



Section 5.10:

## Cultural Resources





## SECTION 5.10 CULTURAL RESOURCES

### 5.10.1 PURPOSE

This section describes cultural resources within the City of Fullerton. Cultural resources relate to archaeological remains, historic buildings, tangible artifacts, historical documents, and public records that make Fullerton unique or significant. The potential impacts resulting from implementation of The Fullerton Plan (proposed General Plan Update) are identified and analyzed, and mitigation measures to avoid or lessen the potential impacts are recommended, as necessary.

### 5.10.2 EXISTING REGULATORY SETTING

Federal, State, and local governments have developed laws and regulations designed to protect significant cultural resources that may be affected by actions that they undertake or regulate. The National Environmental Policy Act (NEPA), National Historic Preservation Act (NHPA), and the California Environmental Quality Act (CEQA) are the basic Federal and State laws governing preservation of historic and archaeological resources of national, regional, State, and local significance.

#### FEDERAL REGULATIONS

##### National Historic Preservation Act

Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended, established a national policy of historic preservation, and encourages such preservation. The NHPA established the Advisory Council on Historic Preservation (ACHP) and provided procedures for the agency to follow if a proposed action affects a property that is included, or that may be eligible for inclusion, on the National Register of Historic Places (NRHP). The NRHP was developed as a direct result of the NHPA.

Section 106 requires that the head of any Federal agency having direct or indirect jurisdiction over a proposed Federal or Federally-assisted undertaking in any state, and the head of any Federal department or independent agency having authority to license any undertaking, shall, prior to the approval of the expenditure of any Federal funds on the undertaking or prior to the issuance of any license, take into account the effect of the undertaking on any district, site, building, structure, or object that is included in or eligible for inclusion in the National Register. The head of any such Federal agency is required to allow the ACHP a reasonable opportunity to comment with regard to such undertaking.

##### National Register of Historic Places

The National Register of Historic Places is the official list of properties that have been recognized for their significance and worthiness of long-term preservation. The National Register Criteria for Evaluation establishes guidelines utilized by Federal, State, and local



governments, private groups, and citizens to assess the significance of cultural resources and to identify those properties that should be considered for protection from demolition, destruction, or alteration. To be listed in the NRHP, or deemed eligible for listing, properties must meet certain criteria for historic or cultural significance. Qualities of significance may be found in aspects of American history, architectural design or theme (interpreted in the broadest sense to include landscape architecture and planning), archaeology, engineering, or culture. The following criteria are used to determine the eligibility of properties for listing on the NRHP:

- **Criterion A** – It is associated with events that have made a significant contribution to the broad patterns of our history.
- **Criterion B** – It is associated with the lives of persons who are significant in our past.
- **Criterion C** – It embodies the distinctive characteristics of a type, period, or method of construction, or it represents the work of a master or possesses high artistic values or represents a significant and distinguishable entity whose components may lack individual distinction.
- **Criterion D** – It has yielded, or may be likely to yield, information important in prehistory and history.

Each resource eligible for listing on the NRHP must demonstrate qualities of integrity, measured by the degree to which the resource retains its historic location, design, setting, materials, workmanship, feeling, and/or association. To be considered for listing, the resource must (generally) be a minimum of 50 years of age; however, some exceptions and overriding considerations to this requirement do occur. Listing on the NRHP does not in and of itself provide protection for a historic resource. Listing on the NRHP instead allows owners of such resources eligibility for financial and tax incentives to assist in the rehabilitation or preservation of such resources.

**Criteria Considerations.** The National Register does not typically consider cemeteries, birthplaces, or graves of historical figures; properties owned by religious institutions or used for religious purposes; structures that have been moved from their original locations; reconstructed historic buildings; properties primarily commemorative in nature; or, properties that have achieved significance within the past 50 years as eligible for the National Register; however, such properties may qualify if they are integral parts of districts that are determined to meet the criteria, or if they fall within any of the following categories:

- A religious property deriving primary significance from architectural or artistic distinction or historical importance;
- A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event;
- A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life;



- A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events;
- A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived;
- A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or,
- A property achieving significance within the past 50 years if it is of exceptional importance.

**Integrity.** Integrity involves the ability of a resource to convey its cultural or historical significance. In order to be eligible for inclusion on the National Register, a property or resource must be shown to be significant consistent with National Register criteria, as well as demonstrating integrity. Evaluation of integrity can be subjective; however, it must always be fundamentally grounded in an understanding of a property's physical features and how such features relate to its overall significance.

The National Register criteria recognize seven aspects or qualities that define integrity. To retain historic integrity, a property needs to possess several (and usually most) of these aspects. Knowing why, where, and when a property is significant is essential in determining which of these aspects is most important to a particular property. The National Register considers the following aspects in evaluating the level of integrity of a particular resource:

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.
4. Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
5. Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
6. Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.
7. Association is the direct link between an important historic event or person and a historic property.



## Historic Rehabilitation and Tax Credits Program

The National Park Service (NPS) and the Internal Revenue Service (IRS), in partnership with State Historic Preservation Office (SHPO), are responsible for administering the Historic Rehabilitation Tax Credits program. This program rewards private financial investment in the rehabilitation of historic buildings that are listed in the National Register of Historic Places. Properties must be income-producing and must be rehabilitated according to rehabilitation standards set by the Secretary of the Interior for historic properties.

### STATE

#### California Historical Resource (CHR) Status Codes

In order to be considered as significant, a resource must meet at least one of the above-listed criteria and retain enough integrity to support its period of significance and association within a historical context. A resource is assigned a CHR status code following evaluation to identify its significance level. The following general categories represent the status codes assigned to such resources considered for significance:

1. Properties listed in the National Register or the California Register.
2. Properties determined eligible for listing in the National Register or California Register.
3. Appears eligible for National Register or California Register through survey evaluation.
4. Appears eligible for National Register or California Register through other evaluation.
5. Properties recognized as historically significant by local government.
6. Not eligible for listing or designation as specified.
7. Not evaluated for National Register or California Register or needs re-evaluation.

Generally, resources that are assigned a CHR code of 6 are determined ineligible for designation under any criteria and are not considered historical resources for the purposes of CEQA; however, several subcategories exist within each of the status codes that allow for various exemptions, such as whether or not a resource contributes to a Historic District.

#### California Register of Historical Resources

The California Office of Historic Preservation (OHP) established the California Register of Historical Resources (CRHR) as an authoritative guide to historical resources in the State of California. Criteria used for inclusion of properties on this listing are as follows:

*“While the significance criteria for the California Register are similar to those used by the NRHP this new California Register will document the unique history of the Golden State.”*

To qualify for listing in the CRHR, the resource must retain integrity and meet at least one of the following criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;



2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual or possesses high artistic values; or,
4. Has yielded, or may be likely to yield, information important in prehistory or history.

Integrity is defined in the NRHP program as a property's ability to convey its significance. Evaluation of integrity may be a somewhat subjective judgment; however, it must be founded on "an understanding of a property's physical features and how they relate to its significance."

### **California Historic Building Code**

The California Historic Building Code (CHBC) provides guidelines for the preservation, restoration, rehabilitation, relocation, and reconstruction of buildings or structures designated as qualified historical buildings or properties by a local, State, or Federal jurisdiction, as defined by CHBC Sections 8-218. The CHBC provides guidelines for long-term preservation efforts of qualified historical buildings or properties in order to allow owners to make improvements for access for persons with disabilities; to provide a cost-effective approach to preservation; and, to ensure overall safety of affected occupants or users.

As defined by the CHBC, a "qualified historical building" is "any building, site, structure, object, district, or collection of structures, and their associated sites, deemed of importance to the history, architecture, or culture of an area by an appropriate local, State, or Federal governmental jurisdiction. This includes designated buildings or properties on, or determined eligible for, official national, State, or local historical registers or official inventories, such as the National Register of Historic Places, California Register of Historical Resources, State Historical Landmark, State Points of Historical Interest, and officially adopted city or county registers, inventories, or surveys of historical or architecturally significant sites, places, or landmarks."

### **California Environmental Quality Act**

Pursuant to CEQA Guidelines Section 15064.5, the Lead Agency is required to evaluate whether a proposed project would have a significant adverse effect on unique historical or archaeological resources. CEQA Guidelines Section 15064.5(b) states that a substantial adverse change means physical demolition, destruction, relocation, or alteration in the resource, such that the resource is "materially impaired." An historical resource is considered to be materially impaired when a project demolishes or materially alters the physical characteristics that justify the determination of its significance.

In addition, under CEQA Guidelines Section 15064.5(b)(3), a project that seeks to improve an historic resource in accordance with either of the following publications will be considered as mitigated to a level of less-than-significant:

- Secretary of the Interior's Standards for Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.



- Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

## LOCAL

### Fullerton Municipal Code

Fullerton Municipal Code (FMC) Chapter 15.48 (Fullerton Landmarks, Landmark Districts, Residential Preservation Zones, and Significant Properties) established a Fullerton Register of Landmarks and Landmark Districts as well as procedures for landmark designation. Criteria for designation are:

- 1) Character, interest or value as part of the heritage of the city.
- 2) Location as a site of a historic event.
- 3) Identification with a person or persons or groups who significantly contributed to the culture and development of the city.
- 4) Exemplification of a particular architectural style or way of life important to the city.
- 5) Exemplification of the best remaining architectural types in an area.
- 6) Identification as the work of a person or persons whose work has influenced the heritage of the city, the state of California or the United States.
- 7) Embodiment of elements of outstanding attention to architectural design, detail, materials, or craftsmanship.
- 8) Relationship to other landmarks, where the preservation of one has a bearing on the preservation of another.
- 9) A unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.
- 10) Integrity as a natural environment that strongly contributes to the well being of the people of the city.

FMC Section 15.48.070 establishes procedures for review of proposals for a designated Historical Landmark or property within a designated Landmark District. In accordance with Section 15.48.070, proposed development, including rehabilitation of existing structures would be reviewed for compliance with established design criteria and standards that serve to conserve, maintain, and protect the special characteristics of the particular Historical Landmark or Landmark District, and therefore prevent those alterations that would detrimentally compromise the historic or aesthetic integrity of said property or its relationship to its natural setting.

The City of Fullerton also maintains a list of Significant Properties, which are defined as “an individual building, structure or feature considered as a historical or cultural resource in the city and which is eligible for ‘Historical Landmark’ designation.” In accordance with Section 15.48.070, a proposal to demolish or relocate a designated Significant Property is subject to the approval of the Landmarks Commission. Further, a proposal to alter, add, reconstruct, rehabilitate, or restore a designated Significant Property would be subject to a review by the Director of Development Services. Routine maintenance of existing improvements and minor alterations or additions that are out of public view (e.g., the re-roofing of a structure, the replacement of damaged or deteriorated exterior architectural features; the construction of an accessory structure at the rear of the property) may be approved by the Director without further





review. However, a proposal that in the opinion of the Director would substantially change the architectural style of the building or would create a condition or design feature that subsequently could not easily be removed or altered would be submitted for review and approval to the Redevelopment Design Review Committee.

## **Fullerton Through the Years**

To identify, categorize, and help preserve properties of historical or cultural significance to the City, a comprehensive building inventory was conducted in 1978-1979 by the City of Fullerton, in conjunction with the State Office of Historic Preservation. This historical building survey was updated in 2001, and titled *Fullerton Through the Years*. *Fullerton Through the Years* provides a description of all the buildings and areas in the City that have some level of cultural value, and is the underlying basis by which the community has identified “significance”.

## **Fullerton Design Guidelines for Residential Preservation Zones**

The Design Guidelines for Residential Preservation Zones was adopted by the Fullerton City Council by Ordinance 2886 on March 5, 1996 as part of an Amendment to Chapter 15.17 of the FMC. Amendment A-1430 was a culmination of considerable study and public participation. Staff of the Development Services Department (in partnership with Fullerton Heritage, a local preservation organization) first drafted proposed changes to the Zoning Ordinance to achieve two basic objectives: 1) to streamline the process of review for new construction and rehabilitation work for property in the City’s residential preservation zones and 2) to establish a set of guidelines that would be used to indicate how proposed improvements should be designed in keeping with the traditional character of these neighborhoods.

### **5.10.3 EXISTING ENVIRONMENTAL SETTING**

#### **HISTORIC CONTEXT**

Europeans first passed through the area in 1769 when Gaspar de Portolà led an expedition north to establish Mission San Gabriel Arcangel, after whom the local Native American population were dubbed the Gabrieliños. A small Gabriellino village was once located at what is now Bastanchury Road and Malvern Avenue. By the 1830s, the land later became part of Rancho San Juan Cajón de Santa Ana, granted to Juan Pacifico Ontiveros, a Spanish soldier. Ontiveros began to sell parcels of the Rancho to settlers entering into California in the aftermath of the 1849 Gold Rush, including Massachusetts native Abel Stearns. In the 1860s, Stearns sold in turn to Domingo Bastanchury, a Basque shepherd.

In 1886, while in the area on a duck hunting vacation, brothers George and Edward Amerige heard rumors that the California Central Railroad, a subsidiary of the Santa Fe Railway, was looking for land. Sensing opportunity, they arranged to buy 430 acres north of Anaheim for approximately \$68,000. They then began negotiations with George H. Fullerton, president of the Pacific Land and Improvement Company, also a Santa Fe subsidiary. They offered free right-of-way and half interest in the land to the railroad if Fullerton’s survey were revised to include the proposed town site, and on July 5, 1887 Edward Amerige formally staked his claim at what is now the intersection of Harbor Boulevard and Commonwealth Avenue.



In 1894 Charles Chapman, a retired Chicago publisher and a descendant of John “Johnny Appleseed” Chapman, purchased an orange orchard in eastern Fullerton. The Valencia variety of oranges he promoted from his Santa Ysabel Ranch, proved a boon to producers; Fullerton boasted more orange groves than any other municipality in the United States. Cultivation of walnuts and avocados also flourished, and the Western railroad town became an agricultural center. The City of Fullerton was incorporated in 1904.

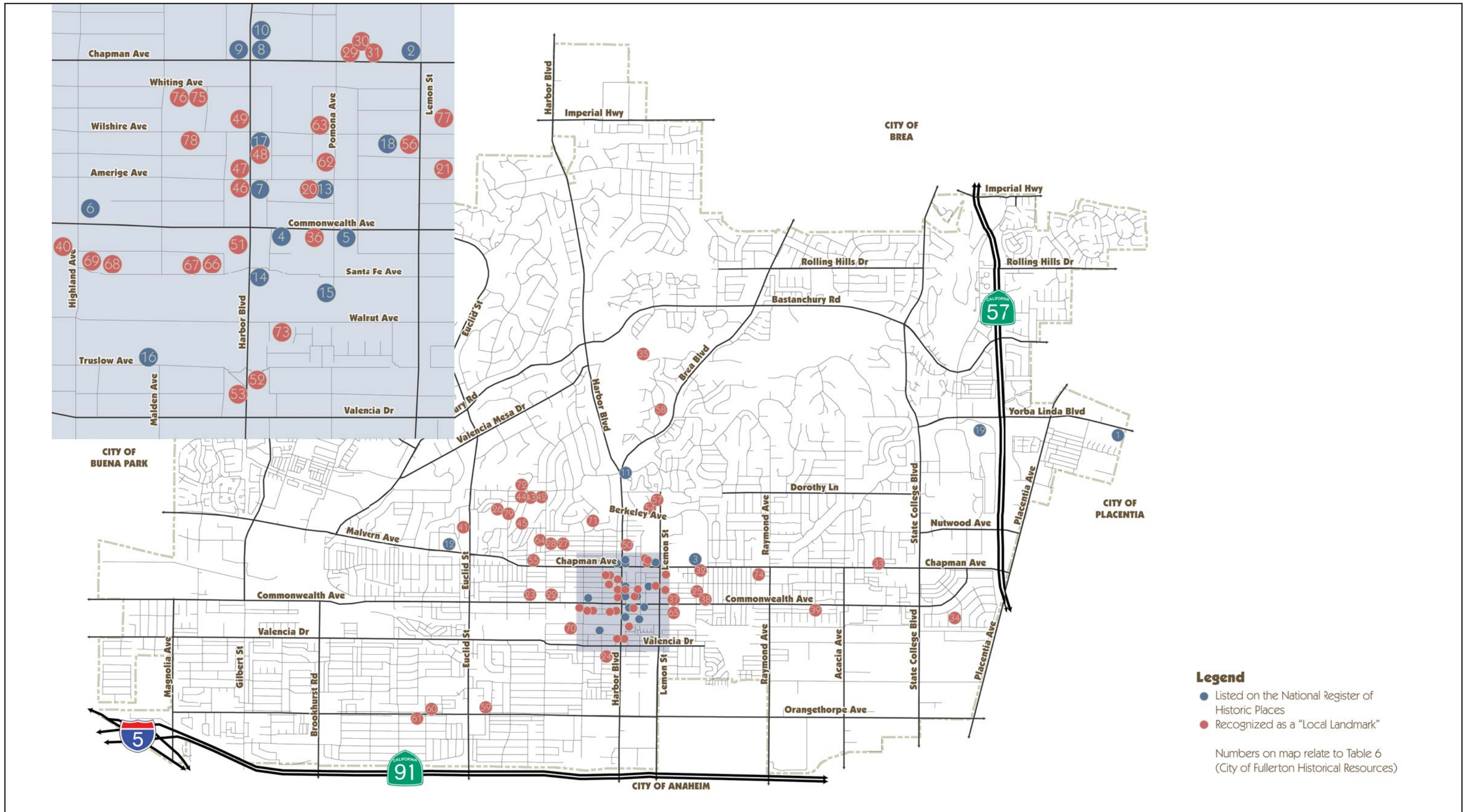
Drilling for petroleum also began in the late 1800s and fueled the first real boom, peaking in the 1920s. Construction reflected the vogue for Spanish Colonial and Italian Renaissance-inspired architecture, as in the historic Fox Fullerton Theatre (erected 1925); the home of Walter and Adella Muckenthaler, designed by Frank Benchley (erected 1924); and the City’s chief landmark, the Plummer Auditorium and clock tower (erected 1930). Fullerton College was established at its present location at Chapman Avenue and Lemon Street in 1913. Significant public works projects were constructed during this period, including the conversion of a southwestern sewer farm into Fullerton Municipal Airport at the behest of Placentia ranchers and aviators William and Robert Dowling in 1927. Through the mid-1900s the economy shifted toward food processing rather than food production, as well as manufacturing; southeastern Fullerton became an industrial center. Val Vita Food Products (later Hunt Wesson and today part of ConAgra Foods, Inc.) began operating a citrus juice plant in western Fullerton in 1932. By 1941 it had become the largest food processing company in the US. In 1934 A.W. Leo, Tom Yates, and Ralph Harrison developed the first Hawaiian Punch recipe in a converted garage in Fullerton. The City also became a producer of aerospace equipment, electrical and electronic components, navigation systems, and laboratory instruments.

## HISTORIC AND CULTURAL RESOURCES

The City of Fullerton Historical Building Survey identifies over 100 individual structures worthy of community recognition, as listed in [Table 5.10-1, City of Fullerton Historic Resources](#), and illustrated on [Exhibits 5.10-1a and 5.10-1b, Historic Resources](#). Several structures are on the National Register of Historic Places. Some are officially designated Local Landmarks while others are considered significant properties (i.e., potential Local Landmarks).

In addition to the inventory of properties considered to be significant to Fullerton’s past or having special qualities, the survey also identifies sixteen potential Landmark districts. A number of the historically significant structures listed in [Table 5.10-1](#) are contained within these districts; refer to [Exhibit 5.10-2, Historic Districts](#).

Significant Properties identified in the City’s Historic Building Survey are considered potential Local Landmarks and are automatically subject to the regulations and restrictions of FMC Chapter 15.48. Potential Landmark Districts identified in the survey are only subject to regulation if officially designated as Landmark Districts under the Ordinance, which requires a 51 percent approval of the affected property owners. Potential Local Landmarks can also be officially designated as Local Landmarks. To become designated, properties, buildings, and/or other urban features must first be nominated, by either the City or property owner, and reviewed by the City’s Landmarks Commission. The Commission bases its decision on a variety of factors including the property’s role and/or value in local history, its character, or exemplification of a particularly important architectural style or its representation of an established and familiar visual feature to a neighborhood.



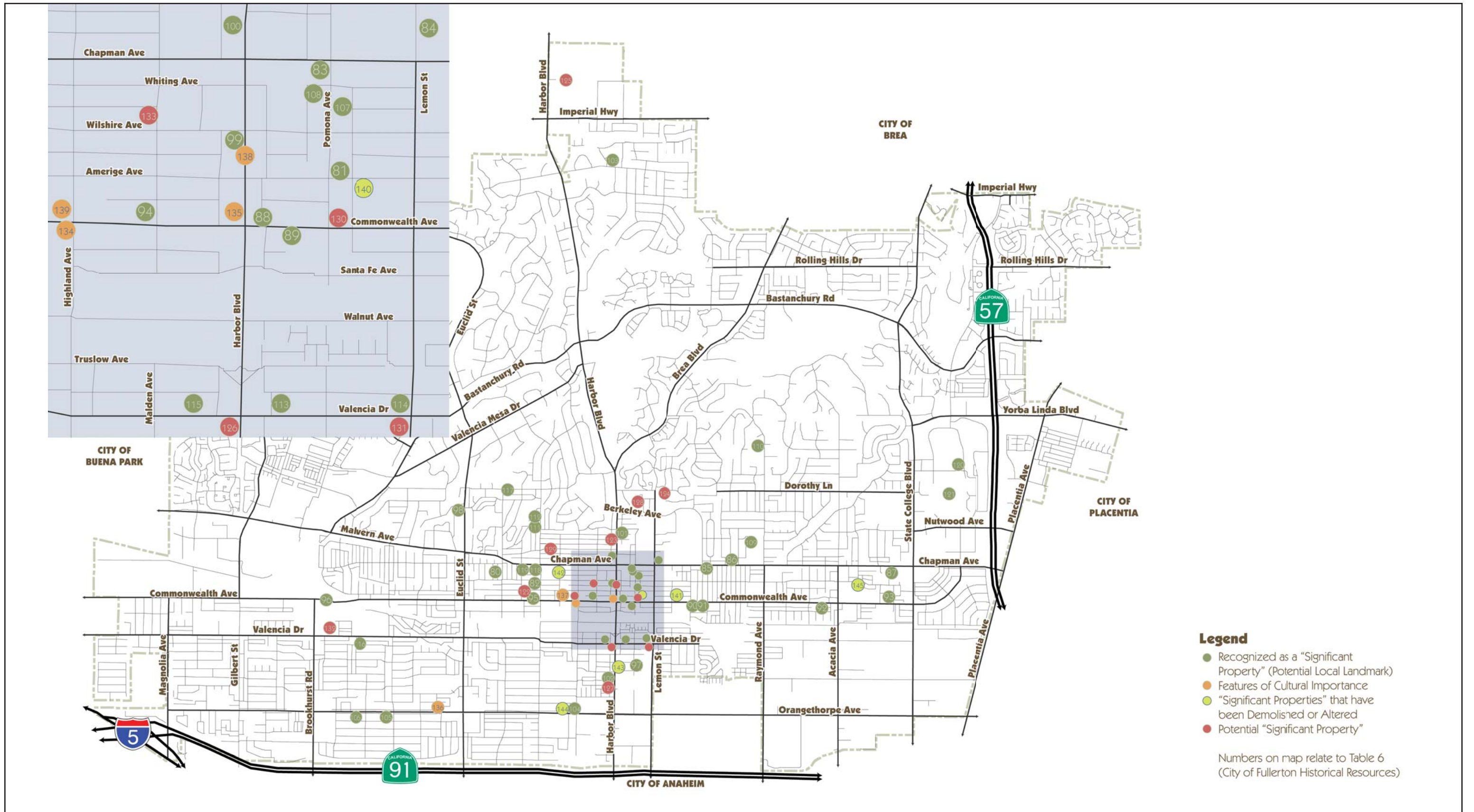
NOT TO SCALE



05/12 • JN 10-105292



This page intentionally left blank.



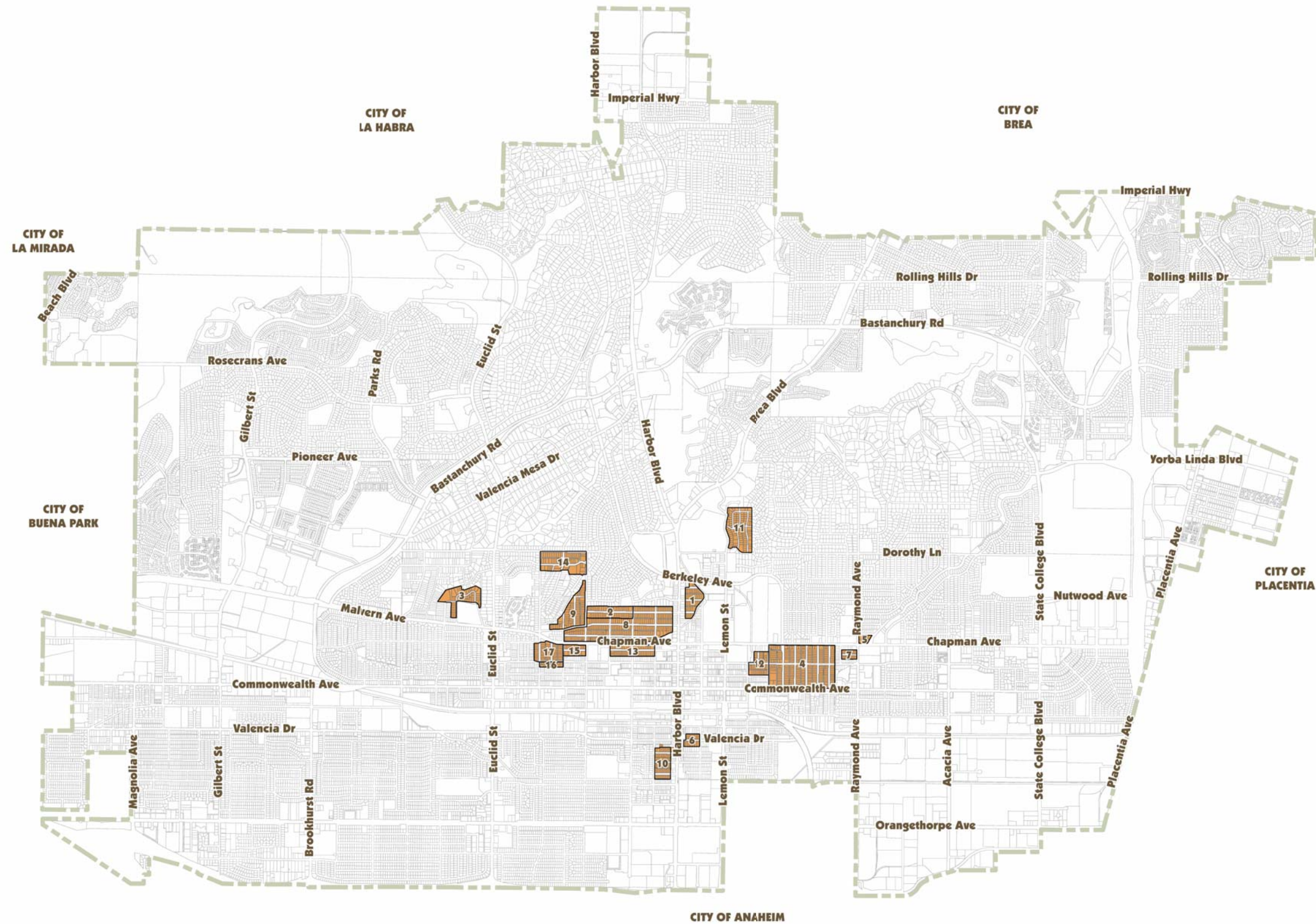
NOT TO SCALE



05/12 • JN 10-105292



This page intentionally left blank.



**Legend**

- Landmark District
- Potential Landmark District

- 1 Barranca
- 2 Brookdale Heights
- 3 Buena Vista / Rose Drive
- 4 College Park
- 5 East Central Avenue
- 6 East Valencia Drive
- 7 East Whiting Avenue
- 8 Jacaranda / Malvern / Brookdale
- 9 Lower Golden Hill
- 10 Rosslenn Park
- 11 Skyline Park
- 12 Townsite, East
- 13 Townsite, West
- 14 Upper Golden Hill
- 15 West Whiting Avenue
- 16 West Wilshire Avenue
- 17 Wickett Square

NOT TO SCALE



05/12 • JN 10-105292

THE FULLERTON PLAN 2030  
PROGRAM ENVIRONMENTAL IMPACT REPORT

**Historic Districts**



This page intentionally left blank.





**Table 5.10-1  
City of Fullerton Historic Resources**

#	Address	Historic Name	Present Name	Landmark Number
<b>Properties Listed on the National Register of Historic Places</b>				
1	1731 North Bradford Avenue	Pierotti House and Gardens		HL-33
2	201 East Chapman Avenue	Plummer Auditorium		HL-10, (HL-80)
3	515 East Chapman Avenue	John Hetebrink House		HL-40
4	112 East Commonwealth Avenue	Fullerton Odd Fellows Temple	The Williams Building	HL-15
5*	202 East Commonwealth Avenue	Commonwealth Post Office		Not Designated
6	237 West Commonwealth Avenue	Fullerton City Hall	Fullerton Police Station	HL-9
7	122 North Harbor Boulevard	Farmers & Merchants Bank	Landmark Plaza	HL-42
8	500 North Harbor Boulevard	Firestone Tire Service Building	Fox Plaza	Not Designated
9	501 North Harbor Boulevard	Masonic Temple	Spring Field Conference Center	HL-43
10	510 North Harbor Boulevard	Fox Fullerton Theatre		HL-35
11	1300 North Harbor Boulevard	Hillcrest Park		HL-6
12	1201 West Malvern Avenue	Muckenthaler Estate	Muckenthaler Cultural Center	HL-8
13	117 North Pomona Avenue	Fullerton First Methodist Episcopal Church	First Church of Religious Science	HL-47
14	110 East Santa Fe Avenue (relocated from 105 West Truslow Avenue)	Union Pacific Depot	Old Spaghetti Factory Restaurant	HL-7
15	120 East Santa Fe Avenue	Santa Fe Depot	Fullerton Station	HL-34
16	201 West Truslow Avenue	Elephant Packing House		HL-18
17	110 East Wilshire Avenue	Chapman Building		HL-13
18	234-236 East Wilshire Avenue	Dewella Apartments		HL-70
19	CSUF Campus	Dr. George Clark House	Heritage House	Not Designated
<b>Properties Recognized as a "Local Landmark"</b>				
20	142 East Amerige Avenue	Methodist Parsonage	Les Beaux Cheveux	HL-25
21	315 East Amerige Avenue	Cusick House		HL-39
22	434 West Amerige Avenue	Klose House		HL-49
23	520 West Amerige Avenue	Ruddock House		HL-26
24	147 West Ash Avenue	Song Residence		HL-50
25	126 North Balcom Avenue	Otto House		HL-17
26	720 Barris Drive (relocated from 117 South Pomona Avenue)	Dauser House		HL-16
27	400 West Brookdale Place	Hirigoyen House		HL-51
28	444 West Brookdale Place	Edgar Johnson House		HL-52
29	201 East Chapman Avenue	Fullerton High School: Science Building No. 1		HL-78
30	201 East Chapman Avenue	Fullerton High School: Science Building No. 2		HL-79
31	201 East Chapman Avenue	Fullerton High School: The Historic Walk		HL-81



**Table 5.10-1 [continued]  
City of Fullerton Historic Resources**

#	Address	Historic Name	Present Name	Landmark Number
32	502 East Chapman Avenue	Stuelke House		HL-53
33	2025 East Chapman Avenue	Hale House		HL-24
34	Chapman Park	Chapman Ranch and House	Chapman Park	HL-1
35	213 Claire Avenue	Noutary House		HL-54
36	130 East Commonwealth Avenue	Pacific Electric Depot		HL-5
37	329 East Commonwealth Avenue	Loumagne's Market		HL-22
38	529-531 East Commonwealth Avenue	Grieves Apartments		HL-67
39	1510 East Commonwealth Avenue	Annin House	Fullerton Guest Home	HL-29
40	300 West Commonwealth Avenue	Amerige Brothers' Realty Office		HL-4
41	763 North Euclid Street	Clinton Smith House		HL-55
42	511 West Fern Drive	Mills House		HL-56
43	519 West Fern Drive	Cleaver House		HL-57
44	539 West Fern Drive	Kelley House		HL-58
45	800 North Grandview Avenue	Carrie Earl McFadden Ford House	Harriet Spree Residence	HL-85
46	111-113 North Harbor Boulevard	Dean Block		HL-44
47	201 North Harbor Boulevard	Masonic Temple	Parker Building	HL-41
48	212-216 North Harbor Boulevard	Schumacher Building		HL-71
49	305 North Harbor Boulevard	California Hotel	Villa Del Sol	HL-14
50	604 North Harbor Boulevard	Edward K. Benchley House		HL-38
51	107 South Harbor Boulevard	Fender Radio Shop	Ellingson Building	HL-83
52	412 South Harbor Boulevard	Allen Hotel		HL-32
53	417-427 South Harbor Boulevard	Dreyfus Building		HL-72
54	150 Hillcrest Drive	Fuller House		HL-59
55	532 West Jacaranda Place	Mennes House		HL-60
56	215 N. Lemon Street	First Lutheran Church		HL-77
57	1021 North Lemon Street	Tracey Residence		HL-82
58	150 Marion Boulevard (relocated from 145 East Commonwealth)	Davies House		HL-3
59	771 West Orangethorpe Avenue	Porter House		HL-20
60	1155 West Orangethorpe Avenue	Gardiner House		HL-61
61	1230 West Orangethorpe Avenue	Royer House		HL-62
62	211 North Pomona Avenue	Rutabagorz Restaurant		HL-73
63	301 North Pomona Avenue	Fullerton Library	Fullerton Museum Center	HL-11
64	705 North Richman Avenue	Abbott House		HL-63
65	343 East Santa Fe Avenue	Miller Manufacturing Building	Lakeman Chassis	HL-84
66	119 West Santa Fe Avenue	Ellingson Building		HL-74
67	125 West Santa Fe Avenue	John Reeder Gardiner Building	Heroes Restaurant	HL-86
68	227 West Santa Fe Avenue	Sanitary Laundry Building		HL-75



**Table 5.10-1 [continued]  
City of Fullerton Historic Resources**

#	Address	Historic Name	Present Name	Landmark Number
69	229 West Santa Fe Avenue	Fullerton Dye Works Building		HL-76
70	324 West Truslow Avenue	Annin House		HL-64
71	225 West Union Avenue	El Dorado Ranch		HL-45
72	610 West Valley View Drive	Gobar House		HL-65
73	112 East Walnut Avenue	Crystal Ice House		HL-28
74	1101 East Whiting Avenue	Conley House		HL-66
75	126 West Whiting Avenue	Westwood Apartments		HL-68
76	130 West Whiting Avenue			HL-69
77	315 East Wilshire Avenue	Wilshire Junior High School Auditorium & Classrooms		HL-12
78	124 West Wilshire Avenue	Mutual Building and Loan Association		HL-36
79	834 North Woods Avenue	Starbuck House		HL-2
<b>Properties Recognized as a "Significant Property" (Potential Local Landmark)</b>				
80	320 North Adams Avenue	Storts Residence		
81	201 East Amerige Avenue	Fullerton General Hospital		
82	516 West Amerige Avenue	Russell House		
83	142 East Chapman Avenue	Self-Realization Fellowship Church		
84	321 East Chapman Avenue	Fullerton College		
85	600 East Chapman Avenue	Rawlins House	Gamma Phi Beta Sorority	
86	901 East Chapman Avenue	Henry Kroeger House		
87	2208 East Chapman Avenue	Cooper House		
88	109-123 East Commonwealth Avenue	Amerige Block		
89	118 East Commonwealth Avenue			
90	520 East Commonwealth Avenue	Mariola Apartments		
91	524 East Commonwealth Avenue	Foster House		
92	1530 East Commonwealth Avenue	Thompson House		
93	2223 East Commonwealth Avenue	Lyon House		
94	213-215 West Commonwealth Avenue			
95	419 West Commonwealth Avenue	Gallemore House		
96	1747 West Commonwealth Avenue	Val Vela - Hunt Wesson Office		
97	200 East Elm Avenue	Jacob Yaeger House		
98	845 North Euclid Street	Russ House or Hunter House	Congregational Church of Fullerton	
99	219 North Harbor Boulevard	Rialto Theatre		
100	509 North Harbor Boulevard	Adams' Barbershop Building		
101	616 North Harbor Boulevard	Amerige House		
102	713-723 South Harbor Blvd			



**Table 5.10-1 [continued]  
City of Fullerton Historic Resources**

#	Address	Historic Name	Present Name	Landmark Number
103	419 East Las Palmas Drive	Bastanchury House		
104	327 West Orangethorpe Avenue	Winter House		
105	1400 West Orangethorpe Avenue	Clarence Spencer House		
106	1520 West Orangethorpe Avenue	Mary Spencer House		
107	314 North Pomona Avenue	Pomona Bungalow Court		
108	321 North Pomona Avenue	Nenno House	Cherami House	
109	609 North Raymond Avenue	Henry Kroeger House		
110	1313 North Raymond Avenue	Gamble House		
111	701 North Richman Avenue			
112	761 North Richman Avenue	Concoran House		
113	123 East Valencia Drive	Fallert House		
114	247 East Valencia Drive	Burdorf House		
115	117 West Valencia Drive	Livingston House		
116	1600 West Valencia Drive	Gowen House		
117	600 West Valley View Drive	Lamhofer House		
118	501 West Whiting Avenue	Sans Souci Court		
119	546 West Whiting Avenue	Osborne House		
120	CSUF Campus	Henry Hetebrink House	Titan House	
121	CSUF Campus	Mahr House	George Golleher Alumni House	
<b>Potential/Possible Significant Properties</b>				
122	538 West Amerige Avenue	Richman House		
123	108 West Brookdale Place	Lillian Yaeger House		
124	401 Cannon Lane	Bridgford House		
125	2500 North Harbor Boulevard	Beckman Instruments Building		
126	511 South Harbor Boulevard	Cooke House		
127	805 South Harbor Boulevard	Kohlenberger Building		
128	144 Hillcrest Drive	Sitton House		
129	439 West Malvern Avenue	Coroles House		
130	114 North Pomona Avenue	First United Methodist Church		
131	244 East Valencia Drive	Maple School		
132	1645 West Valencia Drive	Hunt Wesson Administrative Building		
133	206 West Wilshire Avenue	Quine House and Office		
<b>Features of Cultural Importance</b>				
134	302 West Commonwealth Avenue	Stone Pillars in Amerige Park		HL-31
135	109 North Harbor Boulevard	Stedman Jewelers' Street Clock		HL-48
136	1155 West Orangethorpe Avenue	Pump House		HL-61
137	353 West Commonwealth Avenue (Fullerton Main Library)	Hitching Post		



**Table 5.10-1 [continued]  
City of Fullerton Historic Resources**

#	Address	Historic Name	Present Name	Landmark Number
138	Harbor Boulevard	Bells along El Camino Real		
139	NW Corner of Commonwealth and Highland Avenues	Flagstone Bench		
<b>"Significant Properties" That Have Been Demolished or Altered</b>				
140	233 East Amerige Avenue	Stanton House	Demolished in 1992	HL-37
141	341 East Commonwealth Avenue	Grumwald's Tin Shop (Edison Market)	Demolished in 2004	
142	315 North Ford Avenue	Ford Elementary School	Demolished in 1983	HL-19
143	700 South Harbor Boulevard	La Vida Bottling Company Building	Demolished in 1983	HL-21
144	327 West Orangethorpe Avenue	Winter House	Altered in 1996-98	HL-46
145	2000 East Wilshire Avenue	Des Grange House	Demolished in 1986	HL-27

If officially designated, the affected resource becomes subject to additional restrictions intended to protect it from alterations which would compromise its historical features. Specific restrictions applicable to each site are determined at the time of designation. Future demolition, relocation, exterior construction and additions, work affecting walls, fences, or signs, tree removal, and other substantial alterations proposed for designated landmarks or districts are all subject to discretionary approval by the Redevelopment Design Review Committee and/or the Landmarks Commission.

## ARCHAEOLOGICAL RESOURCES

Archaeological resources are defined as the material remains of any area's pre-historic (aboriginal/Native American) or historic (European and Euro-American) human activity. Human habitation in Southern California dates back 10,000 to 12,000 years ago. The earliest period of occupation is referred to as the Early Man Period. These inhabitants were hunters who lived together in small groups in short-term camps. The locations of the camps were dictated by the availability of the animals they hunted. This period is reflected in archaeology by spear-points, knives, and scrapers.

The Millingstone Horizon defines a major subsistence change, which occurred approximately 6,000 to 4,000 B.C. This change is reflected archaeologically by the abundance of manos and metates users to grind seeds. Finds from this period also include large chopping tools, crude projectile points, cogstones, bone awls, and tarring pebbles. The two latter tools were used in basket making.

The Intermediate Horizon is characterized by the addition of the mortar and pestle, which were used for processing fleshier foods such as acorns. The Late Prehistoric culture was the most complex and existed from 700 A.D. until the European presence displaced the Indian culture. Archaeological sites from this period contain finely chipped projectile points reflecting an increase in the use of bow and arrow, personal ornaments made from bone, shell and stone, and art objects such as figurines. Also found are remnants of large permanent villages and temporary camps.



The last Indians inhabiting the area were Gabrielino, a name derived from their association with the San Gabriel Mission. The Gabrielino were descendants of Shoshonean migrants who originated from the Great Basin, spreading across the desert and making their way towards the Pacific Coast.

Archaeological sites are locations that contain significant evidence of human activity. Generally a site is defined by a significant accumulation or presence of one or more of the following: food remains, waste from manufacturing of tools, tools, concentrations or alignments of stones, modification of rock surfaces, unusual discoloration or accumulation of soil, or human skeletal remains. Archaeological sites are often located along creek areas, ridgelines, and vistas and may occur within these areas of the City.

The Native American Heritage Commission (NAHC) conducted a record search of its Sacred Lands File (SLF) for the area. The NAHC SLF search did not indicate the presence of Native American cultural resources within a 0.5-mile of the Fullerton City boundaries.<sup>1</sup>

The City of Fullerton is largely urbanized with approximately five percent (708.7 acres) of vacant land remaining. The largest concentration of vacant land occurs within West Coyote Hills. West Coyote Hills is primarily undeveloped and consists of natural vegetation and habitat. Remaining vacant parcels within the City are primarily infill and occur in developed and urbanized areas.

The Fullerton Plan identifies 12 Focus Areas to concentrate potential change through community-led planning processes; refer to [Exhibit 3-4](#). It is anticipated that any new growth resulting from new development and/or redevelopment activities over the life of The Fullerton Plan would occur within these areas.

The West Coyote Hills Focus Area is generally bounded on the north by the City of La Habra, on the east by Euclid Street, on the west by the City of La Mirada, and on the south by Rosecrans Avenue and residential development north of Rosecrans Avenue, and comprises one of the largest concentrations of vacant land within the City. The boundaries of the West Coyote Hills Focus Area are consistent with the undeveloped portion of West Coyote Hills, which is part of an approximately 1,000-acre Coyote Hills West Master Specific Plan 2-A (Master Specific Plan), adopted in 1977.

The Master Specific Plan allowed for the development of 2,694 residential dwelling units (DUs) and approximately 13 acres of commercial development. Since its adoption, over 1,500 residential DUs have been constructed. Development of the remaining undeveloped acreage is currently being considered as part of the proposed West Coyote Hills Specific Plan Amendment (SPA). The proposed SPA would revise the provisions for the development of the property as represented in the Master Specific Plan to allow for a maximum of 760 residential DUs, 68,000 square feet (SF) of retail uses, a multiple use site on approximately 17 acres that can be used for schools, parks, public and private recreation facilities and residential uses, and approximately 283 acres of open space for wildlife habitat, trails, and vista parks, as well as improvements to the 72-acre Robert E. Ward Preserve, owned by the City. Combined, approximately 355 acres would be preserved as open space and habitat in perpetuity.

---

<sup>1</sup> Dave Singleton, Program Analyst, Native American Heritage Commission, May 27, 2011.



As part of the environmental review process for the proposed SPA, a *Cultural/Scientific Resources Assessment* was conducted for the West Coyote Hills Specific Plan Area (i.e., West Coyote Hills Focus Area), and is summarized in the *Revised Draft Environmental Impact Report SCH No. 1997051056, West Coyote Hills Specific Plan and Robert E. Ward Nature Preserve, Amendment No. 8 to Coyote Hills West Master Specific Plan 2-A (Revised Draft EIR)*, prepared by Keeton Kreitzer Consulting, March 2006. The following existing conditions discussion for the West Coyote Hills Focus Area is incorporated from the Revised Draft EIR.

A literature review recorded the presence of eight previously recorded sites within and around the West Coyote Hills Focus Area. Within one mile of the Focus Area, four sites have been recorded. An additional site has not yet been recorded, but has been given a temporary designation. A small portion of one of the recorded sites is located within the boundaries of the Focus Area (CA-Ora-572). A total of 172 artifacts and possible artifacts have been previously collected from this site. Four isolates have also been recorded within one mile of the Focus Area. The recorded isolates were discovered in 1987 during a survey to the east of the area.

On-site reconnaissance revealed the existence of one felsite flake located within the Focus Area. Shell fragments were also located in the vicinity of the felsite flake, but were determined not to be associated with the felsite flake. The felsite flake was designated as an isolate. No other cultural resources were identified.

## **PALEONTOLOGICAL RESOURCES**

Paleontological sites are those that show evidence of pre-human activity. Often they are simply small outcroppings visible on the surface or sites encountered during grading. While the sites are important locations, it is the geologic formations that are the most important since they may contain more fossils. Maps for paleontology generally show sensitive areas based on the underlying geologic formation. The City is generally underlain by Pleistocene shallow marine, lagoonal, floodplain, and terrace deposits, approximately 1.8 million to 40,000 years old. These stratigraphic units, in ascending order are the San Pedro Formation, the Coyote Hills formation, the La Habra Formation, and old alluvium.

The San Pedro Formation is the oldest rock unit exposed in the City area. Abundant marine invertebrates and both marine and terrestrial vertebrate material has been recovered from the unit. Fossil mollusks have been recorded in earlier studies in the City in the Coyote Hills East area. The Coyote Hills formation and the Coyote Creek also produced extensive collections of fossil vertebrates. Bear, horse, camel, dire wolf, turkey, and elephant remains have been collected.

The La Habra Formation has produced numerous vertebrate fossils in the City. For example, over 32 species of land animals were recovered from the Los Coyotes Regional Park including extinct birds, bison, elephants, camels, and horses. Portions of the La Habra Formation are also mapped as older alluvium which is expected to contain the same fossils. Thus, the discovery of additional paleontological resources within the City is possible.

The following existing conditions discussion for the West Coyote Hills Focus Area is incorporated from the Revised Draft EIR.



The San Pedro Formation, the oldest rock unit exposed in the Focus Area, is the Pleistocene age (less than 1.8 million years old). The sandstone of this unit were deposited in a shallow sea that covered most of the Los Angeles Basin. This unit is now exposed in the Coyote Hills, on Newport Mesa, and on the Palos Verdes Peninsula. Marine invertebrates fossils and terrestrial and marine vertebrate fossils are known from this formation and previous reports document invertebrate fossil collection from this formation near the subject property.

Overlying the San Pedro Formation is the Coyote Hills Formation. This unit was deposited as the sea retreated from the region. Invertebrate fossils, vertebrate fossils, and petrified wood have been located in this formation in the Coyote Hills area.

The youngest bedrock within the Focus Area is the La Habra Formation. This rock formation was deposited in and along streams that flowed across the region approximately 50,000 or more years ago. South of the area, several fossils have been collected from the La Habra Formation. The connection between the La Habra Formation and the Coyote Hills Formation is unclear within the Focus Area.

No fossils were located within the Focus Area, however the San Pedro and La Habra Formations are considered to have a high sensitivity for paleontological resources. The West Coyote Hills has an unknown potential for the discovery of fossils. However, because of the environment in which this formation accumulated, it is likely that fossils may be encountered from this formation.

#### **5.10.4 SIGNIFICANCE THRESHOLDS AND CRITERIA**

Appendix G of the *CEQA Guidelines* contains the Initial Study Environmental Checklist, which was included with the Notice of Preparation to show the areas being analyzed within the EIR; refer to Appendix A of this EIR. The Initial Study includes questions relating to cultural resources. The issues presented in the Initial Study Checklist have been utilized as thresholds of significance in this Section. Accordingly, a project would typically have a significant impact on cultural resources if the project would result in any of the following:

- Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5;
- Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5;
- Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; and/or
- Disturb any human remains, including those interred outside of formal cemeteries feature.

Under CEQA, a project with an effect that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment. Substantial adverse change in the significance of a historical resource is defined as 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. The significance of a historical resource would be materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the California Register, a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code. In general, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties and associated guidelines shall be considered as mitigated to below the level of significance.

## 5.10.5 PROJECT IMPACTS AND MITIGATION MEASURES

### HISTORICAL RESOURCES

#### ■ IMPLEMENTATION OF THE FULLERTON PLAN COULD AVERSELY IMPACT THE SIGNIFICANCE OF A HISTORICAL RESOURCE.

**Impact Analysis:** Pursuant to CEQA, a historical resource is a resource listed in, or eligible for listing in, the CRHR. In addition, resources included in a local register of historical resources or identified as significant in a local survey are considered historical resources under CEQA. There are several structures within the City that are currently listed on the National Register of Historic Places, are designated as Local Landmarks, or are considered significant properties (i.e., potential Local Landmarks). Additionally, 16 areas within the City have been identified as potential Historic Districts. Future development, revitalization and/or redevelopment activities within or adjacent to these sites or districts could adversely impact the significance of a historical resource.

The Fullerton Plan identifies 12 Focus Areas to concentrate potential change through community-led planning processes. It is anticipated that most new growth resulting from new development and/or redevelopment activities over the life of The Fullerton Plan would occur within these areas. A majority of the historic structures are located within the Downtown Focus Area. There are also several structures located within the Transportation Center Focus Area and the Education Focus Area. Potential Historic Districts are located within the Downtown Focus Area, Harbor Gateway Focus Area, and Chapman Corridor Focus Area.

The Fullerton Plan anticipates new residential and nonresidential development within these Focus Areas. In addition to new development, The Fullerton Plan identifies the following two levels of potential change for the Focus Areas: Strategically Improve and Evolve or Transform. Areas identified for strategic improvement and evolution are envisioned to include a variety of changes in current character (or sense of place). Nominal to moderate change would occur through infill, reuse, revitalization, and redevelopment. The, Downtown, Education, Harbor Gateway, and Chapman Focus Areas are included within this category of change. Areas identified for transformation are envisioned to include significant change in current character (or sense of place). Major development or redevelopment projects are anticipated for these areas. The Transportation Center Focus Area is included in this category of change. Infill, reuse, revitalization, and redevelopment activities within these Focus Areas could adversely impact the significance of a currently designated or potentially designated historic structure or historic district.



The Fullerton Plan establishes the framework to protect and preserve its historic character and resources. Specifically, Policy 3.17 encourages the conservation, preservation, and enhancement of the City's historic residential neighborhoods and supports the investigation of additional policies that further encourage the preservation and enhancement of historic residential resources in the City. Policy 4.3 promotes the maintenance, restoration, and rehabilitation of historical resources, and Policy 4.4 seeks to reinforce the character and sense of place of established neighborhoods and districts by protecting and preserving elements that contribute to the historic character. Action 4.3 calls for the creation of a comprehensive community-based Historic Preservation Plan intended to guide, with specificity, ongoing historic preservation efforts including implementation measures, inventories, incentives, promotion, education and regulations and Action 4.11 encourages the use of the Secretary of the Interior's Standards for Rehabilitation, and for the City to work to develop Fullerton specific standards and guidelines to help owners of historic properties perform energy-efficient upgrades that respect original materials and styles. Other Policies and Actions support financial incentives and educational programs to further promote and protect the historic structures and character of Fullerton.

FMC Section 15.48.070 establishes procedures for review of proposals for a designated Historical Landmark or property within a designated Landmark District. In accordance with Section 15.48.070, proposed development, including rehabilitation of existing structures would be reviewed for compliance with established design criteria and standards that serve to conserve, maintain, and protect the special characteristics of the particular Historical Landmark or Landmark District, and therefore prevent those alterations that would detrimentally compromise the historic or aesthetic integrity of said property or its relationship to its natural setting. Section 15.48.080 establishes procedures for review of proposals for an identified Significant Property. In accordance with Section 15.48.080, a proposal to demolish or relocate a designated Significant Property is subject to the approval of the Landmarks Commission. Further, a proposal to alter, add, reconstruct, rehabilitate, or restore a designated Significant Property would be subject to a review by the Director of Development Services. Routine maintenance of existing improvements and minor alterations or additions that are out of public view (e.g., the re-roofing of a structure, the replacement of damaged or deteriorated exterior architectural features; the construction of an accessory structure at the rear of the property) may be approved by the Director without further review. However, a proposal that in the opinion of the Director would substantially change the architectural style of the building or would create a condition or design feature that subsequently could not easily be removed or altered would be submitted for review and approval to the Redevelopment Design Review Committee.

Future development within the City, including the Focus Areas, would be reviewed for consistency with The Fullerton Plan Policies and Actions and the FMC. Compliance with The Fullerton Plan Policies and Actions and the FMC would protect currently designated and potential historic resources and districts from significant adverse impacts. In addition to the Policies and Actions identified in The Fullerton Plan, future development would be subject to compliance with the established Federal and State regulatory framework, which is intended to mitigate potential impacts to historical resources. Potential impacts to historical resources would be further reduced with implementation of mitigation measure CR-1, which would require future development projects for properties considered sensitive for cultural resources by the City to conduct a Phase I Cultural Resources Study, which would address historic resources and require implementation of measures to reduce potential impacts, if any. Thus, potential impacts to historic resources would be less than significant with implementation of The Fullerton Plan.



## **Proposed General Plan Update Policies and Actions:**

- P2.2     ***Distinctive and Memorable Places***  
Support projects, programs, policies and regulations to promote distinctive, high-quality built environments whose form and character respect Fullerton's historic, environmental and architectural identity and create modern places that enrich community life and are adaptable over time.
- P2.3     ***Distinctive Landmarks***  
Support projects, programs, policies and regulations to preserve existing landmarks and encourage the creation of new landmarks that reinforce Fullerton's identity and image.
- P2.4     ***Sense of Place***  
Support projects, programs, policies and regulations to reinforce the character and sense of place of established neighborhoods and districts by preserving and enhancing the attributes which contribute to neighborhood and district identity, vitality and livability.
- P2.8     ***Responsiveness to Context***  
Support projects, programs, policies and regulations to respect the local context including consideration of cultural and historic resources, existing scale and character, and development patterns of the surrounding neighborhood or district.
- P3.17    ***Preservation of Historic Residential Resources***  
The City values its historic residential resources. To ensure the continued preservation of historic residential structures, the City shall encourage the conservation, preservation and enhancement of the City's historic residential neighborhoods. The City shall consult with organizations, such as Fullerton Heritage, and investigate the appropriateness and feasibility of additional General Plan policies that further encourage the preservation and enhancement of historic residential resources in the City. Additionally, the City shall periodically update the City's Historic Building Survey.
- P4.1     ***Regional Recognition of Historic Resources***  
Support programs and policies to raise the regional and subregional awareness of Fullerton's historic resources.
- P4.2     ***Awareness of Historic Resources***  
Support programs and policies to raise the awareness of the value of historic resources in strengthening communities, conserving resources, fostering economic development, and enriching lives.
- P4.3     ***Historic Resources Maintenance and Enhancement***  
Support projects, programs, policies and regulations to promote the maintenance, restoration, and rehabilitation of historical resources.



- P4.4 ***Historic Character and Sense of Place***  
Support projects, programs, policies and regulations to reinforce the character and sense of place of established neighborhoods and districts by protecting and preserving those elements in both the private and public realm which contribute to the historic character.
- P4.5 ***Focus Area Planning***  
Support projects, programs, policies and regulations to contribute to the preservation of historic resources as part of community-based planning of applicable Focus Areas.
- P4.6 ***Responsiveness to Historic Context***  
Support projects, programs, policies and regulations to design new buildings that respect the integrity of nearby historic buildings while clearly differentiating the new from the historic.
- P4.7 ***Co-Benefits***  
Support projects, programs, policies and regulations to seek co-benefits along with historic preservation, for example, the provision of affordable housing and/or resource conservation.
- P4.8 ***Historic Building Retrofits***  
Encourage the retrofit of historic buildings in ways that preserve their architectural design character, consistent with life safety considerations, maintaining the unique visual image of Fullerton.
- P11.3 ***Preservation-Based Revitalization***  
Support policies, projects and programs concerning historic preservation to protect Fullerton's heritage, revitalize neighborhoods, generate design and construction jobs, and bolster the community's sense of place.
- A4.1 ***Collaboration with Historical Organizations***  
Collaborate with historical conservancies and societies serving the region (e.g. Los Angeles Conservancy, Orange County Historical Society, and California Preservation Foundation).
- A4.2 ***Historic Resources Planning and Design Assistance***  
Investigate opportunities with the Fullerton community, area schools and colleges, and local organizations, including Fullerton Heritage, to provide urban design, architecture and planning services with a focus on historic resource maintenance, restoration, and rehabilitation as a component of the Community Design Assistance Center.
- A4.3 ***Historic Preservation Plan***  
Create a comprehensive community-based Historic Preservation Plan intended to guide, with specificity, ongoing historic preservation efforts including implementation measures, inventories, incentives, promotion, education and regulations. The Plan will explore the potential for community land trusts and transferable development rights.



- A4.4 ***Outside Resources***  
Seek technical guidance and financial resources from National Trust for Historic Preservation and California Office of Historic Preservation State and Federal agencies.
- A4.5 ***Transfer of Development Rights***  
Explore the feasibility of creating a regional or subregional Transfer of Development Rights (TDR) program to preserve historic properties and channel development potential to infill locations.
- A4.6 ***Mills Act***  
Develop and implement a Mills Act program to provide a financial incentive to restore and preserve historic resources.
- A4.7 ***Federal Preservation Programs***  
Develop and distribute materials to promote federal programs that encourage historic preservation, such as Federal Historic Preservation Tax Credits and federal tax deductions for charitable contributions (easements) for historic preservation purposes.
- A4.8 ***Fullerton's Architectural Heritage***  
Encourage Fullerton Heritage and other preservation groups to create events and programming celebrating Fullerton's architectural heritage.
- A4.9 ***Signage for Historic Districts and Resources***  
As part of the citywide wayfinding plan and implementation program, include entry monumentation and signage that identifies, provides boundaries to, and marks historic districts and resources.
- A4.10 ***Establishing Landmark Districts***  
Evaluate opportunities to revise Chapter 15.48 of the Zoning Ordinance to encourage property owners to establish Landmark Districts and to remove barriers that discourage their formation.
- A4.11 ***Guidance for Historic Retrofits***  
Encourage the use of the Secretary of the Interior's Standards for Rehabilitation, and work to develop Fullerton specific standards and guidelines to help owners of historic properties perform energy-efficient upgrades that respect original materials and styles.
- A4.12 ***Skilled Contractors for Retrofits***  
Investigate opportunities with Fullerton vocational programs and community colleges to prepare students in the construction trades with the skills to maintain, restore, and rehabilitate historic resources. Develop a program to match projects with appropriately skilled contractors.



- A4.13 ***State Historical Building Code***  
For projects that involve the rehabilitation of historic buildings, promote the use of the State Historical Building Code to provide flexibility in meeting performance standards and code requirements.
- A4.14 ***Architectural Salvage***  
Encourage the establishment of a business, non-profit, or co-op that collects and re-sells historic and non-historic building materials.
- A11.1 ***Historic Preservation Promotion and Incentives***  
Develop a local program to promote the State Historical Building Code, Historic Preservation Easements, Mills Act, and Federal Historic Preservation Tax Incentives. Consider educational workshops in targeted neighborhoods and districts, training for City staff, and the distribution of promotion materials to owners of historic and potentially historic properties.

### **Mitigation Measures:**

CR-1 Future development projects for properties considered to be sensitive for cultural resources by the City of Fullerton shall conduct a Phase I Cultural Resources Study of the subject property in accordance with the City of Fullerton's protocol by a qualified professional, which shall be submitted to the City of Fullerton for review and approval. The Phase I Cultural Resources Study shall determine where the subject development project would potentially cause a substantial adverse change to any significant archaeological, paleontological, or historic resources. The Phase I Cultural Resources Study shall be prepared to meet the standards established by the City and shall, at a minimum, including the results of the following:

1. Records searches at the South Central Coastal Information Center (SCCIC), the National or State Registry of Historic Places, and any appropriate public, private, and tribal archives.
2. Sacred Lands File records search with the Native American Heritage Commission (NAHC), followed by project scoping with the tribes recommended by the NAHC.
3. Field survey of the subject development site.

The proponent of the subject development project and the qualified professional(s) are also encouraged to contact the local Native American tribe (as identified by the NAHC and the City of Fullerton) to obtain input regarding the potential for Native American resources to occur on the subject site.

Feasible measures shall be identified in order to mitigate the known and potential significant effects of the subject development project, if any.

**Level of Significance After Mitigation:** Less Than Significant Impact.



## ARCHAEOLOGICAL RESOURCES

### ■ IMPLEMENTATION OF THE FULLERTON PLAN COULD AVERSELY IMPACT THE SIGNIFICANCE OF AN ARCHAEOLOGICAL RESOURCE.

**Impact Analysis:** As stated, the City of Fullerton is largely urbanized with approximately five percent (708.7 acres) of vacant land remaining. The largest concentration of vacant land occurs within West Coyote Hills. The Fullerton Plan identifies 12 Focus Areas to concentrate potential change through community-led planning processes; refer to Exhibit 3-4. It is anticipated that most new growth resulting from new development and/or redevelopment activities over the life of The Fullerton Plan would occur within these areas. The Fullerton Plan identifies the West Coyote Hills as a Focus Area for future development. As archaeological resources have been identified within the West Coyote Hills Focus Area, future development within the area could potentially impact archaeological resources.

The remaining Focus Areas are primarily developed or have previously been developed or disturbed. Although archaeological resources are not anticipated to occur within these areas, there is the potential for unknown or undiscovered resources to occur. Therefore, future development anticipated by The Fullerton Plan could indirectly result in impacts to undiscovered archaeological resources through remediation, demolition, or construction activities.

Future development projects within the City that are considered sensitive for cultural resources would be required to conduct a Phase I Cultural Resource Study (Mitigation Measure CR-1) and implement feasible measures in order to mitigate the known and potential significant effects of the subject development project, if any. Further, implementation of Mitigation Measure CR-2 would require monitoring by an archaeologist, as necessary, to ensure implementation of feasible measures identified as part of Mitigation Measure CR-1. Mitigation Measure CR-3 would address unknown cultural resources that are inadvertently unearthed during construction activities. CR-3 requires activity to cease to evaluate the significance of the findings and determine an appropriate course of action. Compliance with the identified mitigation measures would reduce potential impacts to cultural resources associated with implementation of The Fullerton Plan to a less than significant level.

**Proposed General Plan Update Policies and Actions:** The Fullerton Plan does not include policies or actions for archaeological resources.

**Mitigation Measures:** In addition to the following Mitigation Measures, refer to Mitigation Measure CR-1 and CR-4.

CR-2 If the Phase I Cultural Resources Study required under Mitigation Measure CR-1 determines that monitoring during construction by a professional archaeologist and/or paleontologist is needed for the subject development project, the project proponent shall retain a professional archaeologist and/or paleontologist, subject to approval by the City of Fullerton, prior to the issuance of grading permits. The task of the professional archaeologist and/or paleontologist shall be to verify implementation of the mitigation measures identified in the City-approved Phase I Cultural Resources Study and to monitor the initial ground-altering activities,



including but not limited to, debris removal, vegetation removal, tree removal, grading, trenching, or other site preparation activities. The professional archaeologist and/or paleontologist shall be empowered to temporarily halt or divert construction equipment to allow recording and removal of the unearthed resources. All artifacts and/or fossils discovered at the subject development site shall be inventoried and analyzed by the professional archaeologist and/or paleontologist. If any artifacts of Native American origin are discovered, a Native American Tribal monitor shall be asked to help analyze the Native American artifacts for identification as everyday life and/or religious or sacred items, cultural affiliation, temporal placement, and function, as deemed possible.

A report of the findings, including an itemized inventory of recovered artifacts and/or fossils, shall be prepared and shall include a discussion of the significance and disposition of the recovered artifacts and/or fossils. The report and inventory shall be submitted to the City of Fullerton, signifying completion of the program to mitigate impacts to archaeological and/or paleontological resources.

- CR-3 In the event that cultural resources (archaeological, historical, paleontological) resources are inadvertently unearthed during excavation and grading activities of any future development project, the contractor shall immediately cease all earth-disturbing activities within a 100-foot radius of the area of discovery. If not already retained due to conditions present pursuant to CR-2, the project proponent shall retain a qualified professional (i.e., archaeologist, historian, architect, paleontologist, Native American Tribal monitor), subject to approval by the City of Fullerton, to evaluate the significance of the finding and appropriate course of action (refer to Mitigation Measures CR-1, CR-2 and CR-4). If avoidance of the resource(s) is not feasible, salvage operation requirements pursuant to Section 15064.5 of the CEQA Guidelines shall be followed. After the find has been appropriately avoided or mitigated, work in the area may resume.

**Level of Significance After Mitigation:** Less Than Significant Impact.

## PALEONTOLOGICAL RESOURCES

### ■ IMPLEMENTATION OF THE FULLERTON PLAN COULD AVERSELY IMPACT THE SIGNIFICANCE OF A PALEONTOLOGICAL RESOURCE.

**Impact Analysis:** As stated, it is anticipated that any new growth resulting from new development and/or redevelopment activities over the life of The Fullerton Plan would occur within the 12 identified Focus Areas. The Fullerton Plan identifies the West Coyote Hills as a Focus Area for future development. As paleontological resources have been identified within the area north of the West Coyote Hills Focus Area, there is the potential that future development within the Focus Area could impact paleontological resources.

Although the remaining Focus Areas are primarily developed or have previously been developed or disturbed and no significant paleontological sites have been documented within the City, the possibility exists that as yet unidentified paleontological sites occur within the City. Thus, future development anticipated by The Fullerton Plan could indirectly result in impacts to





undiscovered paleontological resources through remediation, demolition, or construction activities.

Future development projects that are considered sensitive for cultural resources by the City of Fullerton would be required to conduct a Phase I Cultural Resource Study (Mitigation Measure CR-1) and implement feasible measures in order to mitigate the known and potential significant effects of the subject development project, if any. Further, implementation of Mitigation Measures CR-2 would require monitoring by a paleontologist, as necessary, to ensure implementation of feasible measures identified as part of Mitigation Measure CR-1. Mitigation Measure CR-3 would address unknown cultural resources that are inadvertently unearthed during construction activities. CR-3 requires activity to cease to evaluate the significance of the findings and determine an appropriate course of action. Compliance with the identified mitigation measures would reduce potential impacts to cultural resources associated with implementation of The Fullerton Plan to a less than significant level.

**Proposed General Plan Update Policies and Actions:** The Fullerton Plan does not include policies or actions for paleontological resources.

**Mitigation Measures:** Refer to Mitigation Measures CR-1 through CR-3.

**Level of Significance After Mitigation:** Less Than Significant Impact.

## HUMAN REMAINS

### ■ IMPLEMENTATION OF THE FULLERTON PLAN COULD DISTURB HUMAN REMAINS, INCLUDING THOSE INTERRED OUTSIDE OF FORMAL CEMETERIES.

**Impact Analysis:** No conditions exist that suggest human remains are likely to be found in the City. Due to the level of past disturbance in the City, it is not anticipated that human remains, including those interred outside of formal cemeteries, would be encountered during earth removal or disturbance activities. The NAHC SLF search did not indicate the presence of Native American cultural resources within the City.

The Native American Graves Protection and Repatriation Act within the State of California is enacted by the California Native American Historical, Cultural and Sacred Sites Act, and applies to Federal, State, and private lands. Upon discovery of human remains, the activity ceases and the County Coroner shall be notified. If the remains are of a Native American, the coroner notifies the Native American Heritage Commission (NAHC), which then notifies the mostly likely descendents. The NAHC is directed to prepare an inventory of Native American Sacred Places on public lands. It is illegal for anyone to knowingly or willfully possess or obtain any Native American artifacts or human remains from a Native American grave or cairn. Any person who removes, without authority of law, Native American artifacts or human remains from a Native American grave or cairn with the intent to sell or dissect such remains is guilty of a felony punishable by imprisonment in a Federal or State prison.



If human remains were found, those remains would require proper treatment, in accordance with applicable laws. State of California Public Resources Health and Safety Code Sections 7050.5-7055 describe the general provisions for human remains. Specifically, Health and Safety Code Section 7050.5 describes the requirements if any human remains are accidentally discovered during excavation of a site. In addition, the requirements and procedures set forth in California Public Resources Code Section 5097.98 would be implemented. If human remains are found during excavation, excavation must stop in the vicinity of the find and any area that is reasonably suspected to overlie adjacent remains until the County coroner has been called out, and the remains have been investigated and appropriate recommendations have been made for the treatment and disposition of the remains.

Following compliance with State regulations, which detail the appropriate actions necessary in the event human remains are encountered, and compliance with Mitigation Measure CR-4, impacts in this regard would be less than significant.

**Proposed General Plan Update Policies and Actions:** The Fullerton Plan does not include policies or actions for human remains.

### **Mitigation Measures:**

CR-4 In the event that human remains are unearthed during excavation and grading activities of any future development project, all activity shall cease immediately. Pursuant to State Health and Safety Code Section 7050.5, no further disturbance shall occur until the County coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner shall within 24 hours notify the Native American Heritage Commission (NAHC). The NAHC shall then contact the most likely descendant of the deceased Native American, who shall serve as consultant on how to proceed with the remains.

**Level of Significance After Mitigation:** Less Than Significant Impact.

## **5.10.6 CUMULATIVE IMPACTS**

- **FUTURE DEVELOPMENT ASSOCIATED WITH IMPLEMENTATION OF THE FULLERTON PLAN COULD RESULT IN CUMULATIVE IMPACTS TO CULTURAL RESOURCES OR HUMAN REMAINS.**

**Impact Analysis:** Future development projects in the City of Fullerton and the region may encounter cultural resources. During the growth anticipated to occur with implementation of The Fullerton Plan, it is possible that undiscovered historic, archaeological, and/or paleontological resources could be impacted. It is possible that cumulative development could result in the adverse modification or destruction of historic, archaeological, and/or paleontological resources. Potential cultural resource impacts associated with the development of individual projects under The Fullerton Plan would be specific to each site. All new developments would be required to comply with existing Federal, State, and local regulations concerning the protection of historic, archaeological, and paleontological resources on a project-by-project basis. Additionally,



implementation of The Fullerton Plan Policies and Actions, and mitigation measures, would reduce potential impacts to cultural resources to less than significant levels. Thus, implementation of The Fullerton Plan would not result in cumulatively considerable cultural resource impacts.

**Proposed General Plan Update Policies and Actions:** Refer to the Policies and Actions cited above.

**Mitigation Measures:** Refer to Mitigation Measures CR-1 through CR-4.

**Level of Significance After Mitigation:** Less Than Significant Impact.

### 5.10.7 SIGNIFICANT UNAVOIDABLE IMPACTS

Potential impacts to cultural resources associated with implementation of The Fullerton Plan would be less than significant by adherence to/compliance with The Fullerton Plan Policies and Actions and identified mitigation measures. No significant unavoidable cultural resources impacts would occur as a result of buildout of The Fullerton Plan.

### 5.10.8 SOURCES CITED

City of Fullerton, *City of Fullerton General Plan Final Environmental Impact Report*, June 1994.

City of Fullerton Official Website, *Oranges and Oil – A Fullerton History*, [http://www.ci.fullerton.ca.us/depts/city\\_manager/history\\_of\\_fullerton/default.asp](http://www.ci.fullerton.ca.us/depts/city_manager/history_of_fullerton/default.asp) accessed October, 2009.

City of Fullerton Historical Survey, and update based on City of Fullerton Official Website, *Historic Places*, [http://www.cityoffullerton.com/visitors/historical\\_places/default.asp](http://www.cityoffullerton.com/visitors/historical_places/default.asp), accessed October 2009.

City of Fullerton Municipal Code.

Keeton Kreitzer Consulting, *Revised Draft Environmental Impact Report SCH No. 1997051056, West Coyote Hills Specific Plan and Robert E. Ward Nature Preserve, Amendment No. 8 to Coyote Hills West Master Specific Plan 2-A*, March 2006.

Native American Heritage Commission, Notice of Preparation Written Correspondence from Dave Singleton, Program Analyst, May 27, 2011.

RBF Consulting, *The Fullerton Plan Draft*, August 2011.



This page intentionally left blank.