Appendix B

Historic Resources Assessment



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Kristin Keeling Senior Project Manager BonTerra Consulting 151 Kalmus, Suite E-200 Costa Mesa, CA 92626

Re: Identification of Historic Resources for the "SOCO Santa Fe" Mixed Use Project

Dear Ms. Keeling;

Daly & Associates has completed an investigation of the urban setting surrounding the SOCO Santa Fe Project area. The SOCO Santa Fe Project will consist of a 148 unit mixed use rental community consisting of a mix of one (59 units), two (52 units) and three (37 units) bedroom units; 4 live work units; 5,000 square feet (sf) of retail space; 2,000 sf of community clubhouse; and 1,100 sf of leasing office. The project site is located at 130 West Santa Fe Avenue in the City of Fullerton in Orange County, California. The project site is located on the southeast corner of Highland Avenue and Santa Fe Avenue, and is identified with Orange County Assessor Parcel Number 032-243-21.

The investigation was performed to identify any potential historic resources that may be impacted by implementation of the proposed project, and to facilitate environmental compliance of the project under the provisions of the California Environmental Quality Act (CEQA).

The investigation consisted of a windshield survey of the project area, research into the historic development of the area, and a review of prior documents related to the project area available online from the City of Fullerton. (Please see Appendix A for a listing of reference materials.) The research involved with this investigation included a review of the information available through the City of Fullerton online records for individual parcels, prior historic property studies provided by the South Central Coastal Information Center at California State University-Fullerton, and research into the historic development of the area through the use of *Sanborn Fire Insurance Company* maps and historic aerial photographs.

Existing Project Site Conditions

The proposed project is to be located in the southern portion of Fullerton's downtown area on the site of the former World Citrus packing facility. The rectangular parcel has been cleared of

all improvements, with the exception of the concrete foundations of the former on-site buildings. The proposed project site is bound by West Santa Fe Avenue to the north, the soon-to-be constructed SOCO West Parking Structure to the east, five sets of the historic path of the Atchison Topeka and Santa Fe Railroad (ATSF) (now owned and operated by Burlington Northern Santa Fe Railroad (BNSF) and shared by Union Pacific Railroad) tracks to the south, and South Highland Avenue to the west.

Assessment of Potential for Historic Resources

The proposed project configuration consists of a 4-story wood frame structure that envelopes the east, west, and north sides of a 5-story concrete parking structure. The clubhouse, leasing office, live/work units, and retail space are located along the northern border of the property and face Santa Fe Avenue. The entrance to the parking garage is located between the live/work units. Starting on the second floor, residential units are located on top of these uses. The residential units are generally located in the eastern and western portions of the site, and each set of units surround a courtyard. A recreation courtyard is located on the western side of the site and includes a swimming pool and associated lounging area; fire pit; tables and seating; and barbeque counter and grill. The community clubhouse, located adjacent to the recreation courtyard, includes a lounge, fitness center, classroom facilities, and a business center. The eastern courtyard includes a water feature/fountain; soft-seating areas; barbeque counter with two grills; a central turf area; and an outdoor fire pit. Both courtyards will have landscaping and decorative paving to add visual interest to the outdoor spaces.

No historic properties will be directly impacted by the proposed project. This investigation was performed to ascertain if there would be any indirect impacts to previously identified historic resources located in relatively close proximity to the proposed project site. There are three historic properties that have been identified within 70 feet of the proposed project location. They are the BNSF/Atchison Topeka and Santa Fe tracks located just south of the project parcel, and the buildings at 221-225 and 227 West Santa Fe Avenue, which are located directly across West Santa Fe Avenue from the project site. (Figure 1)

BNSF/Atchison Topeka and Santa Fe Railroad

The proposed project area is located along the northern border of the BNSF rail yard in Fullerton. The BNSF Railroad Company had been created when the Burlington Northern Railroad Company merged with the Atchison Topeka Santa Fe Railway Company in 1996. The Atchison Topeka and Santa Fe Railway (ATSF) first laid track heading west from Topeka, Kansas, in 1863. The ATSF came into California by way of Barstow and San Bernardino in 1883. It was in San Bernardino that the ATSF merged with the California Southern Railroad, and California Southern's line that originated south of San Diego. To capture the business of the citrus industry in Orange County, the ATSF built a new set of tracks to head west from south of Riverside in 1887. The ATSF built a station, and laid tracks, in a community that named itself after the ATSFs land agent, George H. Fullerton. The Southern Pacific Railroad (now Union Pacific Railroad), which had a constructed a parallel set of tracks south of Walnut Street in downtown Fullerton, merged their operations onto the ATSF/BNSF tracks in the late 1940s.

In March 2003, Jill Hupp of Caltrans Environmental Program, evaluated a section of the BNSF/ATSF rail line at the intersection of Orangethorpe Avenue and State Route 90/Imperial Highway (State of California, Department of Parks and Recreation: Building, Structure, Object Inventory site form for Primary # 30-176580). Ms. Hupp determined that although the specific segment she was evaluating did not meet the National Register of Historic Places or California Register of Historical Resources criteria to be found eligible to be listed as a historic resource, the entire BNSF/ATSF railroad line was eligible for listing in the National Register as a linear historic resource. As such, the historic significance of the BNSF/ATSF line is adversely impacted when the historic path of the railroad is demolished, moved, or altered.

As the proposed SOCO Santa Fe Project will not be intruding into the property of the BNSF railroad, there will be no direct or indirect effects from the proposed project to this historic property. The proposed project will not alter in any manner those physical characteristics that convey the BNSF/ATSF's historical significance and that justify its eligibility for inclusion in the National Register of Historic Places or the California Register of Historical Resources.

221-225 and 227 West Santa Fe Avenue

The City of Fullerton through its survey document "Fullerton Through the Years" identifies significant structures, neighborhoods, streetscapes, and districts in the city. The list of resources is divided into three categories; Significant or Landmark Properties, Potential Landmark Districts, and Potential Significant Properties. Potential Significant Properties are built-environment resources that qualify as a local Historical Landmark, but the owner has not pursued the historic designation. Potential Significant Properties are not protected under the City of Fullerton's adopted Historical Landmarks Ordinance. The buildings at 221-225 and 227 West Santa Fe Avenue are listed as a Potential Local Landmarks in Table RM-9 Historic Resources: National Register Properties, Potential National Properties, Local Landmark Properties, and Potential Local Landmark Properties, in the Resource Management Element of the General Plan, February 1997.

The properties at 221-225 and 227 West Santa Fe Avenue are located directly across West Santa Fe Avenue from the SOCO Santa Fe Project site. From a review of historic maps and aerial photographs, the streetscape across from the proposed project site in the early 1900s had primarily been comprised of small, single family dwellings. The small houses were slowly replaced over the years by light industrial operations.

The Sanitary Laundry Building is located at 221-225 West Santa Fe Avenue. It dates from 1928, and was constructed with an unusually complex façade. According to Sanborn Fire Insurance maps, the building went from being a sanitary laundry operation, to also providing upholstery services and a rag-picking operation.

The Fullerton Dye Works Building is located at 227 West Santa Fe Avenue. The original core of the building was constructed in 1922, with additions made to expand business operations in 1928 and 1929. John Noonan had his cleaning and dying business located here until 1936.

The SOCO Santa Fe Project will not present any direct or indirect impacts to impair the historic significance of the properties at 221-225 and 227 West Santa Fe Avenue. The properties are located across West Santa Fe Avenue, outside of the project area of potential effect (APE). During the Construction Phase of the Project, equipment may temporarily be located within the street right-of-way of West Santa Fe Avenue for short periods of time during utility trenching and sidewalk replacement activities. There would still be a sufficient buffer, in excess of 50 feet, between the project activities and the buildings at 221-225 and 227 West Santa Fe Avenue. The proposed project will not alter in an adverse manner those physical characteristics that convey the properties historical significance, or that justify their eligibility for designation as City of Fullerton Historic Landmarks.

We hope the information within this letter will prove to be helpful as you continue through the environmental review and entitlement processes. Please do not hesitate to contact me if you have any questions.

Sincerely,

Pamela Daly, M.S.H.P.

Pamela Daly

Principal - Architectural Historian

Attachments: Appendix A: References

Figure 1: Aerial View of Proposed Project Area

APPENDIX A: References

City of Fullerton General Plan: Resources Management Table RM-9 *Historic Resources: National Register Properties, Potential National Properties, Local Landmark Properties, and Potential Local Landmark Properties*

http://www.cityoffullerton.com/depts/dev_serv/planning_/general_plan/default.asp

Fullerton Transportation Center Parking Structure - Draft Mitigated Negative Declaration. December 14, 2006.

http://www.cityoffullerton.com/depts/dev_serv/development_activity/soco_parking_structure_asp

World Citrus Demolition Project - Initial Study/Mitigated Negative Declaration. August 2010. http://www.cityoffullerton.com/depts/dev serv/development activity/world citrus serv/development activity/world citrus serv/development activity/world citrus activity/world https://www.cityoffullerton.com/depts/dev serv/development activity/world citrus https://www.cityoffullerton.com/depts/dev https://www.cityoffuller

City of Fullerton – "Fullerton Through the Years". http://www.cityoffullerton.com/depts/dev_serv/planning_/historic_fullerton/default.asp

Los Angeles Public Library: Sanborn Fire Insurance Maps. Maps are accessible online from a database with a LAPL card.

http://www.lapl.org/

Hupp, Jill

2000 "Primary #30-176590 Burlington Northern & Santa Fe Railroad (BNSF) tracks." Caltrans Environmental Program, Sacramento, CA. On file at the South Central Coastal Information Center, California State University, Fullerton, CA.



Figure 1: Aerial View of Proposed Project Area