Wells was a relatively well-known builder within the Los Angeles area, where he designed and constructed a prolific number of residences during the late 1920s and early 1930s; research did not confirm that he was a registered architect. Some of the residences he constructed during this time were received by the people of Los Angeles with great interest, particularly in 1932, when some of his houses received coverage in the *Los Angeles Times* (*Los Angeles DPR 523B-Test (8/94)*

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 6

Resource Name or #* (Assigned by recorder): 607 West Roses Road

*Date of Evaluation: July 13, 2023

Times 1931, *Los Angeles Times* 1932a, *Los Angeles Times* 1932b). In June of that year, an article titled “Newly Finished Hacienda Group” describes a trio of what would now be defined as Spanish Colonial Revival style houses as “novel hacienda type[s]” noting that they were “attracting wide attention as the latest novel residential addition to the Pico-Robertson district” (*Los Angeles Times* 1932a). In November of that year, another article titled “Local Builder Finishes New Spanish Home” was published in the *Los Angeles Times*, describing a “Spanish ranch house type residence” and stating that it is “unique from the standpoint of its architectural development” (*Los Angeles Times* 1932b). This article then states that it was the twentieth residence built by Ivan M. Wells in that year alone, and that he “specializes in the Spanish type.” While varying at times in form, Wells’s Spanish Colonial Revival houses (what the articles referred to as hacienda style or Spanish ranch style) exemplified in the newspapers maintain commonality and exhibit a unique approach to the style despite its pre-existing presence in Los Angeles residential neighborhoods. Wells’s houses are usually one-story and horizontally massed, creating a long ranch-style effect, hence the ranch definition initially provided by the *Los Angeles Times*. The shed roof that is notable on the western façade of 605 W. Roses Road appears to be a characteristic that is at times repeated in other examples of Wells’s Spanish Colonial Revival style houses, and speaks to the horizontal emphasis in the design of Wells’s houses. An article published in 1934 in the *Los Angeles Times* details the interior innovations found in the Spanish Colonial Revival houses built by Wells, where “extra large closets...book shelves, unusual light fixtures, tiled-to-the ceiling kitchen and pegged hardwood floors” are described as innovations and unique ideas in the residential architectural landscape of Los Angeles (*Los Angeles Times* 1934a). Interestingly, this article details the innovation of what is referred to as a rumpus room, described as a “combination den and dinette” featuring “several innovations that make it a veritable outdoor living room” such as built in shelving and seating.. Wells’s reputation continued to grow through the rest of the 1930s and the 1940s, completing some projects that received mentioned in local newspapers (*Los Angeles Times* 1934b, *Los Angeles Times* 1937, *Los Angeles Times* 1949b). In 1938, his Beverly Hills residence, which he designed and constructed himself, was photographed and featured in *Architectural Digest* magazine (*Architectural Digest* 1938). By the 1940s he began working with his son, founding a company called Wells & Son (*Los Angeles Times* 1949a). Wells continued to build residences in Los Angeles up until his sudden death in 1964 (*Los Angeles Times* 1965). Due to the prolific number of houses he designed and constructed during the course of his career, Wells contributed significantly to the residential development of Los Angeles. Additionally, as an innovative builder who designed homes in a unique style and included characteristics and features that can be recognizably attributed to him, he also contributed to the architectural landscape of Los Angeles and the prominence of the Spanish Colonial Revival style as exemplified in smaller one-story residences. In 1968, four years after his death, a publication of the *Encyclopedia of American Biography* examined Ivan Wells’s life and career, calling him “one of the most distinctive and best known home builders in Los Angeles” (American Historical Society 1968). This publication, comprehensive and meticulously detailed, seeks to examine Americans who have contributed to the historical and cultural richness of America. Undoubtedly, Ivan M. Wells and his homes have made lasting impacts to Los Angeles and its architecture, and Wells may be considered master builder.

California Register of Historical Resources Evaluation

ASM carefully considered whether the residence at 607 W. Roses Road is individually eligible under any CRHR criteria.

Criterion 1:

The subject property, constructed in 1931, is one of many single-family residences constructed within San Gabriel and therefore falls under the theme of Residential Development, 1931-1945 as defined by the *City of San Gabriel Citywide Historic Context Statement* (San Gabriel HCS), prepared by Architectural Resources Group in 2021. The San Gabriel HCS identified the development of San Gabriel Village as particularly relevant to this theme and as an example of properties within potential historic districts that may directly contribute to the residential development of the City during this time. However, 607 W. Roses Road was constructed outside of the area of the San Gabriel Village development. The land on which the property presently sits was first plotted for Kate Dobbins in 1906 and became known as the Dobbins tract. No building occurred on the tract, and in 1922, segments of the tract were purchased by the San Gabriel Cemetery Association with the intent to expand the cemetery. These plans were met with disapproval from the surrounding community, and cemetery expansion was no longer a viable option. No building occurred during this time, and the land became known as the San Gabriel Cemetery Association Tract. Eventually, the current residence was

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 4 of 6

Resource Name or #* (Assigned by recorder): 607 West Roses Road

*Date of Evaluation: July 13, 2023

constructed on this tract of land, directly south of the San Gabriel Cemetery, in 1931. The San Gabriel HCS notes that for a property to be individually eligible under this theme and under this criterion, it must be the site of a significant historic event from this period. As noted above, the San Gabriel HCS emphasizes the development of San Gabriel Village as the significant event important in the residential history of San Gabriel during this era. The development of this tract was important to the growth of the City during the Depression Era, and continues to have a lasting impact on the residential nature of the City and its suburban landscape. Comparatively, the development of the much smaller San Gabriel Cemetery Association Tract did not have as notable an impact on the residential development of San Gabriel. In addition, the residence at 607 W. Roses Road is deeply setback from the curbside, is not visible from curbside views, and sidewalks were never laid in front of the residence, limiting pedestrian access and a sense of connection to the neighborhood. It is therefore not a good example of residential development as it lacks features, such as typical setback, sidewalks, and visual continuity to the neighborhood which are typical aspects of residential development in nearly all other areas of the City during this era. Thus, the development of this tract and more specifically this parcel/residence is not significant to the local history of San Gabriel and is therefore not considered to be a significant historic event in local, statewide, or national contexts. Research did not reveal that any significant event occurred on the property between 1931-1945. Thus, ASM recommends 607 W. Roses Road as not eligible under Criterion 1.

Criterion 2:

None of the known occupants or owners of 607 W. Roses Road appear to be historically significant individuals. Many of the known occupants were local people who worked in and around San Gabriel however none appear to make significant contributions to their fields. The first occupants of the residence were John and Margaret McLaren, an investment banker and Pasadena socialite (granddaughter of Henry Huntington). Subsequent owners were a construction engineer, restaurant owner, and salesman. Because research did not reveal any of the above known residents of 607 W. Roses Road to be historically significant individuals on the local, state, or national level, ASM recommends it is not eligible under Criterion 2.

Criterion 3:

To evaluate the property under Criterion 3, ASM carefully considered whether 607 W. Roses Road embodies distinctive characteristics of a type, period, or method of construction, whether it represents the work of a master, or whether it possesses high artistic values. The residence was built in the Spanish Colonial Revival style in 1931, and as such, falls under the theme of Period Revival and the sub-theme of Spanish Colonial Revival as defined by the San Gabriel HCS. ASM first assessed whether this property is eligible under this theme as an excellent embodiment of the Spanish Colonial Revival style. The San Gabriel HCS lists character-defining features of the style in the local context, of which 607 W. Roses Road retains the majority of. It retains complex massing and asymmetrical facades, it incorporates patios and covered porches, it retains a low-pitched gable roof with clay tile roofing, wood-bracketed eaves, stucco wall cladding, single multi-pane windows, decorative tile vents and the use of secondary materials such as stucco, and in the interior space retains arched door openings and the use of secondary materials such as wood. The only character-defining feature of the Spanish Colonial Revival style that it is lacking is a tower or turret. The San Gabriel HCS does not require a comparison of similar resources to be eligible under this theme. As the residence retains the majority of the physical features that illustrate its style and appearance in terms of massing, spatial relationships, proportion, pattern of windows and doors, texture of materials and ornamentation, it can therefore be considered an excellent embodiment of the Spanish Colonial Revival style, meets CRHR Criterion 3, and therefore an assessment of integrity is warranted.

The San Gabriel HCS emphasizes that for a property to be eligible under this criterion, it should retain integrity of design, materials, workmanship, and feeling of a Spanish Colonial Revival single-family residence. Because the residence maintains its original form and features such as stucco cladding, red-clay tile roof, doors, windows, tiling, and flooring, and because many of the interior details such as hand-painted craftsmanship, built-in shelves, and recessed alcoves are present and have experienced no visible alterations since the construction of the residence, the residence retains high integrity of design, materials, and workmanship. Although some exterior character-defining feature including the projecting wood rafters under the eaves and the interior original peg-wood flooring are in poor condition, they are extant and help to convey the original character of this style and type. As 607 W. Roses Road continues to convey the feeling of a small-scale Spanish Colonial Revival-style home it therefore retains its integrity of feeling which is a property's expression of the aesthetic or historic sense of a particular period of time. Additionally, the property retains high integrity

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 5 of 6

Resource Name or #* (Assigned by recorder): 607 West Roses Road

*Date of Evaluation: July 13, 2023

of location and setting as the property has never been moved and the surrounding neighborhoods has not changed its function or character. The property also retains high integrity of association to the Spanish Colonial Revival style as it is a residence constructed in the style.

Therefore, ASM recommends 607 W. Roses Road eligible under Criterion 3 as an excellent example of an architectural style, period, or method of construction.

ASM also assessed whether this property is eligible under this criterion as a notable work of a master architect or builder. Ivan M. Wells is the identified builder of this residence. Wells was a relatively well-known builder within the Los Angeles area, where he designed and constructed a prolific number of residences during the late 1920s and early 1930s. The archival record notes that he specialized in Spanish Colonial Revival architecture and that he had a unique approach to the style. Wells' homes were typically one-story, horizontally massed, and often employed the same shed roof design as evidenced at 607 W. Roses Road. An article published in 1934 in the *Los Angeles Times* details the interior innovations found in the Spanish Colonial Revival homes built by Wells as having "extra large closets...book shelves, unusual light fixtures, tiled-to-the ceiling kitchen and pegged hardwood floors" (*Los Angeles Times* 1934a). Interestingly, this article details the innovation of what is referred to as a rumpus room, described as a "combination den and dinette" featuring "several innovations that make it a veritable outdoor living room" such as built in shelving and seating. This further substantiates that the rumpus room at 607 W. Roses Road was essentially a partially enclosed patio space, original to the construction of the residence, that was fully enclosed at a later date. In 1968, four years after his death, a publication of the *Encyclopedia of American Biography* examined Ivan Wells's life and career, calling him "one of the most distinctive and best known home builders in Los Angeles" (American Historical Society 1968). This publication, comprehensive and meticulously detailed, sought to examine Americans who have contributed to the historical and cultural richness of America. As such, ASM recommends that Wells be considered a master builder within the local context of Los Angeles County.

607 W. Roses Road is a good example of the style and detail of Wells's residential architecture for which he was noted. That is evidenced in the use of typical Spanish Colonial Revival-style features as well as the emphasis in horizontal massing, the shed roof with an angled projecting stucco corner, and details such as circular recessed windows, interior peg-wood flooring, built-in shelving, and a rumpus room in the rear. Unlike other residences that Wells constructed during this same period, 607 W. Roses Road was not featured noted in local newspapers. However, the extant examples of residences constructed by Ivan Wells that were featured and photographed display many of the same characteristics and design choices as 607 W. Roses Road. This is particularly notable in the horizontal massing found across all examples of Wells's work, the detail of the shed roof on one side of the residence, and circular windows and painted wood detailing. A rumpus room, which was described as innovative in a 1934 *Los Angeles Times* article, was also present at 607 W. Roses Road when it was constructed in 1931, or at least a semi-enclosed outdoor living space that was called a rumpus room when it was fully enclosed. Although there are elements of disrepair within the interior of the space, Wells's interior details for which he was noted such as peg-wood flooring, walk-in closets, and built-in shelving have not been altered. With the exception of the enclosure of the rumpus room in the rear, 607 W. Roses Road has no exterior alterations, and the windows and interior/exterior doors are all original with very few exceptions to a few windows on the rear façade. This is a contrast to Wells's other extant residences from this period where the siding has been replaced on some, the windows have been replaced, significant additions have been constructed, and alterations along the primary façade occurred. Thus, as a residence constructed by Wells in his unique style with no visible alterations along the primary façade, it is eligible under CRHR Criterion 3 as a notable work by Wells with high integrity of all seven aspects of integrity.

Criterion 4:

607 W. Roses Road is recommended not eligible under CRHR Criterion 4. The house is a common property type that do not have the potential to provide information about history or prehistory that is not available through historic research.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 6 of 6

Resource Name or #* (Assigned by recorder): 607 West Roses Road

*Date of Evaluation: July 13, 2023

City of San Gabriel Designation Criteria for Historic Landmarks

The City of San Gabriel's Designation Criteria for Historic Landmarks closely mirror the CRHR.

ASM assessed whether 607 W. Roses Road meets the requirements described in paragraph A. The property was not identified as associated with an important event or broad pattern of development that made a significant contribution to the cultural, architectural, social, historical, economic, or political heritage of the city, region, state or nation. The property was not found to be associated with an important person or persons who made a significant contribution to the history, development, and/or culture of the city, region, state or nation. The property was found to embody the distinctive characteristics of a style and to represent the work of a master builder/architect.

ASM then assessed whether 607 West Roses Road meets the requirements described in paragraph B. The property retains high integrity of workmanship, materials, and feeling.

As such, ASM recommends 607 West Roses Road as eligible under the City criteria for a historic landmark in the city of San Gabriel.

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

***B12. References:**

See full references in ASM Affiliates, Inc. 2023. *Historical Resources Evaluation Report for 607 West Roses Road, San Gabriel, Los Angeles Caounty, California*. Prepared for San Gabriel Cemetery Association.

B13. Remarks:

***B14. Evaluator:** Madeline Gonzalez, M.A., ASM Affiliates

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings Review Code	Reviewer	Date
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Page 1 of 17

*Resource Name or #: 605 West Roses Road

P1. Other Identifier: # _____

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad T 1S R 12 W Sec 02, SW ¼ S.B.B.M
c. Address 607 West Roses Road City San Gabriel Zip 91775

d. UTM: (give more than one for large and/or linear resources) Zone 11 mE/ 397728 mN/ 3774960

e. Other Locational Data: (e.g. parcel#, directions to resource, elevation, etc.) _____

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

607 W. Roses Road is a Spanish Colonial Revival style one-story residence with an irregular plan, with a primary façade facing south. The wood-frame building rests on a concrete foundation and is primarily clad in original patterned stucco, except for the vertical wood board siding along an addition on the western façade. The residence is deeply setback from Roses Road, and is located in the center of a long, vertically oriented rectangular lot. No sidewalks were constructed on the roadside, and the only extant pathway to the residence is an asphalt and concrete driveway. The driveway begins at Roses Road, and goes directly north to end at the attached garage on the eastern end of the residence. The roof is composed of U-shaped red clay tile. Significant over-grown vegetation and old-growth trees prevent street-side views of the residence.

(continued on p. 2)

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

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

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

«Photos



P5b. Description of Photo: (view, date, accession#)

Primary façade; view toward north.

June 6, 2023

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both

1931

Los Angeles Assessors Office

*P7. Owner and Address:

San Gabriel Cemetery Association

601 West Roses Road

San Gabriel, CA 91775

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

Madeline Gonzalez and Shannon Davis

ASM Affiliates

2034 Corte Del Nogal

Carlsbad, CA 92011

*P9. Date Recorded: June 6, 2023

*P10. Survey Type: (Describe) Pedestrian intensive

*P11. Report Citation: ASM Affiliates, Inc. 2023. Historical Resources Evaluation Report for 607 West Roses Road, San Gabriel, Los Angeles County, California. Prepared for San Gabriel Cemetery Association.

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

***P3a. Description:** (continued from p. 1)

The form of the residence is horizontally oriented. The south/primary façade of the house is comprised of three sections—a western shed-roof section, central side-gable section, and eastern front-gable section. The western side of the residence features an irregular section with a shed roof. This section extends south beyond the extended eaves within the porch and beyond the protruding garage on the western side of the residence. The central side-gable section contains the primary entrance to the residence and features a recessed porch extending the length of the side-gable. The front-gable garage comprises the eastern side of the residence.

The front-yard landscaping is primary overgrown vegetation and the remnants of what was once a maintained garden. Asphalt has been poured over sections of the front lawn closest to Roses Road, with a small walkway paved to the court-yard area of the residence. A stone enclosure with what appears to have once been a water fountain is present on the western side of the residence directly in front of the shed roof section. A stone pathway also appears to have once been present. A medium height painted brick wall (the driveway wall) runs vertically along the area of the driveway and begins, featuring a slight curve and a decorative concrete slab, approximately in the same area that the vegetation and once-landscaped garden begins. There is an opening in the driveway wall to provide access to the primary entrance area of the residence. The driveway wall ends at the corner of another brick wall (the courtyard wall). Evidenced by the difference in grouting and ornamentation of brick along the top of the courtyard wall, these two walls appear to have been constructed at different times. The courtyard wall is also a medium-height wall, slightly taller than the driveway wall, and encloses the courtyard area along the primary façade of the residence. There appears to have at one point been a metal gate in the opening of the courtyard wall, which is on the eastern side of the residence.

The front-gable attached garage features an original lift-up garage door. This garage door features vertical wood planking with horizontal timber lintels running along the top and the bottom of the garage door. A larger timber lintel is featured above the garage door and runs across its length, and rests on either side on projecting stucco column capitals. In the center of the pediment created by the front-gable is a trio of circular, red-clay tile, attic vents. Added to this section at a later date is a light fixture, in the center of the timber lintel above the garage.

The central side-gable section of the primary façade reveals a screened-in recessed front porch that runs the length of the side-gable. Two wooden posts support the extending, medium-projecting eaves with exposed rafters that create the recessed porch, and screened doors allowing entrance into the patio area are found on either side. The primary entrance door is on the western side of the front porch area and is a single wood door with a glass speakeasy. The primary entrance door area is recessed, with a single light fixture on the west side. Along the porch area are four six-over-six vertical sliding multi-light windows that are slightly recessed into the façade and are evenly spaced along the length of the porch area. There is a single wood door entrance to the garage at the eastern end of the porch, facing west. Adjacent to this entrance is a secondary entrance to the residence, found facing south at the far eastern end of the porch. This is a single, glass-paned window door composed of wood and eight glass panels. The porch flooring is composed of patterned concrete, in the same style as the floor of the addition on the western façade.

The western shed-roof section of the primary façade features projects further south than the rest of the southern façade. The south-facing façade of this section features a diagonal extending wester wall, creating an asymmetrical appearance along the primary façade. This façade contains two deeply recessed windows and a horizontal timber lintel that is slightly projecting and extends along the width of the two windows. Both windows are single, six-over-six multi-light, vertically sliding wood windows; three similar windows are located on the east-facing side. Because of the vertical orientation of a shed roof, the roofline is tallest on the east faced of this section of the building than the rest of the primary façade. This allows for space on the east-facing façade for two recessed circular windows just under the roof line. These windows are original fixed glass windows and are evenly spaced apart in the center of the upper section of the east-facing façade. Despite the lack of eaves along this façade, exposed rafters are present and are evenly spaced along the roof line, just above the two circular windows. The third window continues the style of the windows found along the primary façade porch: it is a single, multi-light, six-over-six vertical sliding wood window. It is located adjacent to the screen door on the western side. On the southeast corner of the shed-roof section of the primary façade is a decorative, small, projecting ledge, similar to the column capitals found on either end of the garage.

The west façade of the residence is composed of three sections: the shed-roof section, a recessed section, and the rumpus-room section. There is a small column block at the south end of the diagonal stucco wall. In the center of this section is a stucco chimney flanked by the same type of single, vertical-sliding, multi-pane six-over-six, wood windows on the other two sides of this section of the house. The recessed section of the west façade contains three, small, vertical sliding, single wood windows. Above the windows, in the center of the section, are two circular red-clay tile attic vents. Two of the windows are uniform and provide light for the bathroom on the western side of the house; the third window is notably smaller and likely provides light into a closet area. The northern most section of the west façade is the rumpus-room section. Because the rumpus-room section extends farther west than the original footprint of the residence, it creates a U-shaped enclosure within this section. On the north-facing side of this "U" is a single wood door that provides another entrance into the residence, and faces the wall of the rumpus-room addition section. Because the rumpus-room section was a later alteration/addition to the house, it does not exhibit the same Spanish Colonial Revival exterior architectural features as the rest of the residence. The walls of the rumpus room section are clad with vertical-wood board siding with about two and a half feet of brick at the bottom of the walls, both of which have since been painted over to match the color of the residence. The rumpus-room section features eight windows: one facing south, two facing north, one facing east, and four facing west. All of the windows are in the same style as the rest of the residence (single, multi-light six-over-six, vertical sliding, wood windows) with the exception of two of the windows facing west. These two windows are the center two windows along the western façade, and are single-pane, vertical-sliding, picture windows that appear to be more recently replaced. The exterior of the rumpus-room section also features projecting metal awnings over the west-facing windows. The addition maintains the same U-shaped red-clay tile roof as the rest of the residence as this roof section may be an original covered porch (unenclosed).

The rear façade is visually divided into three sections: the previously discussed rumpus-room western section, a projecting central section, and recessed eastern section of the residence. Because the rumpus-room section extends north beyond the footprint of the original residence, it creates an "L" shape in the rear and allows for an east-facing door from the rumpus-room into the backyard. This door is located directly adjacent to the east-facing window and is a single wood door that maintains the vertical-wood board exterior cladding found along the façade of the rumpus-room. This door is directly adjacent, and almost touching, the north facing window found in the central projecting section of the rear façade. This section features two windows, found evenly distributed on either side of this section, meant to provide light into one of the bedrooms of the residence. These two windows exhibit the same characteristics as the rest of the windows of the residence. In the center above the two windows are two circular red-clay tile attic vents. Because this section extends farther north than the third, recessed section of the rear facade, it again creates an "L" shape allowing for two east facing windows. These two windows are evenly placed within the center of the east-facing wall, and above the windows are two circular red-clay tile attic vents. A light fixture has since been added to the top right corner of the eastern-facing wall. The two windows are directly adjacent to a window in the third and final section of the rear façade. This window faces north, and functions to provide light into the rear bathroom area of the residence. It is different than the majority of windows of the residence; it is horizontally oriented, vertical sliding, with only two panes of glass. It is placed above and to the west of the rear façade door. The rear façade door opens into the laundry-room area of the residence, and is a single, wood door with a glass vertical sliding window along the top.

The rear façade faces a backyard that was once landscaped and has since fallen into disarray. The backyard area is divided into two, with a concrete brick wall that separates what was once likely a manicured garden and what was once likely an open lawn area. There are the remnants of stones indicating gardens or walkways among the vegetation, and by the concrete brick wall is an old-growth orange tree. Located against the concrete brick wall at the eastern side of what was once likely a patio area facing the residence is the remnants of a stone fireplace/oven.

The eastern façade of the residence is comprised of the attached garage on the south and a portion of the kitchen area on the north. The northern section of this façade features two windows, both of which are different from the typical six-over-six multi-light windows found throughout the rest of the house, but are similar to the other simple two pane one-over-one wood windows found on the north façade. Similar to the rest of the residence, there are two circular red-clay tile attic vents centered above and in-between the windows. Because the attached garage extends beyond the walls of the main residence, it creates an "L" shape with a façade facing north. This façade features a single wood door on the east side of the wall, adjacent to a small two-pane vertically sliding wood window. The east façade features only one window, the same style of window mentioned above (single, two-pane, vertically sliding, wood window). similar to the other façades of the residence, the east façade of the attached garage exhibits medium-width projecting eaves and decorative exposed rafters. At the south end of the east façade is a brick pillar type structure, meant to at one time accommodate a metal backyard gate.

Interior Description

Although the interior of 605 West Roses Road is presently in poor condition, there has been little alteration to any distinctive architectural and stylistic characteristics of the interior and many features appear to be original. Common to Spanish Colonial Revival architecture is the use of arched openings throughout the house. When one walks into the property from the primary entrance door, they are faced with three options of movement through the space. To the west is an arched entryway into the living room area, separate from the rest of the rooms in the property. To the north is an arched entryway into the hallway which leads to the bathroom and bedroom area of the house. To the west is an entryway into the dining room area. The arch motif is present in the decorative features in the living room, dining room, and entry hallway; they primarily are comprised of recessed alcoves in the walls and vary in size and purpose. Primarily, the alcoves in the living room are decorative and the alcove in the entry hall was likely designed for a telephone.

Notable in the immediate entrance space is the ceiling detail. The ceiling consists of wide horizontal treated wood board running east-to-west, with thicker lumber planks running north-to-south. Of great interest is what appears to be hand painted decorations of vegetation and crests along the wood running north-to-south. These types of decoration are common elements of design associated with the Spanish Colonial Revival Style and appear to be original to the residence.

The shed-roof section of the property comprises the living room area. The flooring appears to be the original pegged wood hardwood floors. The fireplace in the center of the western wall of the living room is a wide, irregularly shaped, geometrically designed asymmetrical, stucco chimney with an accent of stone around the fireplace opening. The ceiling features un-painted treated wood boards, which run in a north and south direction. They are complimented by thick rectangular lumber support beams which run upward in an east to west direction. There are deep recessed arched alcove shelves along the southern wall of the property, on either side of the two windows that face south.

The hallway connects the bedroom and the bathroom area of the house to the entry way. The bathroom features pink ceramic tile accented by geometric red and black tiling along the walls and the flooring of the bathroom. This tiling is likely original to the residence, and is an excellent example of the colorful tiling found in residences of this era throughout southern California. The bedrooms are standard form with no notable architectural features except for an original glass light fixture still in good condition in the rear bedroom.

The dining room is located to the east of the entrance hallway. It features built-in shelves and cabinets decorative ceiling. The ceiling appears to be thick plaster with a faux adobe texture. The ceiling rises by about a foot in the center of the dining room, creating a stepped-up portion of the ceiling. In this area, there are four thin wooden planks that run east-to-west and feature the same hand painted decoration found in the entryway.

A swinging door connects the dining room to the kitchen, which has very likely never been remodeled. Although ASM cannot confirm whether the wood shelves, counters, and cabinets in the kitchen are original to the construction of the property, it remains highly likely due to the unaltered state of the majority of the residence and the aspects of the design of these elements that are of the era. These cabinets are wood plank, unpainted, with decorative metal hinges and handles. The counters appear to be linoleum with a metal border surrounding the top and the sides of the counter. The flooring of the kitchen appears to be asbestos-tile flooring, designed in a red and white streaking pattern. It is unclear whether the flooring in this section is original to the residence, however as stated previously, it remains highly likely.

The kitchen features a doorway that connects to a laundry room area. The walls features some small white tile above what was very likely the original sink area, and the floors continue the asbestos tile found in the kitchen. From the laundry room is a door that leads to the rear door of the property. The laundry room is also connected to the rear second bathroom. The second bathroom features the same style of small tile found in the laundry room, except in the color pink. The tile, similar to the laundry room, is only found on the wall around the sink area. The floor tiles in this bathroom are thicker red tiles. The area in which the shower is located is arched in the same style as the rest of the residence. The area by the toilet features larger pink ceramic tile with a black ceramic tile accented border. The pink ceramic tile appears to have sustained water damage and is currently warped and in poor condition. The bathroom is horizontally oriented, and also contains a door connecting to the rear bedroom, mentioned above.

Primary # _____

HRI # _____

Trinomial _____

Page 5 of 17

*Resource Name or # (Assigned by recorder)

607 West Roses Road

Recorded by: Madeline Gonzalez and Shannon Davis, ASM Affiliates

Date: June 6, 2023

The rear bedroom is one interior space that connects to the western addition/alteration of the rumpus room. The door to the rumpus room is the same door that found on the primary façade as an alternate entrance into the property—it is a wooden door with eight glass windows. It is highly likely that the rumpus room was once a covered and paved rear patio; permits indicate it was added in the 1950s or more likely, enclosed. Physical evidence that supports the enclosure of the covered patio/rumpus room include the style of stucco on the southern wall of the rumps room (originally an exterior wall), the door to the rumpus room from the bedroom that matches another exterior door on the house, and the concrete patterned flooring which is the same style of flooring as the front porch area. The interior walls mirror the exterior walls of the rumpus room. The areas where vertical wood-plank can be found along the exterior are mirrored in the interior with treated exposed wood plank. This is the same for the concrete block section. The roof is comprised of projecting horizontal wood extending rafters, mirroring the extending rafters found along the primary façade porch and further contributing to the likelihood that this area was once an open patio space. Additionally, the archival record indicates that Ivan Wells, the house's designer, was known to incorporate "rumpus rooms" in his floorplans so this space appears to have been designed to function as a semi-enclosed outdoor living space or outdoor rumpus room (precursor to the terminology of "family room" coined in the mid-twentieth century for a secondary, more casual living room).

Throughout the interior of the residence, the majority of the doors and windows appear to be original with very few exceptions. The hallway bathroom and the bedroom both appear to feature original light fixtures, and it is highly likely that the flooring found throughout the house, although varied, is original to the construction of the property as well. It should be noted, however, that the property has not been lived in for about two decades, and the features and materials of the interior are in poor condition. The essential aspects of the architectural design of the interior, including the floorplan, archways and alcoves are still in good condition. It is also worthwhile to note that the (highly likely original) hand-painted geometrics and crests found on the wood beams in the entry hallway and dining room are also in good condition.

Page 6 of 17
Recorded by:

*Resource Name or # (Assigned by recorder)
Madeline Gonzalez and Shannon Davis, ASM Affiliates

607 West Roses Road
Date: June 6, 2023



Figure 1. Primary façade, view toward north.



Figure 2. Detail of shed roof section, view toward north.



Figure 3. Detail of primary façade, view toward northwest.



Figure 4. Detail of attached garage, view toward north.



Figure 5. Detail of circular windows along primary façade, view toward northwest



Figure 6. Detail of primary façade windows, view toward north.

Page 9 of 17

***Resource Name or # (Assigned by recorder)** 607 West Roses Road
Recorded by: Madeline Gonzalez and Shannon Davis, ASM Affiliates **Date:** June 6, 2023



Figure 7. Detail of south and west facing façades, view toward northeast.



Figure 8. Detail of west façade, view toward northeast.



Figure 9. Detail of rear façade, view toward south.



Figure 10. Detail of backyard and concrete wall, view toward south.



Figure 11. Detail of exterior stone fireplace. View toward north.



Figure 12. Detail of eastern façade, view toward south.



Figure 13. Detail of interior archway, view toward east from living room toward entry hall and dining room.



Figure 14. Detail of painted patterns and crests on entrance hall ceiling.



Figure 15. Interior living room space. View toward southwest.



Figure 16. Detail of bathroom. View toward west.

Page 14 of 17

***Resource Name or # (Assigned by recorder)** 607 West Roses Road
Recorded by: Madeline Gonzalez and Shannon Davis, ASM Affiliates **Date:** June 6, 2023



Figure 17. Interior dining room space with built-in cabinets. View toward west.



Figure 18. Interior kitchen space, view toward north.



Figure 19. Laundry room and rear exit, view toward north.



Figure 20. Rear bathroom, view toward west.



Figure 21. Rear bathroom, view toward east.



Figure 22. Detail of wooden door into rear bedroom area. View toward south.



Figure 23. Detail of rumpus room. View toward southwest.

APPENDIX B

Report prepared by Sapphos Environmental, Inc.

**HISTORICAL RESOURCES ASSESSMENT REPORT FOR
607 W. ROSES ROAD
SAN GABRIEL, CALIFORNIA 91775**

PREPARED FOR:

**SAN GABRIEL CEMETERY ASSOCIATION
c/o MR. TODD SEXTON
601 W. ROSES ROAD
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OCTOBER 24, 2022

TABLE OF CONTENTS

SECTIONS		PAGE
1	EXECUTIVE SUMMARY.....	1
2	PROJECT SUMMARY AND LOCATION AND DESCRIPTION	2
3	CURRENT SETTING	5
4	METHODOLOGY	6
5	REGULATORY FRAMEWORK	7
6	RECORDS SEARCH	11
7	HISTORY AND DESCRIPTION OF SURROUNDING AREA	12
8	DESCRIPTION OF EVALUATED RESOURCE.....	15
9	PROPERTY HISTORY	28
10	HISTORIC CONTEXT	32
11	EVALUATION OF ELIGIBILITY	37
12	CONCLUSION.....	41
13	SOURCES	42
TABLES		PAGE
1	Permit Records	29
FIGURES		PAGE
1	Sketch Map	3
2	Project Location Map.....	4
3A	Setting (view east).....	5
3B	Setting (view west).....	5
4	Tract Map, Dobbins Tract	13
5	Parcel Map, 607 W. Roses Road	14
6A	Primary Façade (view northwest).....	15
6B	Primary Façade (screened porch; view north)	16
6C	Primary Façade (porch entryway; view east)	16
6D	Primary Façade (main entry; view north)	16
6E	Primary Façade (secondary entry; view north).....	17
6F	Primary Façade (view west).....	17
6G	Primary Façade (view north)	18
6H	Primary Façade (view north)	18

6I	Primary Façade (porch roof wood rot; view west)	18
6J	Primary Façade (damaged/repared beams; view west).....	19
6K	Primary Façade (damaged beams; view west)	19
7A	Northern Façade (view southwest)	20
7B	Northern Façade (view south; arrow identifies 1951 rumpus room addition)	20
7C	Northern Façade (rumpus room addition; view south).....	21
7D	Northern Façade (block wall; view southeast).....	21
7E	Northern Façade (rumpus room; view west)	21
8A	Eastern Façade (view southwest)	22
8B	Eastern Façade (view north)	22
8C	Eastern Façade (view south)	23
9A	Western Façade (wood rot)	23
9B	Western Façade (rafter, wood rot)	24
9C	Western Façade (rafter, wood rot and barrel tile damage).....	24
9D	Western Façade (view northeast).....	24
9E	Western Façade (view east).....	25
9F	Western Façade (rumpus room addition; view northeast)	26
9G	Western Façade (rumpus room addition; view northeast)	26
9H	Western Façade (rumpus room addition; view northeast)	26
9I	Western Façade (rumpus room addition; view south).....	27
9J	Western Façade (rumpus room addition; view south).....	27
10	Los Angeles County Assessor Records, 607 W. Roses Road (1951).....	29

ATTACHMENTS

- A Resumes of Key Personnel
- B DPR 523 Series Forms

SECTION 1

EXECUTIVE SUMMARY

This report represents the results of a historical resources assessment for a single-family residential property located at 607 W. Roses Road (Assessor's Parcel Number [APN] 5365-022-006), City of San Gabriel (City), Los Angeles County, California. The purpose of this report is to determine if the buildings individually constitute historical resources pursuant to Section 15064.5(a) of the California Environmental Quality Act (CEQA) Guidelines. Sapphos Environmental, Inc. (Mr. Scott Torres and Ms. Carrie Chasteen) was retained to serve as the principal investigator to complete the Historical Resources Assessment Report (HRAR). Mr. Torres and Ms. Chasteen meet the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History.

The subject property is a Spanish Colonial Revival-style single-family residence that was constructed in 1931. Buildings constructed during the period of significance for Spanish Colonial Revival were constructed between 1915 and 1940.

Sapphos Environmental, Inc. understands that the subject property was constructed during the Depression and Wartime Years, 1931–1945. After careful research and evaluation, Sapphos Environmental, Inc. (Mr. Torres and Ms. Chasteen) concludes that the subject property does not appear to have substantial association with residential development trends specific to the San Gabriel Village and there is no additional information to assert that the development of the property plays a substantial role regarding single-family residential development at the national, state, and local levels. Additionally, there is no information to assert that the development of the subject property has a close association with social, cultural, and economic narratives significant to national, state, and local history. The subject property is not found to be associated with a person(s) of national, state, and local significance. Finally, the subject property is a common example of a Spanish-Colonial Revival style building and is substantially altered and in a state of disrepair. Therefore, the subject property does not appear to be individually eligible for listing in the National Register of Historic Places, California Register of Historical Resources, and as a City of San Gabriel Historic Landmark. Therefore, the subject property is not considered to be a historical resource pursuant to Section 15064.5(a) of the CEQA Guidelines. Demolition of the building would not result in a substantial adverse change to a historical resource (Section 15064.5(b) of the CEQA Guidelines).

SECTION 2

PROJECT SUMMARY AND LOCATION AND DESCRIPTION

2.1 PROJECT DESCRIPTION

The applicant proposes to demolish the property to expand the cemetery grounds.

2.2 PROJECT LOCATION AND CURRENT SETTING

The subject property is located at 607 W. Roses Road, in the City of San Gabriel (City), Los Angeles County, California. W. Roses Road is a residential street with single-family residential development alongside the San Gabriel Cemetery and the Church of Our Savior (Figure 1, *Sketch Map*; Figure 2, *Project Location Map*). The subject property is set back 207 feet from the public right-of-way and is not visible to pedestrians traveling east and west on Roses Road.

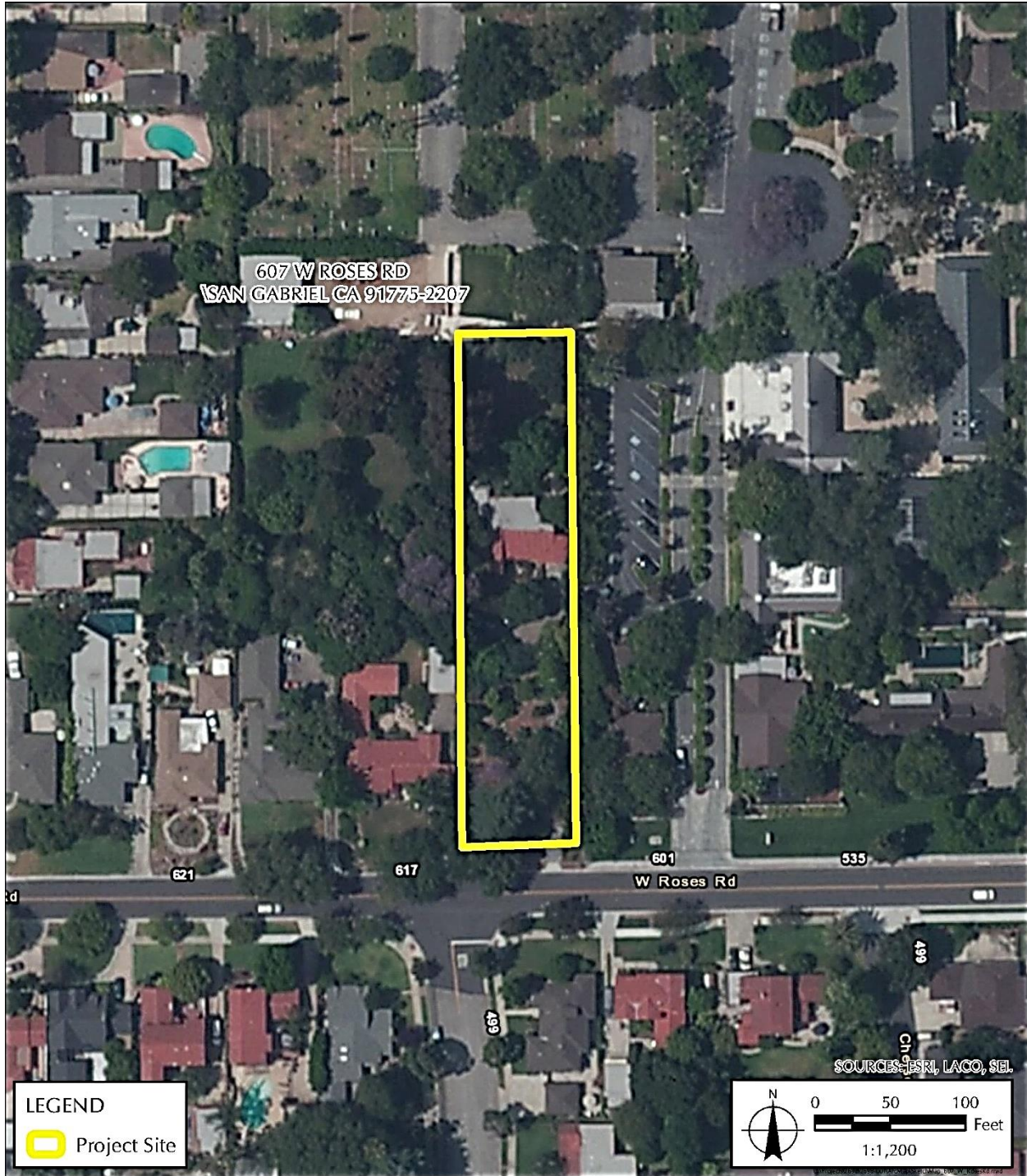


Figure 1. Sketch Map
 SOURCE: Sapphos Environmental, Inc., 2022

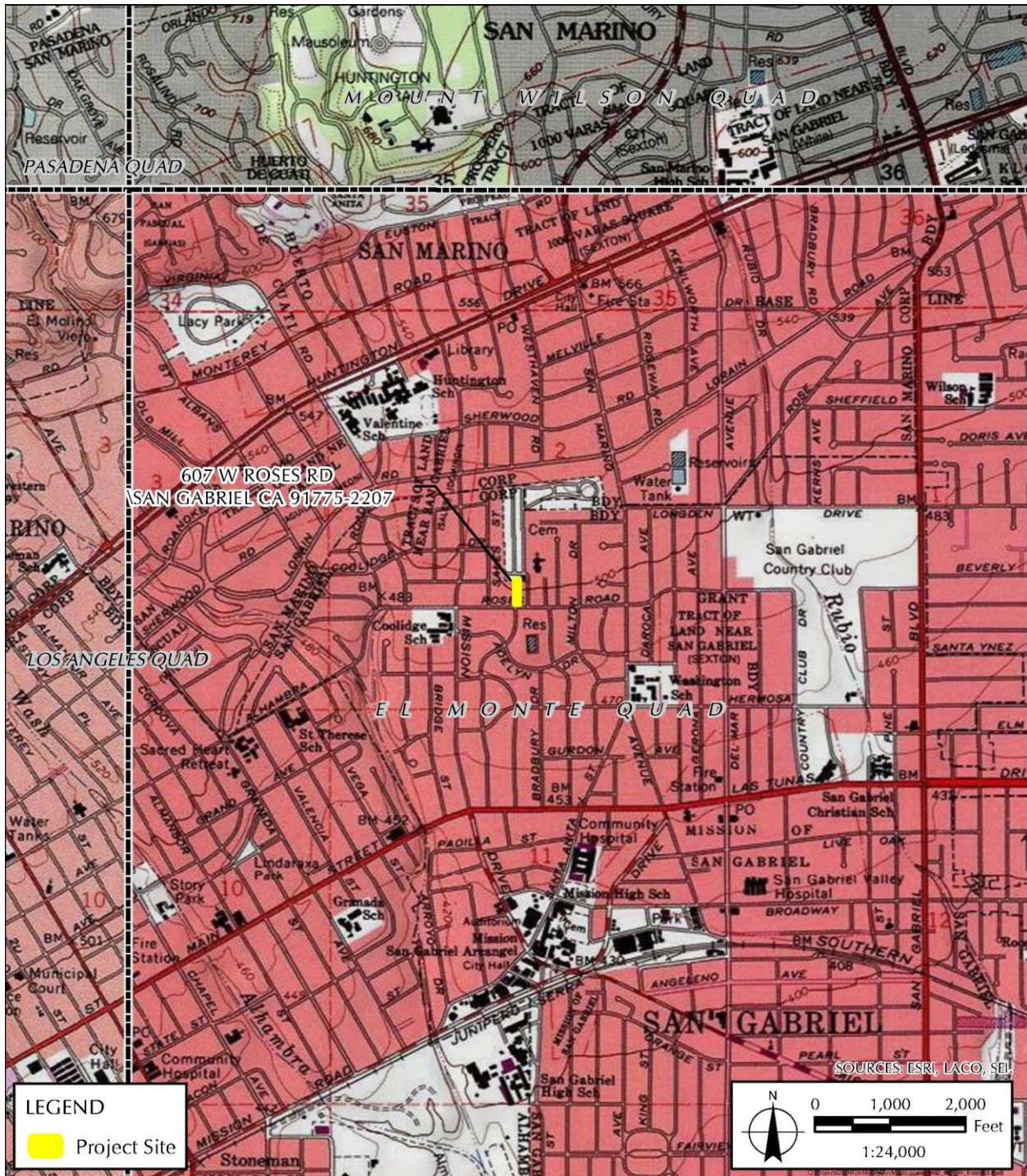


Figure 2. Project Location Map
 SOURCE: U.S. Geological Survey, 1991

SECTION 3 CURRENT SETTING

The subject property is located on W. Roses Road. The area is densely populated with single-family and residential buildings. The subject property is located between N. San Marino Avenue to the east and ceases just west of N. Alhambra Road (Figures 3A–B, *Setting*).



Figure 3A. Setting (view east)
SOURCE: *Sapphos Environmental, Inc., 2022*



Figure 3B. Setting (view west)
SOURCE: *Sapphos Environmental, Inc., 2022*

SECTION 4 METHODOLOGY

The assessment methodology consisted of research and field assessment of the building located on the property.

Research Conducted

1. Obtained and reviewed the building permits for the parcel from the City Department of Building and Safety. Dates of construction and subsequent alterations were determined by the building permit record, as well as additional resources, such as the field inspection and reviewed historic topographic maps. The Sanborn Fire Insurance Maps do not cover this area of the City. Historic aerial photographs were reviewed; however, due to pixilation, they were not diagnostic.
2. Researched the project site and surrounding area at local libraries and archives to establish the general history and context of the project site, including a review of the Built Environment Resource Directory (BERD) for Los Angeles County, newspapers, City directories, books, and articles.
3. Consulted the Context/Theme/Property Type (CTP) eligibility standards formulated for the Los Angeles Historic Context Statement to identify the appropriate CTP under which to evaluate the buildings on the project site.
4. Reviewed and analyzed ordinances, statues, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation assessment processes and programs to evaluate the significance and integrity of the buildings on the project site.

Field Methods

5. Conducted a field inspection of the project site on April 18, 2022, to ascertain the general condition and physical integrity of the buildings and landscaping thereon. Digital photographs were taken during the site inspection, which included only the exterior of the building and public spaces. Field notes were made.

SECTION 5 REGULATORY FRAMEWORK

5.1 FEDERAL

The National Historic Preservation Act of 1966, as amended, defines the criteria to be considered eligible for listing in the National Register:

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

- A. *that are associated with events that have made a significant contribution to the broad patterns of our history; or*
- B. *that are associated with the lives of persons significant in our past; or*
- C. *that embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or*
- D. *that have yielded, or may be likely to yield, information important in prehistory or history (36 Code of Federal Regulations [CFR] Section part 63).*

According to *National Register Bulletin No. 15*, “to be eligible for listing in the National Register, a property must not only be shown to be significant under National Register criteria, but it also must have integrity.” Integrity is defined in *National Register Bulletin No. 15* as “the ability of a property to convey its significance.”¹ *National Register Bulletin 15* states, “To be listed in the National Register of Historic Places, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance.”² Within the concept of integrity, the National Register recognizes the following seven aspects or qualities that in various combinations define integrity: *location, design, setting, materials, workmanship, feeling, and association.*

¹ National Park Service, U.S. Department of the Interior. 2017. “How to Apply the National Register Criteria for Evaluation.” *National Register Bulletin*. Available at: <https://www.nps.gov/nr/publications/bulletins/nrb15/>

² National Park Service, U.S. Department of the Interior. 2017. “How to Apply the National Register Criteria for Evaluation.” *National Register Bulletin*. Available at: <https://www.nps.gov/nr/publications/bulletins/nrb15/>

5.2 STATE OF CALIFORNIA

Section 5024.1(c), Title 14 CCR, Section 4852 of the California Public Resources Code defines the criteria to be considered eligible for listing in the California Register:

A resource may be listed as an historical resource in the California Register if it meets any of the following [National Register] criteria:

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

Section 4852(C) of the California Code of Regulations³ defines integrity as follows:

Integrity is the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described in section 4852(b) of this chapter and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.

Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

³ California Office of Historic Preservation. 1999. *California State Law and Historic Preservation*, 4853 (c), 66.

5.3 CITY OF SAN GABRIEL⁴

153.607 Designation Criteria for Historic Landmarks.

On the advice of the Commission, the City Council may designate a property, site, public art, park, cultural landscape, or natural feature as a historic landmark and add it to the San Gabriel Register if it meets the requirements described in paragraphs A and B:

- A. *The property meets one of the following eligibility criteria:*
1. *It is or was once associated or identified with important events or broad patterns of development that have made a significant contribution to the cultural, architectural, social, historical, economic, and political heritage of the city, region, state, or nation.*
 2. *It is or was once associated with an important person or persons who made a significant contribution to the history, development, and/or culture of the city, region, state, or nation.*
 3. *It embodies the distinctive characteristics of a style, type, period, or method of construction; represents the work of a master, or possesses high artistic or aesthetic values; or it represents one of the last, best remaining examples of an architectural type or style in a neighborhood or the city that was once common but is increasingly rare.*
 4. *It has yielded or has the potential to yield information important to the prehistory or history of the city, region, state, or nation.*
- B. *The property retains integrity from its period of significance, as determined by a qualified architectural historian or historian. A proposed historic landmark need not retain all seven aspects of historic integrity (location, design, setting, materials, workmanship, feeling, and association), but it must retain sufficient integrity to convey the reasons for its cultural, architectural, social, historical, economic, and political significance.*
- C. *Neither the deferred maintenance of a proposed historic landmark nor its dilapidated condition shall, on its own, be equated with a loss of integrity. Integrity shall be judged with reference to the particular characteristics that support the property's eligibility under the appropriate criteria and theme of significance.*

⁴ Cultural Heritage Ordinance 153.607 and 153.608, City of San Gabriel, Los Angeles County

153.608 Designation Criteria for Historic Districts

- A. *In addition to satisfying the criteria in Section 153.607(A) when recommending the designation of a historic district, the Commission must also find:*
1. *That the historic district is an identifiable and distinct entity with discernible boundaries, consisting of a cohesive concentration, linkage, or continuity of sites, buildings, structures or objects united historically or aesthetically by plan or physical development. Thematic districts are not required to have physical or contiguous boundaries.*
 2. *That the historic district retains integrity from its period of significance as determined by a qualified architectural historian or historian. Not all properties or features within a proposed district need to retain all seven aspects of integrity (location, design, setting, materials, workmanship, feeling, and association), but a substantial number of such properties and structures must retain sufficient integrity to convey the historic, cultural, or architectural significance of the district.*
- B. *The components of an eligible historic district may lack individual distinction but still represent a significant and distinguishable entity that meets eligibility criteria.*
- C. *In recommending approval of a historic district, the Commission may recommend the adoption of district-specific design guidelines to guide subsequent in-fill and new construction, alterations and additions, and to further the purpose of this Chapter.*
- D. *Neither deferred maintenance within a proposed district nor the dilapidated condition of its constituent buildings and landscapes shall, on its own, be equated with a loss of integrity. Integrity shall be judged with reference to the particular characteristics that support the district's eligibility under the appropriate criteria and theme of significance.*

6.1 RECORDS SEARCH

In accordance with the South Central Coastal Information Center (SCCIC), located at California State University, Fullerton, current procedures and policies, the BERD for Los Angeles County, available from the California Office of Historic Preservation (updated September 15, 2021), historic U.S. Geological Survey (USGS) 7.5-minute series topographic maps, and aerial photographs were reviewed for the project site and adjacent properties. In addition to official maps and records, and published registers and reports for the geographic area were reviewed:

1. National Register of Historic Places – Listed (2022);
2. California Register of Historical Resources – Listed (2022);
3. California State Historical Landmarks (1996 and updates);
4. California Points of Historical Interest (1992 and updates);
5. Draft City of San Gabriel Historic Context Statement (2021)

6.2 PREVIOUS EVALUATIONS/DESIGNATIONS SUMMARY

The subject property was not identified as Spanish Colonial Revival residence in the City associated with San Gabriel during the Depression and Wartime Years, 1931–1945 in the City of San Gabriel Historic Context Statement (2021).⁵ According to the 2022 memorandum: “the property would likely meet the lower threshold for eligibility as a contributor to a historic district should one be identified in the area.”⁶ The previous evaluation asserts that the property appears to meet local criteria only and may not meet significance thresholds for National Register or California Register eligibility.

⁵ City of San Gabriel Community Development Department, Planning Division. 11 August 2021. Revised Draft City of San Gabriel Citywide Historic Context Statement. Prepared by: Architectural Resources Group, Los Angeles, CA. Accessed April 2022. Available at: <https://www.sangabrielcity.com/DocumentCenter/View/15211/Revised-Draft-Historic-Context-Statement>

⁶ Mermilliod, Jennifer. 6 January 2022. “Memorandum for the Record: 601–607 W. Roses Road: San Gabriel Project Review I-601-607 W. Roses Road.”

SECTION 7

HISTORY AND DESCRIPTION OF SURROUNDING AREA

7.1 DEVELOPMENT HISTORY

The subject property is noted as being located within the Dobbins Tract (Figure 4). The Dobbins Tract consisted of two rectangular parcels and was platted for Kate Dobbins in June 1906. The streets in the City were not paved until 1914, eight years after the establishment of the tract.⁷ According to ancestry databases, Dobbins was born in New York in 1855.⁸ Additional ancestry information indicated Dobbins worked as a housewife, resided at 525 W. Roses Road in the City Alhambra.⁹ According to ancestry records, Dobbins was married to John Dobbins. John Dobbins was born in Pennsylvania in 1844 and was an orange orchardist by profession.¹⁰ Further research indicated Kate filed for a divorce from John in 1902.¹¹ Prior to their divorce, the Dobbins were associated with numerous real estate transfers and sales in the City of Los Angeles and neighboring communities. There is no information available to suggest the Dobbins were associated with the Church of Our Savior that is located at 535 W. Roses Road in the City. John Dobbins passed away in 1905¹² and Kate passed in 1940. John and Kate Dobbins are both buried in the San Gabriel Cemetery.

The Dobbins Tract appeared in a 1914 advertisement. The advertisement highlighted the incorporation of the last village of San Gabriel and plans to pave roadways, cement sidewalks, curbs, gutters, and a residence erected on the Dobbins Tract costing approximately \$50,000.¹³ The Dobbins Tract did not appear to be advertised beyond real estate transfers in historic issues of the *Los Angeles Times* and *Los Angeles Sentinel*. There are no additional advertisements in historic newspaper articles regarding the development of single-family residences and infrastructure within the tract. However, a review of the City building permit records and due diligence memorandum indicates¹⁴ the subject property was located on a parcel owned by the San Gabriel Cemetery Association (Figure 5). According to the San Gabriel Cemetery Association “in 1922, the Cemetery Board proposed extending the cemetery by purchasing 22 acres from the Dobbins tract. The proposal is met by strong oppositions from residents of Roses Road, who present the San Gabriel City Trustees with a petition against the extension. The Trustees decide to limit cemeteries within city limits to their present site.”¹⁵

⁷ *Los Angeles Times*. 1 January 1914. “San Gabriel,” 43.

⁸ Ancestry.com. 2010. “1880 United States Federal Census [database on-line].” Lehi, UT: Ancestry.com Operations, Inc.; 1880 U.S. Census Index provided by The Church of Jesus Christ of Latter-day Saints.

⁹ Ancestry.com. 2011. “U.S., City Directories, 1822–1995 [database on-line].” Lehi, UT: Ancestry.com Operations, Inc.

¹⁰ Ancestry.com. 2010. “1880 United States Federal Census [database on-line].” Lehi, UT: Ancestry.com Operations, Inc.; 1880 U.S. Census Index provided by The Church of Jesus Christ of Latter-day Saints.

¹¹ *Los Angeles Times*, 10. 27 May 1902.

¹² Ancestry.com. 2012. “U.S., Find a Grave Index, 1600s-Current [database on-line].” Lehi, UT: Ancestry.com Operations, Inc.

¹³ *Los Angeles Times*. 1 January 1914. “San Gabriel,” 43.

¹⁴ Mermilliod, Jennifer. 6 January 2022. Memorandum for the Record: 601–607 W. Roses Road: San Gabriel Project Review I-601-607 W. Roses Road.

¹⁵ San Gabriel Cemetery. “Our History: The 20th Century and Beyond.” Accessed June 16, 2022. Available at: <https://sangabrielcemetery.com/about-us/>

Based on the City Permits, it appears that the subject property was constructed within the proposed land expansion of the cemetery. The subject property or residents were not found to have an association with the Church of Our Savior beyond the possibility of being parishioners. There is no additional information in historic issues of the *Los Angeles Times* or *Los Angeles Sentinel* that associates the subject property with the cemetery or the church.

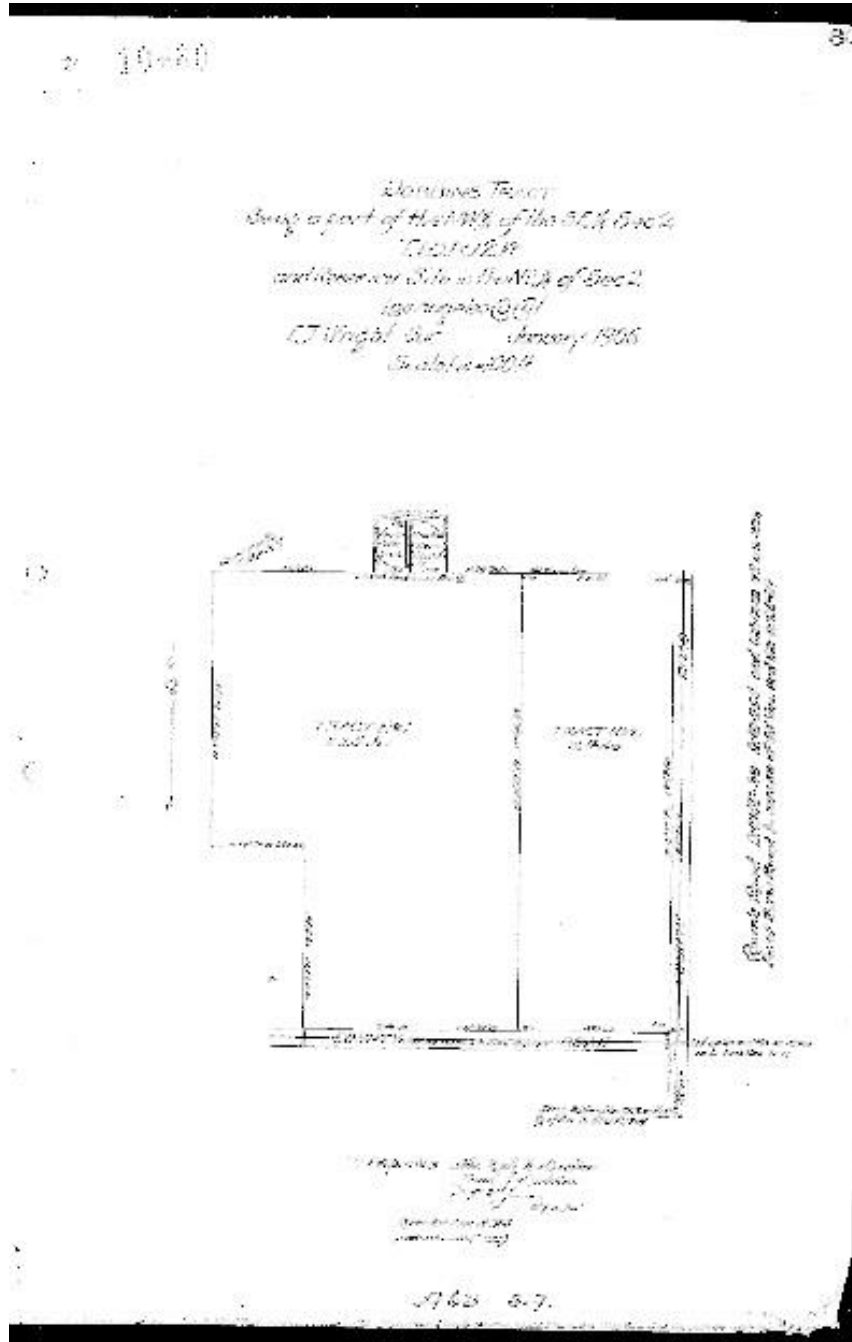


Figure 4. Tract Map, Dobbins Tract
 SOURCE: Los Angeles County Office of the Assessor, 1906¹⁶

¹⁶ Los Angeles County Office of the Assessor. 1906. Tract Map, Dobbins Tract.

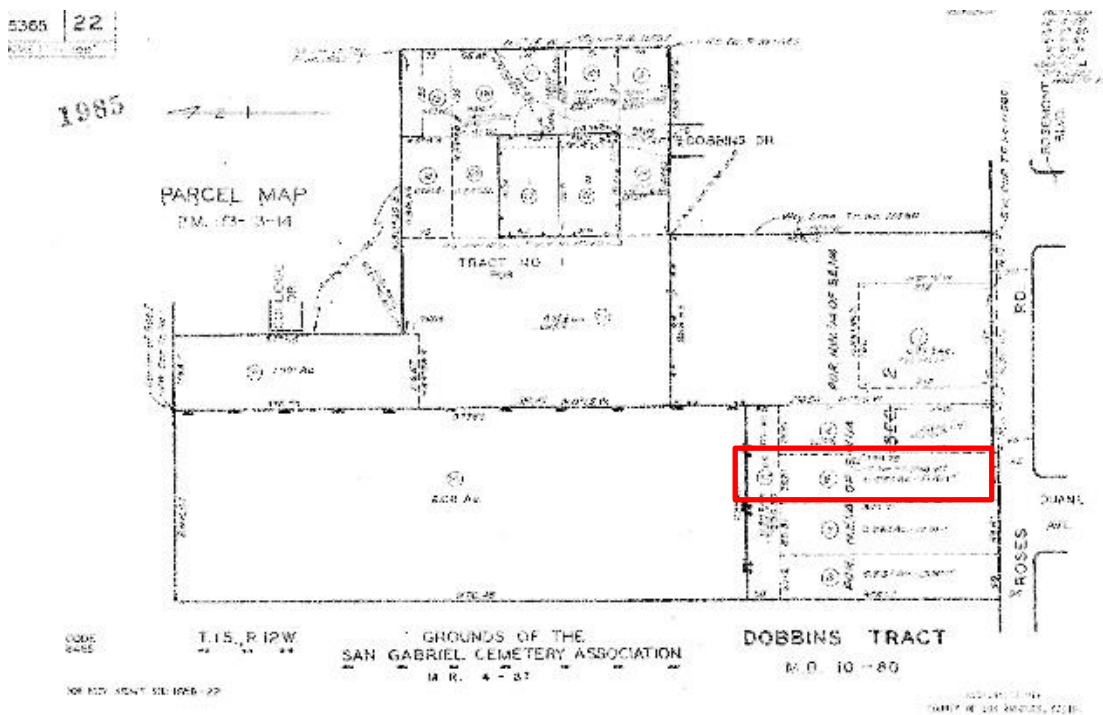


Figure 5. Parcel Map, 607 W. Roses Road
 SOURCE: Los Angeles County Office of the Assessor, 1985¹⁷

¹⁷ Los Angeles County Office of the Assessor. 1985. Parcel Map, 607 W. Roses Road.

SECTION 8

DESCRIPTION OF EVALUATED RESOURCE

8.1 ARCHITECTURAL DESCRIPTION

The building located on 607 W. Roses Road is a Spanish Colonial Revival-style single-family residence constructed in 1931.

Primary/Southern Façade

The primary façade faces south onto W. Roses Road. The subject property is a Spanish Colonial Revival-style single-family residence clad in smooth stucco and features a combination of flat, low-pitched front and side gable roof sections (Figure 6A, *Primary Façade*). The roof is clad in clay Spanish tiles. The primary façade also contains numerous deeply recessed wood windows. Window details include timber lintels set into the masonry. Additionally, the primary façade contains a screened-in porch underneath the side gable section of the roof (Figure 6B). The porch is the only section of the façade that has a roof overhang and has square wood columns. It appears the screens may have been added over the course of time. The roof rafter tails remain exposed on the flat and side gable roof sections. The main entrance to the subject property is accessible from the porch. The entryway façade contains divided-light, double-hung windows and three wood doors (Figure 6C). The primary door is a recessed wood panel door that has a small vision lite (Figure 6D).



Figure 6A. Primary Façade (view northwest)
SOURCE: *Sapphos Environmental, Inc., 2022*



Figure 6B. Primary Façade (screened porch; view north)
SOURCE: Sapphos Environmental, Inc., 2022



Figure 6C. Primary Façade (porch entryway; view east)
SOURCE: Sapphos Environmental, Inc., 2022



Figure 6D. Primary Façade (main entry; view north)
SOURCE: Sapphos Environmental, Inc., 2022

The additional doors lead into the eastern section of the subject property and the garage on the eastern corner. One door is a single wood, multi-light door (Figure 6E) and the other is a solid wood paneled door. A metal screen door provides access to the main entry of the subject property. Additional features include a circular porthole-style windows located above the roofline on the western corner section of the façade (Figure 6F). A window-mounted air conditioner was also identified on the façade. The façade also has a concrete block wall that semi-encloses the entrance and front yard landscaping (Figure 6G). The two-car garage is attached to the subject property and located on the eastern corner (Figure 6H). The garage door is a wood tilt-up garage door. The door framing features a wide timber lintel. Based on a visual inspection of the subject property, the majority of the exposed beams appear to be rotted and loosely repaired with what appears to be fiberglass and resin (Figures 6J–K).



Figure 6E. Primary Façade (secondary entry; view north)
SOURCE: *Sapphos Environmental, Inc., 2022*



Figure 6F. Primary Façade (view west)
SOURCE: *Sapphos Environmental, Inc., 2022*



Figure 6G. Primary Façade (view north)
SOURCE: Sapphos Environmental, Inc., 2022



Figure 6H. Primary Façade (view north)
SOURCE: Sapphos Environmental, Inc., 2022



Figure 6I. Primary Façade (porch roof wood rot; view west)
SOURCE: Sapphos Environmental, Inc., 2022



Figure 6J. Primary Façade (damaged/repared beams; view west)
SOURCE: Sapphos Environmental, Inc., 2022



Figure 6K. Primary Façade (damaged beams; view west)
SOURCE: Sapphos Environmental, Inc., 2022

Northern Façade

The northern façade is clad in smooth stucco and has an asymmetrical roofline. The roofline does not provide an overhang. The façade contains numerous double-hung and divided-light wood windows. The porch located off the façade has one wood door for egress into the backyard. Another single vision-lite door is on the northeast corner on what appears to be a service porch. Additional features include clay ventilation pipes, a common feature found on Spanish Colonial Revival homes (Figure 7A, *Northern Façade*). Based on a visual inspection of the property, a rumpus room was added onto the property in 1951 (Figure 7B). The rumpus room encompasses half of the western façade and a quarter of the northern façade. A detailed description of the rumpus room is included in the description of the western façade.



Figure 7A. Northern Façade (view southwest)
SOURCE: Sapphos Environmental, Inc., 2022



Figure 7B. Northern Façade (view south; arrow identifies 1951 rumpus room addition)
SOURCE: Sapphos Environmental, Inc., 2022

The rumpus room features concrete block construction and board-and-batten siding that does not match façade cladding throughout the subject property (Figure 7C). Additionally, the façade faces north onto the backyard of the property, and a brick wall enclosed the yard at one point in time (Figure 7D). The façade remains obscured by various overgrown trees and shrubs (Figure 7E).



Figure 7C. Northern Façade (rumpus room addition; view south)
SOURCE: Sapphos Environmental, Inc., 2022



Figure 7D. Northern Façade (block wall; view southeast)
SOURCE: Sapphos Environmental, Inc., 2022



Figure 7E. Northern Façade (rumpus room; view west)
SOURCE: Sapphos Environmental, Inc., 2022

Eastern Façade

The eastern façade contains double-hung wood windows and a paneled wood door (Figure 8A, *Eastern Façade*). The door provides access to the garage. The eastern façade sits close to the property line and is accessible from the paved driveway, narrow pathway, and wood gate that leads into the backyard (Figures 8B–C). The rafter tails are exposed on the garage section of the eastern façade. Overall, the eastern façade is unadorned.



Figure 8A. Eastern Façade (view southwest)
SOURCE: *Sapphos Environmental, Inc., 2022*



Figure 8B. Eastern Façade (view north)
SOURCE: *Sapphos Environmental, Inc., 2022*



Figure 8C. Eastern Façade (view south)
SOURCE: *Sapphos Environmental, Inc., 2022*

Western Façade

The western façade is clad in smooth stucco and contains double- and single-hung wood windows. A small wing wall protrudes from the façade on the southwest corner of the subject property. The roof line is asymmetrical and does not provide an overhang. The roofline on the western façade features numerous rotted rafter tails and what appears to be rotted roof sheeting that is below the barrel tiles (Figures 9A–C, *Western Façade*). The chimney is also clad in smooth stucco. A single wood door and concrete stoop are located mid-way along with façade (Figures 9D–E). The location of the door and porch appear to have been an egress route from the interior parlor room into the side and back yards.



Figure 9A. Western Façade (wood rot)
SOURCE: *Sapphos Environmental, Inc., 2022*



Figure 9B. Western Façade (rafter, wood rot)
SOURCE: *San Gabriel Cemetery Association, 2022*



Figure 9C. Western Façade (rafter, wood rot and barrel tile damage)
SOURCE: *San Gabriel Cemetery Association, 2022*



Figure 9D. Western Façade (view northeast)
SOURCE: *Sapphos Environmental, Inc., 2022*



Figure 9E. Western Façade (view east)
SOURCE: *Sapphos Environmental, Inc., 2022*

The northwest quarter of the façade was added onto the building. Based on Assessor records, a rumpus room was added onto the western façade in 1951. The rumpus room addition was added onto the subject property beyond the period of significance for Spanish Colonial Revival-style homes, 1915-1940¹⁸. The addition was constructed using concrete blocks and wood board-and-batten siding. The roof on the addition is low-pitched shed roof and has clay tiles along the horizontal ridgelines (Figures 9F–G). Shed roofs associated with the period of significance the Spanish Colonial Revival style were commonly clad in clay tiles matched to the primary roof cladding. The addition includes a ribbon of fixed glass windows that are flanked by divided-light, single-hung windows (Figure 9H). The addition also features a metal awning mounted to the façade (Figures 9I–J). There was no building permit available to identify an exact year the metal awning was added to the rumpus room. It appears that the awning may have been included in the construction of the rumpus room in 1951. Additional features include circular clay ventilation pipes located below the roofline. The western façade is accessed from the western edge of the front yard. A dirt pathway leads residents into the backyard.

¹⁸ City of San Gabriel Community Development Department, Planning Division. 11 August 2021. Revised Draft City of San Gabriel Citywide Historic Context Statement. Prepared by: Architectural Resources Group, Los Angeles, CA. Accessed April 2022. Available at: <https://www.sangabrielcity.com/DocumentCenter/View/15211/Revised-Draft-Historic-Context-Statement>



Figure 9F. Western Façade (rumpus room addition; view northeast)
SOURCE: *Sapphos Environmental, Inc., 2022*



Figure 9G. Western Façade (rumpus room addition; view northeast)
SOURCE: *San Gabriel Cemetery Association, 2022*



Figure 9H. Western Façade (rumpus room addition; view northeast)
SOURCE: *Sapphos Environmental, Inc., 2022*



Figure 9I. Western Façade (rumpus room addition; view south)
SOURCE: *San Gabriel Cemetery Association, 2022*



Figure 9J. Western Façade (rumpus room addition; view south)
SOURCE: *Sapphos Environmental, Inc., 2022*

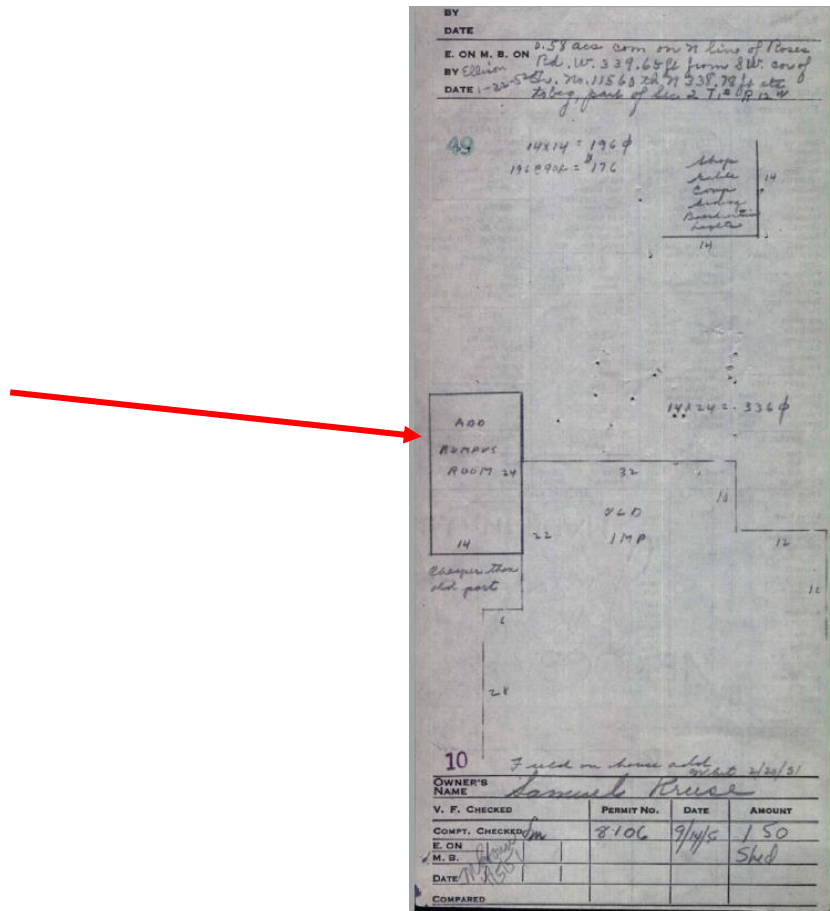
SECTION 9

PROPERTY HISTORY

9.1 CONSTRUCTION HISTORY

The Los Angeles County Office of the Assessor (County Assessor) Portal indicated the subject property was constructed as part of the San Gabriel Cemetery Association Tract in 1931. The City building permits indicate the subject property “dwelling and garage” was constructed by Ivan Wells for D.L. Simmons. Based on the poor quality of historic aerial photographs, a clear picture of the building was not analyzed. A review of the Sanborn Fire Insurance Map of San Gabriel was not completed due to the area that contains W. Roses Road was not mapped in available volumes of maps specific to the City of San Gabriel. Wells is identified in historical issues of the *Los Angeles Times* as the contractor associated with residential construction in the Los Angeles area (Section 9.2). The City building permit records identify a roofing project that took place in 1941, construction of a tool shed in 1950, roof repair in 1981, and a reroof in 1983 (Figure 10; Table 1, *Permit Records*). In 1951, a rumpus room was added on to the western façade of the subject property. The addition of the rumpus room is a major alteration that was added onto the property outside the period of significance for the Spanish Colonial Revival-style buildings, 1915–1940¹⁹. The Assessor records did not identify a builder associated with the rumpus room addition. It does not appear to be the work of a master craftsman or builder.

¹⁹ City of San Gabriel Community Development Department, Planning Division. 11 August 2021. Revised Draft City of San Gabriel Citywide Historic Context Statement. Prepared by: Architectural Resources Group, Los Angeles, CA. Accessed April 2022. Available at: <https://www.sangabrielcity.com/DocumentCenter/View/15211/Revised-Draft-Historic-Context-Statement>



**Figure 10. Los Angeles County Assessor Records, 607 W. Roses Road (1951)
(red arrow identifies rumpus room addition)**

SOURCE: Los Angeles County Assessor Portal, 2022

**TABLE 1
PERMIT RECORDS**

Permit Number	Year Issued	Description of Work Completed
3341	1931	Construct a dwelling and garage
2851	1941	"Roofing"
8106	1950	Construct a 7-foot x 14-foot tool shed
B14443	1981	Repair flat roof section on back of the house
830582	1983	Re-roof the house

9.2 ARCHITECTS/BUILDERS HISTORY

City building permit records and historical issues of the *Los Angeles Times* identify Ivan Wells as the architect and contractor associated with residential construction in the Los Angeles area. Newspapers identify Wells as a prolific builder of custom homes in Beverly Hills and Belair beginning in 1922, who turned his expertise to more affordable building projects in the 1950s. Identified examples of Wells' work prior to the 1950s include a Neo-Classical multi-family residence located in the Wilshire Community Plan Area of Los Angeles constructed in 1937²⁰ and an additional Spanish Colonial Revival style residence with detached garage located on 1036 S. Alvira Street in Los Angeles constructed in 1934.²¹ Articles from the 1950s identify the company as the Ivan Wells and Sons Construction Company. Wells continued to construct residential properties in the Los Angeles area and in the City of Anaheim into the 1950s.²² Ivan M. Wells passed away on December 29, 1964. His sons continued to operate Ivan Wells and Sons Inc. and developed homes in coastal and inland Orange County communities. There is no additional information available regarding the life of Wells.

9.3 OWNERSHIP/OCCUPANT HISTORY

Historic County Assessor records were not available at the time this study was prepared due to the current closure of public buildings. An abbreviated ownership history was compiled based on data available in historic building permits. The building permit records identify D.L. Simmons as the property owner in 1931. However, ancestry and newspaper records do not identify Simmons as a resident at the subject property at that time. It appears Simmons owned the property as it was being developed. City building permit records identify James Neville Mills as the property owner in 1941. An ancestry database search indicate Mills resided at the subject property between 1941 and 1943.²³ Mills was a native of Versailles, Missouri and was born in 1900. According to ancestry records, Mills was employed by the Aircraft Owners and Pilots Association. Additional records identify Mills as a construction engineer in 1943.²⁴ No additional information was found regarding Mills' life and profession in historical issues of the *Los Angeles Times* or *Los Angeles Sentinel*.

²⁰ Historic Places LA. "Historic Resource Summary:110 N. Sweetzer Avenue, Beverly Square Multi-Family Residential Historic District – Contributor." Accessed June 15, 2022. Available at: <http://www.historicplacesla.org/reports/0156d956-58bd-416e-8ae3-ffbdfc687cc>

²¹ California Office of Historic Preservation. November 2021. National Register of Historic Places Registration Form: Carthay Neighborhoods Historic District (draft). Accessed June 15, 2022. Available at: <https://ohp.parks.ca.gov/pages/1067/files/Carthay%20Neighborhoods%20Historic%20District%20DRAFT.pdf>

²² *Los Angeles Times*, 247. 5 June 1955.

²³ Ancestry.com. 2011. "U.S., World War II Draft Cards Young Men, 1940–1947 [database on-line]." Lehi, UT: Ancestry.com Operations, Inc.

²⁴ Ancestry.com. 2011. "U.S., City Directories, 1822–1995 [database on-line]." Lehi, UT: Ancestry.com Operations, Inc.

City building permit records identify Samuel Kruse as the third property owner in 1950, and ancestry databases associate Kruse with the subject property until 1952.²⁵ Kruse was born in 1898 and worked as the vice president of the Paris Restaurant during the time he owned the subject property. Kruse passed away in 1967 and is buried at the nearby San Gabriel Cemetery.²⁶ No additional information was found regarding Kruse's life in historical newspaper articles or ancestry databases. City building permit records identify Forrest Robert as the property owner in 1981. Ancestry databases associate Robert with the property between 1964 and 2000.²⁷ No relevant information was found regarding Robert's life in historical issues of the *Los Angeles Times* or *Los Angeles Sentinel*. The subject property is currently owned by the San Gabriel Cemetery Association.

9.4 USE HISTORY

The subject property has been used as a single-family residence.

²⁵ Ancestry.com. 2011. "U.S., City Directories, 1822–1995 [database on-line]." Lehi, UT: Ancestry.com Operations, Inc.

²⁶ Ancestry.com. 2012. "U.S., Find a Grave Index, 1600s–Current [database on-line]." Lehi, UT: Ancestry.com Operations, Inc.

²⁷ Ancestry.com. 2011. "U.S., City Directories, 1822–1995 [database on-line]." Lehi, UT: Ancestry.com Operations, Inc.

SECTION 10

HISTORIC CONTEXT

The subject property was evaluated using the Draft San Gabriel Citywide Historic Context Statement (2021); specifically, San Gabriel in the Depression and Wartime Years, 1931–1945 context, Residential Development. Architecture and Design, 1775–1980, Period Revival Theme, 1910–1940, and Spanish Colonial Revival Sub-Theme, 1915–1940.²⁸

10.1 RESIDENTIAL DEVELOPMENT, 1931–1945²⁹

Summary Statement of Significance: Resources evaluated under this theme are significant for conveying patterns of settlement and residential development in San Gabriel during the years of the Great Depression and World War II. After a few fallow years at the onset of the Depression, residential development picked back up in the mid-1930s, albeit at a somewhat slower pace than in previous times. Houses built during this period generally reflected the design standards of the Federal Housing Administration (FHA), with modest footprints and conventional styling. Resources associated with this theme are likely expressed in the form of historic districts—either as contributing elements of districts whose development began earlier, or as concentrations of Depression-era houses that may lack individual distinction but collectively convey the ethos of this era. Individual properties may be significant if they are associated with important events or people from this period.

Period of Significance: 1931–1945

Geographic Location: Citywide. Residential development from this period was largely concentrated in San Gabriel’s suburban tracts, most of which were located in the north and south parts of the city. Concentrations of Depression era houses are likely located in neighborhoods to the north of Las Tunas Drive and to the south of the mission.

Property Type Summary: Almost all residential development from this period consisted of detached single-family houses. Most were designed in the Minimal Traditional style or other conventional idioms and were incorporated into existing subdivisions on the periphery of the city, helping to fill in somewhat sparsely developed streetscapes.

Criteria: NR: A/B CR: 1/2 Local: 1/2

Associated Property Types:

- Residential
- Single-family residence
- Historic district

²⁸ City of San Gabriel Community Development Department, Planning Division. 11 August 2021. Revised Draft City of San Gabriel Citywide Historic Context Statement. Prepared by: Architectural Resources Group, Los Angeles, CA. Accessed April 2022. Available at: <https://www.sangabrielcity.com/DocumentCenter/View/15211/Revised-Draft-Historic-Context-Statement>

²⁹ City of San Gabriel Community Development Department, Planning Division. 11 August 2021. Revised Draft City of San Gabriel Citywide Historic Context Statement. Prepared by: Architectural Resources Group, Los Angeles, CA. Accessed April 2022. Available at: <https://www.sangabrielcity.com/DocumentCenter/View/15211/Revised-Draft-Historic-Context-Statement>

Integrity Considerations: A property that is significant must also retain certain aspects of integrity in order to express its historic significance. Determining which aspects are most important to a particular property type an understanding of its significance and essential physical characteristics. The rarity of a property type should also be considered when assessing integrity. As resources associated with this theme are common, the integrity of eligible properties should be quite high. A slightly greater degree of alterations may not preclude a resource from being eligible, though a building must still retain sufficient integrity to convey its significance, using the guide below.

Criteria: NR: A CR: 1 Local: 1

Significance: An individual property eligible under this theme may be significant as the site of a significant historic event from this period. A property that is significant as the site of a significant historic event is eligible if it retains the essential physical features that comprised its character or appearance during the period of its association with the important event.

Integrity Considerations: Residential property from this period should retain integrity of *location*, *feeling*, and *association*, at a minimum, in order to convey the important association with the city's development during this period. A property that has lost integrity of *setting* may still be eligible. A property that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, and fenestration pattern. A property is not eligible if it retains some basic features conveying form and massing but has lost the majority of features that characterized its appearance during its historical period.

Registration Requirements: To be eligible under this theme, a resource should, at a minimum:

- Date to the period of significance (1931–1945), and
- Retain the essential aspects of integrity, and
- Retain enough of its essential physical features to sufficiently convey its association with the historic context.

Significance: A historic district eligible under this theme may be significant for its association with patterns of residential development in San Gabriel.

Integrity Considerations: In order for a historic district to be eligible for designation, the majority of the components within the district boundary must possess integrity, as must the district as a whole. Integrity of *design*, *setting*, and *feeling* must be strongly present in the district overall, and it should convey a strong sense of time and place.

A contributing building must retain integrity of *location*, *design*, *setting*, *feeling*, and *association* to adequately convey the significance of the historic district. In general, minor or reversible alterations or in-kind replacement of original features and finishes are acceptable within historic districts. Significant alterations that change the massing, form, roofline, or fenestration patterns of an individual building, alter the original design intent, or that are not reversible may result in non-contributing status for an individual building. In order for a historic district to retain integrity, the majority (51 percent or more) of its component parts should contribute to its historic significance.

Registration Requirements: To be eligible under this theme, a historic district should, at a minimum:

- Date to the period of significance (1931–1945), and
- Retain the majority (51 percent or more) of the contributors dating to the period of significance.

Criteria: NR: B CR: 2 Local: 2

Significance: For its association with a person (or persons) significant in the history of San Gabriel.

Integrity Considerations: A property that is significant for its association with a significant person should retain integrity of *location, design, feeling, and association*, at a minimum, in order to convey its historic association with a significant individual.

Registration Requirements: To be eligible under this theme, a resource should, at a minimum:

- Date to the period of significance (1931–1945), and
- Retain the essential aspects of integrity, and
- Retain enough of its essential physical features to sufficiently convey its association with the historic context, and
- Be directly associated with the notable person’s productive period—the time during which she or he attained significance.

10.2 PERIOD REVIVAL, 1910–1940

Resources evaluated under this context and its various subthemes are significant as excellent examples of their architectural styles, types, period, or method of construction; and/or for representing the work of a significant architect or builder; and/or for possessing high artistic or aesthetic values; and/or for representing the last, best remaining example of a type or style that was once common in a neighborhood or the City but is now increasingly rare. Some designed landscapes may also be significant under this context as exceptional examples of landscape architecture. This context applies to all property types (residential, commercial, institutional) in San Gabriel, and is applicable to both individual properties and historic districts.

Associated Property Types:

- Residential (including various subtypes)
- Commercial (including various subtypes)
- Institutional (including various subtypes)
- Historic Districts

Property Type Summary: Significant interpretations of architectural styles can be applied to nearly any property type. In San Gabriel, examples include single-family residences; commercial buildings like banks, office buildings, restaurants, and retail buildings; institutional properties like government buildings, clubhouses, schools, and churches; and designed landscapes (residential and institutional). Concentrations of buildings that collectively convey a significant representation of architectural style(s) or type(s) may be identified as historic districts.

Geographic Location: Citywide – Residential development from this period occurred throughout the entire city.

Period of Significance: The period of significance for this context spans the entirety of the City's development history between 1775 and 1980.

Integrity Considerations: An individual property that is significant must also retain certain aspects of integrity in order to express its historic significance. Determining which aspects are most important to a particular property type necessitates an understanding of its significance and essential physical characteristics. The rarity of a property type and of an architectural style should also be considered when assessing integrity. In general, properties being evaluated for their architectural significance are held to a higher integrity threshold than those being evaluated under other contexts. The following is a guide.

Criteria: NR: C CR: 3 Local: 3

Significance: An individual property eligible under this theme may be significant:

- As an excellent embodiment of an architectural style, type, period, or method of construction; and/or
- As the notable work of a master architect or builder; and/or
- For possessing high artistic or aesthetic values; and/or
- As one of the last, best remaining examples of a type or style in a neighborhood or the City that is increasingly rare.

Integrity Considerations: An individual property significant for its architecture is eligible if it retains most of the physical features that constitute its style or technique. It should retain integrity of design, materials, workmanship, and feeling, at a minimum, in order to be eligible for its architectural merit. A property that has lost a few historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. A property is not eligible if it retains some basic features conveying form and massing but has lost the majority of features that originally characterized its style or type.

Registration Requirements: To be eligible under this theme, a resource should, at a minimum:

- Represent an excellent or influential example of an architectural style(s) or type, and/or
- Be associated with a significant architect or designer, and
- Retain the essential character-defining features of the style or type, and
- Retain the essential aspects of integrity.

Criteria: NR: C CR: 3 Local: 3

Significance: A historic district eligible under this theme may be significant:

- For embodying the distinctive characteristics of one or more architectural styles or types; and/or
- As the notable work of one or more architects or master builders; and/or
- For possessing high artistic or aesthetic values.

Integrity Considerations: In order for a historic district to be eligible for designation, the majority of the components the district boundary must possess integrity, as must the district as a whole. Integrity of *design, setting, materials, workmanship, and feeling* must be strongly present in the district overall, and it should convey a strong sense of time and place.

A contributing building must retain integrity of *design, setting, materials, and workmanship* to adequately convey the significance of the historic district. In general, minor or reversible alterations or in-kind replacement of original features and finishes are acceptable within historic districts. Significant alterations that change the massing, form, roofline, or fenestration patterns of an individual building, alter the original design intent, or that are not reversible may result in non-contributing status for an individual building. In order for a historic district to retain integrity, the majority (51 percent or more) of its component parts should contribute to its historic significance.

Registration Requirements: To be eligible under this theme, a historic district should, at a minimum:

- Represent an excellent or influential concentration of an architectural style(s), and/or
- Be associated with a significant architect or designer, and
- Retain the majority (51 percent or more) of the contributors reflecting the architectural style(s), and
- Retain the essential aspects of integrity.

Subtheme: Spanish Colonial

Spanish Colonial Revival architecture gained widespread popularity throughout Southern California after the 1915 Panama-California Exposition in San Diego. The exposition's buildings were designed by architect Bertram Grosvenor Goodhue, who wished to go beyond the popular Mission architectural interpretations of the state's colonial past and highlight the richness of Spanish precedents found throughout Latin America. The exposition prompted other designers to look directly to Spain for architectural inspiration. The Spanish Colonial Revival style was an attempt to create a "native" California architectural style that drew upon and romanticized the state's colonial past. The popularity of the Spanish Colonial Revival style coincided with Southern California's population boom of the 1920s. The versatility of the style, allowing for builders and architects to construct buildings as simple or as lavish as money would permit, helped to further spread its popularity throughout the region. The style's adaptability also lent its application to a variety of building types, including single- and multi-family residences, commercial properties, and institutional buildings. Spanish Colonial Revival architecture often borrowed from other styles such as Churrigueresque, Gothic Revival, Moorish Revival, or Art Deco. The style is characterized by its complex building forms, stucco-clad wall surfaces, and clay tile roofs. The Spanish Colonial Revival style remained popular through the 1930s, with later versions simpler in form and ornamentation.

Character-Defining Features:

- Complex massing and asymmetrical façades
- Incorporation of patios, courtyards, loggias, or covered porches and/or balconies
- Low-pitched gable or hipped roofs with clay tile roofing
- Coved, molded, or wood-bracketed eaves
- Towers or turrets
- Stucco wall cladding
- Arched window and door openings
- Single and paired multi-paned windows (predominantly casement)
- Decorative stucco or tile vents
- Used of secondary materials, including wrought iron, wood, cast stone, terra cotta, and polychromatic tile

SECTION 11 EVALUATION OF ELIGIBILITY

11.1 NATIONAL REGISTER OF HISTORIC PLACES

Criterion A

The subject property is not eligible for listing in the National Register pursuant to Criterion A. The subject property was constructed during Depression and Wartime years in the City, 1930–1945. The development of the subject property did not appear in historic local and regional newspaper articles. The development of the Dobbins Tract does not appear to have a significant association with residential development in the City and received limited mention in newspaper articles beyond real estate sales and land transfers. Additionally, the subject property is located within a section of the Dobbins Tract that appears to have been purchased by the San Gabriel Cemetery Association. There was no information found to assert the subject property had anything to do with the development or operation of the San Gabriel Cemetery or the Church of Our Savior nearby. The subject property was also found to not have an association with development trends specific to the proposed San Gabriel Village development, a residential development project that intended to construct 840 single-family homes. The majority of the neighboring residences were constructed postwar. Therefore, the subject property is not eligible for listing in the National Register pursuant to Criterion A individually or as a contributor to a potential historic district.

Criterion B

The subject property is not eligible for listing in the National Register pursuant to Criterion B. Based on a review of the City building permit records and historical newspaper articles specific to the subject property, no person/persons of national, state, and local historical significance have been associated with the subject property. Therefore, the subject property is not eligible for listing in the National Register pursuant to Criterion B.

Criterion C

The subject property is not eligible for listing in the National Register pursuant to Criterion C. The subject property was constructed in 1931. The subject property has been substantially altered. Additional space was added onto the western end of the subject property. The addition was identified as a “Rumpus Room” in Los Angeles County Assessor records. The addition of the rumpus room was completed in 1951. The rumpus room project was completed outside the period of significance for Spanish Colonial Revival buildings, 1915–1940. The rumpus room was constructed with materials that do not match the original building cladding and window design. The addition also contains a metal awning above the windows facing west. According to the National Park Service Preservation Brief No. 44: *The Use of Awnings on Historic Buildings, Repair, Replacement and New Design* metal awnings were typically constructed with aluminum. These aluminum awnings became a popular addition and were standard on buildings constructed in the 1950s and 1960s. The Preservation Brief also states:

“The time is approaching when some aluminum awnings may even be considered appropriate to older buildings, if the awnings formed part of an updated storefront, or are central features of an intact postwar refashioning of the building’s exterior.”³⁰

The awning specific to the subject property was not added to an updated storefront and considering the period of significance regarding the construction date, the awning was not a central feature of an intact postwar refashioning of the building’s exterior.

Finally, based on the information the article provided regarding the use of metal awnings that became popular in the 1950s and 1960s, it may be possible the construction of the addition may have been completed sometime after 1950 and possibly at the same time as the construction of the rumpus room in 1951. The Assessor records do not provide pertinent information to confirm if the addition was the work of a master architect or builder. Overall, the subject property is in a state of neglect and disrepair in addition to being substantially altered on the western façade that was added well after the period of significance. The addition does not add any stylistic value to the subject property, and greatly detracts from its original architectural styling. The building is a common and low-style example of Spanish Colonial residential architecture. The building does not possess high artistic value and does not embody distinctive characteristics of this type, period, or method of construction. Additionally, the building is in poor condition due to deferred maintenance.

Furthermore, the subject property is not the work of a master architect or builder. Wells’ personal residence was featured in a 1938 issue of *Architectural Digest*.³¹ Wells’ personal residence is the building most closely associated with him. No additional information was found regarding the professional life of Ivan M. Wells to assert that Wells was a renowned master level architect or builder. The subject property has been substantially altered and no longer conveys an association with the style and period of significance. Additionally, the building is a common example of Spanish Colonial Revival-style residential buildings located in the City and nearby San Gabriel Valley communities. Therefore, the subject property is not eligible for listing in the National Register pursuant to Criterion C.

Criterion D

Criterion D was not considered in this report as it generally applies to archaeological resources. Additionally, there is no reason to believe the subject property have the potential to yield important information regarding prehistory or history.

11.2 CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register eligibility criteria mirror those of the National Register. Therefore, the subject property is also not eligible for listing in the California Register.

³⁰ Randl, Chad. “Preservation Briefs: 44 The Use of Awnings on Historic Buildings, Replacement and New Design.” National Park Service, U.S. Department of the Interior. Accessed April 21, 2022. Available at: <https://www.nps.gov/tps/how-to-preserve/briefs/44-awnings.htm>

³¹ “Residence of Mr. and Mrs. Ivan M. Wells: Beverly Hills 1938.” 1938. *Architectural Digest*, 9(4). Accessed April 22, 2022. Available at: <https://archive.architecturaldigest.com/article/1938/1/residence-of-mr-and-mrs-ivan-m-wells-beverly-hills-by-ivan-m-wells>

11.3 CITY OF SAN GABRIEL HISTORIC MONUMENTS

Similarly, the City of San Gabriel Historic Landmark criteria are similar to the National Register and California Register criteria. The subject property was constructed during Depression and Wartime years in the City, 1930–1945. The development of the subject property did not appear in historic local and regional newspaper articles. The development of the Dobbins Tract does not appear to have a significant association with residential development in the City and received limited mention in newspaper articles beyond real estate sales and land transfers. Additionally, the subject property is located within a section of the Dobbins Tract that appears to have been purchased by the San Gabriel Cemetery Association. There was no information found to assert the subject property had anything to do with the development or operation of the San Gabriel Cemetery. The subject property was not identified or associated with important events or broad patterns of development that have made a significant contribution to the cultural, architectural, social, historical, economic, and political heritage of the City. Therefore, the subject property does not appear eligible for designation as a Historic Monument pursuant to Criterion 1.

Based on a review of the City building permits and historical newspaper articles specific to the subject property, no person/persons of local historical significance have been associated with the subject property. Therefore, the subject property does not appear to be eligible for listing as a City Historic Landmark pursuant to Criterion 2.

The subject property is not eligible for listing as a City Historic Landmark pursuant to Criterion 3. The subject property was constructed in 1931. The subject property has been substantially altered and no longer embodies distinctive characteristics of style, type, period, or method of construction. The building is a common and low-style example of Spanish Colonial Revival residential architecture. Additional space identified as a rumpus room was added onto the western end of the subject property in 1951. Additionally, the construction materials that were used do not match the original building cladding and window design; and was completed outside the period of significance for Spanish Colonial Revival style buildings, 1915–1940. The addition also contains a metal awning above the windows facing west. According to the National Park Service Preservation Brief No. 44: *The Use of Awnings on Historic Buildings, Repair, Replacement and New Design*, metal awnings were typically constructed with aluminum. These aluminum awnings became a popular addition and were standard on buildings constructed in the 1950s and 1960s. The preservation brief also states:

“The time is approaching when some aluminum awnings may even be considered appropriate to older buildings, if the awnings formed part of an updated storefront, or are central features of an intact postwar refashioning of the building's exterior.”³²

³² Randl, Chad. “Preservation Briefs: 44 The Use of Awnings on Historic Buildings, Replacement and New Design.” National Park Service, U.S. Department of the Interior. Accessed April 21, 2022. Available at: <https://www.nps.gov/tps/how-to-preserve/briefs/44-awnings.htm>

The awning specific to the subject property was not added to an updated storefront and considering the period of significance regarding the construction date, the awning was not a central feature of an intact postwar refashioning of the building's exterior. Finally, based on the information the article provided regarding the use of metal awnings that became popular in the 1950s and 1960s, it may be possible the installation of the metal awning may have been included with the construction of the rumpus room addition in 1951. City building permits did not identify a builder or architect associated with the addition. Overall, the subject property is in a state of neglect and disrepair in addition to being substantially altered on the western façade.

Furthermore, the subject property is not the work of a master architect or builder. Wells' personal residence was featured in a 1938 issue of *Architectural Digest*.³³ No additional information was found regarding the professional life of Ivan M. Wells to assert that Wells was a renowned master level architect or builder. The Ivan Wells and Sons Construction Company appeared more frequently in newspaper articles regarding high profile development after his death in 1964. The subject property has been substantially altered and no longer conveys an association with the style and period of significance. Additionally, the building is a common example of Spanish Colonial Revival-style residential buildings located in the City and nearby San Gabriel Valley communities. Therefore, it is not the last, best, or increasingly rare remaining example of Spanish Colonial Revival architecture in the neighborhood or the City. The subject property does not appear to be eligible for listing as a City Historic Landmark pursuant to Criterion 3.

11.4 CITY OF SAN GABRIEL HISTORIC DISTRICT

The subject property was not identified as contributor to a potential historic district by Architectural Resources Group in the Draft San Gabriel Citywide Historic Context Statement (2021).³⁴ Neighboring buildings reflect a different period of development with mostly postwar Ranch, Minimal Traditional, and Mid-Century Modern styles. Should the area be identified as a potential historic district, the subject property would not contribute because it was built during an era of minimal development in that area of the City and neighboring buildings do not represent a cohesive development pattern specific to the Period Revival architectural style.

³³ "Residence of Mr. and Mrs. Ivan M. Wells: Beverly Hills 1938." 1938. *Architectural Digest*, 9(4). Accessed April 22, 2022. Available at: <https://archive.architecturaldigest.com/article/1938/1/residence-of-mr-and-mrs-ivan-m-wells-beverly-hills-by-ivan-m-wells>

³⁴ City of San Gabriel Community Development Department, Planning Division. 11 August 2021. Revised Draft City of San Gabriel Citywide Historic Context Statement. Prepared by: Architectural Resources Group, Los Angeles, CA. Accessed April 2022. Available at: <https://www.sangabrielcity.com/DocumentCenter/View/15211/Revised-Draft-Historic-Context-Statement>

SECTION 12 CONCLUSION

Sapphos Environmental, Inc. understands that the subject property was constructed during a period of San Gabriel in the Depression and Wartime Years, 1931–1945. After careful research and evaluation, Sapphos Environmental, Inc. (Mr. Scott Torres and Ms. Carrie Chasteen; Attachment A, *Resumes of Key Personnel*) concludes that the subject property does not appear to have had substantial association with residential development trends specific to the San Gabriel Village and there is no additional information to assert that the development of the property plays a substantial role regarding single-family residential development at the national, state, and local levels (Attachment B, *DPR 523 Series Forms*). Additionally, there is no information to assert that the development of the subject property has a close association with social, cultural, and economic narratives significant to national, state, and local history. The subject property is not found to be associated with a person(s) of national, state, and local significance. Finally, the subject property is not the last and best remaining example of a Spanish Colonial Revival-style building and is substantially altered with additions that were completed outside the period of significance for Spanish Colonial Revival style buildings. Therefore, the subject property does not appear to be individually eligible for listing in the National Register, California Register, and as a City of San Gabriel Historic Landmark. Therefore, the subject property is not a historical resource pursuant to Section 15064.5(a) of the CEQA Guidelines. Demolition of the building located on the subject property would not result in a substantial adverse change to a historical resource (Section 15064.5(b) of the CEQA Guidelines).

SECTION 13 SOURCES

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***ATTACHMENT A
RESUMES OF KEY PERSONNEL***

Scott E. Torres, MA

Architectural Historian

Master of Arts, History,
California State University
Fullerton, Fullerton, CA,
2020

- History
- Architecture
- California History
- Historic Preservation
- Cultural Survey

Years of Experience: 3+

- *Historic Resource Documentation and Evaluations for Sierra Madre Ca, Hollywood, San Marino, Ontario, Fontana, Glendale, and Los Angeles*
- *High Speed Rail Construction Package 4*
- *Society of Architectural Historians Member*

Mr. Scott Torres has more than three years of experience in the field of historic research and writing, including primary and secondary source analysis, conducting oral history interviews, peer review, and editing.

Mr. Torres has served as a project architectural historian and conducted historic assessments in the Cities of Los Angeles, including Hollywood, San Marino, Los Angeles, Orange, and surrounding communities within Los Angeles and San Bernardino Counties. Mr. Torres has conducted a historic resource evaluation of the Little Tokyo Towers as part of a historic resource assessment report in support of the Los Angeles Office of Historic Resources. Additional resource assessments in Hollywood include early Craftsman residences and the Period Revival Bungalow Court Apartments associated with early development and the entertainment industry. On behalf of the County of Los Angeles, Mr. Torres provided research and documentation on unincorporated East LA's Unique Theater, in support of its nomination for Historic Landmark designation. Mr. Torres has also provided historic documentation and literature review in support of the Los Angeles Music Center Electric Replacement Project; the project included an impact assessment regarding identified historic resources located within the music center campus. Additionally, Mr. Torres has conducted research in support of residential design reviews in the Cities of Glendale, San Marino, and Hollywood. Mr. Torres has also provided cultural resources support for the High-Speed Rail (HSR) Construction Package (CP) 4.

Mr. Torres has conducted Department of Parks and Recreation documentation and evaluations in support of site assessments in the Cities of Sierra Madre, Monrovia, Hollywood, Los Angeles, and Ontario. This work includes site photographs, database research, and map review.

Mr. Torres is a member of the Society of Architectural Historians.

Carrie E. Chasteen, MS

Cultural Resources Manager

Master of Science (Historic Preservation), School of the Art Institute of Chicago, Chicago, Illinois, 2001

Bachelor of Arts (History and Political Science), University of South Florida, Tampa, Florida, 1997

- Cultural resources management and legal compliance
- History of California
- Identification and evaluation of the built environment
- Archival documentation
- Historic preservation consultation

Years of Experience: 20+

- Oregon Transportation Investment Act (OTIA) III CS3 Technical Lead
- Chair, Historic Preservation Commission, City of Pasadena
- Design Commission, City of Pasadena
- Phi Alpha Theta
- Extensive experience documenting and evaluating parks and recreational facilities
- Extensive experience in the City of Riverside

Ms. Carrie Chasteen has more than 20 years of experience in the field of cultural resources and the built environment, including project management, agency coordination, archival research, managing large surveys, preparation of compliance reports, preparation of Environmental Impact Statement / Environmental Impact Report (EIS/EIR) sections, peer review, and regulatory compliance. She meets and exceeds the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History.

Ms. Chasteen has served as Principal Investigator / Principal Architectural Historian on projects in Kern, San Bernardino, Riverside, Ventura, Los Angeles, Orange, Imperial, and San Diego Counties in Southern California. She has experience in California, Oregon, Washington, Arizona, Nevada, Missouri, Illinois, Florida, West Virginia, Connecticut, New York, New Jersey, and Massachusetts. She has extensive experience with the California Office of Historic Preservation, the California Department of Transportation (Caltrans), San Bernardino Associated Governments (SANBAG), Los Angeles County Department of Parks and Recreation, the City of Los Angeles, and various state, county, and local government agencies.

On behalf of the County of Los Angeles Department of Parks and Recreation (DPR), Ms. Chasteen managed the documentation and evaluation of 54 parks, golf courses, and arboreta. The historic evaluations assess County facilities that were identified as priorities due to the age of the facility, architect of record, or affiliation with event of importance to the history of development of Los Angeles County. The historic evaluations consider eligibility for listing on the National Register of Historic Places, the California Register of Historical Resources, the County Register of Landmarks and Historic Districts, and standards provided in CEQA. The results were used by the County DPR to address future projects in the facilities, alter plans as needed, and to inform a Cultural Resources Treatment Plan (CRTP) and Worker Environmental Awareness Program (WEAP) training. She also provided consultation services for the Arcadia County Park Pool and Bathhouse Replacement Project, which included documenting and evaluating the park as a historic district for eligibility for inclusion in the National Register of Historic Places and the California Register of Historical Resources. Because the park was found to be eligible for listing in both registers, Ms. Chasteen provided additional consultation services to ensure the replacement pools and bathhouse were in compliance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties* in order to minimize potential impacts to the historic district.

Additional experience includes preparing Historic American Building Survey/Historic American Engineering Record (HABS / HAER) documentation for the former Caltrans District 7 headquarters building, Roosevelt Annex at the California Veterans' Home in Yountville, and the Space Flight Operations Facility, commonly referred to as Mission Control, a National Historic Monument, at the Jet Propulsion Laboratory (JPL) in Pasadena.

ATTACHMENT B
DPR 523 SERIES FORMS

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

Primary #
HRI #
Trinomial
NRHP Status Code: 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 19

*Resource Name or # (Assigned by recorder): 607 W. Roses Road

P1. Other Identifier: None

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad: El Monte

Date: 1995

T1S; R12W; ___ of ___ of Sec ; ___ B.M.

c. Address: 607 W. Roses Road

City: San Gabriel

Zip: 91775

d. UTM (Give more than one for large and/or linear resources) Zone: ___, ___ mE/ ___ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN 5365-022-006

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

The building located on 607 W. Roses Road is a Spanish Colonial Revival-style single-family residence constructed in 1931. The subject property is located on W. Roses Road. The subject property has been substantially altered. Extant additions to the property include an office on the western end of the property and an attached two car garage. Garages built during the period of significance associated with Spanish Colonial Revival buildings were commonly single-car and set back from the main building on the property. The area is densely populated with single-family and residential buildings. The subject property is located between N. San Marino Avenue to the east and ceases just west of N. Alhambra Road. (See Continuation Sheet page 4)

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

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

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



P5b. Description of Photo (view, date, accession #):

Primary façade
View northwest
April 18, 2022

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both
1931 LA County Assessor

*P7. Owner and Address:

San Gabriel Cemetery Association
c/o Mr. Todd Sexton
601 W. Roses Road
San Gabriel, CA 91775

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

Scott Torres
Sapphos Environmental, Inc.
430 N. Halstead Street
Pasadena, CA 91107

*P9. Date Recorded: April 18, 2022

*P10. Survey Type (Describe): Intensive

*P11. Report Citation (Cite survey report and other sources, or enter "none"): None

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

DPR 523A (9/2013)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder): 607 W. Roses Road
Page 2 of 19

*NRHP Status Code: 6Z

B1. Historic Name: 607 W. Roses Road

B2. Common Name: 607 W. Roses Road

B3. Original Use: Single-family Residence

B4. Present Use: Single-Family Residence

***B5. Architectural Style:** Spanish-Colonial Revival

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

The Los Angeles County Office of the Assessor (County Assessor) Portal indicated the subject property was constructed as part of the San Gabriel Cemetery Association Tract in 1931. The City building permits indicate the subject property "dwelling and garage" was constructed by Ivan Wells for D.L. Simmons. Wells is identified in historical issues of the *Los Angeles Times* as the contractor associated with residential construction in the Los Angeles area. No additional information was found regarding Wells' professional life specific to the subject property. Additional permit information includes alterations and repairs to the subject property. The City building permit records identify a roofing project that took place in 1941, construction of a tool shed in 1950, roof repair in 1981, and a reroof in 1983.

***B7. Moved?** No Yes Unknown Date:

Original Location: N/A

***B8. Related Features:** N/A

B9a. Architect: Ivan M. Wells

b. Builder: Unknown

***B10. Significance: Theme:** Spanish-Colonial Revival

Area: Sab Gabriel

Period of Significance: 1931

Property Type: Residence **Applicable Criteria:** NA

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

The building is a common example of a Spanish Colonial Revival-style building in the City. The property was constructed within the Period Revival era, 1915-1940. (See Continuation Sheet page 15)

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

***B12. References:** See Continuation Sheet page 19.

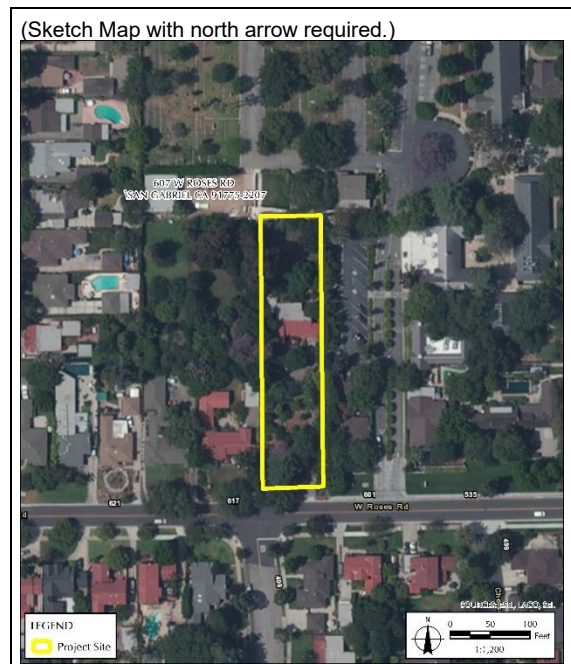
***B13. Remarks:** None.

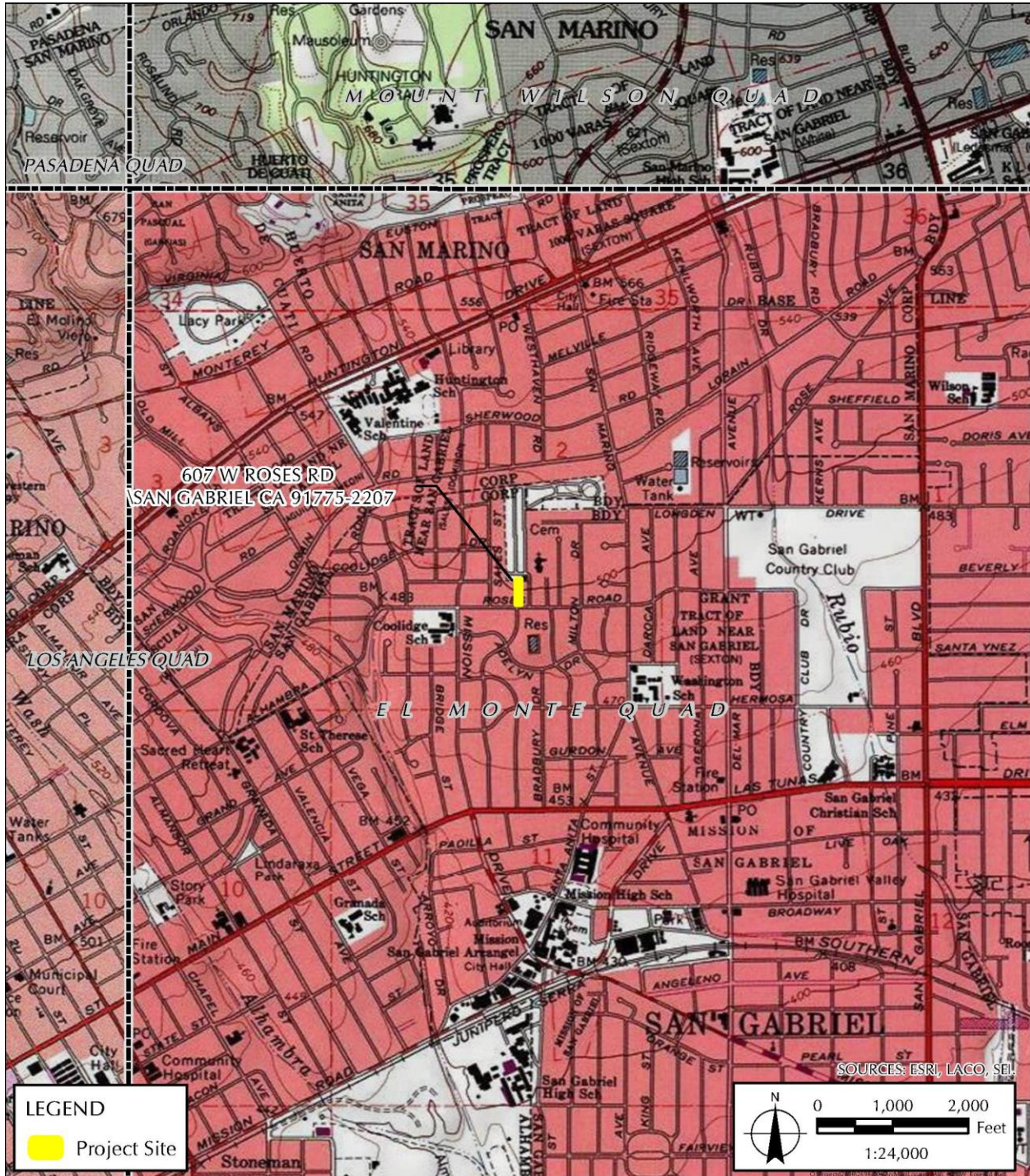
***B14. Evaluator:**

Scott Torres
Architectural Historian
Sapphos Environmental, Inc.
430 N. Halstead Street
Pasadena, CA 91107

***Date of Evaluation:** April 18, 2022

(This space reserved for official comments.)





***P3a. Description:** (Continued from Primary Record page 1)

The primary façade faces south onto W. Roses Road. The subject property is a Spanish Colonial Revival-style single-family residence clad in smooth stucco and features a combination of flat, low-pitched front and side gable roof sections. The roof is clad in clay Spanish tiles. The primary façade also contains numerous deeply recessed wood windows. Window details include timber lintels set into the masonry. Additionally, the primary façade contains a screened-in porch underneath the side gable section of the roof. The porch is the only section of the façade that has a roof overhang and has square wood columns. It appears the screens may have been added over the course of time. The roof rafter tails remain exposed on the flat and side gable roof sections. The main entrance to the subject property is accessible from the porch. The entryway façade contains divided-light, double-hung windows and three wood doors. The primary door is a recessed wood panel door that has a small vision lite.



Primary Façade (view northwest)



Screened Porch Detail (view north)

*P3a. Description: (Continued from Continuation Sheet page 4)



Porch Entryway (view east)



Main Entry (view north)

The additional doors lead into the eastern section of the subject property and the garage on the eastern corner. One door is a single wood, multi-light door and the other is a solid wood paneled door. A metal screen door provides access to the main entry of the subject property. Additional features include a circular porthole-style windows located above the roofline on the western corner section of the façade. A window-mounted air conditioner was also identified on the façade. The façade also has a concrete block wall that semi-encloses the entrance and front yard landscaping. The two-car garage is attached to the subject property and located on the eastern corner. The garage door is a wood tilt-up garage door. The door framing features a wide timber lintel. Based on a visual inspection of the subject property, the majority of the exposed beams appear to be rotted and loosely repaired with what appears to be fiberglass and resin.

*P3a. Description: (Continued from Continuation Sheet page 5)



Secondary Entry (view north)



Primary Façade (view west)



Primary Façade (view north)

*P3a. Description: (Continued from Continuation Sheet page 6)



Primary Façade (view north)



Primary Façade Porch Roof Wood Rot



Primary Façade Damaged/Repaired Beams

*P3a. Description: (Continued from Continuation Sheet page 7)



Primary Façade Damaged Beam

Northern Façade

The northern façade is clad in smooth stucco and has an asymmetrical roofline. The roofline does not provide an overhang. The façade contains numerous double-hung and divided-light wood windows.

The porch located off the façade has one wood door for egress into the backyard. Another single vision-lite door is on the northeast corner on what appears to be a service porch. Additional features include clay ventilation pipes, a common feature found on Spanish Colonial Revival homes. Based on a visual inspection of the property, a rumpus room was added onto the property in

1951. The rumpus room encompasses half of the western façade and a quarter of the northern façade. A detailed description of the rumpus room is included in the description of the western façade.



Northern Façade (view southwest)

*P3a. Description: (Continued from Continuation Sheet page 8)



Northern Façade (view southwest)



Northern Façade (rumpus room addition; view south)



Northern Façade (block wall; view southeast)

The rumpus room features concrete block construction and board-and-batten siding that does not match façade cladding throughout the subject property. Additionally, the façade faces north onto the backyard of the property, and a brick wall enclosed the yard at one point in time. The façade remains obscured by various overgrown trees and shrubs.

*P3a. Description: (Continued from Continuation Sheet page 9)



Northern Façade (rumpus room; view west)

Eastern Façade

The eastern façade contains double-hung wood windows and a paneled wood door. The door provides access to the garage. The eastern façade sits close to the property line and is accessible from the paved driveway, narrow pathway, and wood gate that leads into the backyard. The rafter tails are exposed on the garage section of the eastern façade.



Eastern Façade (view southwest)



Eastern Façade (view south)

*P3a. Description: (Continued from Continuation Sheet page 10)



Eastern Façade (view north)

Western Façade

The western façade is clad in smooth stucco and contains double- and single-hung wood windows. A small wing wall protrudes from the façade on the southwest corner of the subject property. The roof line is asymmetrical and does not provide an overhang. The roofline on the western façade features numerous rotted rafter tails and what appears to be rotted roof sheeting that is below the barrel tiles. The chimney is also clad in smooth stucco. A single wood door and concrete stoop are located mid-way along with façade. The location of the door and porch appear to have been an egress route from the interior parlor room into the side and back yards.



Western Façade (wood rot)

*P3a. Description: (Continued from Continuation Sheet page 11)



Western Façade (rafter, wood rot)



Western Façade (rafter, wood rot and barrel tile damage)



Western Façade (view northeast)

*P3a. Description: (Continued from Continuation Sheet page 12)



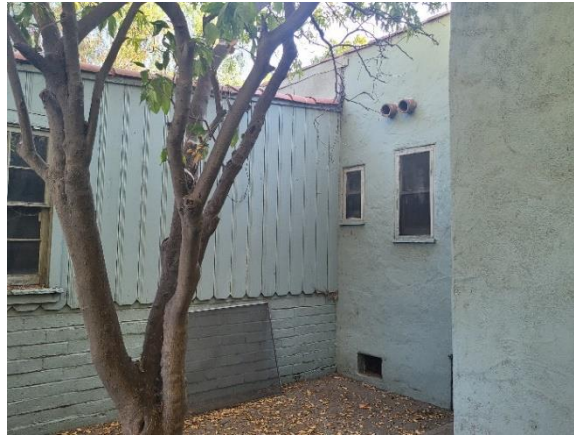
Western Façade (view east)

The northwest quarter of the façade was added onto the building. Based on Assessor records, a rumpus room was added onto the western façade in 1951. The rumpus room addition was added onto the subject property beyond the period of significance for Spanish Colonial Revival-style homes, 1915-1940. The addition was constructed using concrete blocks and wood board-and-batten siding. The roof on the addition is low-pitched shed roof and has clay tiles along the horizontal ridgelines. Shed roofs associated with the period of significance the Spanish Colonial Revival style were commonly clad in clay tiles matched to the primary roof cladding. The addition includes a ribbon of fixed glass windows that are flanked by divided-light, single-hung windows. The addition also features a metal awning mounted to the façade. There was no building permit available to identify an exact year the metal awning was added to the rumpus room. It appears that the awning may have been included in the construction of the rumpus room in 1951. Additional features include circular clay ventilation pipes located below the roofline. The western façade is accessed from the western edge of the front yard. A dirt pathway leads residents into the backyard.



Western Façade (view northeast)

*P3a. Description: (Continued from Continuation Sheet page 13)



Western Façade (rumpus room addition; view northeast)



Western Façade (rumpus room addition; view northeast)



Western Façade (rumpus room addition; view south)

*P3a. Description: (Continued from Continuation Sheet page 14)



Western Façade (rumpus room addition; view south)



Western Façade (view south)

*B10. Significance: (Continued from Building, Structure, Object Report page 2)

The Los Angeles County Office of the Assessor (County Assessor) Portal indicated the subject property was constructed as part of the San Gabriel Cemetery Association Tract in 1931. The City building permits indicate the subject property "dwelling and garage" was constructed by Ivan Wells for D.L. Simmons. Wells is identified in historical issues of the *Los Angeles Times* as the contractor associated with residential construction in the Los Angeles area. No additional information was found regarding Wells' professional life specific to the subject property.

City building permit records and historical issues of the *Los Angeles Times* identify Ivan Wells as the architect and contractor associated with residential construction in the Los Angeles area. Newspapers identify Wells as a prolific builder of custom homes in Beverly Hills and Belair beginning in 1922, who turned his expertise to more affordable building projects in the 1950s. Identified examples of Wells' work prior to the 1950s include a Neo-Classical multi-family residence located in the Wilshire Community Plan Area of Los Angeles constructed in 1937 and an additional Spanish Colonial Revival-style residence with detached garage located on 1036 S. Alvira Street in Los Angeles constructed in 1934. Articles from the 1950s identify the company as the Ivan Wells and Sons Construction Company. Wells continued to construct residential properties in the Los Angeles area and in the City of Anaheim into the 1950s. Ivan M. Wells passed away on December 29, 1964. His sons continued to operate Ivan Wells and Sons Inc. and developed homes in coastal and inland Orange County communities. There is no additional information regarding the life of Wells.

Due to the closure of public buildings, Assessor data was not reviewed for the subject property. A list of previous owners was compiled based on permit history and other available sources (Table 1, 607 W. Roses Road Ownership/Resident Data).

*B10. Significance: (Continued from Continuation Sheet page 15)

TABLE 1
607 W. ROSES ROAD OWNERSHIP/RESIDENT DATA

Year	Name
1931	D.L. Simmons
1914-1943	James Neville Mills
1950-1952	Samuel Kruse
1964-2000	Forrest Robert

Historic County Assessor records were not available at the time this study was prepared due to the current closure of public buildings. An abbreviated ownership history was compiled based on data available in historic building permits. The building permit records identify D.L. Simmons as the property owner in 1931. However, ancestry and newspaper records do not identify Simmons as a resident at the subject property at that time. It appears Simmons owned the property as it was being developed. City building permit records identify James Neville Mills as the property owner in 1941. An ancestry database search indicate Mills resided at the subject property between 1941 and 1943. Mills was a native of Versailles, Missouri and was born in 1900. According to ancestry records, Mills was employed by the Aircraft Owners and Pilots Association. Additional records identify Mills as a construction engineer in 1943. No additional information was found regarding Mills' life and profession in historical issues of the *Los Angeles Times* or *Los Angeles Sentinel*.

City building permit records identify Samuel Kruse as the third property owner in 1950, and ancestry databases associate Kruse with the subject property until 1952. Kruse was born in 1898 and worked as the vice president of the Paris Restaurant during the time he owned the subject property. Kruse passed away in 1967 and is buried at the nearby San Gabriel Cemetery. No additional information was found regarding Kruse's life in historical newspaper articles or ancestry databases. City building permit records identify Forrest Robert as the property owner in 1981. Ancestry databases associate Robert with the property between 1964 and 2000. No relevant information was found regarding Robert's life in historical issues of the *Los Angeles Times* or *Los Angeles Sentinel*. The subject property is currently owned by the San Gabriel Cemetery Association.

The subject property is not eligible for listing in the National Register pursuant to Criterion A. The subject property was constructed during Depression and Wartime years in the City, 1930-1945. The development of the subject property did not appear in historic local and regional newspaper articles. The development of the Dobbins Tract does not appear to have a significant association with residential development in the City and received limited mention in newspaper articles beyond real estate sales and land transfers. Additionally, the subject property is located within a section of the Dobbins Tract that appears to have been purchased by the San Gabriel Cemetery Association. There was no information found to assert the subject property had anything to do with the development or operation of the San Gabriel Cemetery. The subject property was also found to not have an association with development trends specific to the proposed San Gabriel Village development, a residential development project that intended to construct 840 single-family homes. Therefore, the subject property is not eligible for listing in the National Register pursuant to Criterion A.

The subject property is not eligible for listing in the National Register pursuant to Criterion B. Based on a review of the City building permit records and historical newspaper articles specific to the subject property, no person/persons of national, state, and local historical significance have been associated with the subject property. Therefore, the subject property is not eligible for listing in the National Register pursuant to Criterion B.

The subject property is not eligible for listing in the National Register pursuant to Criterion C. The subject property was constructed in 1931. The subject property has been substantially altered. Additional space was added onto the western end of the subject property. The addition was identified as a "Rumpus Room" in Los Angeles County Assessor records. The addition of the rumpus room was completed in 1951. The rumpus room project was completed outside the period of significance for Spanish Colonial Revival buildings, 1915-1940. The rumpus room was constructed with materials that do not match the original building cladding and window design. The addition also contains a metal awning above the windows facing west. According to the National Park Service Preservation Brief No. 44: *The Use of Awnings on Historic Buildings, Repair, Replacement and New Design* metal awnings were typically constructed with aluminum. These aluminum awnings became a popular addition and were standard on buildings constructed in the 1950s and 1960s. The Preservation Brief also states:

"The time is approaching when some aluminum awnings may even be considered appropriate to older buildings, if the awnings formed part of an updated storefront, or are central features of an intact postwar refashioning of the building's exterior."

***B10. Significance:** (Continued from Continuation Sheet page 16)

The awning specific to the subject property was not added to an updated storefront and considering the period of significance regarding the construction date, the awning was not a central feature of an intact postwar refashioning of the building's exterior.

Finally, based on the information the article provided regarding the use of metal awnings that became popular in the 1950s and 1960s, it may be possible the construction of the addition may have been completed sometime after 1950 and possibly at the same time as the construction of the rumpus room in 1951. The Assessor records do not provide pertinent information to confirm if the addition was the work of a master architect or builder. Overall, the subject property is in a state of neglect and disrepair in addition to being substantially altered on the western façade that was added well after the period of significance. The addition does not add any stylistic value to the subject property, and greatly detracts from its original architectural styling. The building is a common and low-style example of Spanish Colonial residential architecture. The building does not possess high artistic value and does not embody distinctive characteristics of this type, period, or method of construction. Additionally, the building is in poor condition due to deferred maintenance.

Furthermore, the subject property is not the work of a master architect or builder. Wells' personal residence was featured in a 1938 issue of *Architectural Digest*. Wells' personal residence is the building most closely associated with him. No additional information was found regarding the professional life of Ivan M. Wells to assert that Wells was a renowned master level architect or builder. The subject property has been substantially altered and no longer conveys an association with the style and period of significance. Additionally, the building is a common example of Spanish Colonial Revival-style residential buildings located in the City and nearby San Gabriel Valley communities. Therefore, the subject property is not eligible for listing in the National Register pursuant to Criterion C.

The buildings were constructed using common techniques and materials. Additionally, the site was graded during construction of the buildings. Therefore, the site is not expected to yield important information pertaining to prehistory or history. The subject property is ineligible for listing in the National Register and California Register pursuant to Criterion D/4.

CITY OF SAN GABRIEL HISTORIC MONUMENTS

Similarly, the City of San Gabriel Historic Landmark criteria are similar to the National Register and California Register criteria. The subject property was constructed during Depression and Wartime years in the City, 1930-1945. The development of the subject property did not appear in historic local and regional newspaper articles. The development of the Dobbins Tract does not appear to have a significant association with residential development in the City and received limited mention in newspaper articles beyond real estate sales and land transfers. Additionally, the subject property is located within a section of the Dobbins Tract that appears to have been purchased by the San Gabriel Cemetery Association. There was no information found to assert the subject property had anything to do with the development or operation of the San Gabriel Cemetery. The subject property was not identified or associated with important events or broad patterns of development that have made a significant contribution to the cultural, architectural, social, historical, economic, and political heritage of the City. Therefore, the subject property does not appear eligible for designation as a Historic Monument pursuant to Criterion 1.

Based on a review of the City building permits and historical newspaper articles specific to the subject property, no person/persons of local historical significance have been associated with the subject property. Therefore, the subject property does not appear to be eligible for listing as a City Historic Landmark pursuant to Criterion 2.

The subject property is not eligible for listing as a City Historic Landmark pursuant to Criterion 3. The subject property was constructed in 1931. The subject property has been substantially altered and no longer embodies distinctive characteristics of style, type, period, or method of construction. The building is a common and low-style example of Spanish Colonial Revival residential architecture. Additional space identified as a rumpus room was added onto the western end of the subject property in 1951. Additionally, the construction materials that were used do not match the original building cladding and window design; and was completed outside the period of significance for Spanish Colonial Revival style buildings, 1915-1940. The addition also contains a metal awning above the windows facing west. According to the National Park Service Preservation Brief No. 44: *The Use of Awnings on Historic Buildings, Repair, Replacement and New Design*, metal awnings were typically constructed with aluminum. These aluminum awnings became a popular addition and were standard on buildings constructed in the 1950s and 1960s. The preservation brief also states:

"The time is approaching when some aluminum awnings may even be considered appropriate to older buildings, if the awnings formed part of an updated storefront, or are central features of an intact postwar refashioning of the building's exterior."

***B10. Significance:** (Continued from Continuation Sheet page 17)

The awning specific to the subject property was not added to an updated storefront and considering the period of significance regarding the construction date, the awning was not a central feature of an intact postwar refashioning of the building's exterior. Finally, based on the information the article provided regarding the use of metal awnings that became popular in the 1950s and 1960s, it may be possible the installation of the metal awning may have been included with the construction of the rumpus room addition in 1951. City building permits did not identify a builder or architect associated with the addition. Overall, the subject property is in a state of neglect and disrepair in addition to being substantially altered on the western façade.

Furthermore, the subject property is not the work of a master architect or builder. Wells' personal residence was featured in a 1938 issue of *Architectural Digest*. No additional information was found regarding the professional life of Ivan M. Wells to assert that Wells was a renowned master level architect or builder. The Ivan Wells and Sons Construction Company appeared more frequently in newspaper articles regarding high profile development after his death in 1964. The subject property has been substantially altered and no longer conveys an association with the style and period of significance. Additionally, the building is a common example of Spanish Colonial Revival-style residential buildings located in the City and nearby San Gabriel Valley communities. Therefore, it is not the last, best, or increasingly rare remaining example of Spanish Colonial Revival architecture in the neighborhood or the City. The subject property does not appear to be eligible for listing as a City Historic Landmark pursuant to Criterion 3.

CITY OF SAN GABRIEL HISTORIC DISTRICT

The subject property was not identified as contributor to a potential historic district by Architectural Resources Group in the Draft San Gabriel Citywide Historic Context Statement (2021). Neighboring buildings reflect a different period of development with mostly postwar Ranch, Minimal Traditional, and Mid-Century Modern styles. Should the area be identified as a potential historic district, the subject property would not contribute because it was built during an era of minimal development in that area of the City and neighboring buildings do not represent a cohesive development pattern specific to the Period Revival architectural style.

The subject property was evaluated against the seven aspects of integrity as outlined in the California Code of Regulations (Section 4852 [C]) and described in the National Register Program. The seven aspects of integrity include location, design, setting, materials, workmanship, feeling, and association. The building has been substantially altered including an office addition on the western facade and the attached two car garage. Thus, the building does not retain integrity of *design, materials, workmanship, feeling, and association*. The building was constructed in a residential neighborhood and has not been moved; therefore, the property does retain integrity of setting and location. The subject property does not meet the criteria for listing in local, state, and national historical registers. The proposed project would not result in a substantial adverse change to a historical resource (Section 15064.5(b) of the CEQA Guidelines).

***B12. References:** (Continued from Building, Structure, Object Report page 2)

- Ancestry.com. 2010. *1880 United States Federal Census* [database on-line]. Lehi, UT: Ancestry.com Operations, Inc.; 1880 U.S. Census Index provided by The Church of Jesus Christ of Latter-day Saints.
- Ancestry.com. 2011. *U.S., City Directories, 1822-1995* [database on-line]. Lehi, UT: Ancestry.com Operations, Inc.
- Ancestry.com. 2011. *U.S., World War II Draft Cards Young Men, 1940-1947* [database on-line]. Lehi, UT: Ancestry.com Operations, Inc.
- Ancestry.com. 2012. *U.S., Find a Grave Index, 1600s-Current* [database on-line]. Lehi, UT: Ancestry.com Operations, Inc.
- California Office of Historic Preservation. 1999. *California State Law and Historic Preservation*, 4853 (c), 66.
- City of San Gabriel Community Development Department, Planning Division. 11 August 2021. Revised Draft City of San Gabriel Citywide Historic Context Statement. Prepared by: Architectural Resources Group, Los Angeles, CA. Accessed April 2022. Available at: <https://www.sangabrielcity.com/DocumentCenter/View/15211/Revised-Draft-Historic-Context-Statement>
- Cultural Heritage Ordinance 153.607 and 153.608, City of San Gabriel, Los Angeles County
- Los Angeles County Office of the Assessor. 1906. Tract Map, Dobbins Tract.
- Los Angeles County Office of the Assessor. 1985. Parcel Map, 607 W. Roses Road.
- Los Angeles Times*, 10. 27 May 1902.
- Los Angeles Times*, 247. 5 June 1955.
- Los Angeles Times*, 43. 1 January 1914.
- Mermilliod, Jennifer. 6 January 2022. Memorandum for the Record: 601-607 W. Roses Road: San Gabriel Project Review I-601-607 W. Roses Road.
- National Park Service, U.S. Department of the Interior. 2017. "How to Apply the National Register Criteria for Evaluation." *National Register Bulletin*. Available at: <https://www.nps.gov/nr/publications/bulletins/nrb15/>
- Randl, Chad. "Preservation Briefs: 44 The Use of Awnings on Historic Buildings, Replacement and New Design." National Park Service, U.S. Department of the Interior. Accessed April 21, 2022. Available at: <https://www.nps.gov/tps/how-to-preserve/briefs/44-awnings.htm>
- "Residence of Mr. and Mrs. Ivan M. Wells: Beverly Hills 1938." 1938. *Architectural Digest*, 9(4). Accessed April 22, 2022. Available at: <https://archive.architecturaldigest.com/article/1938/1/residence-of-mr-and-mrs-ivan-m-wells-beverly-hills-by-ivan-m-wells>

Sacred Lands File & Native American Contacts List Request

Native American Heritage Commission

1550 Harbor Blvd, Suite 100

West Sacramento, CA 95691

916-373-3710

916-373-5471 – Fax

nahc@nahc.ca.gov

Information Below is Required for a Sacred Lands File Search

Project: _____

County: _____

USGS Quadrangle Name: _____

Township: _____ **Range:** _____ **Section(s):** _____

Company/Firm/Agency: _____

Street Address: _____

City: _____ **Zip:** _____

Phone: _____

Fax: _____

Email: _____

Project Description:

NATIVE AMERICAN HERITAGE COMMISSION

February 27, 2024

Samantha Tewasart
City of San Gabriel

Via Email to: stewasart@sgch.org

Re: San Gabriel Cemetery Expansion Project, Los Angeles County

Dear Ms. Tewasart:

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

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

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

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

Sincerely,

Andrew Green
Cultural Resources Analyst

Attachment



CHAIRPERSON
Reginald Pagaling
Chumash

VICE-CHAIRPERSON
Buffy McQuillen
Yokayo Pomo, Yuki,
Nomlaki

SECRETARY
Sara Dutschke
Miwok

PARLIAMENTARIAN
Wayne Nelson
Luiseño

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Stanley Rodriguez
Kumeyaay

COMMISSIONER
Laurena Bolden
Serrano

COMMISSIONER
Reid Milanovich
Cahuilla

COMMISSIONER
Vacant

EXECUTIVE SECRETARY
**Raymond C.
Hitchcock**
Miwok, Nisenan

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

**Native American Heritage Commission
Native American Contact List
Los Angeles County
2/27/2024**

Tribe Name	Fed (F) Non-Fed (N)	Contact Person	Contact Address	Phone #	Fax #	Email Address	Cultural Affiliation	Counties	Last Updated
Gabrieleno Band of Mission Indians - Kizh Nation	N	Andrew Salas, Chairperson	P.O. Box 393 Covina, CA, 91723	(844) 390-0787		admin@gabrielenoindians.org	Gabrieleno	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	8/18/2023
Gabrieleno Band of Mission Indians - Kizh Nation	N	Christina Swindall Martinez, Secretary	P.O. Box 393 Covina, CA, 91723	(844) 390-0787		admin@gabrielenoindians.org	Gabrieleno	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	8/18/2023
Gabrieleno/Tongva San Gabriel Band of Mission Indians	N	Anthony Morales, Chairperson	P.O. Box 693 San Gabriel, CA, 91778	(626) 483-3564	(626) 286-1262	GTTribalcouncil@aol.com	Gabrieleno	Los Angeles, Orange, Riverside, San Bernardino, Ventura	12/4/2023
Gabrielino /Tongva Nation	N	Sandone Goad, Chairperson	106 1/2 Judge John Aiso St., #231 Los Angeles, CA, 90012	(951) 807-0479		sgoad@gabrielino-tongva.com	Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Ventura	3/28/2023
Gabrielino Tongva Indians of California Tribal Council	N	Christina Conley, Cultural Resource Administrator	P.O. Box 941078 Simi Valley, CA, 93094	(626) 407-8761		christina.marsden@alumni.usc.edu	Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	3/16/2023
Gabrielino Tongva Indians of California Tribal Council	N	Robert Dorame, Chairperson	P.O. Box 490 Bellflower, CA, 90707	(562) 761-6417	(562) 761-6417	gtongva@gmail.com	Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	3/16/2023
Gabrielino-Tongva Tribe	N	Charles Alvarez, Chairperson	23454 Vanowen Street West Hills, CA, 91307	(310) 403-6048		Chavez1956metro@gmail.com	Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Ventura	5/30/2023
Gabrielino-Tongva Tribe	N	Sam Dunlap, Cultural Resource Director	P.O. Box 3919 Seal Beach, CA, 90740	(909) 262-9351		tongvatcr@gmail.com	Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Ventura	5/30/2023
Santa Rosa Band of Cahuilla Indians	F	Lovina Redner, Tribal Chair	P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	(951) 659-2228	Isaul@santarosa-nsn.gov	Cahuilla	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego	

**Native American Heritage Commission
Native American Contact List
Los Angeles County
2/27/2024**

Soboba Band of Luiseno Indians	F	Joseph Ontiveros, Tribal Historic Preservation Officer	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-5279	(951) 654-4198	jontiveros@soboba-nsn.gov	Cahuilla Luiseno	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego	7/14/2023
Soboba Band of Luiseno Indians	F	Jessica Valdez, Cultural Resource Specialist	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-6261	(951) 654-4198	jvaldez@soboba-nsn.gov	Cahuilla Luiseno	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego	7/14/2023
Soboba Band of Luiseno Indians	F	Isaiah Vivanco, Chairperson	P.O. Box 487 San Jacinto, CA, 92581	(951) 654-5544	(951) 654-4198	ivivanco@soboba-nsn.com	Cahuilla Luiseno	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego	7/14/2023

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.

Record: PROJ-2024-001083
Report Type: List of Tribes
Counties: Los Angeles
NAHC Group: All

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

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 Street and Apt. No., or PO Box No. P.O. BOX 391820
 City, State, ZIP+4® Anaheim, CA 92839

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0002 1405 3919

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Sent To Gumielino / Tongva Nation (Sardonia Gora)
 Street and Apt. No., or PO Box No. _____
 City, State, ZIP+4® Costa Mesa, CA 92626

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Sent To Gumielino Tongva Indians (Robert Dorame)
 Street and Apt. No., or PO Box No. P.O. BOX 490
 City, State, ZIP+4® Bellflower, CA 90707

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 2070 0000 0131 8091

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Postage \$ _____ Total Postage and Fees \$ _____	

Sent To Gumielino Tongva Indians (Christina Conley)
 Street and Apt. No., or PO Box No. P.O. BOX 941078
 City, State, ZIP+4® Simi Valley, CA 93094

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Postage \$ _____ Total Postage and Fees \$ _____	

Sent To Gumielino Tongva Tribe (Sam Dunlap)
 Street and Apt. No., or PO Box No. P.O. BOX 3919
 City, State, ZIP+4® San Beach, CA 90740

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Sent To Gumielino Tongva Tribe (Charles Alvarez)
 Street and Apt. No., or PO Box No. 23454 Vanowen Street
 City, State, ZIP+4® West Hills, CA 91307

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 2450 0000 7156 0647

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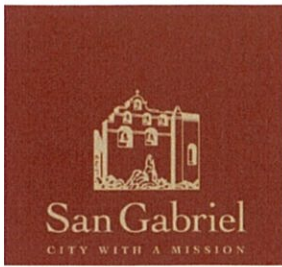
Sagehen Band of Wisconsin Indians (Joseph. Ontiveros)

Street and Apt. No., or PO Box No.

P.O. Box 487

City, State, ZIP+4®

Sen. Winton CA 92081



Phone: 626.308.2800

Fax: 626.458.2830

City Hall: 425 South Mission Drive, San Gabriel, California

Web: SanGabrielCity.com

February 27, 2024

Gabrieliño-Tongva Tribe
Charles Alvarez, Chairperson
23454 Vanowen Street
West Hills, CA 91307

SUBJECT: AB-52 Native American Consultation for the San Gabriel Cemetery Expansion Project, San Gabriel, Los Angeles County, California.

Dear Mr. Charles Alvarez,

The City of San Gabriel (City) is requesting your review of the San Gabriel Cemetery expansion project (project) within the City limits, Los Angeles County, California to determine if formal consultation is appropriate pursuant to Public Resource Code Section 21080.3.2(b) and 21074(a)(1)(A)-(B) (Assembly Bill [AB] 52). The City is the lead agency for the project. The project is located at 607 Roses Road on an approximately 25,160 square feet (0.58-acre) lot (the project site) in the northern portion of the city. The current proposed project will consist of in-ground burial spaces and columbarium. The proposed burial spaces and columbarium design will be consistent with existing design present on the grounds of the cemetery. Your input is important to the City's planning process. We are requesting that you advise the City at the earliest possible time of your interest in consulting. Under the provisions of AB-52, you have 30 days from the date of receipt of this notice, which will be on or around March 28, 2024 in which to contact the City regarding your interest in consultation. Please contact me to initiate consultation. My contact information is as follows:

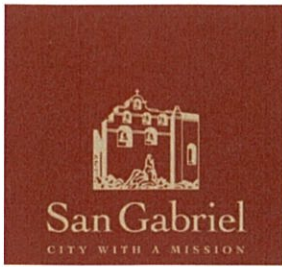
City of San Gabriel
Samantha Tewart, Planning Manager
425 South Mission Drive
San Gabriel, CA 91776
stewart@sgch.org
626.308.2806, ext. 4623

Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT

Samantha Tewart
Planning Manager

Attachment: Project Site Map



Phone: 626.308.2800

Fax: 626.458.2830

City Hall: 425 South Mission Drive, San Gabriel, California

Web: SanGabrielCity.com

February 27, 2024

Gabrieliño Tongva Indians of California Tribal Council
Christina Conley, Cultural Resource Administrator
P.O. Box 941078
Simi Valley, CA 93094

SUBJECT: AB-52 Native American Consultation for the San Gabriel Cemetery Expansion Project, San Gabriel, Los Angeles County, California.

Dear Ms. Christina Conley,

The City of San Gabriel (City) is requesting your review of the San Gabriel Cemetery expansion project (project) within the City limits, Los Angeles County, California to determine if formal consultation is appropriate pursuant to Public Resource Code Section 21080.3.2(b) and 21074(a)(1)(A)-(B) (Assembly Bill [AB] 52). The City is the lead agency for the project. The project is located at 607 Roses Road on an approximately 25,160 square feet (0.58-acre) lot (the project site) in the northern portion of the city. The current proposed project will consist of in-ground burial spaces and columbarium. The proposed burial spaces and columbarium design will be consistent with existing design present on the grounds of the cemetery. Your input is important to the City's planning process. We are requesting that you advise the City at the earliest possible time of your interest in consulting. Under the provisions of AB-52, you have 30 days from the date of receipt of this notice, which will be on or around March 28, 2024 in which to contact the City regarding your interest in consultation. Please contact me to initiate consultation. My contact information is as follows:

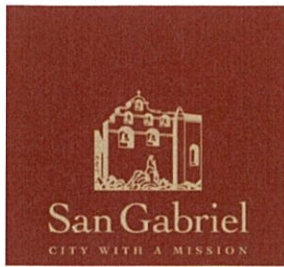
City of San Gabriel
Samantha Tewart, Planning Manager
425 South Mission Drive
San Gabriel, CA 91776
stewart@sgch.org
626.308.2806, ext. 4623

Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT

Samantha Tewart
Planning Manager

Attachment: Project Site Map



Phone: 626.308.2800

Fax: 626.458.2830

City Hall: 425 South Mission Drive, San Gabriel, California

Web: SanGabrielCity.com

February 27, 2024

Gabrieliño Tongva Indians of California Tribal Council
Robert Dorame, Chairperson
P.O. Box 490
Bellflower, CA 90707

SUBJECT: AB-52 Native American Consultation for the San Gabriel Cemetery Expansion Project, San Gabriel, Los Angeles County, California.

Dear Mr. Robert Dorame,

The City of San Gabriel (City) is requesting your review of the San Gabriel Cemetery expansion project (project) within the City limits, Los Angeles County, California to determine if formal consultation is appropriate pursuant to Public Resource Code Section 21080.3.2(b) and 21074(a)(1)(A)-(B) (Assembly Bill [AB] 52). The City is the lead agency for the project. The project is located at 607 Roses Road on an approximately 25,160 square feet (0.58-acre) lot (the project site) in the northern portion of the city. The current proposed project will consist of in-ground burial spaces and columbarium. The proposed burial spaces and columbarium design will be consistent with existing design present on the grounds of the cemetery. Your input is important to the City's planning process. We are requesting that you advise the City at the earliest possible time of your interest in consulting. Under the provisions of AB-52, you have 30 days from the date of receipt of this notice, which will be on or around March 28, 2024 in which to contact the City regarding your interest in consultation. Please contact me to initiate consultation. My contact information is as follows:

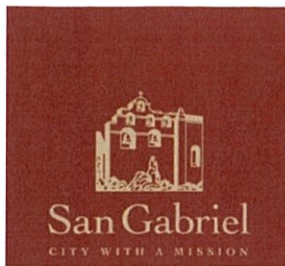
City of San Gabriel
Samantha Tewart, Planning Manager
425 South Mission Drive
San Gabriel, CA 91776
stewart@sgch.org
626.308.2806, ext. 4623

Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT

Samantha Tewart
Planning Manager

Attachment: Project Site Map



Phone: 626.308.2800

Fax: 626.458.2830

City Hall: 425 South Mission Drive, San Gabriel, California

Web: SanGabrielCity.com

February 27, 2024

Gabrieliño-Tongva Tribe
Sam Dunlap, Cultural Resource Director
P.O. Box 3919
Seal Beach, CA 90740

SUBJECT: AB-52 Native American Consultation for the San Gabriel Cemetery Expansion Project, San Gabriel, Los Angeles County, California.

Dear Mr. Sam Dunlap,

The City of San Gabriel (City) is requesting your review of the San Gabriel Cemetery expansion project (project) within the City limits, Los Angeles County, California to determine if formal consultation is appropriate pursuant to Public Resource Code Section 21080.3.2(b) and 21074(a)(1)(A)-(B) (Assembly Bill [AB] 52). The City is the lead agency for the project. The project is located at 607 Roses Road on an approximately 25,160 square feet (0.58-acre) lot (the project site) in the northern portion of the city. The current proposed project will consist of in-ground burial spaces and columbarium. The proposed burial spaces and columbarium design will be consistent with existing design present on the grounds of the cemetery. Your input is important to the City's planning process. We are requesting that you advise the City at the earliest possible time of your interest in consulting. Under the provisions of AB-52, you have 30 days from the date of receipt of this notice, which will be on or around March 28, 2024 in which to contact the City regarding your interest in consultation. Please contact me to initiate consultation. My contact information is as follows:

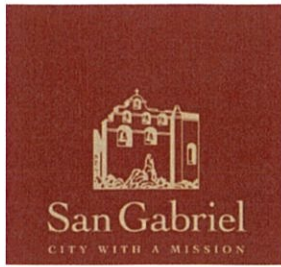
City of San Gabriel
Samantha Tewart, Planning Manager
425 South Mission Drive
San Gabriel, CA 91776
stewart@sgch.org
626.308.2806, ext. 4623

Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT

Samantha Tewart
Planning Manager

Attachment: Project Site Map



Phone: 626.308.2800
Fax: 626.458.2830
City Hall: 425 South Mission Drive, San Gabriel, California
Web: SanGabrielCity.com

February 27, 2024

Gabrieliño/Tongva Nation
Sandonne Goad, Chairperson
106 ½ Judge John Aiso Street, #231
Los Angeles, CA 90012

SUBJECT: AB-52 Native American Consultation for the San Gabriel Cemetery Expansion Project, San Gabriel, Los Angeles County, California.

Dear Sandonne Goad,

The City of San Gabriel (City) is requesting your review of the San Gabriel Cemetery expansion project (project) within the City limits, Los Angeles County, California to determine if formal consultation is appropriate pursuant to Public Resource Code Section 21080.3.2(b) and 21074(a)(1)(A)-(B) (Assembly Bill [AB] 52). The City is the lead agency for the project. The project is located at 607 Roses Road on an approximately 25,160 square feet (0.58-acre) lot (the project site) in the northern portion of the city. The current proposed project will consist of in-ground burial spaces and columbarium. The proposed burial spaces and columbarium design will be consistent with existing design present on the grounds of the cemetery. Your input is important to the City's planning process. We are requesting that you advise the City at the earliest possible time of your interest in consulting. Under the provisions of AB-52, you have 30 days from the date of receipt of this notice, which will be on or around March 28, 2024 in which to contact the City regarding your interest in consultation. Please contact me to initiate consultation. My contact information is as follows:

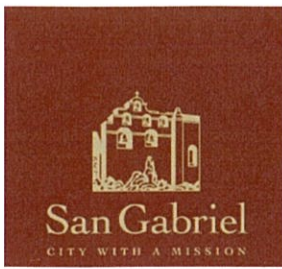
City of San Gabriel
Samantha Tewart, Planning Manager
425 South Mission Drive
San Gabriel, CA 91776
stewart@sgch.org
626.308.2806, ext. 4623

Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT

Samantha Tewart
Planning Manager

Attachment: Project Site Map



Phone: 626.308.2800

Fax: 626.458.2830

City Hall: 425 South Mission Drive, San Gabriel, California

Web: SanGabrielCity.com

January 29, 2024

California Native American Heritage Commission
1550 Harbor Blvd, Suite 100
West Sacramento, CA 95691

SUBJECT: San Gabriel Cemetery Expansion Project, San Gabriel, Los Angeles County, California.

To Whom It May Concern:

The applicant is requesting approval of a general plan amendment, zone change, and zone text amendment for a project located at 607 Roses Road on an approximately 25,160 square feet (0.58-acre) lot (the project site) in the northern portion of the city. The current proposed project will consist of in-ground burial spaces and columbarium. The proposed burial spaces and columbarium design will be consistent with existing design present on the grounds of the cemetery. We are requesting a list of appropriate tribal entities who may have known of the cultural resources in the project area, a search of the Sacred Land File to determine if there are any cultural resources, traditional cultural properties or areas of sensitivity previously recorded within the proposed project area or the general vicinity. My contact information is as follows:

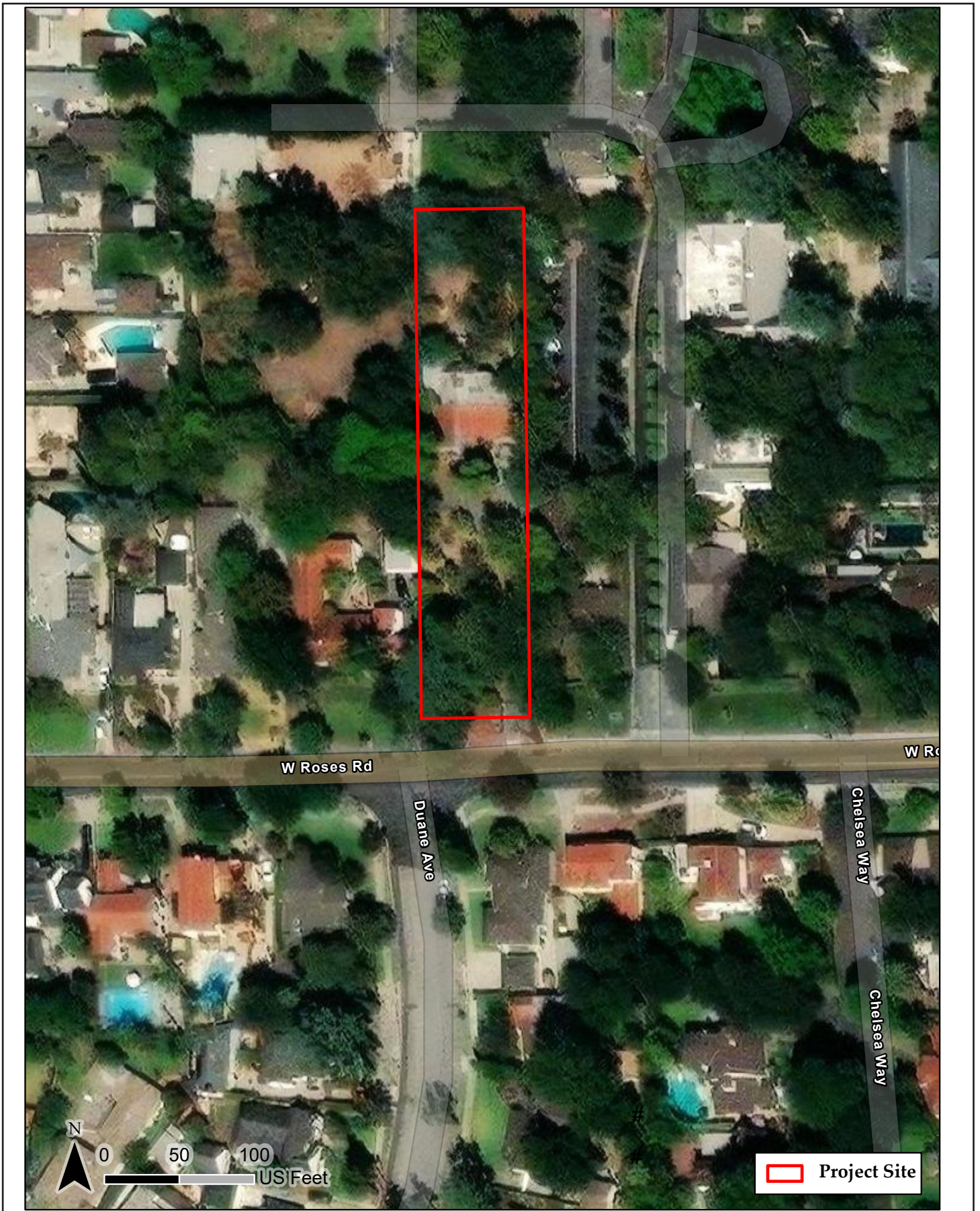
City of San Gabriel
Samantha Tewasart, Planning Manager
425 South Mission Drive
San Gabriel, CA 91776
stewasart@sgch.org

Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT

Samantha Tewasart
Planning Manager

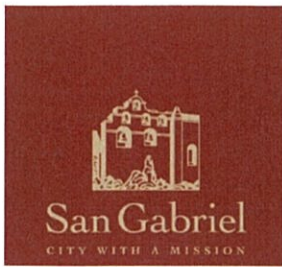
Attachment: Project Site Map



SOURCE: Esri, 2023

FIGURE 1

Aerial Photograph of the Project Site



Phone: 626.308.2800

Fax: 626.458.2830

City Hall: 425 South Mission Drive, San Gabriel, California

Web: SanGabrielCity.com

February 27, 2024

Soboba Band of Luiseno Indians
Joseph Ontiveros, Tribal Historic Preservation Officer
P.O. Box 487
San Jacinto, CA 92581

SUBJECT: AB-52 Native American Consultation for the San Gabriel Cemetery Expansion Project, San Gabriel, Los Angeles County, California.

Dear Mr. Joseph Ontiveros,

The City of San Gabriel (City) is requesting your review of the San Gabriel Cemetery expansion project (project) within the City limits, Los Angeles County, California to determine if formal consultation is appropriate pursuant to Public Resource Code Section 21080.3.2(b) and 21074(a)(1)(A)-(B) (Assembly Bill [AB] 52). The City is the lead agency for the project. The project is located at 607 Roses Road on an approximately 25,160 square feet (0.58-acre) lot (the project site) in the northern portion of the city. The current proposed project will consist of in-ground burial spaces and columbarium. The proposed burial spaces and columbarium design will be consistent with existing design present on the grounds of the cemetery. Your input is important to the City's planning process. We are requesting that you advise the City at the earliest possible time of your interest in consulting. Under the provisions of AB-52, you have 30 days from the date of receipt of this notice, which will be on or around March 28, 2024 in which to contact the City regarding your interest in consultation. Please contact me to initiate consultation. My contact information is as follows:

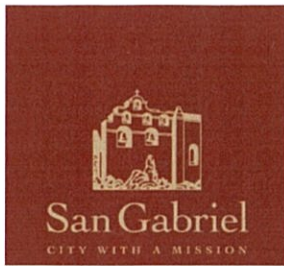
City of San Gabriel
Samantha Tewart, Planning Manager
425 South Mission Drive
San Gabriel, CA 91776
stewart@sgch.org
626.308.2806, ext. 4623

Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT

Samantha Tewart
Planning Manager

Attachment: Project Site Map



Phone: 626.308.2800

Fax: 626.458.2830

City Hall: 425 South Mission Drive, San Gabriel, California

Web: SanGabrielCity.com

February 27, 2024

Santa Rosa Band of Cahuilla Indians
Lovina Redner, Tribal Chair
P.O. Box 391820
Anza, CA 92539

SUBJECT: AB-52 Native American Consultation for the San Gabriel Cemetery Expansion Project, San Gabriel, Los Angeles County, California.

Dear Ms. Lovina Redner,

The City of San Gabriel (City) is requesting your review of the San Gabriel Cemetery expansion project (project) within the City limits, Los Angeles County, California to determine if formal consultation is appropriate pursuant to Public Resource Code Section 21080.3.2(b) and 21074(a)(1)(A)-(B) (Assembly Bill [AB] 52). The City is the lead agency for the project. The project is located at 607 Roses Road on an approximately 25,160 square feet (0.58-acre) lot (the project site) in the northern portion of the city. The current proposed project will consist of in-ground burial spaces and columbarium. The proposed burial spaces and columbarium design will be consistent with existing design present on the grounds of the cemetery. Your input is important to the City's planning process. We are requesting that you advise the City at the earliest possible time of your interest in consulting. Under the provisions of AB-52, you have 30 days from the date of receipt of this notice, which will be on or around March 28, 2024 in which to contact the City regarding your interest in consultation. Please contact me to initiate consultation. My contact information is as follows:

City of San Gabriel
Samantha Tewart, Planning Manager
425 South Mission Drive
San Gabriel, CA 91776
stewart@sgch.org
626.308.2806, ext. 4623

Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT

Samantha Tewart
Planning Manager

Attachment: Project Site Map