CITY OF SAN FERNANDO
COUNCIL CHAMBERS

PLANNING AND PRESERVATION COMMISSION AGENDA
Regular Meeting
May 1, 2012

1. **CALL TO ORDER**
   7:00 P.M.

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**
   Chairperson Julie Cuellar, Vice-chair Mario Rodriguez, Commissioners, Alvin F. Durham and Jose Ruelas

4. **APPROVAL OF AGENDA**
   May 1, 2012

5. **PUBLIC STATEMENTS**
   There will be a three (3) minute limitation per each member of the audience who wishes to make comments in order to provide a full opportunity to every person who wishes to address the Commission on community planning matters not pertaining to items on this agenda.

6. **CONSENT CALENDAR**
   Items on the consent calendar are considered routine and may be acted on by a single motion to adopt the staff recommendation or report. If the Commission wishes to discuss any item, it should first be removed from the consent calendar.

   - Minutes from the Special Planning and Preservation Commission Meeting held on Wednesday, March 14, 2012.

7. **NEW BUSINESS**

A: **Subject:** **Mitigated Negative Declaration and Lopez Adobe Ancillary Building Project**

Location: **Casa de Lopez Adobe Site, 1100 Pico Street, San Fernando, CA 91340**

Applicant: **City of San Fernando, Community Development Department, 117 Macneil Street, San Fernando, CA 91340**

Proposal: **The proposed development consists of the construction of a small outbuilding for public restrooms and office/storage area located in the southwestern corner of the site of the Casa de Lopez Adobe, a National Register of Historic Places landmark located at 1100 Pico Street, San Fernando.**

Recommendation: **Staff recommends that the Planning and Preservation Commission review and recommend approval to the City Council of the Mitigated Negative Declaration and conceptual plan to construct an ancillary facility that includes public restroom and a storage/office room at the Casa de Lopez Adobe site pursuant to the city-approved Lopez Adobe Preservation Plan, pursuant to Planning and Preservation Commission Resolution 2012-04 ("Attachment 1").**

If, in the future, you wish to challenge the items listed above in Court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Planning Commission at, or prior to, the public hearing. Decisions of Planning and Preservation Commission may be appealed to the City Council within 10 days following the final action.

8. **STAFF COMMUNICATIONS**

9. **COMMISSION COMMENTS**

10. **ADJOURNMENT**
June 5, 2012

Any public writings distributed to the Planning and Preservation Commission regarding any item on this regular meeting agenda will also be made available at the Community Development Department public counter at City Hall located at 117 Macneil Street, San Fernando, CA, 91340 during normal business hours. In addition, the City may also post such documents on the City's Web Site at www.sfcity.org.

In accordance with the Americans with Disabilities Act of 1990, if you require a disability-related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services please call the Community Development Department office at (818) 898-1227 at least 48 hours prior to the meeting.

THE CITY OF SAN FERNANDO

PLANNING AND PRESERVATION COMMISSION STAFF REPORT

DATE: May 1, 2012

TO: SAN FERNANDO PLANNING AND PRESERVATION COMMISSION

FROM: Fred Ramirez, City Planner

SUBJECT: **Mitigated Negative Declaration & Lopez Adobe Ancillary Building Project**

LOCATION(S): Casa de Lopez Adobe Site-1100 Pico Street
Assessors Parcel No(s): 2521-030-901

PROPOSAL: The proposed development consists of the construction of a small outbuilding for public restrooms and office/storage area located in the southwestern corner of the site of the Casa de Lopez Adobe, a National Register of Historic Places landmark located at 1100 Pico Street, San Fernando, CA 91340.

APPLICANT: City of San Fernando, Community Development Department, 117 Macneil Street, San Fernando, CA 91340

RECOMMENDATION:

Staff recommends that the Planning and Preservation Commission review and recommend approval to the City Council of the Mitigated Negative Declaration and conceptual plan to construct an ancillary facility that includes public restrooms and a storage/office room at the Casa de Lopez Adobe site pursuant to the city-approved Lopez Adobe Preservation Plan, pursuant to Planning and Preservation Commission Resolution 2012-04 (Attachment 1).

BACKGROUND

1. On Friday, April 20, 2012, Community Development staff circulated a Mitigated Negative Declaration and Initial Study for the Lopez Adobe Project for public review pursuant to the requirements of the California Environmental Quality Project. (See Attachment 2.) The project provides for the construction of a small single level outbuilding that will have a total floor area of approximately 400 square feet at the southwest corner of the Lopez Adobe site; a National Register of Historic Places landmark building and site.

   The proposed outbuilding would contain public restrooms, an office, and a storage room. The architecture of the ancillary structure has been designed to appear as an outbuilding

with a smooth stucco finish and a composite shingle roof, in a manner that is consistent with the Lopez Adobe Preservation Plan and compatible to the Casa de Lopez Adobe. The Notice of Intent to Adopt the Mitigated Negative Declaration identified a 30-day public review period from April 21, 2012 to May 21, 2012 and included notice of public hearings before the Planning and Preservation Commission (May 1, 2012) and the City Council (May 21, 2012).

2. On April 27, 2012, Community Development Department staff submitted the proposed conceptual design of the outbuilding with public restrooms and office/storage room to the California Office of Historic Preservation and the National Park Services for review as part of the "Section 106 Review" process pursuant to the National Historic Preservation Act for a National Register of Historic Places site.

3. On May 31, 2012, City Planner Fred Ramirez and members of the design team will testify before the California Cultural and Historical Endowment (CCHE) Board in Sacramento, California regarding the city's request to modify its CCHE grant agreement budget. The budget request would provide the necessary funding to design and build the aforementioned outbuilding that would include on-site public restrooms and office/storage facilities in support of the future use of the Lopez Adobe building as a house museum. If the budget adjustment is approved by the CCHE Board, the ancillary building would have to be designed and built by December 31, 2012.

ANALYSIS:

The construction of the proposed outbuilding would not cause an adverse change to the historic character of the Casa de Lopez Adobe ("Lopez Adobe") building and site located at 1100 Pico Street. The project would not include any physical demolition, destruction, relocation, or alteration of the Lopez Adobe building. The proposed outbuilding, which includes accessible restroom facilities and an office and storage room area, would be located at the southwest corner of the subject property. (See Attachment 3.)

The proposed design and placement of the ancillary building at the historic site would not impair the historical significance of the designated historic building and site by maintaining a design and site placement that is secondary to and compatible with the historic Adobe structure and surrounding open space areas. (See Attachment 3.)

The purpose of the proposed outbuilding is to provide restroom, office, and storage facilities in an ancillary building to minimize any potential deterioration or physical damage of the historic structure and any archival materials within the structure that would otherwise be associated with the use of existing restrooms, living room, and kitchen facilities within the Adobe structure. The restroom facilities would provide handicap accessible male and female restrooms onsite to patrons, preserving the condition of all original fixtures within the restrooms of the Lopez Adobe, which are not ADA compliant and limit potential water damage due to flooding of existing toilets and/or sinks.

Additionally, the office/storage room within the ancillary facility would provide administrative offices for the Lopez Adobe for volunteers and conservators to conduct day to day administrative and archive assessment services associated with the Adobe's future use as a house museum. Also, the office/storage room would provide a needed location for the assessment of 3-dimensional artifacts previously housed at the Lopez Adobe, which are not being used for exhibition or are being assessed for relocation to alternate city facilities. Furthermore, the revised outbuilding proposal eliminates the catering kitchen that was previously being considered as part of the preservation plan. The kitchen facility was deemed to be less of a priority than the office and storage facilities to facilitate the Adobe's future use as a house museum and any food preparation services required as part of the future use of the building and site could be accommodated off-site through the use of an off-site kitchen and/or catering services.

Removing the kitchen from the design has also eliminated the need to further expand the size of the building and introduce additional mechanical, plumbing, and electrical infrastructure that would have the potential to detract from the historic character of the existing historic Adobe structure and site's remaining open space area. The omission of the kitchen from the design will eliminate any potential fire risk associated with kitchen fires within the ancillary facility that could have impacted the existing Adobe building and surrounding landscaped areas.

Limiting the ancillary building's use to restrooms and a office/storage room maintains the relatively small scale of the building (approximately 400 square feet), which is set back near the rear (southwest) portion of the property providing the needed public facilities to operate the Adobe as a house museum while maintain the greatest amount of open space possible at the subject site. The ancillary building would incorporate a smooth stucco finish to the exterior walls and an asphalt shingle roof. The simplification in building materials of the outbuilding differentiates it from the Lopez Adobe while incorporating a similar design treatment to allow for good integration on the property. The scale and proportion of the ancillary building is intended to recall the character of the Lopez Adobe, which has one-story wings in the rear, and residentially scaled and proportioned doors, windows, and porches. However, the placement of the restrooms towards the front facing façade of subject building as viewed from Pico Street makes it clear to visitors that the outbuilding is new and visually distinct and subordinate to the historic Adobe building and site. Therefore, the overall design of the outbuilding, coupled with its proposed location ensures that the new building is not out of scale or an otherwise inappropriate design.

While the proposed outbuilding would be constructed in compliance with the approved Lopez Adobe Preservation Plan (Attachment 4), mitigation measures have been included as part of the environmental assessment (Attachment 2) in order to ensure that the new outbuilding and any related activities do not impact the historic Lopez Adobe building and site.

CONCLUSION:

In light of the forgoing analysis, it is staff's assessment that the proposed outbuilding and the associated perimeter landscape/hardscape improvements would be designed and constructed in compliance with the approved Lopez Adobe Preservation Plan and the applicable Secretary of the Interior's Standards. The proposed ancillary facility will incorporate design elements that are compatible with the historic character of the Adobe structure and site. The new outbuilding placement at the southwest corner of the subject property will provide public accessible facilities in support of the Adobe's use as a house museum while allowing the Lopez Adobe building and larger landscaped grounds to be the prominent architectural features of property.

Based on the above findings, staff recommends that the Planning and Preservation Commission recommend City Council approval of conceptual plan for the Lopez Adobe ancillary facility as proposed by city staff and adoption of the associated Initial Study and Mitigated Negative Declaration, pursuant to Planning and Preservation Commission Resolution 2012-04 (Attachment 1).

ATTACHMENTS (4):

1. Planning and Preservation Resolution 2012-04
2. Mitigated Negative Declaration & Initial Study: Lopez Adobe Project (April 19, 2012)
3. April 9, 2012 Memorandum to State Historic Preservation Officer regarding Lopez Adobe: Review of Material Project Changes
4. Lopez Adobe Preservation Plan

RESOLUTION NO. 2012-04

A RESOLUTION OF THE PLANNING AND PRESERVATION COMMISSION RECOMMENDING THAT THE CITY COUNCIL ADOPT THE INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT FOR THE LOPEZ ADOBE ANCILLARY BUILDING PROJECT AND APPROVE THE CONCEPTUAL DESIGN FOR THE ANCILLARY BUILDING TO BE CONSTRUCTED AT THE LOPEZ ADOBE SITE AT 1100 PICO STREET

WHEREAS, the Planning and Preservation Commission is charged with the responsibility to oversee the implementation of the City's preservation goals, policies, and programs as it pertains to the protection and enhancement of the city's historic resources including the Casa de Lopez Adobe a National Register of Historic Places landmark that represents a distinct and important element of the city's cultural, social and architectural history and which is also of state and national historical significance;

WHEREAS, the Planning and Preservation Commission has reviewed the proposed Lopez Adobe Ancillary Building Project, which includes the conceptual plan for the development of an ancillary building with public restrooms and office/storage facilities at the Lopez Adobe site at 1100 Pico Street;

WHEREAS, the Planning Commission has considered the Lopez Adobe Ancillary Building Project as to its consistency with the Lopez Adobe Preservation Plan previously adopted by the City Council in June of 2004;

WHEREAS, the Planning and Preservation Commission has determined that the Lopez Adobe Preservation Plan is intended to preserve the Lopez Adobe as a significant structure reflecting the history of San Fernando and the Lopez Adobe Preservation Plan assists the City in its overall goal of developing the Lopez Adobe as one of the most prominent historical resources within the City of San Fernando and as a future house museum;

WHEREAS, a public hearing was held by the Planning and Preservation Commission on the proposed Lopez Adobe Ancillary Building Project and associated Initial Study and Mitigated Negative Declaration on May 1, 2012 at 7:00 p.m., and proper public notice was duly given; and

NOW, THEREFORE, the Planning and Preservation Commission of the City of San Fernando hereby resolves as follows:

SECTION 1: The Planning and Preservation Commission has evaluated any potential environmental impacts associated with the implementation of the Lopez Adobe

Ancillary Building Project. An Initial Study and Mitigated Negative Declaration of Environmental Impact have been prepared for the project in accordance with the provisions of the California Environmental Quality Act (Public Resources Code Section 21000, et seq.), the State CEQA Guidelines (14 Code of Regulations Section 15000, et seq.) and the City's CEQA procedures. Based upon the Initial Study, the proposed Mitigated Negative Declaration and the comments thereon, the Planning and Preservation Commission finds that the Mitigated Negative Declaration represents the independent judgment of the City and that there is no substantial evidence that the construction of the proposed ancillary building at the Casa de Lopez Adobe site with mitigation measures incorporated will have a significant adverse environmental impact on the Casa de Lopez Adobe building and site, which is designated on the National Register of Historic Places and is also a state and local historic resource. The documents constituting the record on which this decision is based are on file in the City.

SECTION 2: The Planning and Preservation Commission has reviewed the facts contained in this Resolution, the Initial Study and Mitigated Negative Declaration, the Lopez Adobe Preservation Plan, public comments, staff reports, and other components of the legislative record; and does hereby conclude as follows:

(a) The Lopez Adobe Ancillary Building Project is in full compliance with the Lopez Adobe Preservation Plan;
(b) The Lopez Adobe Ancillary Building will result in an ancillary facility with public restrooms and office/storage area necessary to support the future use of the Lopez Adobe building as a house museum;
(c) The approval of the Lopez Adobe Ancillary Building Project will facilitate the completion of the rehabilitation work on the Lopez Adobe building and site consistent with the city-adopted Lopez Adobe Preservation Plan and consistent with existing contractual obligations between the City of San Fernando and the National Park Service and the California Cultural and Historical Endowment.

SECTION 3: The Planning and Preservation Commission of the City of San Fernando does hereby recommend that the City Council: adopt the Initial Study and Mitigated Negative Declaration of environmental impact for the Lopez Adobe Ancillary Building Project, and adopt the conceptual plan for the ancillary building to allow for the design and build of said facility with needed public restrooms and office/storage area in support of the future use of the Lopez Adobe building as a house museum.

SECTION 4: The Secretary shall certify that the foregoing Resolution was adopted by the Planning and Preservation Commission of the City of San Fernando at the duly noticed regular meeting held on the 1st day of May 2012, and shall transmit copies to the City Council.

BE IT FURTHER RESOLVED that based on the foregoing, the Planning and Preservation Commission hereby recommends approval to the City Council of the Lopez Adobe Ancillary Building Project, the Initial Study, and the Mitigated Negative Declaration.

PASSED, APPROVED AND ADOPTED THIS 1st day of May 2012.

JULIE CUELLAR, CHAIRPERSON

ATTEST:

FRED RAMIREZ, SECRETARY TO THE PLANNING
AND PRESERVATION COMMISSION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF SAN FERNANDO)

I, FRED RAMIREZ, Secretary to the Planning and Preservation Commission of the City of San Fernando, do hereby certify that the foregoing Resolution was duly adopted by the Planning and Preservation Commission and signed by the Chairperson of said City at a meeting held on the 1st day of May 2012; and that the same was passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

FRED RAMIREZ, SECRETARY TO THE PLANNING
AND PRESERVATION COMMISSION

ATTACHMENT 2

SAN FERNANDO

Notice of Intent to Adopt a Mitigated Negative Declaration and Public Hearing Notice for the Lopez Adobe Ancillary Building Project

NOTICE IS HEREBY GIVEN that the City of San Fernando Community Development Department (the "City") has prepared an Initial Study to provide a comprehensive assessment of any potential environmental impacts associated with the proposed construction of a small outbuilding located in the southwestern corner of the site of the Casa de Lopez Adobe located at 1100 Pico Street, San Fernando, CA 91340. The project proposal consists of a small single level outbuilding that will have a total floor area of approximately 400 square feet. The proposed outbuilding would contain public restrooms, an office, and a storage room. The architecture of the ancillary structure will be designed to appear as an outbuilding with a smooth stucco finish and a composite shingle roof, in a manner that is consistent with the Lopez Adobe Preservation Plan and compatible to the Casa de Lopez Adobe.

In accordance with the provisions of the California Environmental Quality Act (CEQA), this notice is intended to advise all interested individuals that the City as the "Lead Agency" has determined that the proposed project will not have a significant adverse impact on the environment with the implementation of specific mitigation measures and therefore intends to adopt a Mitigated Negative Declaration for the project.

Pursuant to the CEQA Guidelines, the Lead Agency is providing a 30-day public comment period during which all interested individuals can submit comments to the City of San Fernando Community Development Department on the Initial Study and Mitigated Negative Declaration document. The 30-day public comment period for the Initial Study, Mitigated Negative Declaration, and associated Mitigation Monitoring Plan is from Saturday, April 21, 2012 to Monday, May 21, 2012. Subsequent to the public review period, the Planning and Preservation Commission and City Council will hold separate public hearings to consider the proposed project including the mitigated negative declaration, and an associated mitigation monitoring plan. The following section provides detailed information about the scheduled public hearing date(s) and the project:

PUBLIC HEARINGS:

Planning and Preservation Commission
Date: Tuesday, May 1, 2012
Time: 7:00 p.m.
Location: City of San Fernando City Hall - Council Chambers
117 Macneil Street
San Fernando, CA 91340

City Council Public Hearing
Date: Monday, May 21, 2012
Time: 6:00 p.m.
Location: City of San Fernando City Hall - Council Chambers
117 Macneil Street
San Fernando, CA 91340

PROJECT TITLE: Lopez Adobe Ancillary Building Project

APPLICANT: City of San Fernando, Community Development Department, 117 Macneil Street, San Fernando, CA 91340

PROJECT LOCATION: 1100 Pico Street, San Fernando, CA 91340
(Los Angeles County Assessors' Parcel Number: 2521-030-901)

PROJECT DESCRIPTION:

The proposed project consist of the construction of a small outbuilding located in the southwestern corner of the site of the Casa de Lopez Adobe located at 1100 Pico Street, San Fernando, CA 91340. The project proposal consists of a small single level outbuilding that will have a total floor area of approximately 400 square feet. The proposed outbuilding would contain public restrooms, an office, and a storage room. The architecture of the ancillary structure will be designed to appear as an outbuilding with a smooth stucco finish and a composite shingle roof, in a manner that is consistent with the Lopez Adobe Preservation Plan and compatible to the Casa de Lopez Adobe.

ENVIRONMENTAL ASSESSMENT:

The City of San Fernando is the designated Lead Agency overseeing the environmental review for the Project. As the Lead Agency, the City of San Fernando has prepared an Initial Study to determine the nature and extent of the environmental review required for the Project. On the basis of the Initial Study prepared for the Project, it has been determined that the proposed residential development will have potential environmental impacts that can be mitigated to levels that are less than significant. Therefore, a Mitigated Negative Declaration and Mitigation Monitoring Plan have been prepared.

A copy of the Initial Study, Mitigated Negative Declaration, Mitigation Monitoring Plan, and other materials used as baseline information by the Lead Agency to make the determination that the proposed project merits adoption of a Mitigated Negative Declaration are available for review at the Community Development Department, 117 Macneil Street, San Fernando, CA 91340, the Los Angeles County Library located at 217 N. Maclay Avenue, San Fernando, CA 91340, Las Palmas Park, 505 S. Huntington Street, San Fernando, CA 91340, and at Recreation Park located at 208 Park Avenue, San Fernando, CA 91340. Documents are also available online at: **www.sfcity.org/environmental**.

PUBLIC REVIEW PERIOD:

The 30-day public comment period for the Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring Plan is from **Saturday, April 21, 2012 to Monday, May 21, 2012.** (Notice is pursuant to Section 21092.5 of the Public Resources Code.)

If you wish to challenge the action taken on this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the City of San Fernando at, or prior to, the public hearings.

FRED RAMIREZ
City Planner

MITIGATED NEGATIVE DECLARATION
AND
INITIAL STUDY

LOPEZ ADOBE PROJECT
1100 PICO STREET
SAN FERNANDO, CALIFORNIA

LEAD AGENCY:

CITY OF SAN FERNANDO
COMMUNITY DEVELOPMENT DEPARTMENT
117 MACNEIL STREET
SAN FERNANDO, CALIFORNIA 91340

APRIL 19, 2012

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MITIGATED NEGATIVE DECLARATION

PROJECT NAME: Lopez Adobe Project

PROJECT ADDRESS: 1100 Pico Street

CITY AND COUNTY: San Fernando, Los Angeles County

PROJECT DESCRIPTION: The City of San Fernando recently oversaw the relocation of the Lopez-Villegas House from its original site (1320 San Fernando Road) to its present location at 1100 Pico Street six years ago. The current project involves the construction of a small outbuilding located in the southwestern corner of the property. The City of San Fernando Community Development Department (the designated lead agency) is overseeing the environmental review for a proposal to construct this small outbuilding that will have a total floor area of approximately 400 square feet. The single level building would contain public restrooms, an office, and a storage room. The architecture will be designed to appear as an outbuilding with smooth stucco finish and a composite shingle roof. The proposed improvement is consistent with the Lopez Adobe Preservation Plan.

FINDINGS: The environmental analysis provided in the attached initial study indicates that the proposed project will not result in any significant adverse unmitigable impacts. For this reason, the City of San Fernando has determined that a mitigated negative declaration is the appropriate environmental document for the proposed project. The following findings may be made based on the analysis contained in the attached initial study:

- The approval and subsequent implementation of the proposed project *will not* have the potential to degrade the quality of the environment with adherence to the recommended mitigation.

- The approval and subsequent implementation of the proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals with adherence to the recommended mitigation.

- The approval and subsequent implementation of the proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity.

- The approval and subsequent implementation of the proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly with adherence to the recommended mitigation.

The findings of the analysis are summarized in the initial study that is attached to this mitigated negative declaration. The project is also described in greater detail in the attached initial study.

Signature _____ Date 7/19/2012

San Fernando Community Development Department

SECTION 1. INITIAL STUDY

1.1 INTRODUCTION TO THIS INITIAL STUDY

The City of San Fernando Community Development Department (referred to hereinafter as the lead agency) is overseeing the environmental review of a proposal to construct a small outbuilding with a total floor area of approximately 400 square feet. The single level building would contain public restrooms, an office, and a storage room. The architecture will be designed to appear as an outbuilding with smooth stucco finish and a composite shingle roof. The proposed improvement is consistent with the Lopez Adobe Preservation Plan.

The proposed Lopez Adobe site improvements are considered to be a project pursuant to the California Environmental Quality Act (CEQA). This initial study has been prepared pursuant to the CEQA Guidelines and the local environmental guidelines of the City. The CEQA Guidelines state that the purposes of an initial study include the following:

- To provide the City with information to use as the basis for deciding whether to prepare an environmental impact report (EIR), mitigated negative declaration, or negative declaration for the proposed project;

- To facilitate the project's environmental assessment during the early phases of the proposed project's design; and,

- To eliminate unnecessary EIRs.

Although this initial study was prepared with consultant support, the analysis, conclusions, and findings made as part of its preparation, fully represent the independent judgment and position of the City of San Fernando acting in its capacity as lead agency. Copies of the initial study and the *Notice of Intent to Adopt a Mitigated Negative Declaration* will be forwarded to responsible agencies and will be made available to the public for review and comment. A 20-day public review period will be provided to allow these entities and other interested parties to comment on the proposed project and the mitigated negative declaration.

1.2 MANDATORY FINDINGS OF SIGNIFICANCE

The environmental analysis indicated that the proposed project will not result in any unmitigable significant adverse impacts. The following findings of significance may be made with respect to the proposed project.

- The proposed project *will not* have the potential to degrade the quality of the environment, with the implementation of the recommended mitigation.

- The proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.

- The proposed project *will not* have impacts that are individually limited and cumulatively considerable.

- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly, with adherence to the mitigation recommendations herein.

1.3 PROJECT LOCATION AND DESCRIPTION

The City of San Fernando is located in the northeast portion of the San Fernando Valley in Los Angeles County. The City has a total land area of 2.4 square miles and is surrounded by the City of Los Angeles on all sides. Major physiographic features located in the vicinity of the City include the San Gabriel Mountains (located approximately three miles to the north), the Pacoima Wash (located along the eastern side of the City), Hansen Lake (located three miles to the southeast of the City), and the Los Angeles Reservoir (located approximately four miles to the northwest).[1] The City of San Fernando is located 22 miles from downtown Los Angeles. Other communities located near San Fernando include Sylmar, Sun Valley, Mission Hills, and Pacoima.[2] These latter named communities are also part of the City of Los Angeles. Regional access to the City of San Fernando ("the City") and the project site is possible from three freeways located in the area: the Interstate 5 Freeway (I-5), the State Route 118 (SR-118), and the Interstate 210 Freeway (I-210). The I-5 Freeway is located to the southwest of the City with ramp connections at South Brand Boulevard and San Fernando Mission Boulevard. State Route 118 (the Ronald Reagan Freeway) is located to the east of the City and has ramp connections at San Fernando Road and Glenoaks Boulevard. Finally, the I-210 Freeway is located to the north of the City and provides ramp connections at Maclay Street and Hubbard Street.[3] The location of the City in a regional context is shown in Exhibit 1. A City-wide map is provided in Exhibit 2.

The proposed improvement, consisting of a small outbuilding, will be located within the southwest corner of the Lopez Adobe property. The address for the Lopez Adobe is 1100 Pico Street. The site is located on the southwest corner of S. Maclay Avenue and Pico Street. A vicinity map is provided in Exhibit 3. An aerial photograph of the site and surrounding area is provided in Exhibit 4. The original site plan included in the Lopez Adobe Preservation Plan is provided in Exhibit 5 while the site plan for the revised outbuilding is shown in Exhibit 6. Building elevations for the proposed outbuilding are provided in Exhibit 7. Finally, photographs of the site are provided in Exhibits 8 and 9. The proposed project will involve the construction of a small outbuilding with a total floor area of approximately 400 square feet. The single level building would contain public restrooms, an office, and a storage room. The architecture will be designed to appear as an outbuilding with smooth stucco finish and a composite shingle roof. The proposed improvement is consistent with the Lopez Adobe Preservation Plan. The City of San Fernando seeks to accomplish the following objectives as part of the proposed project's review and implementation:

- To ensure that the proposed uses in conformance with the policies and objectives outlined in the City of San Fernando General Plan;
- To ensure that the proposed use is compatible with the surrounding area within the Lopez Adobe property; and,
- To mitigate any potential environmental effects that may arise as part of the proposed project's implementation.

The proposed project will require the following discretionary approvals from the San Fernando City Council:

- Approval of the mitigated negative declaration; and,
- Approval of the mitigation monitoring program.

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[1] United States Geological Survey. San Fernando 7 ½ Minute Quadrangle.

[2] These communities are communities that are part of the City of Los Angeles.

[3] American Map Corporation. Street Atlas [for] Los Angeles and Orange Counties. 2001

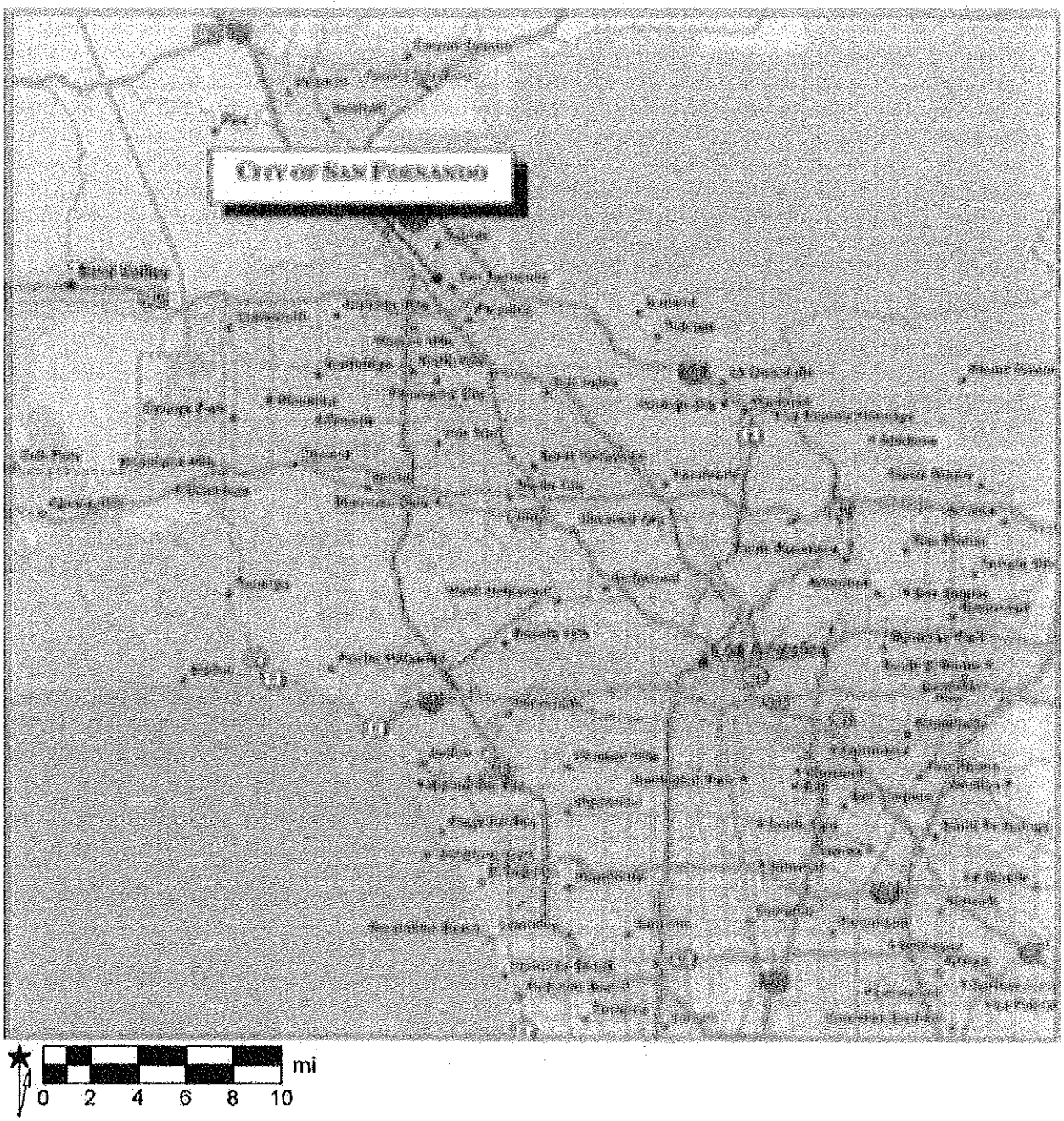


EXHIBIT 1
REGIONAL LOCATION
Source: Blodgett/Baylosis Associates

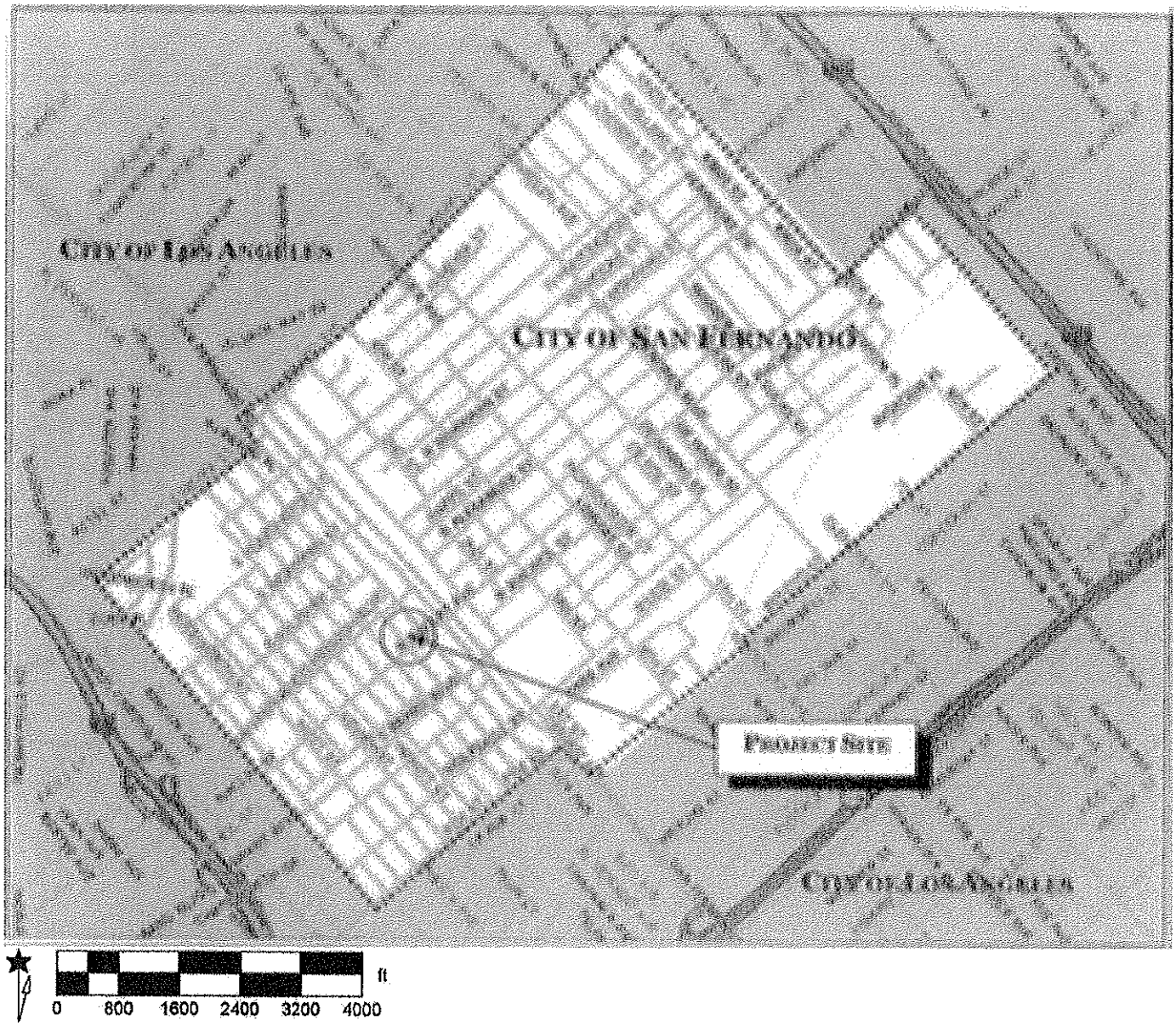


EXHIBIT 2
PROJECT SITE'S LOCATION IN THE CITY OF SAN FERNANDO
SOURCE: DELORME MAPS, 2009

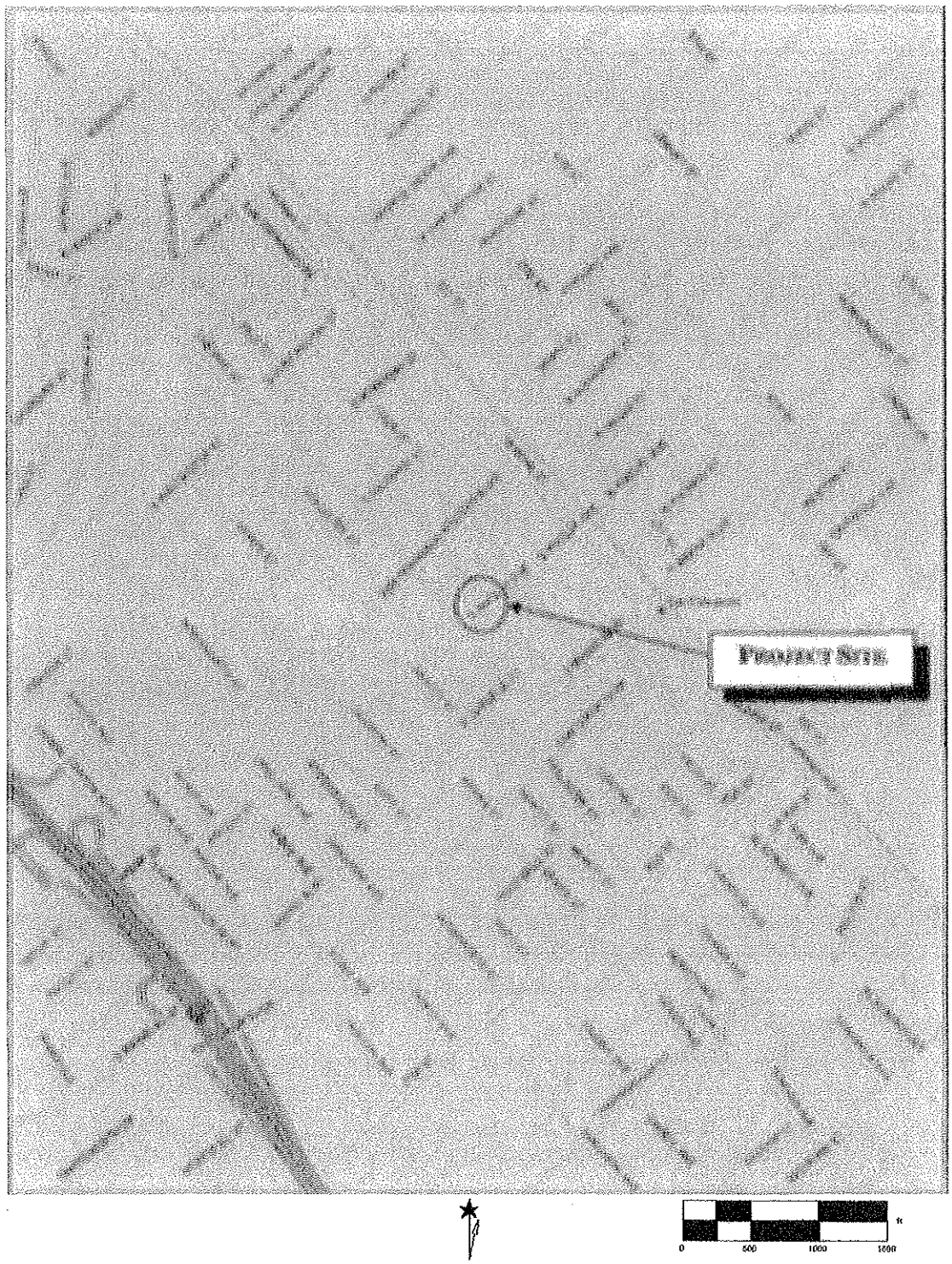


EXHIBIT 3
VICINITY MAP
SOURCE: DELORME MAPS, 2009

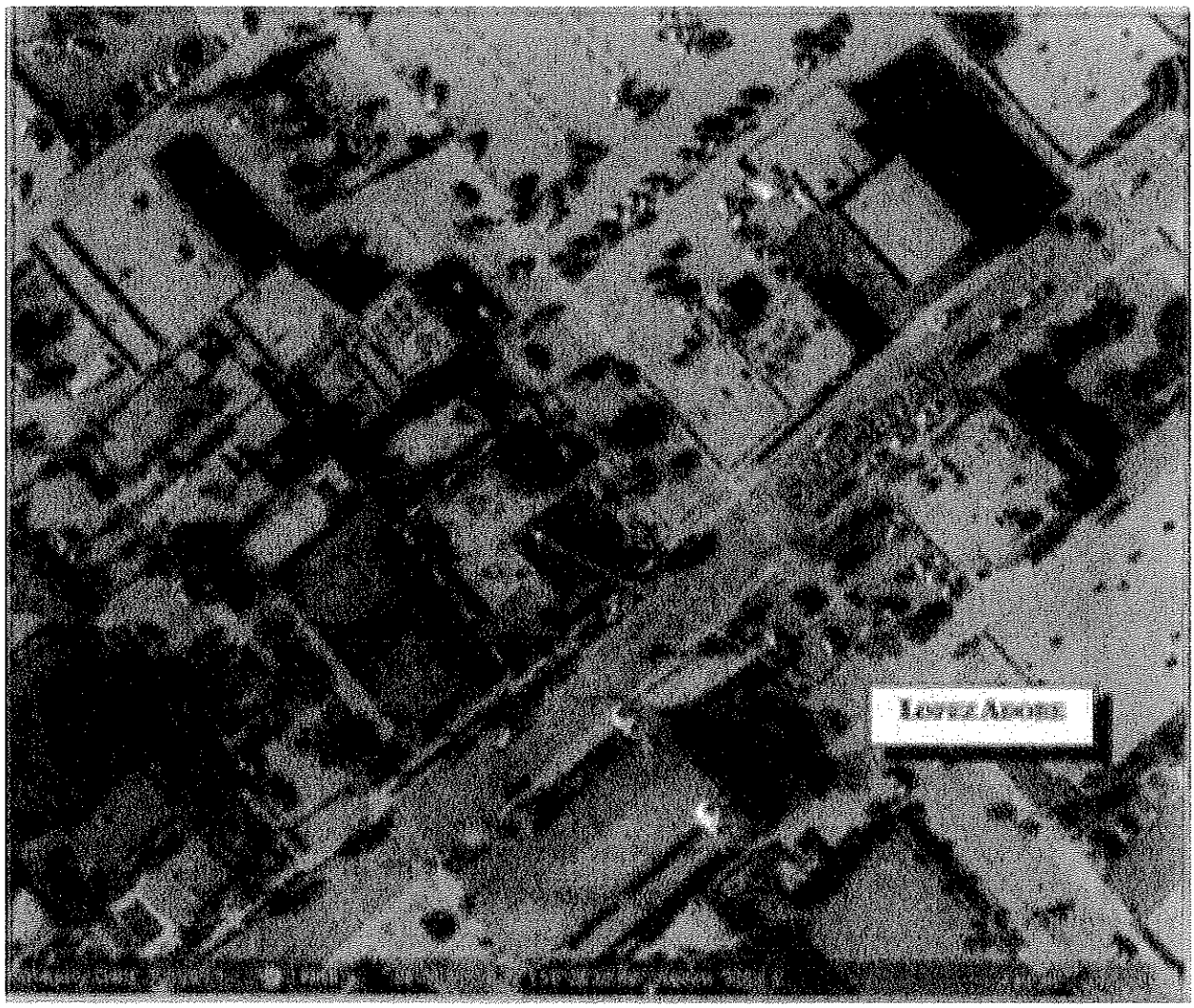


EXHIBIT 4
AERIAL PHOTOGRAPH
SOURCE: GOOGLE 2011

Originally Proposed Building with Kitchen

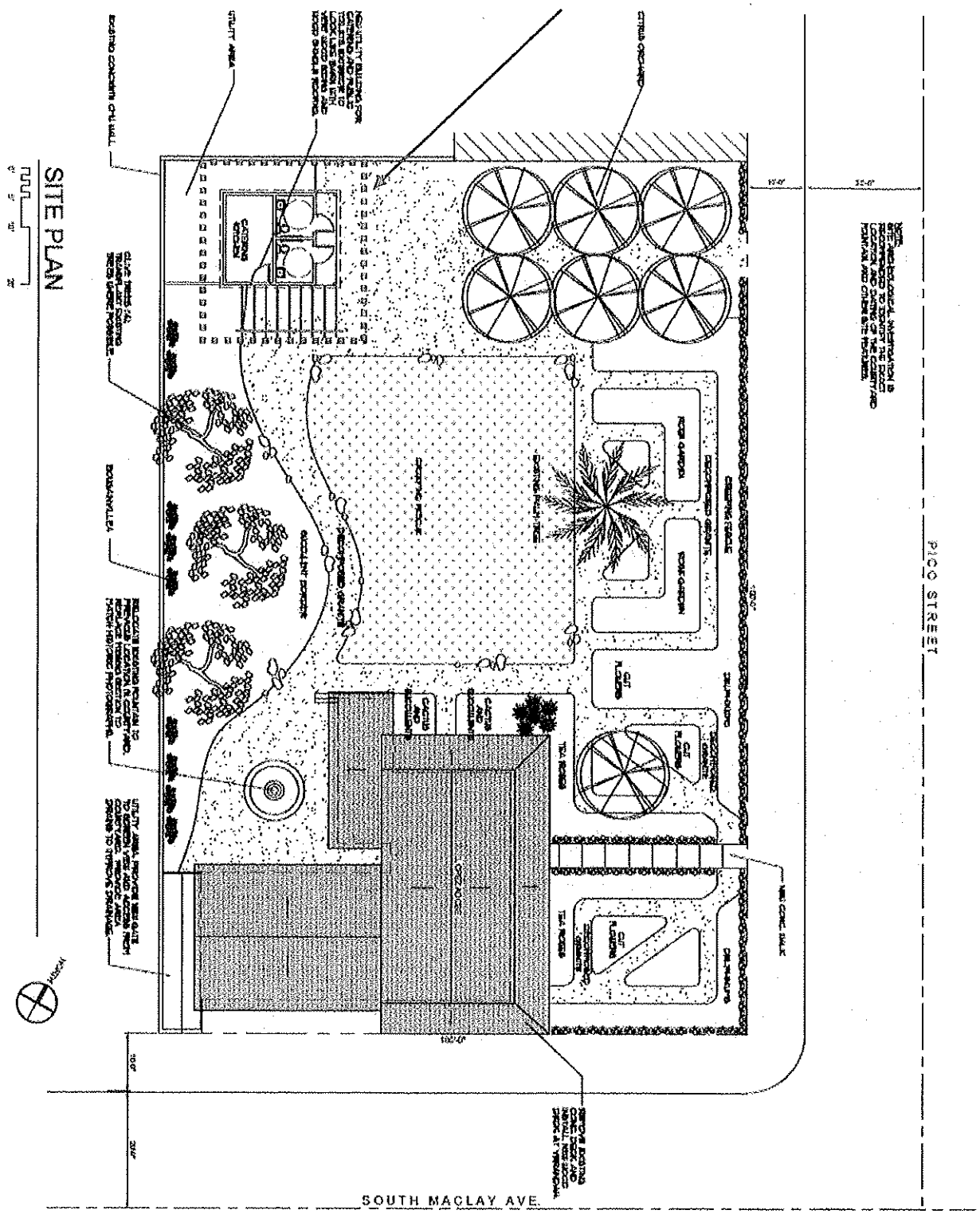


EXHIBIT 5
APPROVED SITE PLAN IN THE LOPEZ ADOBE PRESERVATION PLAN

SOURCE: LOPEZ ADOBE PRESERVATION PLAN

Proposed Ancillary Building with Restroom, Office, and Storage Facilities

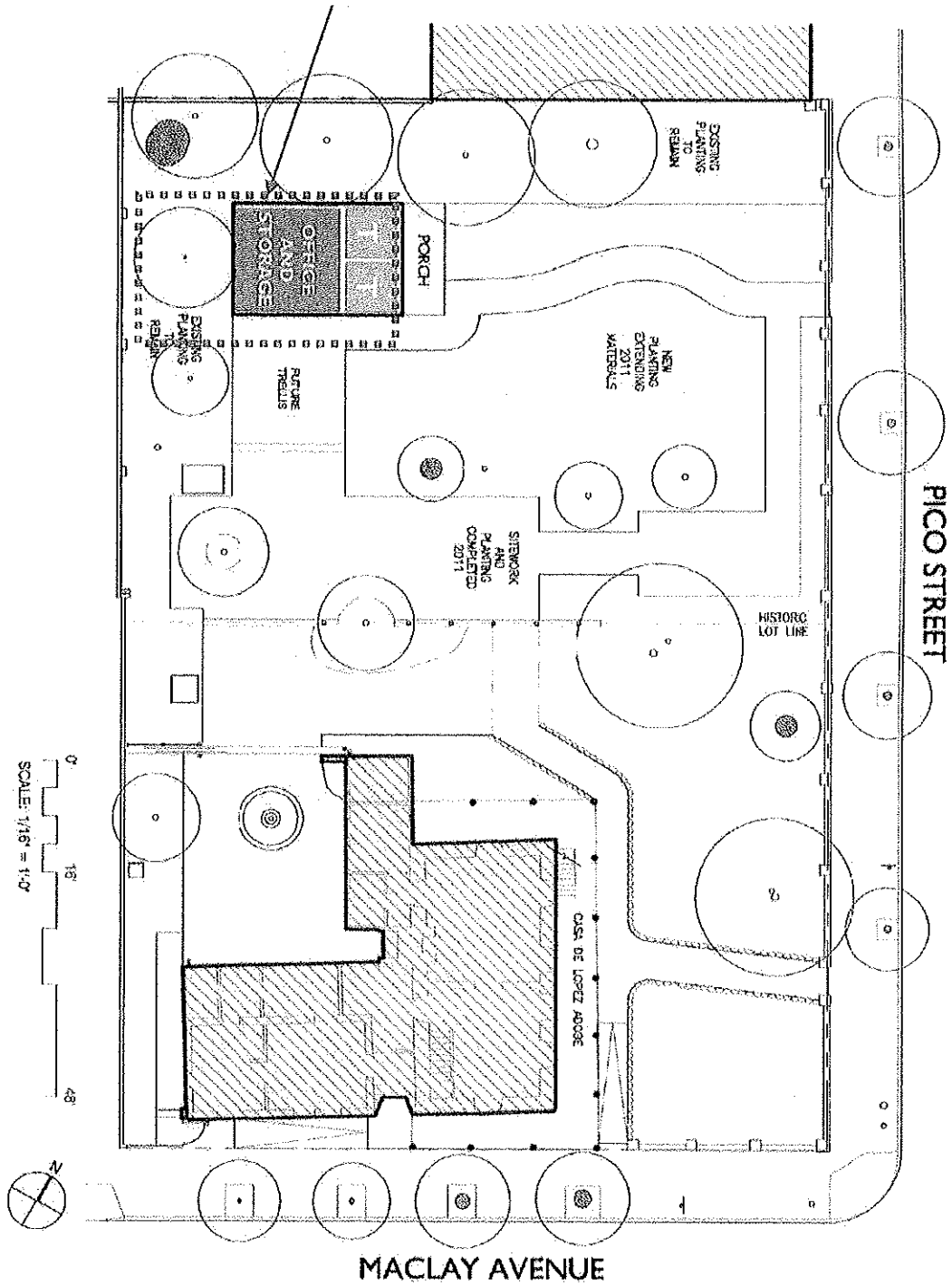
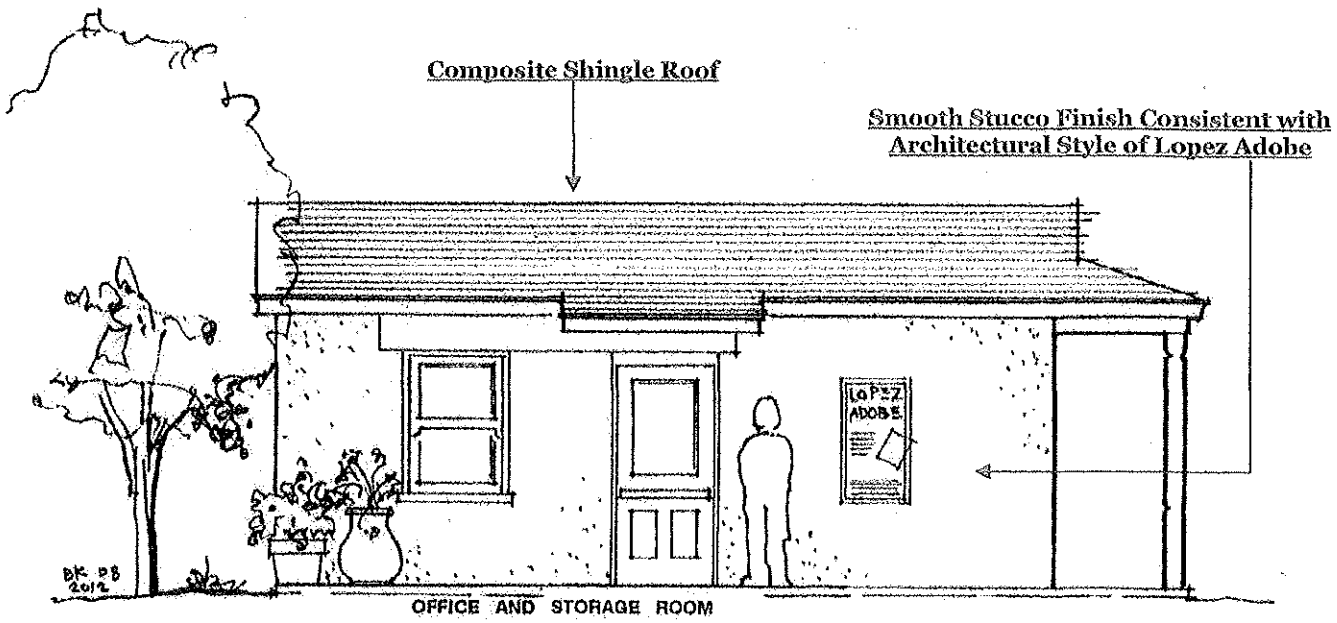
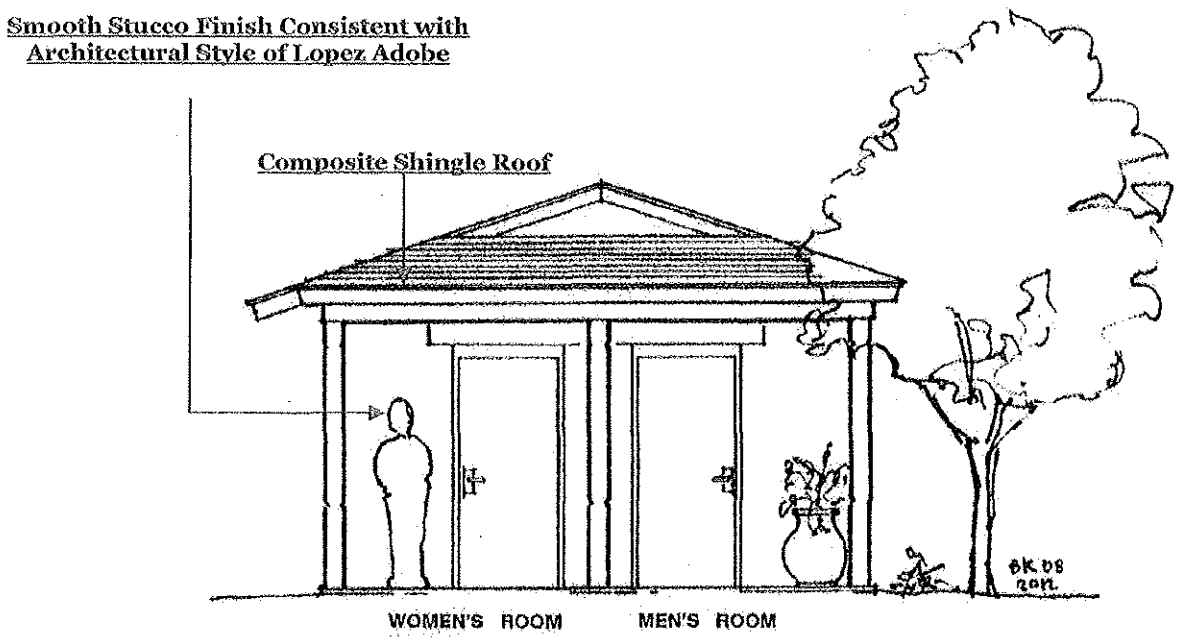


EXHIBIT 6
SITE PLAN WITH THE REVISED OUTBUILDING

SOURCE: CITY OF SAN FERNANDO

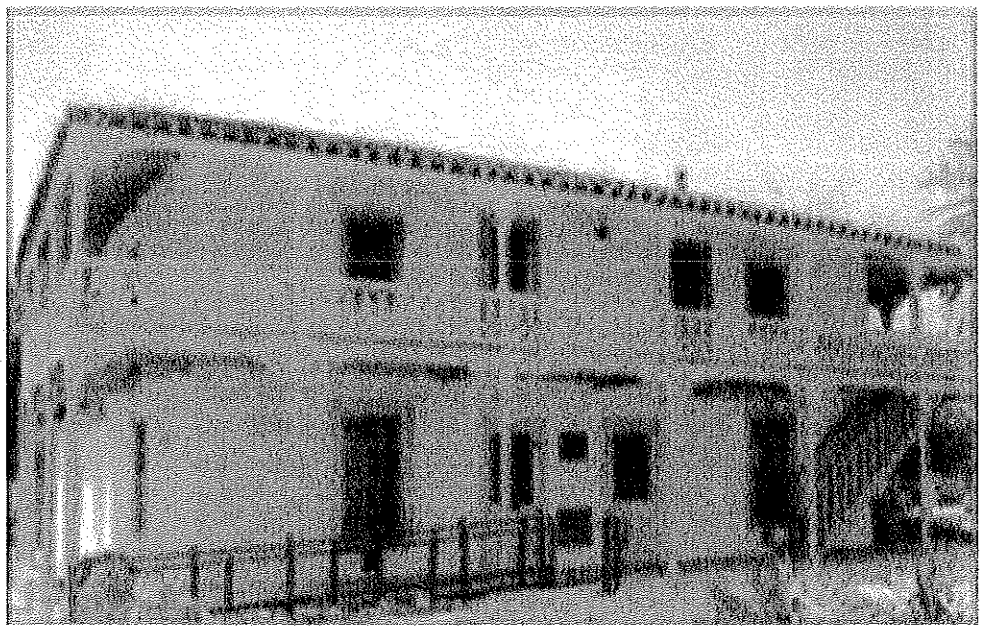


ANCILLARY BUILDING :: CONCEPT SOUTH FACADE



ANCILLARY BUILDING :: CONCEPT EAST FACADE

EXHIBIT 7
PROPOSED ELEVATIONS FOR THE OUTBUILDING
SOURCE: LOPEZ ADOBE PRESERVATION PLAN



Front view (from Maclay Avenue) of the Lopez Adobe.

Side view (looking east) of the Lopez Adobe.

EXHIBIT 8
SITE PHOTOGRAPHS
SOURCE: BLODGETT/BAYLOSIS ASSOCIATES

View looking east from the project site.

View of the site location where the new out building will be located.

EXHIBIT 9
SITE PHOTOGRAPHS
SOURCE: BLODGETT/BAYLOSIS ASSOCIATES

1.4 ENVIRONMENTAL ANALYSIS

This section of the initial study analyzes the potential environmental impacts that may result from the proposed project's implementation. The issue areas evaluated in this initial study include the following:

- Aesthetics;
- Agricultural & Forestry;
- Air Quality;
- Biological Resources;
- Cultural Resources;
- Geology & Soils;
- Greenhouse Gas Emissions;
- Hazards & Hazardous Materials;
- Hydrology & Water Quality;
- Land Use & Planning;
- Mineral Resources;
- Noise;
- Population & Housing;
- Public Services;
- Recreation;
- Transportation; and,
- Utilities.

The environmental analysis included in this section reflects the initial study checklist format used by the City of San Fernando in its environmental review process. Under each issue area, an analysis of impacts is provided in the form of questions and answers. For the evaluation of potential impacts, questions are stated and an answer is provided according to the analysis undertaken as part of this initial study's preparation. To each question, there are four possible responses:

- *No Impact.* The proposed project *will not* have any measurable environmental impact on the environment.

- *Less than Significant Impact.* The proposed project *may have* the potential for affecting the environment, although these impacts will be below levels or thresholds that the City of San Fernando or other responsible agencies consider to be significant.

- *Less than Significant Impact with Mitigation.* The proposed project *may have* the potential to generate impacts that will have a significant impact on the environment. However, the level of impact may be reduced to levels that are less than significant with the implementation of mitigation measures.

- *Potentially Significant Impact.* The proposed project may result in environmental impacts that are significant.

This initial study will assist the City in making a determination as to whether there is a potential for significant adverse impacts on the environment associated with the implementation of the proposed project.

Aesthetic Impacts	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
A. Would the project have a substantial adverse affect on a scenic vista?		X		
B. Would the project substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
C. Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?		X		

Environmental Determination

A. The City's local relief is generally level and ranges from 1,017 feet above mean sea level (AMSL) to 1,250 feet AMSL. This generally level topography is due to the City's location over an alluvial fan that is the result of the deposition of water-borne materials from the mountains and hillside areas located to the north (the City is located in the northeastern portion of the San Fernando Valley near the south-facing base of the San Gabriel Mountains). The dominant scenic vistas from the project area include the views of the Santa Susana Mountains, located to the west, and the San Gabriel Mountains located to the north. No scenic highways or corridors are located in the immediate area. The proposed project will involve the construction of a small outbuilding with a total floor area of approximately 400 square feet. The single level building would contain public restrooms, an office, and a storage room. The architecture will be designed to appear as an outbuilding with smooth stucco finish and a composite shingle roof. The proposed improvements are also consistent with the Lopez Adobe Preservation Plan. The proposed building will be separate from the main building and will not detract from the existing views of the residence. Therefore, the proposed project will not obstruct any significant views or view-sheds in the area. *Mitigation has been identified to ensure that the new outbuilding is in conformance with the Lopez Adobe Preservation Plan.*

B. Much of the City's architectural character was derived from the San Fernando Mission, founded in 1797. Notable historically significant buildings that are located within the City include the Casa de Lopez Adobe (the location of the project site), the Morningside Elementary School Auditorium, and the historic Post Office. In addition to the Mission Revival style, other architectural styles found within the area include Spanish Colonial Revival, Mediterranean, and Monterey. The architecture of the proposed out building will include an outbuilding with smooth stucco finish and a composite shingle roof. The proposed improvement will also be consistent with the Lopez Adobe Preservation Plan. In addition, there are no natural views in the area that would be affected. As a result, no significant adverse impact on views will result.

C. Existing sources of light and glare in the area include decorative lighting, security lighting, interior lighting, and vehicle headlights. The proposed project will not generate any new sources of excessive light and glare. *Mitigation has been added to ensure that any new exterior building lighting will be properly mounted and shielded so the neighboring residences are not adversely impacted.*

Sources

- United States Geological Survey. *The National Map [Terra Server USA]. San Fernando, California.* July 1, 1998.
- California Department of Transportation. *Official Designated Scenic Highways.* www.dot.ca.gov
- City of San Fernando. *San Fernando General Plan.*
- Blodgett/Baylosis Associates. *Site Survey* (the site survey was conducted on Wednesday, April 4, 2012).

Agriculture and Forestry Resources Impacts	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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?				X
B. Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
C. Would the project conflict with existing zoning for or cause rezoning of, forest land (as defined in Public Resources Code §4526), or zoned timberland production (as defined by Government Code §51104(g))?				X
D. Would the project result in the loss of forest land or the conversion of forest land to a non-forest use?				X
E. Would the project involve other changes in the existing environment that, due to their location or nature, may result in conversion of farmland to non-agricultural use or the conversion of forestland to non-forest land use?				X

Environmental Determination

A. No agricultural activities are located within either project site or on adjacent parcels, nor does the City of San Fernando General Plan or Zoning Ordinance provide for any agricultural land use designation. The soils that underlie the site are classified as belonging to the Hanford Association. This soil group is classified by the United States Department of Agriculture (USDA) as suitable for development. These soils are not included in the state's listing of prime farmland, unique farmland, or farmland of statewide importance. As a result, no impacts associated with the conversion of farmland to non-farmland are anticipated.

B. No active agricultural activities are located within the project site nor are any such uses found in the adjacent parcels. The City's applicable general plan and zoning designations do not contemplate agricultural land uses on-site or in the surrounding area. In addition, the project site is not subject to a Williamson Act contract. As a result, no impacts on existing or future Williamson Act contracts will result from the proposed project.

C. The City of San Fernando and the project site is located in the midst of a larger urban area and no forest lands are located in the City or within this portion of the Los Angeles County. The City's general plan and zoning ordinance do not specifically provide for any forest land preservation. As a result, no impacts on forest lands or timber resources will result from the proposed project's implementation.

Environmental Determination (continued)

D. No forest lands are found within San Fernando nor does the applicable general plan and zoning land use designations provide for any forest land protection. Furthermore, no loss or conversion of existing forest lands will result from the implementation of the proposed project. As a result, no significant adverse impacts are anticipated with the proposed project's implementation.

E. No agricultural activities or farmland uses are located in the City or within the project area. The proposed project will not involve the conversion of any existing producing farmland area to an urban use and no significant adverse impacts are anticipated.

Sources

- Blodgett/Baylosis Associates. *Site Survey* (the site survey was conducted on Wednesday, April 4, 2012).
- California, State of. Department of Conservation. *Farmland Mapping and Monitoring Program.* July 13, 1995.
- State of California. *The California Land Conservation [Williamson] Act, 2010 Status Report.* November 2010.
- United States Geological Survey. TerraServer USA. *The National Map. San Fernando, California.* July 1, 1979.
- Refer to exhibit included in Supporting Documentation.

Air Quality Impacts	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
A. Would the project conflict with or obstruct implementation of the applicable air quality plan?				X
B. Would the project violate any air quality standard or contributes substantially to an existing or projected air quality violation?			X	
C. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?			X	
D. Would the project expose sensitive receptors to substantial pollutant concentrations?				X
E. Would the project create objectionable odors affecting a substantial number of people?				X

Environmental Determination

A. The proposed project will involve the construction of a small outbuilding with a total floor area of approximately 400 square feet. The single level building would contain public restrooms, an office, and a storage room. The proposed project will not affect any regional population, housing, and employment projections prepared for the City by the Southern California Association of Governments (SCAG). Specific criteria for determining a project's conformity with the AQMP is defined in Chapter 12 of the Air Quality Management Plan (AQMP) and Section 12.3 of the SCAQMD's CEQA Air Quality Handbook. Criteria 1 considers whether or not a project results in an increase in the frequency or severity of an existing air quality violation or contributes to the continuation of an existing air quality violation. Criteria 2 considers whether or not a project exceeds the assumptions included in the AQMP or other regional growth projections relevant to the AQMP's implementation. The proposed project will not result in any significant increase in criteria pollutant emissions (Criteria 1). The proposed project is consistent with the adopted City of San Fernando General Plan (Consistency Criteria 2) land use designation. As a result, the project would not be in conflict with, or result in an obstruction of an applicable air quality plan and no adverse impacts are anticipated.

B. The proposed project will involve the construction of a small outbuilding with a total floor area of approximately 400 square feet. The single level building would contain public restrooms, an office, and a storage room. Long-term emissions will continue to be from employees and visitors to the museum. These new improvements will result in limited energy use and the attendant air emissions. No significant additional long term emissions will result from the proposed project's implementation. The proposed outbuilding will not, by itself, result in any additional mobile emissions. As a result, the potential air quality impacts are less than significant.

Environmental Determination (continued)

C. As indicated in the previous section, very limited short-term emissions are anticipated due to the small size of the new building and the limited construction activities. In addition, the long term emissions will be less than significant.

D. Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality. Sensitive receptors are located adjacent to the project site. The project will not generate additional traffic and, as a result, is not expected to result in the creation of any hot-spots that would exceed the State's 1-hour or 8-hour standards. As a result, no significant adverse impacts are anticipated.

E. The SCAQMD has identified those land uses that are typically associated with odor complaints. These uses include activities involving livestock, rendering facilities, food processing plants, chemical plants, composting activities, refineries, landfills, and businesses involved in fiberglass molding. The proposed project will involve the construction of a small outbuilding with a total floor area of approximately 400 square feet. The single level building would contain public restrooms, an office, and a storage room. The proposed improvement is consistent with the Lopez Adobe Preservation Plan. No odors were observed during field visits to the site. The proposed use will not generate any new obnoxious odors. As a result, no adverse odor impacts are anticipated.

Sources

- South Coast Air Quality Management District, *Final 2007 Air Quality Plan*, Adopted June 2007.
- South Coast Air Quality Management District. *CEQA Air Quality Handbook.* April 1993 [as amended 2009]. Table 11-4.
- South Coast Air Quality Management District. *AQMD Rules and Regulation Handbook.* Rule 1155 adopted December 4, 2009.
- South Coast Air Quality Management District. *CEQA Air Quality Handbook, Appendix 9.* 2004 (as amended).
- Blodgett/Baylosis Associates. *Site Survey* (the site survey was conducted on Wednesday, April 4, 2012).

Biological Resources Impacts	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
A. Would the project have a substantial adverse effect either directly or through habitat modifications, have 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?				X
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, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
C. Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
D. Would the project have a substantial adverse effect in interfering substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites?				X
E. Would the project have a substantial adverse effect in conflicting with any local policies or ordinances, protecting biological resources, such as a tree preservation policy or ordinance?				X
F. Would the project have a substantial adverse effect by conflicting with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Environmental Determination

A. The City of San Fernando is urbanized and plant life is limited to non-native, introduced, and ornamental species that are used for landscaping. The Lopez Adobe grounds are landscaped with various ornamental and native plant species. The proposed use and its implementation will involve no significant impacts on protected species. The area in which the outbuilding will be placed consists of gravel surfaces. In addition, the new outbuilding will have a relatively small footprint (400 square feet) and will be located within an area that consists of gravel surfaces. Thus, the proposed project will not have any adverse impact on sensitive plants or animals and no impacts are anticipated.

Environmental Determination (continued)

B. The project site and the surrounding properties are developed and do not contain any natural or protected natural plant communities or habitats. The proposed project will not impact any "Waters of the U.S." and no wetland resources will be affected. The surrounding area is presently developed, with no natural communities or habitats on-site or in the surrounding area. Thus, the proposed project will not affect any natural riparian habitats and no impacts are anticipated.

C. No wetland or riparian areas are found in the Lopez Adobe site or in the surrounding areas. Therefore, no impacts on wetlands are expected with the proposed development.

D. The animal species common to the site and the surrounding area are typical of those found in an urbanized setting. No areas located near the project site function as a wildlife movement corridor. No locally designated species are located within the City. In addition, no significant mature trees (Heritage Trees) will be impacted by the proposed project. Thus, no impact to local policies and programs related to resource management will result from the project's implementation.

E. The proposed project will not involve the removal of the existing landscaped areas. The proposed outbuilding has a relatively small footprint (400 square feet). The project will not result in the removal of any trees. Thus, no impacts on locally-designated species will occur as part of the proposed project's implementation.

F. As indicated previously, the project site is not located within an area governed by a habitat conservation or community conservation plan. As a result, no adverse impacts on local, regional, or state habitat conservation plans will result from the proposed project's implementation.

Sources:

- Blodgett/Baylosis Associates. *Site Survey* (the site survey was conducted on Wednesday, April 4, 2012).
- California Department of Fish and Game, *Natural Diversity Database*, 2011
- United State Geological Survey. *San Fernando 7 ½ Minute Quadrangle.* Release Date March 25, 1999.
- Refer to exhibit included in Supporting Documentation.

Cultural Resources Impacts	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
A. Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines?		X		
B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?				X
C. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
D. Would the project disturb any human remains, including those interred outside of formal cemeteries?				X

Environmental Determination:

A. The construction of the proposed outbuilding would not cause an adverse change to the historic character of the Casa de Lopez Adobe ("Lopez Adobe") building and site located at 1100 Pico Street. The project would not include any physical demolition, destruction, relocation, or alteration of the Lopez Adobe building. The proposed outbuilding, which includes accessible restroom facilities and an office and storage room area, would be located at the southwest corner of the subject property. The proposed design and placement of the ancillary building at the historic site would not impair the historical significance of the designated historic building and site by maintaining a design and site placement that is secondary to and compatible with the historic Adobe structure and surrounding opens space areas.

The purpose of the proposed outbuilding is to provide restroom, office, and storage facilities in an ancillary building to minimize any potential deterioration or physical damage of the historic structure and any archival materials within the structure that would otherwise be associated with the use of existing restroom, living room, and kitchen facilities within the Adobe structure. The restroom facilities would provide handicap accessible male and female restrooms onsite to patrons, preserving the condition of all original fixtures within the restrooms of the Lopez Adobe, which are not ADA compliant and limit potential water damage due to flooding of existing toilets and/or sinks. Additionally, the office/storage room within the ancillary facility would provide administrative offices for the Lopez Adobe for volunteers and conservators to conduct day to day administrative and archive assessment services associated with the Adobe's future use as a house museum. Also, the office/storage room would provide a needed location for the assessment of 3-dimensional artifacts previously housed at the Lopez Adobe, which are not being used for exhibition or are being assessed for relocation to alternate city facilities. Furthermore, the revised outbuilding proposal eliminates the catering kitchen that was previously being considered as part of the preservation plan. The kitchen facility was deemed to be less of a priority than the office and storage facilities to facilitate the Adobe's future use as a house museum and any food preparation services required as part of the future use of the building and site could be accommodated off-site through the use of an off-site kitchen and/or catering services.

Environmental Determination (continued)

Eliminating the kitchen also eliminated the need to further expand the size of the building and introduce additional mechanical, plumbing, and electrical infrastructure that would have the potential to detract from the historic character of the existing historic Adobe structure and site's remaining open space area. Furthermore, the elimination of the kitchen reduced the potential for kitchen fires within the ancillary facility that could have impacted the existing Adobe building and surrounding landscaped areas.

The proposed outbuilding and the associated perimeter landscape/hardscape improvements would be designed and constructed in compliance with the approved Lopez Adobe Preservation Plan and would follow the Secretary of the Interior's Standards that incorporate design elements that are compatible with the historic character of the Adobe structure and site. The new outbuilding would be constructed as a free standing structure at the southwest sector of the subject property in order to reduce any potential visual impact associated with construction of a new building at the historic site. Furthermore, limiting the buildings use to restrooms and an office/storage room maintains the relatively small scale of the building (approximately 400 square feet), which is set back near the rear (southwest) portion of the property providing the needed public facilities to operate the Adobe as a house museum while maintain the greatest amount of open space possible at the subject site. The ancillary building would incorporate a smooth stucco finish to the exterior walls and an asphalt shingle roof. The simplification in building materials of the outbuilding differentiates it from the Lopez Adobe while incorporating a similar design treatment to allow for good integration on the property. The scale and proportion of the ancillary building is intended to recall the character of the Lopez Adobe, which has one-story wings in the rear, and residentially scaled and proportioned doors, windows, and porches. However, the placement of the restrooms towards the front facing façade of subject building as viewed from Pico Street makes it clear to visitors that the outbuilding is new and visually distinct and subordinate to the historic Adobe building and site. Therefore, the overall design of the outbuilding, coupled with its proposed location ensures that the new building is not out of scale or an otherwise inappropriate design. *While the proposed outbuilding would be constructed in compliance with the approved Lopez Adobe Preservation Plan, mitigation has been identified to ensure that the new outbuilding and any related activities do not impact the historic Adobe.*

B. The project site has been previously developed, and no archaeological resources were reported. No archaeological resources are expected to be found on-site because past grading, excavation activities, and development have disturbed the entire project site. As a result, no impacts are anticipated.

C. The potential for paleontological resources in the area is considered low, as no resources have been uncovered in the area. Very limited excavation is envisioned as part of the proposed project's implementation as it relates to footings and underground utilities. The site has already been disturbed due to the previous grading that has occurred. Thus, the proposed project will not adversely impact any paleontological resources.

D. There are no cemeteries located in the immediate area that would be affected by the proposed project. In addition, the project site does not contain any religious or sacred structure. Thus, no impacts on existing religious facilities in the City will occur with the implementation of the proposed project.

Sources

- California State Parks, Office of Historic Preservation. www.parks.ca.gov. 2010
- California Dept. of Conservation. State Office of Historic Preservation. 2010.
- McCawley, William. *The First Angelinos, The Gabrielino Indians of Los Angeles.* 1996.
- United State Geological Survey. *San Fernando 7 ½ Minute Quadrangle.* Release Date March 25, 1999

Geology Impacts	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in or expose people to potential impacts involving the exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, ground shaking, liquefaction, or landslides?			**X**	
B. Would the project result in or expose people to potential impacts involving substantial soil erosion or the loss of topsoil?				**X**
C. Would the project result in or expose people to potential impacts involving the location on a geologic unit or a 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?				**X**
D. Would the project result in or expose people to potential impacts involving the location on expansive soil, as defined in California Building Code (2010), creating substantial risks to life or property?				**X**
E. Would the project result in or expose people to potential impacts involving 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?				**X**

Environmental Determination

A. The most probable major sources of a significant earthquake affecting the San Fernando area include the San Andreas fault zone, located approximately five miles to the northwest, and the Sierra Madre Fault zone, located approximately two miles to the north and southwest. Both the San Andreas and Sierra Madre zones have been recognized for some time as being active. The 1971 San Fernando earthquake occurred on a branch of the Sierra Madre fault zone, and has resulted in the entire length of the Sierra Madre fault zone being considered potentially active. Both the San Andreas and Sierra Madre zones have been associated with surface rupturing as well as significant ground shaking effects. However, no active faults are known to exist in the City. The proposed project will involve the construction of a small outbuilding with a total floor area of approximately 400 square feet. The single level building would contain public restrooms, an office, and a storage room. The site is not located within an area that is subject to fault rupture or liquefaction. The project site will continue to be exposed to potential ground shaking in the event of an earthquake and the degree of ground shaking is dependent on the location of the earthquake epicenter, the earthquake's intensity, and a number of other variables. As a result, the proposed impacts are less than significant.

Environmental Determination (continued)

B. As indicated previously, limited excavation will be required for the structural supports. Given the developed character of the project site and the limited area of disturbance, no significant adverse impacts related to expansive soil erosion or loss of topsoil are anticipated

C. Recent studies completed by the CGS Seismic Hazard Zones Mapping Program indicate the project sites are not located within an area subject to potential slope failure. The sites are also located on level terrain that has previously undergone development. As a result, no impacts due to potential unstable soils are anticipated.

D. Given the developed character of the surrounding parcels, no significant adverse constraints related to expansive soils are anticipated. The soils that underlie the project site belong to the Hanford Soils Association. These soils do not represent a constraint to development according to the United States Department of Agriculture (USDA). The existing improvements within the surrounding properties also support this conclusion. As a result, no impacts are anticipated.

E. No septic tanks will be used as part of proposed project. As a result, no impacts associated with the use of septic tanks will occur as part of the proposed project's implementation. The outbuilding will have a direct connection with the existing sanitary sewer system.

Sources

- California Geological Survey. *Preliminary Map of Seismic Hazard Zones.* 2011.
- U.S. Geological Survey, *Evaluating Earthquake Hazards in the Los Angeles Region - An Earth Science Perspective, USGS Professional Paper 1360,* 1985.
- United States Department of Agriculture, Soil Conservation Service. *Report and General Soil Map, Los Angeles County, California.* Rev. 1969.
- Refer to exhibit included in Supporting Documentation.

Greenhouse Gas Emissions Impacts	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in the generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
B. Would the project increase the potential for conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gasses?				X

Environmental Determination

A. The passage of Assembly Bill (AB) 32, the California Global Warming Solutions Act of 2006, established the California target to achieve reductions in GHG to 1990 GHG emission levels by the year 2020. The proposed project is an infill use. The proposed project will involve the construction of a small outbuilding with a total floor area of approximately 400 square feet. The single level building would contain public restrooms, an office, and a storage room. In addition, the proposed project will not result in the generation of any significant daily CO_2 emissions. As a result, the impacts related to additional greenhouse gas emissions resulting from the proposed project's implementation are considered to be less than significant.

B. AB 32 requires the reduction of GHG emissions to 1990 levels, which would require a minimum 28 percent reduction in business as usual GHG emissions for the entire state. The proposed project will not involve or require any variance from an adopted plan, policy, or regulation governing GHG emissions. As a result, no significant adverse impacts related to a potential conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gasses are anticipated.

Sources

• California, State of. OPR Technical Advisory – CEQA and Climate Change: Addressing Climate Change through the California Environmental Quality Act (CEQA) Review. June 19, 2008.

Hazardous Materials Impacts	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
A. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
B. Would the project create a significant hazard to the public or the environment or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
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?				X
D. Would the project be located on a site, which is included on a list of hazardous material 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?				X
E. Would the project be located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
F. Would the project be located within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X
G. Would the project impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?				X
H. Would the project expose people or structures to a significant risk of loss, injury, or death involving wild lands fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?				X

Environmental Determination

A. The Environmental Protection Agency's (EPA's) *Environfacts* Database was consulted to identify EPA-regulated facilities within the project area. The site is not included on this list.

Environmental Determination (continued)

B. The proposed project will involve the construction of a small outbuilding with a total floor area of approximately 400 square feet. The single level building would contain public restrooms, an office, and a storage room. The proposed uses will not result in the generation of any hazardous materials other than those household products used in routine maintenance and cleaning. As a result, no impacts are anticipated.

C. The proposed project will involve the construction of a small outbuilding with a total floor area of approximately 400 square feet. The single level building would contain public restrooms, an office, and a storage room. The proposed uses will not result in the generation of any hazardous materials. As a result, no significant adverse impacts are anticipated from the proposed use.

D. The Environmental Protection Agency's (EPA's) Environfacts Database was consulted to identify EPA-regulated facilities within the project area. The site is not included on this list. As a result, no other impacts to a site, which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5, are anticipated.

E. The project site is not located within two miles of an operational public airport. Whiteman Airport is located 2.2 miles to the southeast of the project site. The nearest major airports in the surrounding region include Burbank-Glendale Airport (located approximately nine miles to the southeast), Los Angeles International Airport (located approximately 25 miles to the south), and Van Nuys Airport (located approximately seven miles to the south).

F. The project site is not located within two miles of an operational private airport or airstrip.

G. The proposed new outbuilding will not require the closure of any adjacent local street during construction activities. As a result, no impacts on emergency response or evacuation are expected with the implementation of the proposed project.

H. The City of San Fernando is fully developed with no risk of wild fire associated with natural vegetation. The site is and the adjacent parcels are improved. No areas of native vegetation are found in the surrounding parcels and, as a result, there is no wildfire risk from off-site locations.

Sources

- United State Geological Survey. *San Fernando 7 ½ Minute Quadrangle.* Release Date March 25, 1999
- California, State of, Department of Toxic Substances Control, *DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List),* 2009.
- United States Environmental Protection Agency. *Environfacts Database, Multisystem Search.* www.epa.gov/envirofw/
- Blodgett/Baylosis Associates. *Site Survey* (the site survey was conducted on Wednesday, April 4, 2012).

Hydrology and Water Quality Impacts	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
A. Would the project violate any water quality standards or waste discharge requirements?				X
B. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge in such a way that would cause a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
C. Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on or off-site?				X
D. Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in flooding on-or off-site?				X
E. Would the project create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				X
F. Would the project substantially degrade water quality?				X
G. Would the project place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
H. Would the project place within a 100-year flood hazard area, structures that would impede or redirect flood flows?				X
I. Would the project expose people or structures to a significant risk of flooding because of dam or levee failure?				X
J. Would the project result in inundation by seiche, tsunami, or mudflow?				X

Environmental Determination

A. The proposed project will not generate excessive runoff to the storm water system. Runoff will continue to occur from building roofs, parking areas, and other impervious surfaces. Limited amounts of new impervious surfaces will be created by the proposed project. The existing landscaped and gravel surfaces located in the yard areas will remain. The new outbuilding will result in approximately 400 square feet of impervious surfaces. The surrounding unpaved ground surface will facilitate the percolation of storm water runoff.

B. Groundwater resources in the area consist of interlayered bedrock and aquifers, which are common in the Central Los Angeles groundwater basin. The project site is within a completely urbanized area and is not located near the shoreline or other water body. Water supply in the City is derived from local groundwater wells maintained and operated by local water purveyors and imported water from the Metropolitan Water District (MWD). Limited amounts of new impervious surfaces will be created by the proposed project. The new outbuilding will result in approximately 400 square feet of impervious surfaces. The surrounding unpaved ground surface will facilitate the percolation of storm water runoff. As a result, no groundwater impacts will result.

C. Limited amounts of new impervious surfaces will be created by the proposed project. The existing landscaped and gravel surfaces located in the yard areas will remain. The new outbuilding will result in approximately 400 square feet of impervious surfaces. The surrounding unpaved ground surface will facilitate the percolation of storm water runoff. As a result, the proposed project's implementation will not result in any soil erosion or loss of topsoil following development.

D. There are no lakes or streams within the area that would be affected by the proposed project. No natural stream channels remain within the immediate area. In addition, there will not be any increase in storm water surface runoff conveyed to the existing storm drain system. As a result, no impacts will occur as part of the proposed project's implementation.

E. No surface water bodies are found within the adjacent parcels that would be affected by the proposed project. The nature and extent of storm water runoff ultimately discharged into the existing storm drain system will not change from the existing levels. In addition, no water wells will be affected by the proposed project. As a result, no impacts are anticipated.

F. Storm water runoff will not increase from the site or the surrounding area and very limited amounts of new impervious surfaces will be created by the proposed project. The existing landscaped and gravel surfaces located in the yard areas will remain. The new outbuilding will result in approximately 400 square feet of impervious surfaces. The surrounding unpaved ground surface will facilitate the percolation of storm water runoff. As a result, no impacts from the proposed project will result.

G. The project site is not located within a designated flood hazard area as identified by Federal Emergency Management Agency (FEMA). The proposed project will not impede or redirect the flows of potential floodwater. Furthermore, the project site is not located within a designated flood hazard area, as defined by FEMA's Flood Insurance Mapping Program (FIRM). Therefore, no impacts related to flood flows are associated with the proposed project's implementation.

H. As indicated previously, the project site is not located within a designated flood hazard area as identified by FEMA. The proposed project will not impede or redirect the flows of potential floodwater. Therefore, no flood-related impacts are associated with the proposed project's implementation.

Environmental Determination (continued)

I. There are three dams located in the vicinity of the City that include the Hansen Dam, the Lopez Dam, and the Los Angeles Reservoir Dam. The U. S. Army Corps of Engineers has prepared emergency plan maps indicating the potential inundation area for the Hansen and Lopez Dams. The potential inundation area for the Hansen Dam is located south of the dam, outside the City boundaries. The potential inundation area includes a small portion of the northeasterly corner of the City though the site is located outside the inundation area. The Los Angeles Reservoir Dam is located to the southwest of the City and the potential inundation area is located further south of the reservoir. Since the project sites are located outside the potential inundation area of these reservoirs, no impacts are anticipated.

J. The City of San Fernando is located inland from the Pacific Ocean, and thus, the project site will not be exposed to the effects of a tsunami. No dams, reservoirs or volcanoes are located near the project site that would present seiche or volcanic hazards. As a result, no impacts related to seiche, tsunami or mudflow would result.

Sources

• Blodgett/Baylosis Associates. *Site Survey* (the site survey was conducted on Wednesday, April 4, 2012).

• United State Geological Survey. *San Fernando 7 ½ Minute Quadrangle.* Release Date March 25, 1999.

• Federal Emergency Management Agency. Intranetix Viewer. http:// map1.msc.fema.gov /idms/IntraView

Land Use and Planning Impacts	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
A. Would the project physically divide an established community, or otherwise result in an incompatible land use?				**X**
B. Would the project conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?				**X**
C. Would the project conflict with any applicable habitat conservation or natural community conservation plan?				**X**

Environmental Determination

A. The proposed improvements will be located within the southwest corner of the Lopez Adobe property and will involve the construction of a small outbuilding with a total floor area of approximately 400 square feet. The proposed project will be located within the existing Lopez Adobe property and no division of any existing residential neighborhoods will occur. As a result, no land use impacts are anticipated.

B. The architecture will be designed to appear as an outbuilding with smooth stucco finish and a composite shingle roof. The proposed project will not require a zone change or a general plan amendment. As a result, no land use impacts are anticipated.

C. No natural open space areas are located within the proposed project site or in the surrounding area. In addition, no adjacent properties are subject to habitat conservation plans. The project sites and the surrounding parcels are not subject to a habitat conservation plan or local coastal plan (LCP). Finally, there are no designated Significant Ecological Areas (SEAs) located within one mile of the City. As a result, the proposed project will not result in any impact on a habitat conservation plan or natural community conservation plan. The proposed project is consistent with the Lopez Adobe Preservation Plan.

Sources

- Blodgett/Baylosis Associates. *Site Survey* (the site survey was conducted on Wednesday, April 4, 2012).
- San Fernando, City of. *San Fernando General Plan.*
- San Fernando, City of. *Zoning Ordinance.*
- Refer to exhibit included in Supporting Documentation.

Mineral Resources Impacts	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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?				**X**
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?				**X**

Environmental Determination

A. Natural resources that are utilized by development include air, mineral, water, sand and gravel, timber, energy, and other resources used for construction and operation. The City of San Fernando does not contain any significant mineral or timber resources. Thus, the project will not result in any significant adverse effects on mineral resources in the region and no impacts will occur.

B. There are no mineral, oil or energy extraction and/or generation activities located within the project site. Review of maps provided by the California Department of Conservation indicated that there are no oil wells located within the project site or in the vicinity. The resources and materials used in the new construction will not include any materials that are considered to be rare or unique. Thus, the proposed project will not result in any significant adverse effects on mineral resources in the region.

Sources

- Blodgett/Baylosis Associates. *Site Survey* (the site survey was conducted on Wednesday, April 4, 2012).
- United State Geological Survey. *San Fernando 7 ½ Minute Quadrangle.* Release Date March 25, 1999.
- California, State of. Department of Conservation. *Oil, Gas, and Geothermal – District 1 Maps.* 2011

Noise Impacts	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
B. Would the project result in exposure of people to or generation of excessive ground-borne noise levels?				X
C. Would the project result in substantial permanent increase in ambient noise levels in the project vicinity above noise levels existing without the project?		X		
D. Would the project result in substantial temporary or periodic increases in ambient noise levels in the project vicinity above levels existing without the project?				X
E. For a project located with 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?				X
F. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Environmental Determination

A. Noise-sensitive land uses include nursing homes, libraries, schools, hospitals, homes, and other uses that are susceptible to loud noises due to the type of activities that are conducted in these areas (e.g., sleep, rest, concentration, study, relaxation, or listening). Noise sensitive residential uses abut the project site on the north side. The proposed project will involve the construction of a small outbuilding with a total floor area of approximately 400 square feet. The single level building would contain public restrooms, an office, and a storage room. All activities within the Lopez Adobe property will continue to be subject to the City's noise control requirements. As a result, the proposed project will not result in any significant adverse impacts to sensitive receptors.

B. All activities within the Lopez Adobe property will continue to be subject to the City's noise control requirements. As a result, the proposed project will not result in any significant adverse noise exposure impacts.

C. All activities within the Lopez Adobe property will continue to be subject to the City's noise control requirements. *Mitigation has been added to ensure that no alarms or public address systems will be permitted.*

Environmental Determination (continued)

D. All construction activities associated with the proposed ancillary facility will be required to comply with the City's noise control requirements. As a result, the proposed project will not result in any significant adverse noise exposure impacts.

E. The project site is not located within two miles of an operational public airport. Whiteman Airport is located 2.2 miles to the southeast of the project site. The nearest major airports in the surrounding region include Burbank-Glendale Airport (located approximately nine miles to the southeast), Los Angeles International Airport (located approximately 25 miles to the south), and Van Nuys Airport (located approximately seven miles to the south). As a result, no significant aircraft noise exposure impacts will occur.

F. The project site is not located within two miles of an operational public airport. As a result, the proposed project will not expose persons to excessive aircraft noise from operations at any private airport in the area.

Sources

- Bugliarello, et. al., *The Impact of Noise Pollution*, Chapter 127, 1975.
- Blodgett/Baylosis Associates. *Site Survey* (the site survey was conducted on Wednesday, April 4, 2012).
- United States Geological Survey. TerraServer USA. *The National Map – San Fernando,, California.* July 1, 1979
- USEPA, Protective Noise Levels. 1971.

Population and Housing Impacts	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
A. Would the project induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?				**X**
B. Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				**X**
C. Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				**X**

Environmental Determination

A. The proposed project will involve the construction of a small outbuilding with a total floor area of approximately 400 square feet. The single level building would contain public restrooms, an office, and a storage room. No additional population growth will result from the proposed project's implementation. As a result, no significant adverse growth inducing impacts are anticipated.

B. There are no dwelling units located on, or persons residing within, the project site. The site is currently occupied by the existing Lopez Adobe that will serve as a museum. The proposed outbuilding will not involve the removal of any units and no displacement of existing housing units will result.

C. No housing units will be displaced as part of the proposed project's implementation. As a result, no persons will be displaced as part of the project's implementation and no replacement housing will be required.

Sources

- Blodgett/Baylosis Associates. *Site Survey* (the site survey was conducted on Wednesday, April 4, 2012).

Public Services Impacts	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives in fire protection services?			X	
B. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives in police protection services?				X
C. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives in school services?				X
D. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives in other governmental services?				X

Environmental Determination

A. The proposed project will involve the construction of a small outbuilding with a total floor area of approximately 400 square feet. The single level building would contain public restrooms, an office, and a storage room. The City of San Fernando is served by the City of Los Angeles Fire Department that operates from three nearby fire stations. The stations are located in the neighboring communities of the City of Los Angeles. Compliance with fire code requirements and approval of the site plan by the Fire Department are expected to reduce potential impacts to levels that are less than significant.

B. Law enforcement services in the City are provided by the San Fernando Police Department that was established following incorporation. The Police Department operates from a facility located at 910 First Street in the City of San Fernando Civic Center complex. The proposed project will involve the construction of a small outbuilding with a total floor area of approximately 400 square feet. The single level building would contain public restrooms, an office, and a storage room. As a result, no significant adverse impacts related to the demand on law enforcement services are anticipated to result from the proposed project's implementation.

Environmental Determination (continued)

C. Public educational services in or within close proximity of the City are provided by the Los Angeles Unified School District that operates a total of nine schools that serve City residents. Facilities that serve local residents include one high school, two middle schools six elementary schools and a continuation school. One middle school is located within the City's corporate limits. No additional employment generation will be created by the proposed project. As a result, no significant adverse impacts on schools are anticipated to result from the proposed project.

D. No new governmental services will be needed to implement the proposed project. As a result, the proposed project will not result in any impact on existing governmental services.

Sources

- Blodgett/Baylosis Associates. *Site Survey* (the site survey was conducted on Wednesday, April 4, 2012).
- United States Geological Survey. TerraServer USA. *The National Map – San Fernando, California.* July 1, 1979
- County of Los Angeles Fire Department. Hometown Fire Stations. http://fire.lacounty.gov/HometownFireStations/ HometownFireStations.asp
- County of Los Angeles Sheriff's Department. http://sheriff.lacounty.gov/wps/portal/lasd

Recreation Impacts	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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?				X
B. Would the project affect existing recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?				X

Environmental Determination

A. The Lopez Adobe was restored between 1974 and 1975 and opened as a historical site in 1975. The adobe is owned and operated by the City of San Fernando. The proposed project will involve the construction of a small outbuilding with a total floor area of approximately 400 square feet. The single level building would contain public restrooms, an office, and a storage room. There are no City parks located in close proximity to the project site. The proposed project will not create a direct demand for park facilities based on the proposed use. Thus, no impacts on park facilities are expected.

B. The proposed project will not affect existing park facilities in the City. The proposed project site is not located immediately adjacent to any existing park, nor is it utilized for any recreational use. Additionally, no new employment generation will result from the proposed use. As a result, no impacts upon recreational facilities are anticipated.

Sources

• Blodgett/Baylosis Associates. *Site Survey* (the site survey was conducted on Wednesday, April 4, 2012).

• United States Geological Survey. TerraServer USA. *The National Map – San Fernando,, California.* July 1, 1979

Transportation Impacts	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
A. Would the project cause a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit)?				X
B. Would the project exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency for designated roads or highways?				X
C. Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks?				X
D. Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)				X
E. Would the project result in inadequate emergency access?				X
F. Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X

Environmental Determination

A. The proposed project will involve the construction of a small outbuilding with a total floor area of approximately 400 square feet. The single level building would contain public restrooms, an office, and a storage room. No new employment will be associated with the proposed use and the current employment levels will not significantly change. No additional significant traffic volumes will be generated by the proposed project. As a result, no significant impacts are anticipated.

B. The Los Angeles County *Congestion Management Program* (CMP) indicates that a traffic analysis is required at designated CMP intersections if it is anticipated that a proposed project would contribute 50 or more vehicle trips to the intersection during either the morning or afternoon peak hours. There are no designated CMP intersections in the City. No additional significant amount of traffic will be generated by the proposed project. As a result, no impacts are anticipated.

Environmental Determination (continued)

C. The proposed project would not result in any changes in air traffic patterns. As a result, no significant adverse impacts will result.

D. The overall local circulation system will remain unchanged. The proposed project will involve the construction of a small outbuilding with a total floor area of approximately 400 square feet. The single level building would contain public restrooms, an office, and a storage room. The new outbuilding will be located in the southwest corner of the site. As a result, no significant adverse impacts will result.

E. Access to the site will not change with the approval of the proposed project. No new construction or alterations to the existing roadways are proposed.

F. The Metropolitan Transit Authority (MTA) provides bus service on most of the adjacent arterial roadways in the City. Public transit service in the project vicinity is provided by the Los Angeles County Metropolitan Transportation Authority (MTA). The proposed project will not impact any existing bus stops.

Sources

- United States Geological Survey. TerraServer USA. *The National Map – San Fernando,, California.* July 1, 1979
- Blodgett/Baylosis Associates. *Site Survey* (the site survey was conducted on Wednesday, April 4, 2012).

Utilities Impacts	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
A. Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
B. Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts?				X
C. Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
D. Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
E. Would the project result in a determination by the provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
F. Would the project be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
G. Would the project comply with federal, state, and local statutes and regulations related to solid waste?				X

Environmental Determination

A. The proposed project will involve the construction of a small outbuilding with a total floor area of approximately 400 square feet. The single level building would contain public restrooms, an office, and a storage room. The wastewater that will be generated as part of the proposed project's implementation will be minimal. The wastewater generation will be related to the proposed public restrooms. As a result, the potential waste water impacts will be less than significant.

B. The County Sanitation Districts maintain and operate the sewer system in the City of San Fernando. The project site is served by the Los Angeles County Sanitation District No. 2. Sewer lines are maintained by the Los Angeles County Department of Public Works with sewage from the City conveyed through sewer mains into the Joint Water Pollution Control Plant (JWPCP) in Carson. The single level building would contain public restrooms, an office, and a storage room. Thus, no new water or wastewater infrastructure will be required to serve the project, and no impacts are expected.

Environmental Determination (continued)

C. No additional off-site flood control infrastructure will be required to accommodate the proposed use. The proposed project will not generate excessive runoff to the storm water system. Runoff will continue to occur from building roofs, parking areas, and other impervious surfaces. Limited amounts of new impervious surfaces will be created by the proposed project. The existing landscaped and gravel surfaces located in the yard areas will remain. The new outbuilding will result in approximately 400 square feet of impervious surfaces. As a result, no significant impacts are anticipated.

D. The proposed project will involve the construction of a small outbuilding, with a total floor area of approximately 400 square feet. The single level building would contain public restrooms, an office, and a storage room. No significant increase in water consumption is anticipated. As a result, the no impacts are anticipated.

E. The project site is served by the Los Angeles County Sanitation District No. 2. Sewer lines are maintained by the County Department of Public Works with sewage from the City conveyed through sewer mains into the Joint Water Pollution Control Plant (JWPCP) in Carson. No additional treatment capacity will be required as part of the proposed project's operation. As a result, no significant adverse imp-acts are anticipated.

F. The proposed use, like all other development in San Fernando, will be required to adhere to City and county ordinances related to waste reduction and recycling. Limited additional solid waste will be generated by the proposed project. As a result, no significant adverse impacts are anticipated.

G. The proposed project, like all other development in San Fernando, will be required to adhere to City and county ordinances related to waste reduction and recycling. The proposed project will be required to comply with all pertinent City regulations concerning trash removal and recycling. As a result, no impacts are anticipated.

Sources

• Los Angeles County Sanitation Districts. www.lacsd.org/about/serviceareamap.asp

SECTION 2. MITIGATION MONITORING PROGRAM

2.1 FINDINGS

In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of San Fernando can make the following additional findings:

- A Mitigation Reporting or Monitoring Program will be required for the proposed project;
- Site plans and/or building plans, submitted for approval by the responsible monitoring agency, shall include any other the required standard conditions or conditions of approval; and,
- An accountable enforcement agency or monitoring agency shall be identified for the standard conditions adopted as part of the decision-maker's final determination.

2.2 MITIGATION MEASURES

The following mitigation measures are applicable to the proposed project.

Mitigation Measure 1 (Aesthetics Mitigation). The architecture of the outbuilding must conform to those design requirements outlined in the Lopez Adobe Preservation Plan and the Secretary of the Interior's Standards for Rehabilitation and appropriate presentation briefs.

Mitigation Measure 2 (Aesthetics Mitigation) The exterior lighting that will be used as part of the proposed project must be installed and shielded in such a manner to eliminate light trespass on the neighboring properties.

Mitigation Measure 3 (Cultural Resources). The use, design, and placement of the new building must conform to the Lopez Adobe Preservation Plan and the Secretary of the Interior's Standards for Rehabilitation and appropriate presentation briefs.

Mitigation Measure 4 (Noise Mitigation). All activities within the Lopez Adobe property will continue to be subject to the City's noise control requirements. No audible alarms or public address systems will be permitted.

The monitoring and reporting on the implementation of these measures, including the period for implementation, monitoring agency, and the monitoring action, are identified in the table provided below and on the following page.

Mitigation Monitoring Program

Required Mitigation	Enforcement Agency	Monitoring Phase
Mitigation Measure 1 (Aesthetics Mitigation). The architecture of the outbuilding must conform to those design requirements outlined in the Lopez Adobe Preservation Plan and the Secretary of the Interior's Standards for Rehabilitation and appropriate presentation briefs.	Community Development Dept.	During the planning and design phase.
Mitigation Measure 2 (Aesthetics Mitigation) The exterior lighting that will be used as part of the proposed project must be installed and shielded in such a manner to eliminate light trespass on the neighboring properties.	Community Development Dept.	During the planning and design phase.
Mitigation Measure 3 (Cultural Resources). The use, design, and placement of the new building must conform to the Lopez Adobe Preservation Plan and the Secretary of the Interior's Standards for Rehabilitation and appropriate presentation briefs.	Community Development Dept.	During the planning and design phase and continuing over its operational life.
Mitigation Measure 4 (Noise Mitigation). All activities within the Lopez Adobe property will continue to be subject to the City's noise control requirements. No audible alarms or public address systems will be permitted.	Community Development Dept.	Continuing over its operational life.

Source: Blodgett/Baylosis Associates, 2012.

SECTION 3. SUPPORTING DOCUMENTATION

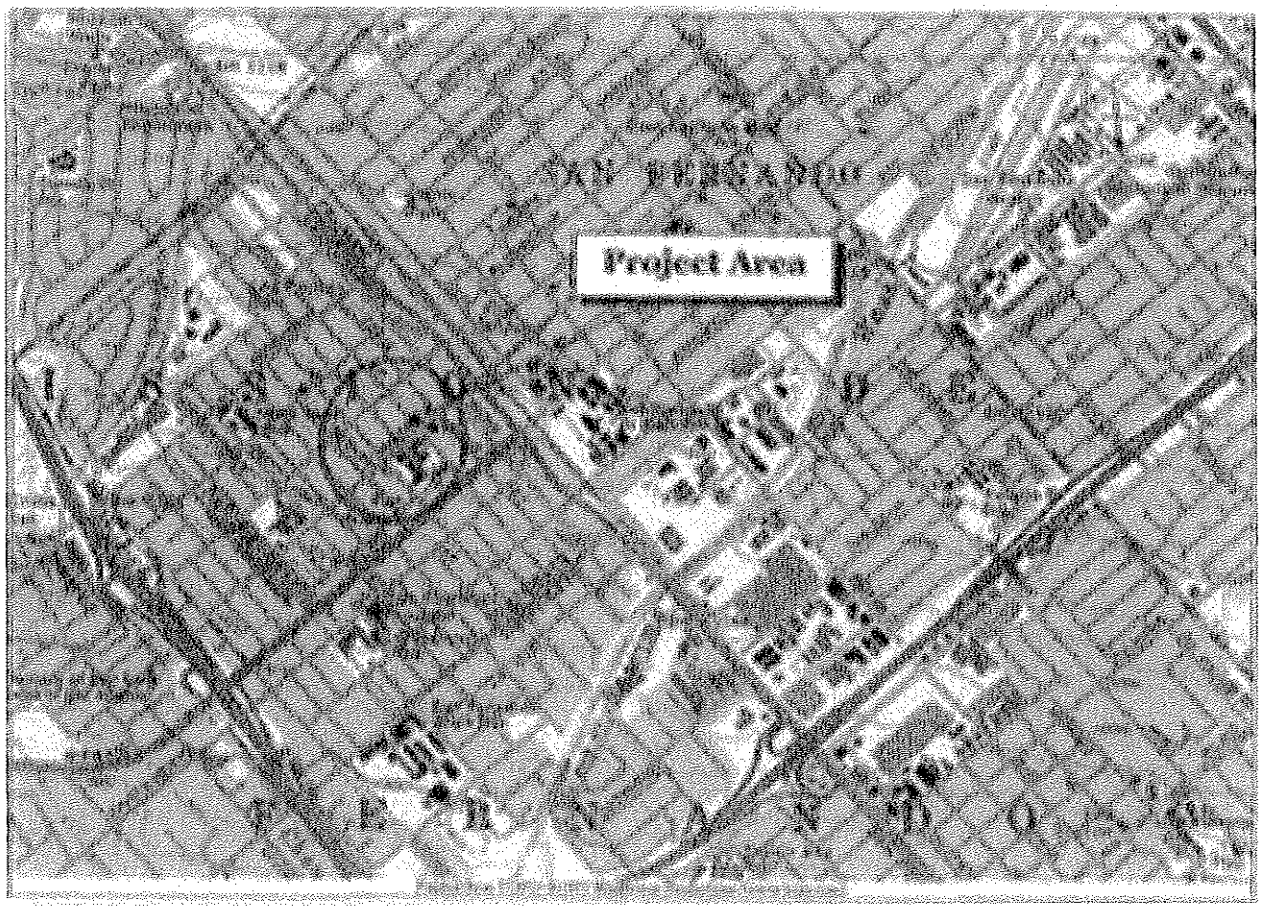


EXHIBIT A-1
TOPOGRAPHIC MAP AND LAND COVER
Source: United States Geological Survey

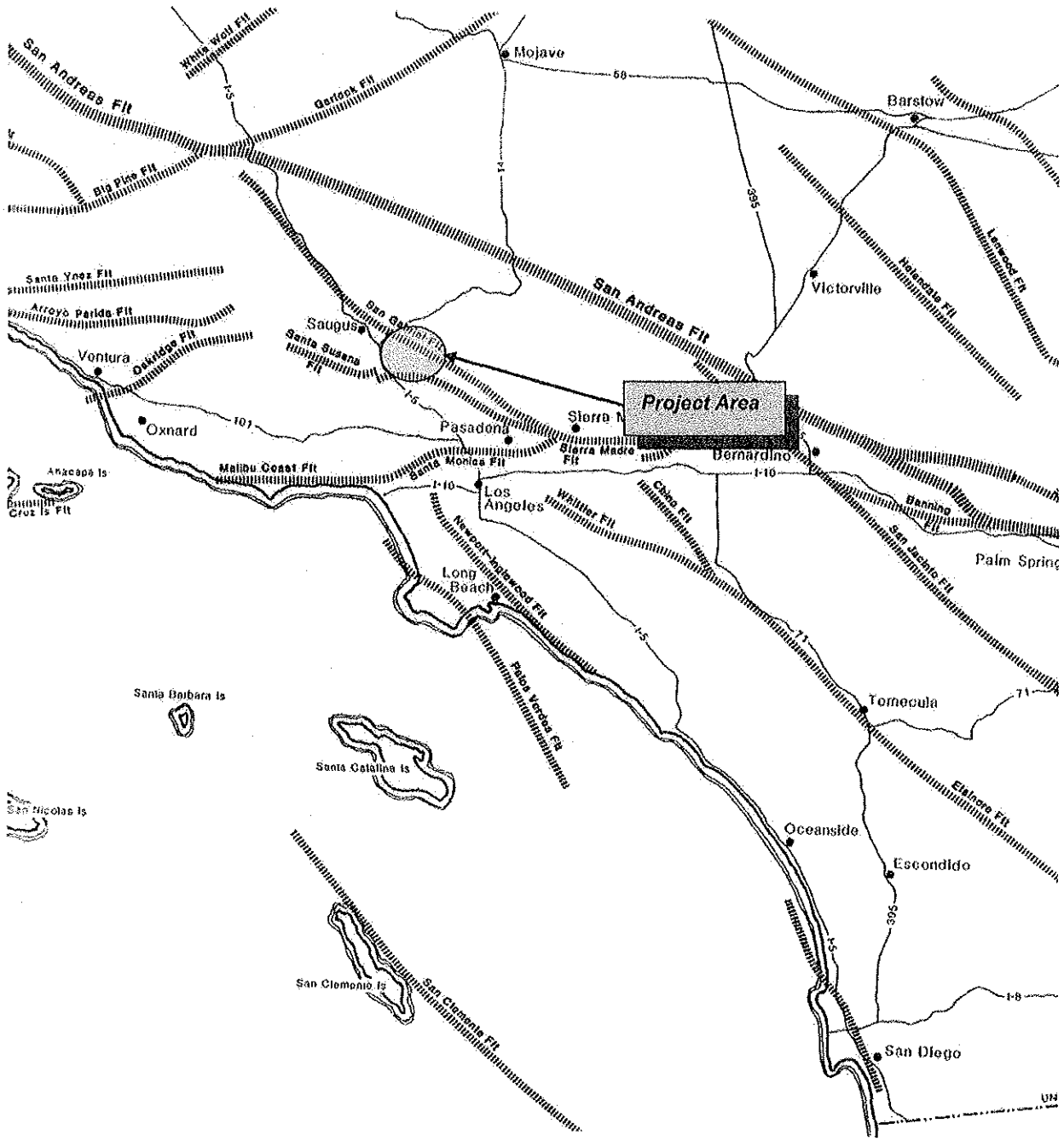


EXHIBIT A-2
EARTHQUAKE FAULTS IN THE REGION
Source: Blodgett/Baylosis Associates

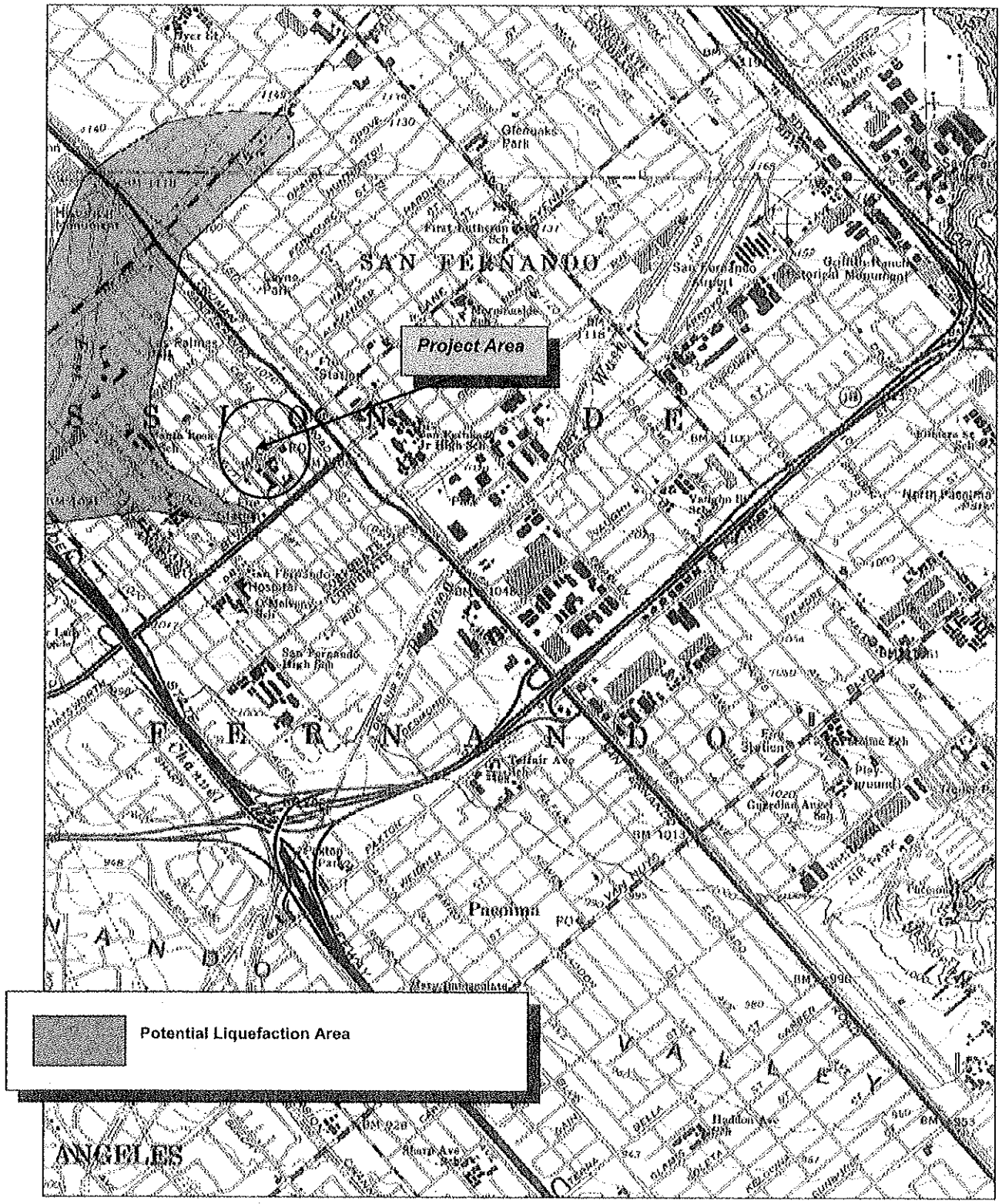


EXHIBIT A-3
LIQUEFACTION IN THE AREA
Source: California Geological Survey

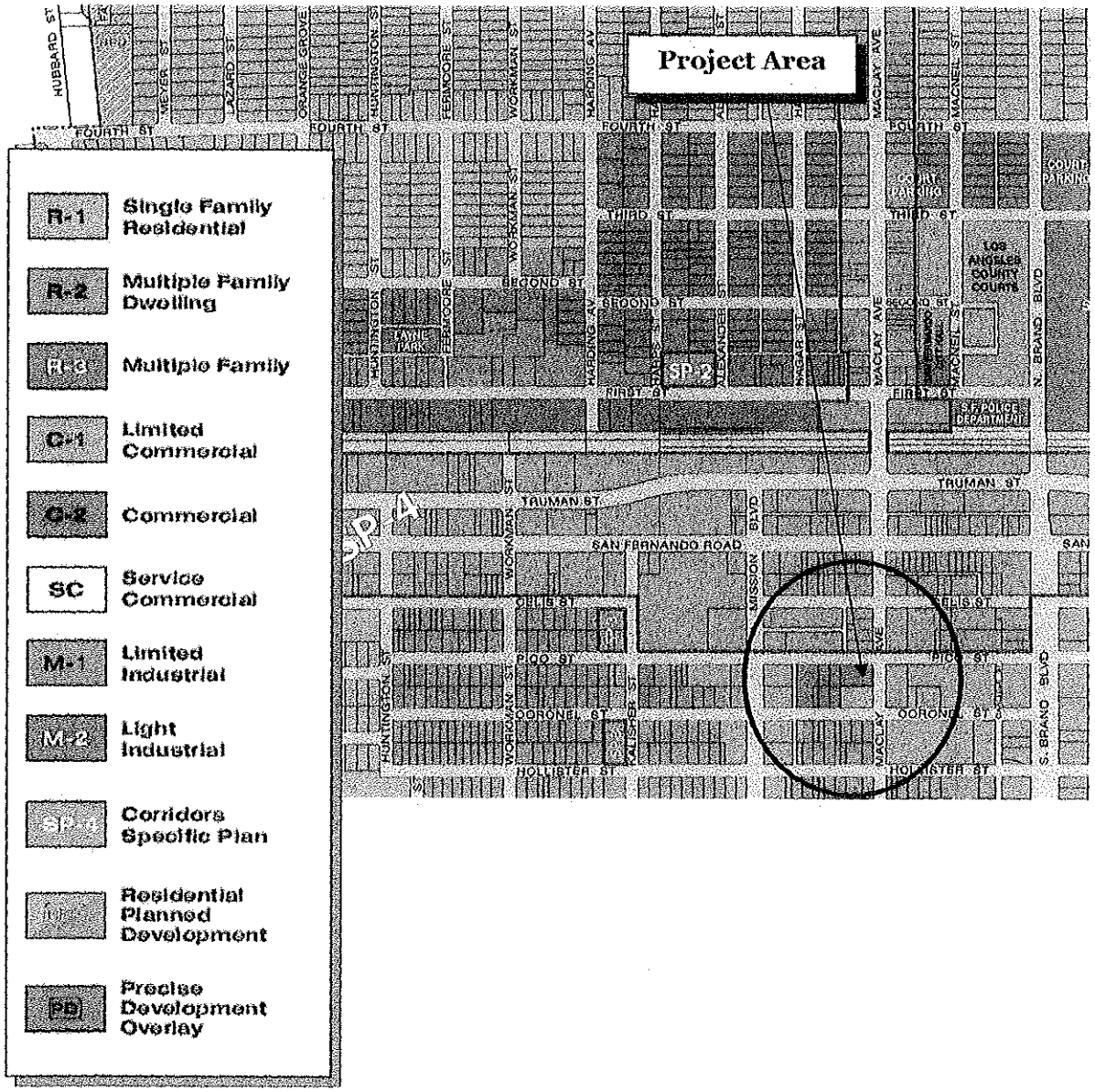


EXHIBIT 3-5
ZONING MAP
SOURCE: CITY OF SAN FERNANDO

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Lopez Adobe Ancillary Building Project

Lead Agency: City of San Fernando — Contact Person: Fred Ramirez
Mailing Address: 117 Macneil Street — Phone: (818) 898-7316
City: San Fernando — Zip: CA — County: Los Angeles

Project Location: County: Los Angeles — City/Nearest Community: San Fernando
Cross Streets: Pico Street/Hewitt Street — Zip Code: 91340
Longitude/Latitude (degrees, minutes and seconds): 34 ° 16 ′ 55.5 ″ N / 118 ° 26 ′ 36.2 ″ W Total Acres: 0.344 acres
Assessor's Parcel No.: 2521-030-901 — Section: CA — Twp.: T2N — Range: R16W — Base:
Within 2 Miles: State Hwy #: I-5 and SR 118 — Waterways: Pacoima Wash
Airports: Whiteman Airport-WHP — Railways: Southern Pacific RR — Schools: Saint Ferdinand's School

Document Type:

CEQA: ☐ NOP ☐ Draft EIR — NEPA: ☐ NOI — Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other:
☒ Mit Neg Dec Other: ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☒ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other:

Development Type:

☐ Residential: Units ____ Acres ____
☒ Office: Sq.ft. 400 Acres ____ Employees ____
☐ Commercial: Sq.ft. ____ Acres ____ Employees ____
☐ Industrial: Sq.ft. ____ Acres ____ Employees ____
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type ____ MGD ____
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type ____ MW ____
☐ Waste Treatment: Type ____ MGD ____
☐ Hazardous Waste: Type
☐ Other:

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Fiscal ☒ Recreation/Parks ☐ Vegetation
☒ Agricultural Land ☒ Flood Plain/Flooding ☐ Schools/Universities ☒ Water Quality
☒ Air Quality ☒ Forest Land/Fire Hazard ☐ Septic Systems ☐ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☐ Sewer Capacity ☐ Wetland/Riparian
☒ Biological Resources ☒ Minerals ☐ Soil Erosion/Compaction/Grading ☐ Growth Inducement
☐ Coastal Zone ☒ Noise ☐ Solid Waste ☒ Land Use
☐ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☐ Cumulative Effects
☐ Economic/Jobs ☒ Public Services/Facilities ☐ Traffic/Circulation ☒ Other: Greenhouse Gases

Present Land Use/Zoning/General Plan Designation:

Residential / R-2 (Multiple Family Residential) / MDR (Medium Family Residential)

Project Description: *(please use a separate page if necessary)*

The project proposal consists of a small single level outbuilding that will have a total floor area of approximately 400 square feet. The proposed outbuilding would contain public restrooms, an office, and a storage room. The architecture will be designed to appear as an outbuilding with smooth stucco finish and a composite shingle roof, in a manner that is consistent with the Lopez Adobe Preservation Plan and compatible to the Casa de Lopez Adobe, a historic resource located at 1100 Pico Street, San Fernando, CA, 91340.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

X	Air Resources Board	X	Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency		Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
	Caltrans District #		Public Utilities Commission
	Caltrans Division of Aeronautics	X	Regional WQCB # 4
	Caltrans Planning		Resources Agency
	Central Valley Flood Protection Board		Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy		S.F. Bay Conservation & Development Comm.
	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board		San Joaquin River Conservancy
	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of		SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
X	Fish & Game Region # 5		Tahoe Regional Planning Agency
	Food & Agriculture, Department of		Toxic Substances Control, Department of
	Forestry and Fire Protection, Department of		Water Resources, Department of
	General Services, Department of		
	Health Services, Department of		Other:
	Housing & Community Development		Other:
X	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date April 21, 2012 Ending Date May 21, 2012

Lead Agency (Complete if applicable):

Consulting Firm: Blodgett Baylosis Associates
Address: 16388 East Colima Road, Suite 206
City/State/Zip: Hacienda Heights, CA 91745
Contact: Marc Blodgett
Phone: (626) 336-0033

Applicant: City of San Fernando
Address: 117 Macneil Street
City/State/Zip: San Fernando, CA 91340
Phone: (818) 898-7316

Signature of Lead Agency Representative: (FRED RAMIREZ) **Date:** 4/19/2012

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

ATTACHMENT 3

To: Milford Wayne Donaldson FAIA

State Historic Preservation Officer

From: Peyton Hall,FAIA

Date: April 9, 2012

Attn: Susan K. Stratton

Re: Lopez Adobe, City of San Fernando
Save America's Treasures Grant
(NPS Grant Number 06-04-ML-0011)
(CCHE Grant Agreement No. 07-B4-27)

We are writing on behalf of the City of San Fernando to describe and evaluate a material change to the previously reviewed project at the Lopez Adobe property in the City of San Fernando. We meet the Secretary of the Interior's Professional Qualifications for Architectural Historian, Historian, Architect, and Historic Architect.

The following items are included:

1. Project chronology and reason for the material change
2. Description and evaluation of the impacts/effects of the material change
3. Estimated submittal date to the California Office of Historic Preservation (OHP) and the National Park Service (NPS)
4. Estimated time required for review by OHP and NPS

MEMO

Lopez Adobe: Review of Material Project Changes

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5. City of San Fernando's CEQA process
6. Attachments of supporting material

CC: Federico Ramirez, City Planner

1. Project chronology and reason for the material change

a. On January 17, 2006, the City Council approved Resolution No. 7084 supporting the City's application to the State of California Cultural and Historical Endowment (CCHE) Grant Program for a grant to complete the rehabilitation work on the Lopez Adobe site. The Lopez Adobe is listed on the National Register of Historic Places.
b. On March 6, 2006, the City Council approved funding to relocate and mothball the historic Lopez-Villegas House at the Lopez Adobe site at 1100 Pico Street, ona lot adjacent to and contiguous with the Lopez Adobe land. The Lopez-Villegas House is an approximately 900 square foot single story residential structure that is a city-designated historic landmark. The residential structure, which was previously owned by descendants of Geronimo and Catalina Lopez (original owners of the Lopez Adobe) was intended to be rehabilitated as the ancillary facility that would include restrooms, storage, kitchen, and office areas to support the proposed use of the Lopez Adobe building as a house museum. The Lopez-Villegas House is a historic structure; however, it has been relocated; it is not standing on its original site, nor is the property adjacent to the Lopez Adobe its original site.
c. In conjunction with the relocation of the Lopez Villegas House in early 2006, the city contracted with the firm of Drisko Studio Architects, Inc. to provide the City with professional architectural design services for the preparation of construction drawings and building specifications for the rehabilitation of the Lopez Adobe building and site. The design and construction documents were prepared to comply with the Secretary of the Interior's Standards for Rehabilitation in order to protect its character and integrity, maintain its eligibility for listing on the National Register of Historic Places, and assure that any impacts would be insignificant and there would be no adverse effects.
d. In addition to the city's direct funding contribution, the project's sources of funds require the city to comply with state and federal requirements for historic resources and National Register properties. These funding sources include up to $602,734 from the California Cultural and Historical Endowment (CCHE), $354,000 in Community Development Block Grant (CDBG) funds that were

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allocated to this project as part of the City's federal CDBG fund allocations for Fiscal Year (FY) 2007-08 (33rd CDBG Program Year) and FY 2008-09 (34th CDBG Program Year), and a grant from the Save America's Treasures program administered by the National Park Service.

e. Both state and federal funding sources require all proposed work to be meet the Secretary of the Interior's Standards for the Treatment of Historic Properties. This compliance is assured through the review and approval of all construction drawings and associated building specifications by the California State Historic Preservation Officer and the National Park Service through the "Section 106 Review" process required pursuant to the National Historic Preservation Act of 1966, as amended. Over the past six years the project architect and their historic preservation consultant have assisted the city in submission, review, consultation, and findings of no adverse effect by the rehabilitation of the Lopez Adobe building and site.
f. On April, 27, 2006, City representatives attended the CCHE Board's hearing on grant awards in Sacramento. This included a presentation by consultant project manager Christy Johnson McAvoy of Historic Resources Group, and subsequent public comments to the Board by Mayor Pro Tem Julie Ruelas, City Administrator Jose Pulido, Community Development Director Paul Deibel, and Senior Planner Fred Ramirez.
g. On April 28, 2006, the Board of the California Cultural and Historical Endowment (CCHE) approved the City of San Fernando's application for a matching grant of $602,735 to cover approximately half of the cost to rehabilitate the Lopez Adobe for operation as a house museum.
h. On July 27, 2006, the Board of the California Cultural and Historical Endowment appropriated a capital improvements grant of $602,734 as matching grant monies to rehabilitate the Lopez Adobe per the City adopted Lopez Adobe Preservation Plan.
i. On August 4, 2006, the CCHE notified the City of the Board's appropriation and provided staff with a copy of the Grant Agreement that must be entered into between the City of San Fernando and the CCHE.
j. In October of 2008, construction documents for rehabilitation were submitted to CCHE, to SHPO and to NPS Section 106 Review.
k. On July 8, 2009, the City received a letter from SHPO finding that the project would have "No Significant Adverse Effect" on the environment based on the proposed rehabilitation of the Lopez Adobe building and site.
l. On October 13, 2009, the City received a letter from NPS concurring with the finding of no significant adverse effect on the property.
m. On October 27, 2009, the City received a second letter from SHPO finding that the project would not have a significant adverse effect on the environment. This

letter provided language as necessary for the environmental clearance required by the Los Angeles County Community Development Commission (CDC). Since the City receives its annual allocation of federal CDBG funds from the CDC, SHPO must first provide the City with the required environmental clearance in order for the CDC to then grant the City authorization to use CDBG funds to complete the rehabilitation of the Lopez Adobe building and site.

n. On July 1, 2010, the LA County CDC approved the submitted bid documents included as part of the August 2010 Project Manual that was used to solicit prospective bidders for the project.
o. On August 23, 2010, the City's Community Development Department initiated the process to solicit bids for the project through the Notice Inviting Bids for the Lopez Adobe Rehabilitation Project.
p. On September 29, 2010, five prospective contractors submitted bids to undertake the Lopez Adobe Rehabilitation Project.
q. On November 1, 2010, City Council awarded a construction contract to the lowest responsive bidder, Access Pacific, Inc, to undertake the first construction phase of the Lopez Adobe Rehabilitation Project.
r. On January 3, 2011, the contractor began work on the first phase of the Lopez Adobe Rehabilitation Project.
s. On June 6, 2011, the City of San Fernando Redevelopment Agency ("the Agency") considered the potential costs associated with the partial rehabilitation of the Lopez-Villegas house, which were anticipated to cost between $130,000 to $400,000 due in part to the current condition of the building, the required code and safety retrofit work, accessible ramp construction, and abatement of lead based paint and asbestos floor tiles.
t. The potential rehabilitation work required for the Lopez-Villegas House is cost prohibitive. The proposed alternative is the construction of an ancillary facility, smaller than the Lopez-Villegas House, but consistent with the Lopez Adobe Preservation Plan. The Preservation Plan includes the addition of an ancillary building to house public toilets, storage, and office uses to support of the Lopez Adobe's use as a house museum and reduce impact due to use on the historic structure. The attached Site Plan is an excerpt from the Lopez Adobe Preservation Plan that is part of the Lopez Adobe Historic Structures Report prepared by the firm of Architect Milford Wayne Donaldson in February 2006. The proposed ancillary facility does not include a kitchen as original planned.
u. The kitchen is excluded from the ancillary facility for three reasons. First, the physical area necessary to build a separated kitchen area within the ancillary building would have expanded the footprint of the new structure and taken away from the necessary storage and office areas that are essential to city and volunteer museum staff in order to safely store archival materials. The size of the resulting

structure is not consistent with the intent of the Lopez Adobe Preservation Plan to make the public's use and enjoyment of the Lopez Adobe building (house museum) and surrounding grounds (open space) the primary focus of the site while avoiding adverse effects on the character of the site. Second, the resulting additional costs associated with providing the necessary facilities as required by the governing public health department would have added significantly to the cost of the structure. Third, in order to insure the long term maintenance of the building and surrounding grounds, eliminating the kitchen facility reduces operating and maintenance costs to a viable budget for the long term.

v. On August 1, 2011, the Notice of Completion for Lopez Adobe Rehabilitation Project (Phase 1) was approved by the City Council.

w. On August 10, 2011, the City Council's standing committee approved the proposed relocation of the Lopez-Villegas House to the City-owned lot at 1320 San Fernando Road. The proposed relocation would allow the locally designated historic resource to be stored on the Lopez Adobe site until funds become available for its rehabilitation and/or the City Council decides on an alternative approach for the future use of the building. Subsequent to discussion, City staff was directed to forward the proposed relocation for the full Council's consideration.

x. On October 5, 2011, CCHE staff informed City staff that the project had been granted an additional six month extension from December 31, 2011 through June 30, 2012. The extension will allow City staff to request the use of $163,000 in unexpended CCHE grant funds to design and build an approximate 400 square ancillary facility at the southwest corner of the property to support the use of the Lopez Adobe building as a house museum.

y. The proposed development of an ancillary facility at the subject site would be part of "Phase 2" of the Lopez Adobe Rehabilitation Project. These funds would be appropriated in order to offset the project shortfall associated with the unavailability of Agency funds from Project Area No. 2 during FY 2011-2012 to build the ancillary facility. CCHE Board consideration of the City's request to use CCHE funds to design and build the ancillary facility is anticipated to take place in early 2012.

z. During this interim period, City staff has been working with Drisko Studio Architects Inc. to finalize the conceptual plans for review and approval by the California State Historic Preservation Officer through the "Section 106 Review" process required pursuant to the National Historic Preservation Act. In addition, City staff will have completed the environmental assessment of the proposed second phase of the project pursuant to the California Environmental Quality Act.

aa. On October 17, 2011, the City Council approved relocation of the Lopez Villegas House from the Lopez Adobe site at 1100 Pico Street to the city-owned property

at 1320 San Fernando Road and directed city staff to look for potential adaptive reuse opportunities with property owners of vacant lots in the city in order to restore the use of the Lopez-Villegas House as a single family home.

bb. In early March 2012, a private property owner with a residential zoned vacant parcel in the city approached city planning staff with a proposal to purchase and relocate the structure to his residential parcel and repair the structure with the final purpose of adaptively reusing the building as a single family home. The City Council standing committee directed staff to work with the prospective purchaser on a proposal for consideration by the city council. The project applicant will appear before the city's planning commission in early May 2012 to seek approval of the relocation of the Lopez Villegas House to his residential lot. Subsequent to the commission's recommendation for approval of the relocation, the project proposal would be submitted to the City Council for final review and approval in early July 2012.

cc. Current updated cost estimates for the proposed rehabilitation of the Lopez-Villegas house have increased to approximately $500,000. Therefore, it is even less viable to make the structural retrofit, hazardous materials abatement, and accessibility upgrades necessary to house public restrooms facilities, a kitchen, a storage/archival room, and office area within the structure.

dd. As the City enters into Phase 2 of the Lopez Adobe Rehabilitation Project, it has become necessary to consider an alternative ancillary facility that can be designed and built with available funds. City staff estimates that the design and construction costs of an alternative ancillary facility can be fully funded by $163,000 in unexpended CCHE grant funds. As previously noted, CCHE Board consideration and approval of the City's request to use CCHE funds to design and build the ancillary facility will allow the project to be completed by December 2012. The proposed alternative ancillary facility will be designed consistent with the Lopez Adobe Preservation Plan approved by the city council in 2004. Included in this memorandum is the assessment of the new facilities consistency with the Lopez Adobe Preservation Plan, which is designed to protect the Lopez Adobe building and site a cultural landmark of national, state, and local historical significance.

2. Description and evaluation of the impacts/effects of the material change

We previously reviewed schematic design and construction drawings for a project at the Lopez Adobe site at 1100 Pico Street in the City of San Fernando, California. That work was found to conform to the Secretary of the Interior's Standards for Rehabilitation following submittal to and reviews by the California Office of Historic Preservation and the National Park Service.

Herewith we review additional drawings that are titled "Lopez Adobe, San Fernando/Ancillary Building Concept Site Plan," prepared by "Drisko Studio Architects, January 2012." This material is attached to this memorandum as an Appendix. The proposed material change to the project is to omit relocating the "Lopez Villegas House" to the unbuilt lot north of and adjacent to the Lopez Adobe, and to build a new, smaller ancillary building nearer the rear of the north lot. The ancillary building will contain two accessible toilets and an office and archival storage space.

Following is an outline of the project changes shown on the attached drawings.

a. Do not build a foundation and install the Lopez Villegas House. This house is historic structure that would have been relocated to this property from another site. The structure has historical associations with individuals who are associated with the Lopez Adobe. However, this house was not originally at this site and does not contribute to its significance.

b. Do not build a trellis at the rear (west) side of the footprint that was proposed for the Lopez Villegas House. The trellis would have been used to shelter visitors and users for the variety of public uses that will occur at the site.

c. Do not build the sidewalks, ramps, steps and fences at the front (east), side (north), and rear (west) yards of the footprint that was proposed for the Lopez Villegas House.

d. Enlarge the planted area that was planned at the side (south) yard of the Lopez Villegas House toward the north, encompassing most of the footprint of the area that was to have been covered by the House. The plant types will follow the previously reviewed scheme for this planter.

e. Add an informal walkway, paved with stabilized decomposed granite, that extends the walkway that is near to and parallel with the front sidewalk, and returns to the front of the ancillary building, parallel to the side (north) property line and existing plants.

f. Add a one-story ancillary toilet and office/storage building that is approximately 14 feet wide and 24 feet deep in plan. This building has a gable roof finished with mineral-surfaced asphalt composition shingles. There is a partial hip on the front (east) face that provides for a gable and eaves over a front porch. Wall finishes are painted sand-finished cement plaster. Doors and windows have painted wood frames, trimmed out on top of the plaster surface. Doors are flush painted solid core wood. Windows are painted wood double hung sash, with a single light.

Following is a review of the project for conformance with the ten standards listed in the Secretary of the Interior's Standards for Rehabilitation. The Guidelines to the Standards for Rehabilitation and the appropriate Preservation Briefs have been consulted as appropriate.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

   There is no change in use at the site; the existing non-original but compatible reuse as a historic house museum site is retained. The omission of the Lopez Villegas house and addition of the ancillary building does not alter the existing use of the property.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

   Character is retained through the preservation of substantially all extant character-defining materials, and exterior and interior spatial relationships. The historic character of the Lopez Adobe as described in the Historic Structure Report is retained because character-defining features, spaces, and spatial relationships are retained. There is relatively minor restoration work, and no alterations, removals, or additions to the building. The omission of the Lopez Villegas house and addition of the ancillary building does not alter the historic character of the property, which is currently primarily open space to the northwest of the Lopez Adobe.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

   The omission of the Lopez Villegas house and addition of the ancillary building does not add any features that might be mistaken for historic development. The ancillary building has less variation in plane of the exterior cement plaster, window sash without divided lights, and an asphalt shingle rather than tile roof. The simplification of the ancillary building differentiates it from the historic character of the Lopez Adobe.

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4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

   There are no alterations that have acquired significance over time.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

   The omission of the Lopez Villegas house and addition of the ancillary building does not affect any distinctive materials or finishes.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

   The omission of the Lopez Villegas house and addition of the ancillary building does not result in any changes in repair or replacement of historic features.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

   The omission of the Lopez Villegas house and addition of the ancillary building does not result in any chemical or physical treatments to historic materials.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

   The omission of the Lopez Villegas house and addition of the ancillary building does not result in any changes in the scope of ground-disturbing activity. These areas were over-excavated, backfilled, and/or recompacted for building construction in 1962-1963, and therefore do not have any prehistoric or historic objects or information.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The omission of the Lopez Villegas house and addition of the ancillary building results in the addition of a much smaller second building to the site. The revised project is similar to the site plan proposed in the 2003 Preservation Plan prepared by Milford Wayne Donaldson, Architect (refer to Appendix A).

- *The new ancillary building is free standing at the northwest sector of the property, and therefore does not affect historic materials and features.*
- *The new ancillary building does not destroy spatial relationships on the property because the addition is relatively small in scale and set back near the rear such that there is no substantial change in the existing condition.*
- *The new building is differentiated from the old work at the Lopez Adobe. The ancillary building has less variation in plane of the exterior cement plaster, window sash without divided lights, and an asphalt shingle rather than tile roof. The simplification of the ancillary building differentiates it from the historic character of the Lopez Adobe.*
- *The new ancillary building is compatible with the historic materials (cement plaster walls; wood doors and windows).*
- *The size of the ancillary building is very small compared to the Lopez Adobe, thereby purposefully visually subordinated and easy to distinguish from the primary structure on the property.*
- *The scale and proportion (wall width to eaves height) of the ancillary building is intended to recall the character of the Lopez Adobe, which has one-story wings in the rear, and residentially scaled and proportioned doors, windows, and porches.*
- *The massing of the ancillary building is simple and compact, and sited apart from and set back from the Lopez Adobe to make it more compatible by subordination to the historic site structures and yards.*

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

    The omission of the Lopez Villegas house and addition of the ancillary building results in the addition of a much smaller second building to the site. The proposed work is undertaken so that it does not touch significant landscape or the historic

building on the site. Therefore, the ancillary building can be removed in the future with no effect on the historic property and its environment.

The Secretary of the Interior defines "rehabilitation" as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values." The proposed work is substantially consistent with the Historic Structure Report (hereafter, "HSR") prepared by Architect Milford Wayne Donaldson, FAIA, and conforms with the Secretary of the Interior's Standards for the Treatment of Historic Properties. We have applied the Standards for Rehabilitation, because there are compatible changes to the site plan that do not restore pre-existing conditions. The proposed work, as revised, meets all of the ten Standards for Rehabilitation. Compliance with the Standards for Rehabilitation is a criterion that assures that there is no negative impact, and no significant adverse effect, on a historic property. Therefore, the revised project, with material change, should be reviewed favorably under the local landmark ordinances, under CEQA, and under Section 106 review. The Lopez Adobe will retain its eligibility for the National Register of Historic Places.

3. Approximate submittal dates to the California Office of Historic Preservation (OHP) and the National Park Service (NPS)

Estimated submittal date to OHP:	April 20, 2012
Estimated submittal date to NPS:	April 20, 2012

4. Estimated time required for review by OHP and NPS

At the request of CCHE we have estimated review time of approximately 30 days for each agency, for a total of 60 days. However, we understand that there is no programmatic requirement for review time, and we cannot know if additional information or consultation will be requested. Therefore, the estimated multi-agency review time may be less than 60 days, or may exceed 60 days.

5. City of San Fernando's CEQA process

Once approval has been received by OHP and NPS, the City of San Fernando will issue a CEQA Notice of Determination regarding the revisions to the project. The

city's environmental consultant is currently preparing an environmental assessment for the material changes to the previously reviewed project.

MEMO

Lopez Adobe: Review of Material Project Changes

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6. Attachments of supporting material

List of attachments:

a. 2009 Site Plan illustrating earlier proposed footprint of Lopez-Villegas House on lot adjacent to Lopez Adobe property

b. 2012 Photos of current site conditions and schematic elevation drawings of proposed ancillary building in lieu of Lopez-Villegas House relocation

c. 2012 Revised site plan illustrating location of proposed ancillary building in lieu of Lopez-Villegas House relocation

d. 2009 Memorandum of responses to issues raised by SHPO and NPS

e. 2008 Memorandum of review of revised site plan and landscape plan

f. 2008 Memorandum of review of construction drawings for conformance

g. 2009 SHPO letter of concurrence with NPS

h. 2009 NPS letter finding of no adverse effect

i. 2009 City of San Fernando letter of transmittal to SHPO, and attached previous SHPO and NPS letters

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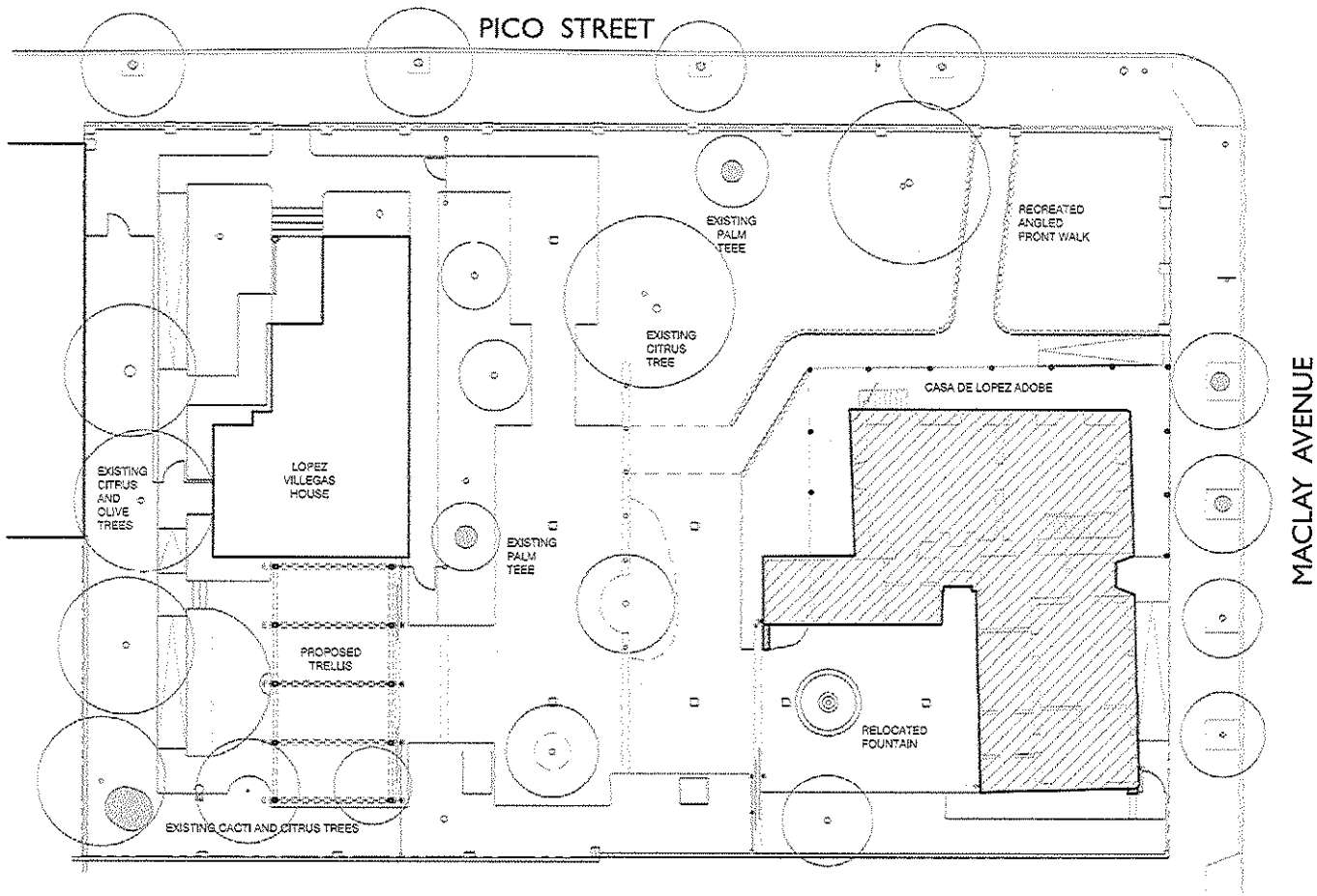
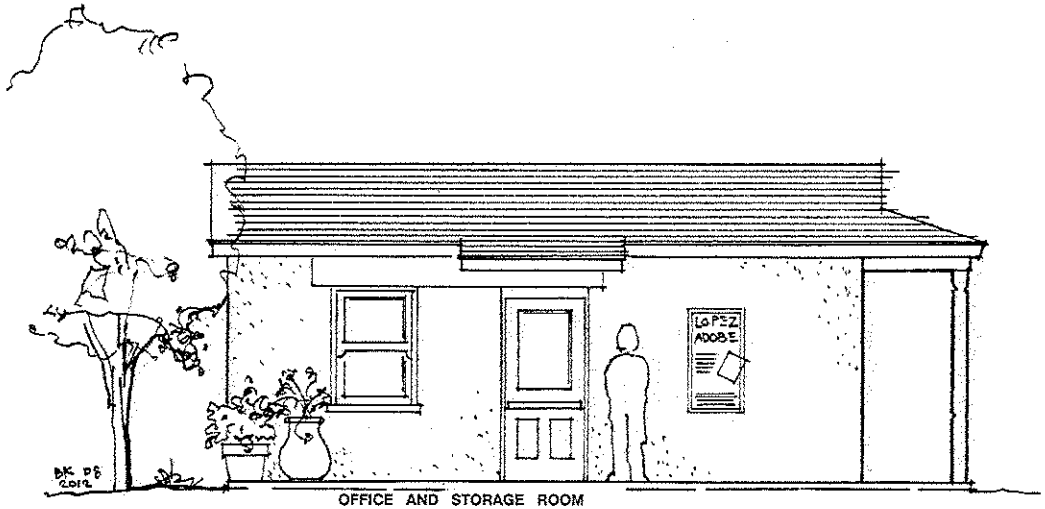


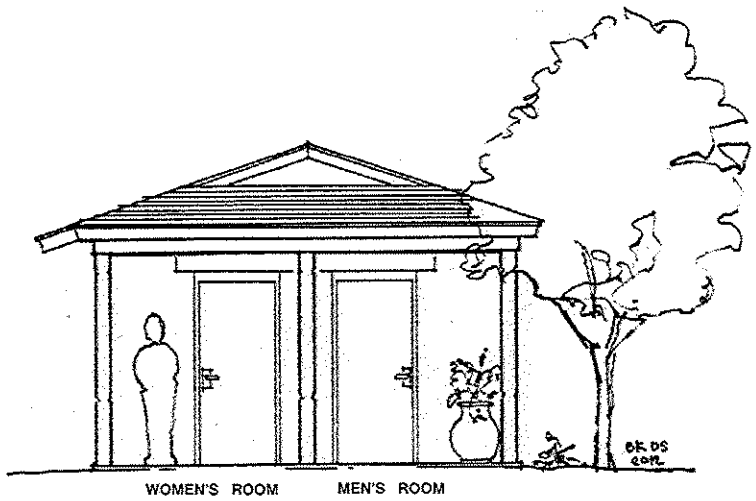
2009 SITE PLAN
Prepared by: Drisko Studio Architects

DRISKO STUDIO ARCHITECTS
JANUARY 2012

LOPEZ ADOBE :: SAN FERNANDO
ANCILLARY BUILDING CONCEPT SITE PLAN



ANCILLARY BUILDING :: CONCEPT SOUTH FACADE



ANCILLARY BUILDING :: CONCEPT EAST FACADE

EXISTING CACTUS, CITRUS AND OLIVE TREES TO REMAIN

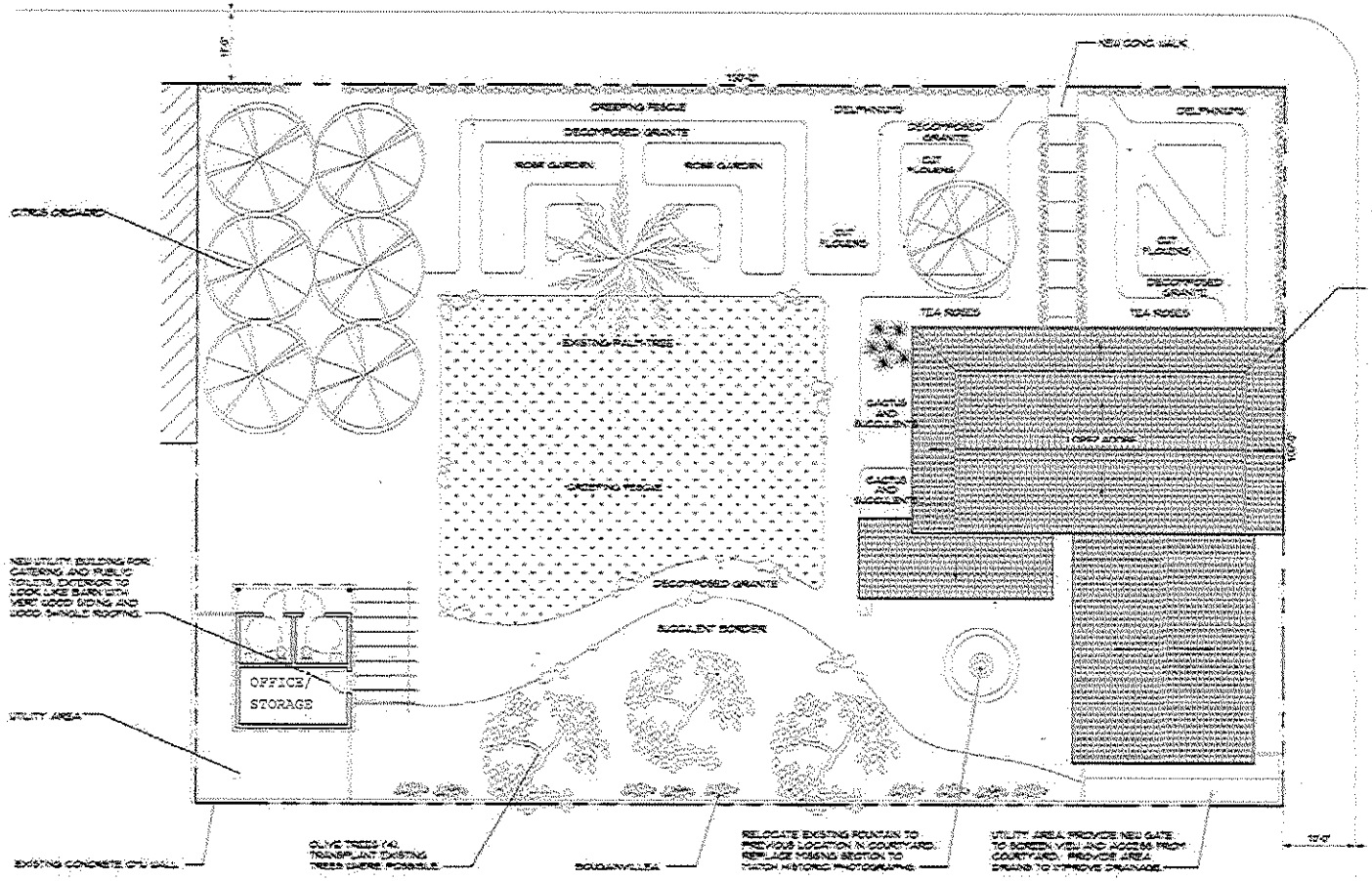
VIEW FROM ADOBE TOWARD ANCILLARY BUILDING

VIEW FROM ANCILLARY BUILDING TOWARD ADOBE

ANCILLARY BUILDING DETAILS TO BE DIFFERENTIATED BUT COMPATIBLE WITH THE HISTORIC ADOBE

DRISKO STUDIO ARCHITECTS
JANUARY 2012

LOPEZ ADOBE :: SAN FERNANDO
ANCILLARY BUILDING CONCEPT SITE PLAN



SITE PLAN **2003 PRESERVATION PLAN**

Prepared by: Milford Wayne Donaldson Architect

DRISKO STUDIO ARCHITECTS
JANUARY 2012

LOPEZ ADOBE :: SAN FERNANDO
ANCILLARY BUILDING CONCEPT SITE PLAN

HISTORIC RESOURCES GROUP

Date:	June 8, 2009
Project:	Lopez Adobe Rehabilitation
To:	Drisko Studio
Attn.:	Robert Knight
From:	Peyton Hall, FAIA, Historic Architect Kari Fowler, Senior Preservation Planner
Re:	Review of Construction Drawings for Revised Site Plan and Landscape Plan

---

1.0 General

1.1 We found that the construction drawings are consistent with the concepts and comments from the California Office of Historic Preservation (hereafter, "SHPO") and the National Park Service (hereafter, "NPS"). We have not received or reviewed construction specifications. This memorandum follows-up our written comments during re-design (February 2008) and upon completion of redesigned schematic drawings (October 2008).

1.2 In our opinion, the proposed work continues to conform substantially with recommendations in the Historic Structure Report prepared by Architect Milford Wayne Donaldson, FAIA.

1.3 In our opinion, the proposed work continues to conform to the Secretary of the Interior's Standards for Treatment of Historic Properties. The appropriate treatment criteria for the site as a whole are the Standards for Rehabilitation. The site has been altered subsequent to the period of significance. There is not adequate documentation to complete a restoration of the site's setting (landscape and hardscape). The project proposes to add an additional historic structure on a lot adjacent to the Lopez Adobe lot, and provide a connection between the two areas of the site. Therefore, rehabilitation is the appropriate choice since there will be compatible uses, repairs, some alteration of the setting, and some addition to the setting, while preserving those existing features of the existing building and its setting that are character-defining features.

2.0 Outline of and response to issues raised by SHPO and NPS

2.1 Relocation of the Lopez-Villegas House

The current drawings delineate this work as "not in contract" work that will be completed at a later phase. However, there is no change in the schematic design.

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2.2 Rear Yard at Lopez-Villegas House Site

There is no change in the proposed design concept.

2.3 Interstitial Space (between Lopez Adobe Site and Lopez-Villegas House Site)

There is no change in the proposed design concept.

2.4 Site Boundary at Lopez Adobe

There is no change in the proposed design concept.

2.5 Front (east) and Side (south) Yards at Lopez Adobe & Conservation of Adobe Walls

There is no change in the proposed design concept.

SHPO and NPS comments included the good recommendation to mitigate the risk of hidden moisture by installing a moisture monitoring system. The project has added this scope of work, and you have researched and will specify a monitoring system. The monitoring system is detailed in the detailed drawings. The new hardware was adequately researched for this application; the required interventions are minimal, not visible to most people who visit, easily accessed for monitoring purposes, and easily adaptable to new technologies so that these same interventions can hopefully serve a useful purpose for many decades to come.

We recommend that your specifications for concrete work at the front yard, and for the walk and ramp at the south end of the Lopez Adobe along Maclay Avenue allow for submission and review of concrete composition and finishing information and mock-up samples (off the building) for matching and compatibility.

6. Rear Yard at Lopez Adobe Site

There is no change in the proposed design concept.

7. Decomposed Granite Selections

There is no change in the proposed design concept.

HISTORIC RESOURCES GROUP

Date:	October 21, 2008
Project:	Lopez Adobe Rehabilitation
To:	Drisko Studio
Attn.:	Robert Knight
From:	Peyton Hall, FAIA, Historic Architect
	Kari Fowler, Senior Preservation Planner
Re:	Review of Revised Site Plan and Landscape Plan

1.0 General

1.1 Thank you conferring with the City of San Fernando, Melvyn Green Associates, the project structural engineer, PGA Design, the project landscape architect, and ourselves for review of and revisions to the proposed work at the Lopez Adobe site. This effort is in response to questions and comments from the California Office of Historic Preservation (hereafter, "SHPO") and the National Park Service (hereafter, "NPS"). Our comments on the previous design were summarized in our letter dated February 19, 2008. In the interest of efficiency, the observations and comments in this memorandum are focused on the issues brought up by SHPO and NPS. This is not a comprehensive review of all the project scope..

1.2 We observed that it is the intent of the City of San Fernando and the project team to understand and respond to all of the SHPO and NPS comments. To that end, you and the City of San Fernando have provided additional information, including searching for more archival documents, reconfirming the dates and provenance of archival documents. You have conducted two meetings and two conference calls with us in order to analyze the issues and discuss rehabilitation concepts.

1.3 During our meetings with the project team, the City of San Fernando continued to monitor the project design for consistency with programmatic and functional requirements. We understand that the City understands and supports the proposed design revisions.

1.4 In our opinion, the proposed work conforms substantially with recommendations in the Historic Structure Report prepared by Architect Milford Wayne Donaldson, FAIA.

1.5 In our opinion, the proposed work conforms to the Secretary of the Interior's Standards for Treatment of Historic Properties. The appropriate treatment criteria for the site as a whole are the Standards for Rehabilitation. The site has been altered subsequent to the period of significance. There is not adequate documentation to complete a restoration of the site's setting (landscape and hardscape). The project proposes to add an additional historic structure on a lot adjacent to the Lopez Adobe lot, and provide a connection between the two areas of the site. Therefore, rehabilitation is the appropriate choice since there will be compatible uses, repairs, some alteration of the setting, and some addition to the setting, while preserving those existing features of the existing building and its setting that are character-defining features.

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1.6 Please do not hesitate to contact us, and to encourage SHPO and NPS staff to contact us with any questions or requests for clarification. We believe that this review process has resulted in a better design that provides for more appropriate settings for the two historic houses while continuing to meet the programmatic and functional requirements of the City of San Fernando. Underlying everyone's desires and intentions, including community members, is a deep and abiding interest in the history and significance of the Lopez Adobe and Lopez-Villegas House. A significant component of the issues discussion is the result of the community's desire to visit, use, and enjoy the Lopez Adobe site.

2.0 Outline of and response to issues raised by SHPO and NPS

2.1 Relocation of the Lopez-Villegas House

The Lopez-Villegas House is associated historically with the Lopez family. While removing buildings from their original setting is not recommended, relocation to vacant lots adjacent to those lots which constitute the historic Lopez Adobe site is an opportunity to preserve a house that contributes to the historic character of the City of San Fernando as well as the story of the Lopez family.

This scope of work includes setting the Lopez-Villegas House on a permanent foundation. In the future the house will be adaptively reused as an accessory structure, accommodating toilet rooms, catering facilities, and spaces for offices and storage. In the future, the visitor orientation may be located here and serve as the starting point for visitors to the Lopez Adobe. The rehabilitation work on the Lopez-Villegas house, exterior and interior, is not yet funded or designed, and will not be started or completed until some uncertain date following the completion of the currently proposed work. If the work is undertaken during the course of the currently proposed work, that additional scope of work will be submitted for review to SHPO and NPS.

A new accessory building was proposed on the site to accommodate the uses proposed for the Lopez-Villegas House. The building relocation eliminates the need to construct a new building. The uses planned for the Lopez-Villegas house contributes to the conservation of the Lopez Adobe and improve its interpretation by removing non-historic programmatic and functional uses to another building.

The Lopez-Villegas House requires a compatible setting at its new location. To that end, a lot has been defined on the northernmost portion of the property with an interpretive site boundary. The placement on the new site is comparable to the placement on the original lot in that the new site is a narrow, deep, interior (not corner) lot, adjacent to a residential property (the Lopez Adobe), and the front elevation of the house will face the street. The compass orientation of the Lopez Villegas House will be altered because it was originally built on the east side of a north-south street, facing west, whereas the new site, adjacent to the Lopez Adobe, is on the west side of a north-south street, facing east.

Originally the Lopez-Villegas House was set back 15-feet from the front lot at the property line. The previously submitted site plan proposed a relocated setback of 20 feet to conform to current zoning requirements and accommodate the perceived need for more open space at the front. The revised site plan changes the front setback to 15 feet in order to replicate the original front setback. The left side yard (as one faces the Lopez Villegas House), is proposed to be 5 feet wide, which also replicates the original side yard.

The house's original lot width was 75 feet; the project proposes an interpretive site lot of 50 feet. Therefore, at the new location, the house's setting will still have unequal side yards, but the wider "right" side yard on the north will be narrower than it was at the original site. The spatial and visual relationships between the house and street are substantially retained.

The south site boundary is delineated by a 4 to 5-foot tall hedge, with low 3-foot wide gates at the front and rear. The project proposes a physically and visually defined setting for the Lopez-Villegas House that is designed spatially and landscaped with the objective of appropriateness and compatibility with the character and period of the Lopez-Villegas House. This site is a neighbor of, but separate from, the Lopez Adobe and its setting.

2.2 Rear Yard at Lopez-Villegas House Site

The existing wood trellis is a non-significant addition to the Lopez Adobe and will be removed. A new and more compatibly designed and located wood trellis will be constructed in the rear yard of the Lopez-Villegas House. The site benefits by removing an incompatible addition from the more significant Lopez Adobe, and replacing it with a smaller rear yard addition at the less significant house. The trellis is a wood structure and will be planted with climbing vines.

A fence is required to secure the portions of the site that cannot be seen from the site. This is a functional requirement of the City of San Fernando in order to reduce the risk of fires and vandalism from the vagrants who frequent the site. The fencing on the site has been relocated from a north-south orientation between the two houses (therefore, easily visible from the front at Pico Street), to the side yard building lines, parallel to the houses, so that the fencing is all at the rear of the properties, and only visible obliquely from the front. The fencing will be metal for maximum transparency. The design objective, to be presented during the detailed design phase for review, is simple detailing on the metal fence components that distinguish it from an ordinary steel picket without adding too many decorative elements to the setting of a prosaic vernacular structure.

Simple stone pavers are proposed under the trellis to accommodate catering carts and connecting to adjacent ramp and stair. Remaining rear yard surfaces will be planted or grass, recognition of the residential character of the Lopez-Villegas House and its historic setting.

2.3 Interstitial Space (between Lopez Adobe Site and Lopez-Villegas House Site)

The fundamental site and landscape design concept is that each of the two historic houses has its own distinct and appropriate lots and landscape settings, with a space between those sites that meets the programmatic need to accommodate groups of visitors (e.g., introductory and interpretive presentations and crowd management for bus loads of school children, or community gatherings and weddings). The forward portion is characterized as an "ante-room" or gateway to the Lopez Adobe, where school children or tour groups can gather as they approach the Adobe from the Lopez-Villegas House. Views of the Adobe from this portion of the site have been preserved. The rear portion of the site provides a long bench and simple planters beneath a large shade tree that screens the contemporary apartment building beyond this site. This interstitial site will be visually demarcated from both the Lopez Adobe site and the Lopez-Villegas House site by a concrete threshold in the ground plane as well as the plants that are shown in the landscape plan.

2.4 Site Boundary at Lopez Adobe

The site boundary at the Adobe will be delineated by a series of wood fence posts and a row of pomegranate shrubs measuring 3 to 4.5 feet in height in a planter bed. Unlike the "visual barrier" at the Lopez-Villegas hedge on the north side of the central space, the Lopez Adobe line is visually permeable, less formal, and less heavily planted. The center of the site boundary is punctuated by a shade tree and a grouping of planting beds with decomposed granite mulch, creating an island of vegetation in an otherwise large area of unstabilized/stabilized walkable decomposed granite surface. There will also be a line of fence posts extending across the area along the site boundary.

2.5 Front Yard at Lopez Adobe & Conservation of Adobe Walls

The front yard design at the Adobe restores the angled concrete walk to the front of the Adobe, a second angled concrete walk on the Adobe's west side, and stone edging along both concrete walks. All of these features are indicated on the 1972 site plan (HSR Appendix C, Landscape Report, page 7), which is consistent with conditions at the property at the time of the 1960 HABS photographs, which are within the Period of Significance established by the HSR/Preservation Plan (Option 3: Period of Significance 1881-1961). Restoration of the sidewalk to the "angled" configuration with rounded corners where it joins the veranda is documented by the photographic documentation from the 1930s and 1960s, reinforced by the site plan dated 1972.

The angled front walk with stone edging appears in a photograph from the 1930s (Photo H8, HSR). The front walk has been radiused where it intersects the perpendicular walkway that runs along the front of the veranda to recreate the condition shown in 1960 HABS photo #4 (Photo H10, HSR). Both the angle of the front walk and the radiused intersection are consistent with the 1972 site plan. The existing non-significant walkway is inconsistent with the documentation from the period of significance, dysfunctional (it dead ends centered on a veranda post), and visually disconcerting. The property benefits by the proposed restoration. The river rock pillars at the street to the front of the Adobe, which are consistent in design and location with archival sources, are retained. A second angled walk on the north side of the veranda, with stone edging, appears in a 1935 photograph. This latter photograph is attached, since this is additional documentation that was not included in the HSR.

The reasoning behind the recommendation of a wooden boardwalk in the HSR/Preservation Plan is to provide a breathable foundation for the Adobe. It is fundamentally good as a general recommendation to provide highly permeable surfaces and finishes on adobe walls and adjacent ground surfaces in order to conserve the adobe. Removal of cementitious finishes at the Lopez Adobe walls and adjacent veranda walkway is highly problematic in this case because of the effects of intervention by removal of cementitious wall finishes, and because the existing concrete walkway appears in photographs from 1935, 1936 and 1955, and HABS photos H9 and H10, all of which are within the period of significance. The concrete walkway is a character-defining feature.

If it were necessary to sacrifice the concrete walkway in order to save the adobe walls, then that difficult alternative should be considered. However, there is no reason to do so, as the existing conditions at the surface and below the surface do not present a threat to the adobe walls. There is a letter attached to this submittal provided by Melvyn Green Associates, which has extensive experience in the assessment and repair of adobe structures. Melvyn Green reiterates the recommendation on which this project has relied since the start of design that the closed paved surface be retained in order to continue to divert surface water away from the walls and foundations.

SHPO and NPS comments included the good recommendation to mitigate the risk of hidden moisture by installing a moisture monitoring system. The project has added this scope of work, and you have researched and will specify a monitoring system.

At the suggestion of SHPO, you reviewed the slope conditions at the south end of the Lopez Adobe, along Maclay Avenue. As recommended, the proposed handrail adjacent to the adobe wall will be deleted from the project because the slope is low enough not to require the addition of the railings. This decreases the visual effect of the alterations for accessibility.

6. *Rear Yard at Lopez Adobe Site*

The yard behind the Lopez Adobe will be finished with unstabilized decomposed granite surface and will extend north of the fountain as indicated on the 1972 site plan. Metal fencing and gates (refer to the comments on the rear yard of the Lopez-Villegas House) will extend between the corner of the Lopez Adobe's kitchen wing and rear property line. This will be a rolling gate to maximize clearance around the fountain.

7. *Decomposed Granite Selections*

There will be three types of decomposed granite used on the property: stabilized, unstabilized and mulch. Refer to the drawing notes for location of yard finishes.

HISTORIC RESOURCES GROUP

MEMORANDUM

Date:	February 19, 2008
Project:	Lopez Adobe Rehabilitation
To:	Drisko Studio
Attn.:	Robert Knight
From:	Peyton Hall, FAIA, Historic Preservation Consultant
Re:	Summary Review of Construction Drawings

We previously reviewed schematic design drawings in a memorandum dated March 26, 2007. We have received from you nine sheets titled Lopez Adobe, Progress Prints, dated February 3, 2008. We discussed the work delineated in conference with you recently.

We still find that the proposed work is substantially consistent with the Historic Structure Report (hereafter, "HSR") prepared by Architect Milford Wayne Donaldson, FAIA, and conforms with the Secretary of the Interior's Standards for the Treatment of Historic Properties. We have still applied the Standards for Rehabilitation, because there are compatible changes to the site plan that do not restore pre-existing conditions.

The project conforms with the Secretary of the Interior's Standards for Rehabilitation:

1. There is no change in use at the site; the existing non-original but compatible reuse as a historic house museum is retained.
2. The historic character of the Lopez Adobe as described in the Historic Structure Report are substantially retained because character-defining features, spaces, and spatial relationships are retained. There is relatively minor restoration work, and no alterations, removals, or additions to the building.
3. No changes have been proposed that would add features, spaces, or landscape features that might be mistaken for the authentic historic development at this site.
4. Substantially all features that have gained significance, as identified in the HSR, will be retained.
5. Distinctive materials, features, finishes, construction techniques, and craftsmanship, as identified in the HSR, will be retained. This applies, for example to all adobe, plaster, and wood features and finishes.
6. There is no notable replacement of historic fabric; in general, character-defining features will be retained, and repaired or refinished where appropriate.
7. No chemical or physical treatments are proposed.
8. There will be ground-disturbing activity as a part of this project. We do not provide archaeological services and not information has been provided regarding archaeology at this site. We recommend that the site be monitored during excavation and that a qualified archaeologist be available for making recommendations.

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9. The proposed additions and alterations may be summarized as structural hardware for seismic strengthening, an accessible ramp, hardscape , landscape, and the relocation of the Lopez-Villegas House onto a lot adjacent to the pre-existing Lopez Adobe site. The structural hardware is hidden, and beneficial to the preservation of the historic building. The ramp is located at a secondary elevation in a side yard setback, and has no substantial impact on the material and visual character of the Lopez Adobe building. Hardscape and landscape interventions near the Lopez Adobe are selective and limited, with minimal changes to the yard setting. The HSR did not contemplate the subsequent program to move the Lopez-Villegas House onto a lot adjacent to the Lopez Adobe site. The relocated Lopez-Villegas House is set in a relationship to the street that recalls its original location. There is a broad, informally designed landscaped space between the two houses that separates the two visually while providing for a variety of programmed outdoor functions. Thus, no features of the Lopez Adobe setting that are significant in defining its historic character have been removed or radically changed.
10. The new additions and adjacent or related new construction will be reversible, such that the Lopez Adobe and its setting will be unimpaired if those features are removed. This criteria of reversibility of additions generally does not apply to features such as hidden structural hardware; the Guidelines to the Standards for Rehabilitation recommend that known structural problems be treated.

General comments:

A. It is beneficial to the conservation of the Lopez Adobe that Improvements in site drainage will reduce the risk of moisture damage to adobe walls from surface drainage and subterranean moisture.
B. Williams Conservation has provided a high level of care in finish investigation, augmenting the information available in the Historic Structure Report. Selective probes provided addition information that informed the Architect's decisions on the removal of, retention of, and addition of finishes, particularly floor finishes.
C. The documents provide for protection of historic fabric during construction.
D. The documents provide for limiting removal of historic fabric to the minimum required to construct seismic improvements.
E. Lighting fixtures will be added to meet functional requirements; however, the exterior fixtures are discreetly mounted and do not result in a visual change of character.
F. Key notes on the floor plans are comprehensive, detailed, and accurately referenced to the areas of work so that interventions can be more easily limited to the areas of work.
G. Replicated features are based on good documentation, and are thoroughly delineated and dimensioned on the drawings.

ATTACHMENT 1

STATE OF CALIFORNIA – THE RESOURCES AGENCY
ARNOLD SCHWARZENEGGER, *Governor*

OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION
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calshpo@ohp.parks.ca.gov
www.ohp.parks.ca.gov

July 8, 2009 In Reply Refer To: NPS050620A

Hampton Tucker, Chief
Historic Preservation Grants Division
National Parks Service
1849 C Street, N.W.
Washington, D.C. 20240

RE: Lopez Adobe, Save America's Treasures Grant, City of San Fernando, CA

Dear Mr. Tucker:

Our office recently received and reviewed the draft plans and specifications for the preservation of the Lopez Adobe, which is a Save America's Treasures grant project (NPS Grant Number 06-04-ML-0011). This set of plans and specifications were provided to address comments contained in a December 30, 2008, letter from my office. These concerns included:

- Whether the 12" wide colored concrete curb was proposed as an interpretive tool for visitors, and whether it was used to establish an historic property line, and
- How the cut and repair of the historic concrete porch floor to install a perimeter adobe wall drain will be accomplished to minimize effects to the historic floor.

The drawings submitted did not address the first concern of the colored concrete curb. My staff called Bob Knight of Drisko Studio, who confirmed that the curb is used as an interpretive tool and to establish a historic lot line. He also related that the curb inclusion as a lot line delineator was negotiated by the NPS and SHPO. The curb color is described as gold-brown color to blend with the decomposed granite surface material, limiting my office's concern that the curb would be intrusive. In addition, details 7 and 8 on Drawing A5.01 show the sawcutting, drain installation, and concrete replacement to match existing porch for the perimeter of the adobe. The new score joint is called out to match existing score joints at the repair interface. I recommend that the color be matched as closely as possible to minimize the difference between new work and existing. The color will never match exactly so the new work will still be apparent.

The grantee has adequately addressed these concerns, and the project appears to be consistent with the historic character of the building and the Secretary of Interior's Standards for Rehabilitation. Therefore, I concur with your finding and agree that pursuant to 36 CFR § 800.4(d) a finding of No Adverse Effect is appropriate for the undertaking as described. Thank you for seeking my comments and considering historic properties as part of your project planning. If you have any questions or concerns, please contact Mark Beason, Project Review Unit historian, at (916) 653-8902 or mbeason@parks.ca.gov.

Sincerely,

Susan K Shatter for

Milford Wayne Donaldson, FAIA
State Historic Preservation Officer

Cc Federico Ramirez

ATTACHMENT 1

United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, D.C. 20240

IN REPLY REFER TO:

H36(2256)

OCT 13 2009

Mr. Fred Ramirez
City of San Fernando
117 Macneil Street
San Fernando, CA 91340

Dear Mr. Ramirez:

This letter is in response to the information submitted regarding your Save America's Treasures Grant, Number 06-04-ML-0011, with the National Park Service. We recently reviewed the revised construction drawings for the Lopez Adobe, 1100 Pico Street, San Fernando, CA prepared by Drisko Studio (dated August 31, 2009). The issues previously conditioned, including the concrete curbing, the drainage at the porch, and the density of the plantings have been satisfactorily addressed.

In addition, NPS acknowledges the receipt of a letter dated July 8, 2009 from the California State Historic Preservation Office confirming that the proposed grant-assisted work will have no adverse effect to the historic property. Receipt of this letter satisfies Special Condition #20, Compliance with Section 106 of the National Historic Preservation Act. Please keep in mind that any further changes to these approved plans must be reviewed by the State Office and NPS prior to beginning construction.

If you have any questions, please feel free to contact Megan Brown of my staff at 202-354-2062, by fax at 202-371-1794 or by email at megan_brown@nps.gov.

Sincerely,

for Hampton Tucker
Chief, Historic Preservation Grants Division

ATTACHMENT 1

CITY OF San Fernando
Historic & Visionary

SENT VIA E-MAIL AND MAIL

October 22, 2009

Office of Historic Preservation
Local Government Unit
P.O. Box 942896
Sacramento CA 94296-0001
Attention: Lucinda Woodward

Dear Ms. Woodward:

The purpose of this letter is to complete the city's obligation under Section 106 review as it pertains to obtaining state authorization to proceed with the City of San Fernando's use of Community Development Block Grant (CDBG) funds to complete the Lopez Adobe's rehabilitation. I am submitting the state and federal agency letters finding no significant adverse effect for the Lopez Adobe rehabilitation project (Save America's Treasures Grant, Number 06-04-ML-0011). These letters note the findings of no significant adverse effect received from the State Historic Preservation Officer and the National Park Service as per Section 106 Review of the National Historic Preservation Act.

If you have any questions regarding this request for Section 106 review and finding of no significant adverse effect as it relates to the use of federal CDBG funds to preserve the Lopez Adobe, please feel free to contact me at (818) 898-7316.

Thank you in advance for your assistance in this matter.

Sincerely,

Fred Ramirez, Senior Planner

Attachments:

1. July 8, 2009, State Historic Preservation Officer Letter
2. October 13, 2009, National Park Service Letter

COMMUNITY DEVELOPMENT
117 MACNEIL STREET SAN FERNANDO, CALIFORNIA 91340-2993
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ATTACHMENT NO. 1

STATE OF CALIFORNIA – THE RESOURCES AGENCY ARNOLD SCHWARZENEGGER, Governor

OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION
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July 8, 2009 In Reply Refer To: NPS050620A

Hampton Tucker, Chief
Historic Preservation Grants Division
National Parks Service
1849 C Street, N.W.
Washington, D.C. 20240

RE: Lopez Adobe, Save America's Treasures Grant, City of San Fernando, CA

Dear Mr. Tucker:

Our office recently received and reviewed the draft plans and specifications for the preservation of the Lopez Adobe, which is a Save America's Treasures grant project (NPS Grant Number 06-04-ML-0011). This set of plans and specifications were provided to address comments contained in a December 30, 2008, letter from my office. These concerns included:

- Whether the 12" wide colored concrete curb was proposed as an interpretive tool for visitors, and whether it was used to establish an historic property line, and
- How the cut and repair of the historic concrete porch floor to install a perimeter adobe wall drain will be accomplished to minimize effects to the historic floor.

The drawings submitted did not address the first concern of the colored concrete curb. My staff called Bob Knight of Drisko Studio, who confirmed that the curb is used as an interpretive tool and to establish a historic lot line. He also related that the curb inclusion as a lot line delineator was negotiated by the NPS and SHPO. The curb color is described as gold-brown color to blend with the decomposed granite surface material, limiting my office's concern that the curb would be intrusive. In addition, details 7 and 8 on Drawing A5.01 show the sawcutting, drain installation, and concrete replacement to match existing porch for the perimeter of the adobe. The new score joint is called out to match existing score joints at the repair interface. I recommend that the color be matched as closely as possible to minimize the difference between new work and existing. The color will never match exactly so the new work will still be apparent.

The grantee has adequately addressed these concerns, and the project appears to be consistent with the historic character of the building and the Secretary of Interior's Standards for Rehabilitation. Therefore, I concur with your finding and agree that pursuant to 36 CFR § 800.4(d) a finding of No Adverse Effect is appropriate for the undertaking as described. Thank you for seeking my comments and considering historic properties as part of your project planning. If you have any questions or concerns, please contact Mark Beason, Project Review Unit historian, at (916) 653-8902 or mbeason@parks.ca.gov.

Sincerely,

Susan K Shallox for

Milford Wayne Donaldson, FAIA
State Historic Preservation Officer

Cc Federico Ramirez

ATTACHMENT NO. 2

United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, D.C. 20240

IN REPLY REFER TO:

H36(2256)

OCT 13 2009

Mr. Fred Ramirez
City of San Fernando
117 Macneil Street
San Fernando, CA 91340

Dear Mr. Ramirez:

This letter is in response to the information submitted regarding your Save America's Treasures Grant, Number 06-04-ML-0014, with the National Park Service. We recently reviewed the revised construction drawings for the Lopez Adobe, 1100 Pico Street, San Fernando, CA prepared by Drisko Studio (dated August 31, 2009). The issues previously conditioned, including the concrete curbing, the drainage at the porch, and the density of the plantings have been satisfactorily addressed.

In addition, NPS acknowledges the receipt of a letter dated July 8, 2009 from the California State Historic Preservation Office confirming that the proposed grant-assisted work will have no adverse effect to the historic property. Receipt of this letter satisfies Special Condition #20, Compliance with Section 106 of the National Historic Preservation Act. Please keep in mind that any further changes to these approved plans must be reviewed by the State Office and NPS prior to beginning construction.

If you have any questions, please feel free to contact Megan Brown of my staff at 202-354-2062, by fax at 202-371-1794 or by email at megan_brown@nps.gov.

Sincerely,

for Hampton Tucker
Chief, Historic Preservation Grants Division

ATTACHMENT 1

STATE OF CALIFORNIA – THE RESOURCES AGENCY
ARNOLD SCHWARZENEGGER, Governor

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DEPARTMENT OF PARKS AND RECREATION
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www.ohp.parks.ca.gov

October 27, 2009

REPLY TO: HUD091026A

Fred Ramirez
Senior Planner
City of San Fernando
Community Development
117 Mac Neil Street
San Fernando, CA 91340-2993

Dear Mr. Ramirez:

RE: **PRESERVATION OF LOPEZ ADOBE, 1100 PICO STREET, SAN FERNANDO**

Thank you for submitting the above referenced undertaking to my office for review and comment pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations found at 36 CFR Part 800.

This undertaking has previously been reviewed by my office under Section 106 of the National Historic Preservation Act under the Save America's Treasures program. This review found that the proposed work conformed to the Secretary of the Interior's Standards for Rehabilitation.

Your current submittal indicates that the undertaking will also receive assistance from the Community Development Block Grant program. Based on our earlier review, I am pleased to concur with your finding that the undertaking will have no adverse effect on historic properties.

If you have questions, please do not hesitate to contact Lucinda Woodward, Supervisor of the Local Goverment Unit, at (916) 653-9116.

Sincerely,

Milford Wayne Donaldson, FAIA
State Historic Preservation Officer

CITY OF San Fernando
Historic & Visionary

May 22, 2008

Office of Historic Preservation
California Department of Parks and Recreation
1416 9th Street, Room 1442-7
Sacramento, CA 95814
Attention: Milford Wayne Donaldson, FAIA, State Historic Preservation Officer

Dear Mr. Donaldson:

I am submitting the Lopez Adobe Preservation Project for Section 106 Review by the State Office of Historic Preservation. Pursuant to our Save America's Treasures Grant Program administered by the National Park Service, the City of San Fernando is submitting construction drawings for the proposed preservation work on the Lopez Adobe site (a National Register Historic Place). Included is the Lopez Adobe Preservation Plan that includes the Historic Structures Report, Preservation Plan, and Landscape Plan which have guided the development of the attached construction documents. Also, included is the Lopez Adobe Site Assessment for the Placement of the Lopez-Villegas House. The Lopez-Villegas House will be used as an ancillary facility to the Lopez Adobe building providing restrooms, kitchen area, and offices to support the Lopez Adobe's use as a house museum.

If you have any questions regarding the proposed preservation work feel free to contact project architects, Kaitlin Drisko and/or Robert Knight. See their contact information noted below:

Drisko Studio :: Kaitlin Drisko Architect
1624 Wilshire Boulevard, Santa Monica, CA 90403
t:310.828.1761 f:310.943.1638 e:kdrisko@driskostudio.net

Thank you in advance for your assistance in this matter.

Sincerely,

Fred Ramirez, Senior Planner

Attachments:
1. Construction Drawings
2. Lopez Adobe Preservation Plan
3. Lopez Adobe Site Assessment for the Placement of Lopez-Villegas House

COMMUNITY DEVELOPMENT
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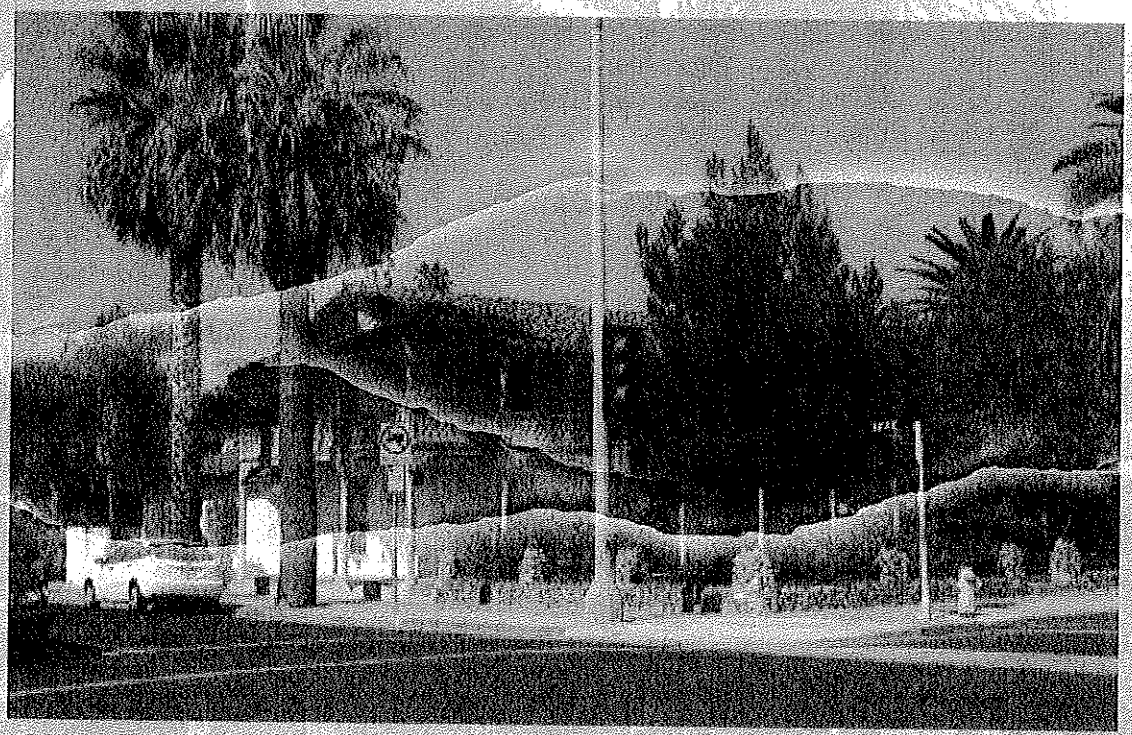
ATTACHMENT 4

LOPEZ ADOBE
PRESERVATION PLAN



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APRIL 26, 2004

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SECTION I:
INTRODUCTION

I. INTRODUCTION

A. Understanding of the Project

The Lopez Adobe promotes the long and contributing history of the first residents of San Fernando, Geromino and Catalina Lopez and many of their descendants. The original 1881 one-story adobe was built by Valentin Lopez, a cousin and brother-in-law of Geronimo Lopez. Valentin occupied the one-story adobe for a year before constructing the 1882-1883 Victorian-influenced two-story adobe for Geronimo and Catalina. Following the death of Catalina in 1918 and Geronimo in 1921, the two-story, seven-room adobe structure and one-story 1881 adobe was altered by their daughter, Luisa Lopez McAlonan, from 1926 to 1931. Mrs. McAlonan desired to rent out the house, and complying with modern day codes, rehabilitated the adobe for three small apartments, each with their own kitchen and bathroom.

The 1926 to 1931 alterations completely changed the architectural interior qualities of the two adobe structures and substantially changed the exterior adobe facades and landscaping, thereby, altering the site's earlier association with Geronimo Lopez. The Victorian architecture was compromised by an attempt to relate the adobe and exterior landscaping to a more romantic earlier mission period reflective of the late 1920s and early 1930s Mission Revival and Spanish Revival styles. The interior modification included the addition of modern 1920s sinks, bathtubs, and kitchens, not reflecting the Victorian or Mission Revival periods, but still falling within the identified period of significance for the property.

From 1926 to 1931 new bathroom and kitchen facilities were added in a new wood framed addition to the adobes. The wood shingle roof was replaced with the current mission clay tile roof. A low cement and rock-studded wall with piers was built on the perimeter of the property along Maclay Avenue and Pico Street. A concrete porch replaced the wooden porch and completely surrounded the two-story adobe at the ground floor. In 1982 a wood arbor was added in the rear and the existing fountain was relocated to the north side of the site.

Finally, damage caused to the adobe by the 1971 Sylmar Earthquake led to the addition of a portland-cement based stucco to the exterior walls of the adobe. There was little structural damage to the Lopez Adobe from the 1994 Northridge Earthquake, probably due to the inherent structural shear capacity of the thick stucco coats and wire lath. A seismic retrofit project was completed in 1996, where all of the fasteners were designed to be out-of-sight in order to preserve the current architectural integrity of the two adobes.

A Historic Structure Report was completed in 2004. The report is intended to provide a project architect with the information necessary for making appropriate decisions on restoring or removing fabric, and on the level of restoration based on the Period of Significance of the Lopez Adobe property, as recommended in *The Secretary of the Interior's Standards for the Treatment of Historic Properties.*

Included in the Historic Structure Report were three options for the future restoration of the Lopez Adobe property. These interpretive options were developed in order to aid the City in the development of this Preservation Plan. The selection of an appropriate option will assist in the interpretation of the site and dictate future restoration work. The future restoration work should recapture the exact form, features, finishes, and detailing of every component of the building for the selected interpretive period.[1] The interpretive option and restoration work will help educate and make connections between the lives led today and the lives that once filled the Lopez Adobe. The three options were presented to the San Fernando Historical Commission on February 11, 2004. The Following is a brief explanation of the options, a complete description of the options and concept drawings of each are included in the Historic Structure Report.

Option 1: Period of Significance 1881-1921

An interpretation from 1881-1921 would incorporate the direct association of Valentin Lopez and Geronimo Lopez to the site. In this option, the two adobes would be independent from one another with the proposed removal of the current breezeway. The existing 1920s wood frame structures adjacent to the two-story adobe and the one-story adobe would be removed. The interior stairway would also be removed and the exterior stairway would be relocated to its original setting at the northwest facade. The interior would be restored to its original configuration including the three bedrooms at the second floor. The clay tile roof would be removed and replaced with wood shingles. In addition, two coats of the exterior plaster would be removed.

Option 2: Period of Significance 1881-1930

An interpretation from 1881-1930 would incorporate all the renovations conducted by the Luisa Lopez McAlanon, Geronimo's daughter, in the late 1920s with the exception that the Valentin Lopez adobe would remain as a separate, stand-alone building with the original breezeway intact. The interior would be interpreted historically as it appeared during the 1920s-1930s.

Option 3: Period of Significance 1881-1961

An interpretation from 1881-1961 would retain the building as it is with the enclosed breezeway. The second floor interior would be interpreted as it existed up until 1961. The second period of importance is from 1923 to 1961. This period continues to tell the evolution of the Lopez family members, although it is not as a significant as when Geronimo and Catalina were alive. The alterations within this period are generally in good condition and do not require replacement when displayed in the context of a house museum. Only the additions from 1961 (with the exception of the exterior 1970s stucco, the subsequent smooth plaster coat and the seismic retrofit work) would be removed. Items to be removed include the following:

- Exterior and interior light fixtures
- Non-historic door hardware
- Furnishings
- 1980s rear wood arbor (The exterior patio and arbor would be removed and the fountain returned to its original location in the courtyard.)

Following presentation of these options, the Historical Commission selected Option 3 for future restoration work.

B. Purpose of the Report

This Preservation Plan has been prepared for the City of San Fernando Community Development Department. The purpose of this Preservation Plan is to outline in a schematic format, suggested future restoration of the Lopez Adobe. The future restoration is based on Interpretive Option 3 which incorporates work completed between 1881 and 1961. Section II of this report contains a detailed written description of the suggested restoration work. Section III contains a reduced copy of the schematic architectural drawings which illustrate the proposed work including suggested modifications to the site. Section IV contains an outline specification which provides a description of selected materials and practices that are suggested for the proposed work.

C. Methodology

Field investigation and documentation were conducted by Wayne Donaldson, FAIA, Stuart Sawasaki, Nicole Purvis, and Eileen Magno of Architect Milford Wayne Donaldson, FAIA (MWD) on August 4, November 4, and November 18, 2003. Staff members are qualified under the *Secretary of the Interior's Qualification Standards.*[2] An initial reconnaissance survey of the building within the Lopez Adobe property helped to identify the overall visual aspects including the setting, shape, roof and roof features, chimneys, various projections and recesses, fenestration, and materials that contribute to the building's character without focusing on its details. A detailed description of character defining features and an analysis of the existing conditions has been included in the Historic Structure Report completed by MWD.

ENDNOTES

1. McDonald, p. 1.

2. Also assisting in the Preservation Plan is Ms. Carmen Pauli and Jason McIntyre. Mr. Donaldson, Mr. Sawasaki, and Ms. Pauli qualify under Historical Architects. Historical Architects are also known in the profession as preservation architects. Ms. Magno is a qualified Historian and Ms. Purvis is a qualified Architectural Historian. Professional qualifications established by the *Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation* have been developed to assist State, community, Federal agencies, and others in identifying qualified professionals under the disciplines of history, archaeology, architectural history, and historic architecture.

SECTION II:
PRESERVATION RECOMMENDATIONS

II. PRESERVATION RECOMMENDATIONS

A. Structural Considerations

A seismic retrofit of the Lopez Adobe was completed in 1997. The retrofit project was undertaken to repair damage caused by the 1994 Northridge Earthquake and strengthen the building to improve future performance in potential seismic events. The project included reconstruction of the damaged chimney, structural connection of floor and roof diaphragms to the adobe, and plaster crack repair as well as restoration of several architectural features.

Field reconnaissance, completed in November 2003, includes a review of the existing conditions by Structural Engineer, Michael Krakower. The seismic retrofit work appears to have successfully stabilized the building and mitigated many structural concerns related to the two adobe structures. The following additional work is recommended to further improve the property.

1. Structural connections between the two story wood framed veranda and the adobe should be added. The addition of structural connections between the veranda and the adobe on the second floor level will also improve the stability of the second floor diaphragm which is currently pierced by the interior stair opening on the southeast corner of the building. Care should be taken to provide a design that will minimize the visual impact to the historic structure.

2. The exterior stair on the northwest corner of the veranda should be stabilized. The entire stair should be anchored to the adobe wall. Treads and risers are deteriorated. A detailed assessment is required to identify which members should be replaced. The handrail is loose and several planks on the underside of the stair are cupped. Tour groups and visitors should not be allowed to use the stair.

3. There are some areas of damage at the wood decking on the second floor of the veranda. Severely damaged members should be removed and replaced. Once repairs are complete, the deck should be repainted.

4. There is a damaged post on the lower level of the veranda. A new pressure treated post has been added next to the historic post to temporarily stabilize the porch. The non-historic post should be removed and the historic post repaired by splicing a new section in place of the damage wood.

5. To further improve the structural stability of the buildings, additional connectors could be added along the south wall of the two-story adobe at the single-story adobe and wood framed structure.

B. Cement Plaster

Damage to the adobe caused by the 1971 Sylmar Earthquake led to the addition of a portland-cement based stucco to the exterior walls of the adobe. The 1" to 1 1/2" thick stucco was applied over a wire lathe nailed on top of the original 3/4" thick cement plaster. The exact date of the application of the first layer of plaster is unknown, but photographic evidence and construction technology indicates it was added ca. 1920s. The original layer of plaster was applied over chicken-wire that was nailed directly to the adobe bricks. Apparently attempts were made to drive the nails into the adobe mortar rather than the adobe brick to minimize damage to the walls. Following the 1997 seismic retrofit, a final 1/8" thick layer of smooth-troweled stucco was added. The total thickness of the existing plaster is approximately 2-1/8".

Much consideration has been given to the removal all of the cement stucco as it is generally associated with accelerated deterioration of adobe masonry. Cement plaster has a much greater density than adobe and it tends to trap moisture within the walls. The trapped moisture eventually compromises the stability of the earthen bricks. At the Lopez Adobe a May, 2001 report completed by Frank Preusser and Associates indicated the presence of a high moisture content within the adobe walls. The problem is apparently caused by excessive landscape irrigation and poor site drainage, it is further exacerbated by the presence of the cement stucco and exterior concrete paving which traps the moisture within the walls. Although removal of cement plaster from adobe walls is generally recommended, it is not recommended at the Lopez Adobe. Field testing on the adobe walls completed in 1996 verified that removal of the stucco and associated wire lath would cause substantial damage to the adobe walls. At that time, it was decided that the existing stucco should be protected in place. The current smooth-troweled finish is appropriate to the period of significance.

Other repairs including site grading to create positive drainage away from the building, removal of concrete paving, and cessation of heavy landscape irrigation are recommended to minimize the presence of excessive moisture around the adobe.

C. Site and Landscape

The 1912 Sanborn Map shows the original Lopez Adobe structures were connected by a porch. The 1918 Sanborn Map shows that the Lopez Property was divided into three lots the adobe structure occupies the two easterly lots. A larger structure was added on the newly separated west lot. Historic photos of the property show several generations of landscaping. A complete analysis of the existing and historic landscapes is included in the Appendix of the 2004 Historic Structure Report. The landscape report includes an inventory of historic plant material as observed in available historic photographs of the property. In general, the findings of the report indicate that there were several distinct eras of landscape design at the Lopez Adobe site. While there was some consistency between identified features such as the palms, fruit trees, and tea roses, these features were located in different locations in each photo. Plant material was inventoried and researched to determine if any of the existing plants date from the period of significance. There are apparently no plants remaining from the early Valentine or Geranimo periods. However, some existing trees may have survived from the latter portion of the period of significance.

The following is a list of plant species identified from the historic photographs dating from 1904 to 1960:

Botanical Name	Common Name
Orange Tree	Citrus 'Valencia'
Lemon Tree	Citrus 'Meyers Lemon'
Nectarine Tree	Prunus nucipersica
Edible Fig Tree	Ficus carica
Dracaena Palm	Dracaena draco
Yucca	Yucca gloriosa
Yucca	Yucca elephantipes (Y. gigantea)
Date Palm	Phoenix dactylifera
Canary Island Date Palm	Phoenix canariensis
California Pepper Tree	Schinus molle
Windmill Fan Palm	Trachycarpus fortunei
California Fan Palm	Washingtonia filifera
Blue Lily of the Nile	Agapanthus africanus
Tea Rose	Rosa sp.
Beaver-tail Cactus	Opuntia basilaris
Hollyhock	Alcea rosea (Althaea rosea)
Delphinium	Delphinium sp.
Giant Reed	Arundo donax

Where possible, these plants have been incorporated into the schematic landscape design for the Lopez site.

In addition, new plant species have been suggested for the site. These species have been selected because they were commonly used during the period of significance of the Lopez site or they have low water requirements. The following is a list of suggested plant species that may be included in the new landscape design:

Common Name	Botanical Name
Century Plant	Agave attenuata
Bougainvillea	Bougainvillea 'San Diego red'
Olive Tree	Olea europea
Myoporum	Myoporum putuh creek or parrifolium
Geranium	Geranium 'Balcon var.' or 'Incantum'
Mexican feather grass	Stipa tennuisima
Baked Beans	Sedum sp.

A Conceptual Landscape Plan is included in the Appendix of this report. It is provided as a starting point for discussions related to the future landscape design. It should be noted that additional investigation is recommended prior to implementation of any landscape design in order to identify appropriate future uses, the period of interpretation, and any functional requirements. This type of analysis would best be provided in a complete Master Plan.

The Conceptual Landscape Plan is based on the following six goals:

1. Any existing historic features should be protected in place. The existing rock retaining wall was added prior to 1930, it should be protected in place and repaired as needed. The fountain located on the north side of the site dates from the period of significance. It should be returned to the original location in the courtyard.
2. Missing historic features from the period of significance should be recreated. For example, each historic photograph from 1882 to 1930 includes some arrangement of a palm tree, citrus tree, and tea roses in the front yard, although their location in the yard varies from photo to photo. These plants can be re-introduced in the new landscape design.
3. Features that are contributing to deterioration of historic fabric should be removed. The primary example of on-going damage is related to excessive irrigation and ground moisture. Every effort should be made to eliminate sources of excess ground moisture around the adobe. The excess moisture is contributing to deterioration of the adobe. The existing drinking fountain should be moved away from the building. Water-loving plants and lawns should be moved away from the building. Decomposed Granite paving can be added adjacent to the adobe walls to eliminate moisture around the perimeter. Low water plants can be added in areas that are close to the adobe. All downspouts should be connected to a closed drainage system that outlets directly to the curb.
4. Existing mature plant material can be retained and incorporated in the new landscape design. There are several mature trees including Phoenix Palms and Citrus Trees as well as rose bushes that can be protected in place or relocated on-site as part of the new landscape scheme. In addition, existing features such as commemorative plaques and statues can be evaluated for relevance to the site and incorporated into the new landscape design.
5. New features that support use of the site can be added. The site currently has no accessible public restrooms and the existing historic kitchen facilities should not be exposed to heavy use for catered events. A new building could be constructed on-site to serve these functions. New features such as security lighting, surveillance cameras, and partial fencing may also be considered to address the problem of loitering. Careful consideration is recommended to accurately represent the period of significance and limit impact to character defining features. Any new features should be carefully designed to fit within the historic context of the site.
6. Non-historic and non-contributing features should be removed. The pine tree located in the front yard is not appropriate for the period of significance and it should be removed. A new dwarf species pine can be added elsewhere on site and the commemorative plaque can be relocated on-site and incorporated into the new landscape design. The existing wood overhead structure at the courtyard was added ca. 1982. It should be removed.

The overall intent of the landscape design is to provide an attractive setting for Lopez Adobe events while maintaining existing historic features, accurately interpreting the period of significance, and eliminating any negative impact to the historic adobe. Grants are available for the restoration, rehabilitation, preservation, and reconstruction of historic landscapes through the Getty Conservation Institute, the Rivers and Mountains Conservancy, and the National Trust for Historic Preservation. The Office of Historic Preservation should be contacted for further details.

D. Site Drainage

The Lopez Adobe site is roughly level with no pronounced highs and lows. Apparently seasonal flooding has been somewhat of an issue throughout the history of the building. According to the Soil and Geological Reconnaissance report prepared by Geocon in August 2003, surface drainage appears to be sheetflow along the existing ground contours towards the city streets; however, a discernable drainage pattern is not present throughout the property. A complete description of soil and geologic conditions is included in the Geocon report located in the Appendix of the Historic Structure Report.

The structure is currently equipped with a limited roof drain system that outlets immediately adjacent to the structure. This, combined with the excess irrigation from adjacent lawn and planter areas, has led to excess moisture in the soil. Providing and maintaining proper surface drainage is imperative to assure soil and adobe stability. Saturation of the soil can cause it to lose internal shear strength and increase its compressibility. In the adobe persistent and excess moisture will eventually compromise the stability of the adobe bricks.

Positive site drainage should be provided away from structures. All site drainage should be collected and transferred to the street in non-erosive drainage devices. Drainage should not be allowed to pond anywhere on the site, and especially not against the structures. Discharge from downspouts, roof drains and scuppers should be diverted away from unprotected soils within five feet of the building perimeter. Planters which are located adjacent to foundations should be sealed to prevent moisture intrusion into the supporting soils. Landscape irrigation including hand-watering is not recommended within five feet of the building perimeter footings except when enclosed in protected planters.

E. Accessibility Issues

Title 24, Part 8 of the 2001 California Building Code or California Historical Building Code (CHBC) should be reviewed carefully before undertaking any accessibility modifications. The purpose of the CHBC is to provide regulations for the preservation, restoration, rehabilitation, relocation, or reconstruction of buildings or structures designated as qualified historical buildings or properties. The regulations are intended to provide alternative solutions for the preservation of qualified historical buildings or properties, to provide access for persons with disabilities, to provide a cost-effective approach to preservation, and to provide for reasonable safety of the occupants and users. These regulations require enforcing agencies to accept reasonably equivalent alternatives to regular code when dealing with qualified historical buildings or properties. In addition, the Americans With Disabilities Act Accessibility Guidelines (ADAAG) should be referenced when complying with the Americans with Disabilities Act (ADA) requirements. The National Park Service's *Preservation Brief 32: Making Historic Properties Accessible*, (Appendix 1) provides several alternative solutions. Finally, the services of a qualified accessibility consultant can be retained to assess the specific accessibility concerns of the Lopez Adobe Site.

All proposed changes should be evaluated for conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (*The Standards*), which were created for property owners to guide preservation work. *The Standards* stress the importance of retaining and protecting the materials and features that convey the property's historical significance. *The Secretary of the Interior's Illustrated Guidelines for Rehabilitating Historic Buildings*, Accessibility

Considerations section should be used in the design process. When new features are incorporated for accessibility, historic materials and features should be retained wherever possible.

At the historic Lopez Adobe, the construction materials, style, modifications made to the property from 1881 to 1961, principle elevations, major architectural features, and principle public spaces constitute some of the elements that should be protected. The Historic Structure Report, provides a complete analysis of features and space that are defined as character defining and contributing to the overall historic character of the property. Every effort should be made to minimize damage to the character defining materials, features, and spaces when making modifications for accessibility.

Accessibility modifications should be in scale and harmony with the historic property, visually compatible, and, wherever possible, reversible. Reversibility means that if the new feature were removed at a later date, the essential form and integrity of the property would be unimpaired. The design of new features should also be differentiated from the design of the historic property, so that the evolution of the property is evident.

In accordance with the CHBC, the acceptable compliance for providing access is to offer the same experiences and views to all persons without diminishing the historic fabric of these spaces. Where possible , existing doors and walkways should be made accessible. Parking at the Lopez Adobe site is provided on the street. A marked accessible space should be provided in front of the building to accommodate persons with disabilities. Several preliminary recommendations are provide in the schematic preservation plans (a reduced copy of the Preservation Plans is included in the Appendix of this report).

Access to the site can be provided with minor consideration. Access can be provided to the exterior first floor veranda with minor adjustments to the grade. Pathways are relatively flat and appropriate paving materials can be selected.

At the Lopez Adobe, due to the existing conditions, several areas cannot be made accessible without major reconstruction which would destroy or seriously impact the historic fabric and character of the site. These areas should be reserved for visual displays which are viewed from a point outside the space. For example, several interior spaces can be viewed from their doorways. Doors can simply be left open with a rope blocking entry. This technique is also useful in protecting sensitive artifacts displayed in the room from direct contact with visitors. Areas which cannot be made accessible without major impact to the property include: the storage room, all three kitchens, both first floor bathrooms, the rear entry room, the second floor veranda, and all interior spaces on the second floor.

According to the CHBC, accessible single-leave doors must provide a minimum of 30 inches of clear opening. Several door openings at the Lopez Adobe are more narrow than 30 inches. Existing wood threshold may require modification to provide an acceptable change in elevation. Doors with steps are not accessible. At the Lopez Adobe the one-story adobe is not currently accessible. Modifications to the existing front entry, which may include extension of the existing porch will be required to provide access for persons with disabilities. With the exception of the front entry room, the wood framed addition at the west side of the single-story adobe can not easily be made accessible. Existing door widths and clearances do not comply with the CHBC. It may be preferable to rope these areas off and provide visual access only to these spaces. The

first floor of the two-story adobe may be made accessible with modifications to the porch, door thresholds and possible installation of offset hinges on the exterior doors in order to increase the clear openings to the minimum allowed by the CHBC. Access to the Hall of the wood framed addition at the south side of the two-story adobe can be provided, but door widths to the bathroom and kitchen are not enough to accommodate wheelchair access. These spaces should therefore be roped off to provide visual access only. The second floor is not accessible. A possible alternative to providing physical access to persons with disabilities is to provide a video tape or virtual tour of the second floor. Installation of a lift is not recommended due to the impact this would have on the historic character of the building.

Accessible toilets are not currently provided on site. Future site development may include the construction of a separate building to provide accessible toilet rooms and a catering facility. This would limit damage to the historic building. If a separate building is constructed it should be designed to maintain the historic character of the site. Further research is recommended to identify any possible previously existing site buildings that could be used as a model for reconstruction.

F. Wood Doors and Windows

Wood doors and windows at the Lopez Adobe are in good condition. Non-historic doors or windows should be replaced to match existing historic examples. The front door to the entry at the single-story adobe has been replace with a non-historic slab door. A new wood door should be provided to match the single-lite front doors at the two-story adobe structure. The exterior door between the north porch and the Kitchen is also non-historic. This door should be replaced to match other historic exterior wood panel doors.

Following a complete evaluation of each door and window, the scope of necessary repairs will be evident and a plan for restoration can be formulated. Annual investigation and repair of doors and windows is the key to insuring good condition. Detailed recommendations for bi-monthly and annual inspection of windows are included in the Historic Structure Report and Maintenance Manual.

G. Historic Finishes

Exterior surfaces of the adobe and wood features are painted. The existing paint is in fair to poor condition. Future restoration should include careful removal of loose flaky paint to the next sound layer and repainting. Prior to beginning this work a historically accurate paint color scheme should be selected. A complete analysis of existing painted surfaces is recommended to determine the paint history of the Lopez Adobe. Once a detailed analysis is completed a historically accurate color scheme can be selected. Field reconnaissance completed in September, 2003 included collection of several wood samples from the exterior of the adobe. These samples should be sent for complete laboratory analysis and cross-sectional microscopy. In this process, samples are cast in resin cubes and filed to reveal a cross-section of the substrate and all paint layers. The resin cube is then analyzed under a microscope by a paint conservator to determine the order and color of each layer.

H. Safety and Security

The site is a significant cultural and historical site hosting architecturally sensitive structures and artifacts. Threats may come from natural and manmade sources. Fire, flooding, earthquake, vandals, or other trespassers will be a permanent threat. Incidents may occur during private or public functions. The building walls, constructed of adobe, are inherently fireproof and are reasonably resistant to intrusion and vandalism. The wood windows and doors, however are easily prone to forced entry. The structure is intended to publicly display collections of furniture, art, and other artifacts. These collections, whether of a large or small intrinsic value, must be held safe and secure at all times. Special security measures must be undertaken including audio, visual, and electronic. However, security measures should not intrude upon the display of artifacts or facilities in order to maintain the sites historic integrity. Protection of the site, building, contents, staff, and visitors will require appropriate cost effective measures.

Site security can be improved with the addition of partial fencing at the courtyard. This area is especially susceptible to vandalism and crime because it is visually obscured from the street. Fencing around the courtyard should be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired. New additions, such as fencing, should not destroy historic materials, features, and spatial relationships that characterize the property. Any fencing design should be sensitive to the historic character of the site and context. Historic photographs suggest various styles of wood fencing existed on the site, one of these styles could be used as a model for the new fencing at the courtyard area. Refer to the ca. 1882 and 1912 historic photographs included in the Historic Structure Report. At least two styles of wood fence are apparent. The first is a simple unpainted wood picket fence approximately three feet tall. The second, lattice type, ca. 1912 fence, is more substantial and taller. If possible, the addition of non-historic features such as fencing should be limited to secondary locations such as the courtyard. Installation of non-historic elements, including fencing, should be avoided at high visibility areas and primary facades of the building. Therefore, installation of perimeter fencing around the entire site is not recommended.

Staff should be trained to manage onsite personnel problems and to resolve minor issues. Opportunities for surveillance by either docents, staff, electronic and other technological systems needs to be developed. An overall onsite contingency plan should be developed to protect the personnel and facilities. Given the potential that the site's popularity and use will increase over time, the security of the site and the public should be reevaluated at least on an annual basis. Any necessary improvements should be made without affecting the historic character of the Lopez Adobe.

There may be a need for emergency onsite response to individual illness and accidents as well as security issues. A safety manual should be developed for staff and volunteers in case of emergency. All members should be trained biannually and prepared in advance to handle various emergencies including first aid with appropriate onsite emergency equipment. Simple wireless call devices such as two-way radios could be worn by docents to coordinate tours and improve response time in case of an emergency. There are several companies that manufacture these devices including Motorola, Uniden, Midland, Cobra, XACT and others. These devices are readily available at most electronics stores.

Area or safety/security lighting should be added to all entry/exit gates, walkways, and maintenance areas. In particular the area at the southwest side of the adobe is shielded from view from public areas. This area should be well lit with motion senors to deter loitering. Garden illumination including hidden or discreet pathway lights and indirect lighting could be used for smaller functions and normal use. An overhead lighting scheme should be developed for large events and maintenance. All event lighting should be controlled through a central control panel and be flexible for multi-system operation. Staff and lighting designers should experiment first with temporary or portable fixtures to analyze the best alternatives.

I. Environmental Controls

As a museum, the Lopez Adobe is used to display and store historic artifacts. The existing environmental controls, such as gas fired wall heaters, are not adequate to provided consistent heat and humidity levels for archival storage of sensitive artifacts and features. There is no mechanical cooling or ventilating system in the building. The addition of an integrated heating ventilating and air conditioning system is not recommended, because it would cause substantial impact to historically significant features and finishes. Consideration is recommended to identify possible off-site storage facilities.

J. Interior Dampness

All rooms in the adobe should be opened for ventilation on a daily basis, particularly during the rainy season. Portable fans may be added when needed to increase circulation. Rugs should be pulled back monthly to check for mildew. Heating fans can be used to reduce moisture if needed. Particular attention should be given to insure the these fans and any other heating devices are monitored in operation and never left unattended.

A complete heating, ventilating and air conditioning system is not available within the building. The temperature and relative humidity levels within the building fluctuate widely with outside climate. These fluctuations contribute to deterioration of paint, wood, textiles, paper and many other materials, causing cracking, planar distortion, and drying out of materials.

K. UV Window Film

According to the Conservator's analysis, protective measures against light damage are almost non-existent in the exhibit areas. This has apparently resulted in major deterioration of many paper and textile artifacts, which have incurred fading, and a breakdown in fibers causing them to become dry and brittle. Pigment, stains and dies on other painted objects have also incurred fading. In some case paint layers have cracked and separated from their support resulting in cleaving. Leather items are also adversely affected by light and some damage to leather objects is evident.

A UV film may be applied to the existing windows to protect the displays against solar damage. A UV film is available through 3M called 3M Scotchtint Sun Control Window Film RE35NEARL. The installation should be completed by a qualified licenced contractor completely familiar with the product, specified requirements, and methods required for proper installation. All materials should

be approved through a submittal process before any work begins. A mock-up of one window should be prepared for review and approval prior to start of work. Before the film is applied windows should be cleaned and any paint removed from the glass. The film should be cut very close to the edge of the glass and installed over cracks. If cracks exist the film should be cut along the crack.

L. Fire Protection

Fire protection of the building should be given serious consideration. Although adobe is inherently fire resistive, the building and its contents are still vulnerable to fire. Frequently fire sprinkler systems are considered, however, due to the historic nature of the building, including the exposed beams and roof sheathing, a sprinkler system would be difficult to incorporate without some impact to the historic character of the building.

Each building should be installed with smoke or heat detectors. Heat detectors should have fixed temperature scale and note the rate-of-rise in ambient temperature. All of the rooms should receive heat and smoke detectors which are tied to a central fire and security alarm system. The entire system should be checked and serviced on a regular basis as recommended by the manufacturer.

Trash receptacles should not be stored inside the historic building.

Routine monitoring of the site during off hours is recommended to insure that loitering does not create a hazard.

Fire extinguishers should be provided at appropriate locations and staff should be trained in their use.

M. Pest Control

Pests, such as rodents and insects, can be extremely detrimental to historic properties and artifact collections. Insects that damage wood, paper and textiles can easily find their way into the museum environment, or be brought in by contaminated boxes, lumber, trunks, and donated items that are not examined or fumigated. Rodents can enter a building through minute openings and are often attracted to structures by food, water and the quest for shelter. The building should be checked routinely for signs of insect and pest infestation and treated as needed by a qualified pest control contractor.

The National Parks Service publishes a museum handbook which provides guidance on collections management including identification and treatment of biological infestations and pests. The handbook is available online at www.cr.nps.gov/museum/publications/handbook.html.

N. Maintenance

A maintenance manual shall be prepared by Architect Milford Wayne Donaldson, FAIA. New staff should be trained in proper maintenance and a copy of the manual should be kept on-site.

Maintenance and security for the site are preformed by the City of San Fernando Public Works Department and the San Fernando Police Department. All cleaning and repairs to historic fabric and artifacts should be completed in accordance with museum standards and *The Secretary of the Interiors Standards for the Treatment of Historic Properties*.

O. Other Recommendations

a. Mission Statement

The Lopez Adobe is considered a house museum. As a museum, a mission statement should be developed. The mission statement is a brief summary of the scope and purpose of the museum. It defines the institution, the time period, ethnic group, and geographic area it will represent, and the objects it will collect. The statement is a basic guide and must be well thought out. Funding agencies often will ask to see this document, and it is prudent to have it readily available.

b. Master Plan

A long-term commitment to its goals helps to secure a museum's future, and advance planning gives it direction and focus. Priorities and goals must be set that integrate issues of interpretation and preservation of the building and site. In order to accomplish these aims, the City of San Fernando should develop a detailed Master Plan.

A detailed Master Plan for the Lopez Adobe site would address many key issues including an Interpretive Plan for the entire site as well as building and site usage. A Master Plan presents a detailed historical account critical to the understanding of the site, buildings, their occupants, and how they have changed through the years. Along with a detailed Historic Structures Report, this would allow the City of San Fernando to move forward in their quest for grants as well as fund raising opportunities. The detailed Master Plan would also address issues such as accessibility routes of travel for persons with disabilities and the possible reconstruction of missing historical features, previous outbuildings on site, or the introduction of new buildings to the site in a more detailed manner.

The plan should cover at least a fifteen-year period, and each goal should be assigned to a specific amount of time for its accomplishments.

c. Interpretation Plan

Interpretation, the structure in which information about the historic Lopez Adobe is presented, is an attempt to stimulate the senses and arouse the imagination. Good interpretation is a way of educating visitors in a stimulating and thought-provoking manner. An interpretive plan for the Lopez Adobe site should be designed as a decision-making tool and implementing guide, as well as an effective marketing tool for fundraising. All proposed programs, events, and activities should be compared to the central theme or mission statement to verify that they are appropriate in order to further reinforce the identity of the Lopez Adobe site. "Telling the story" of the Lopez Adobe site is essential in preserving the history of the Lopez family and the community of San Fernando.

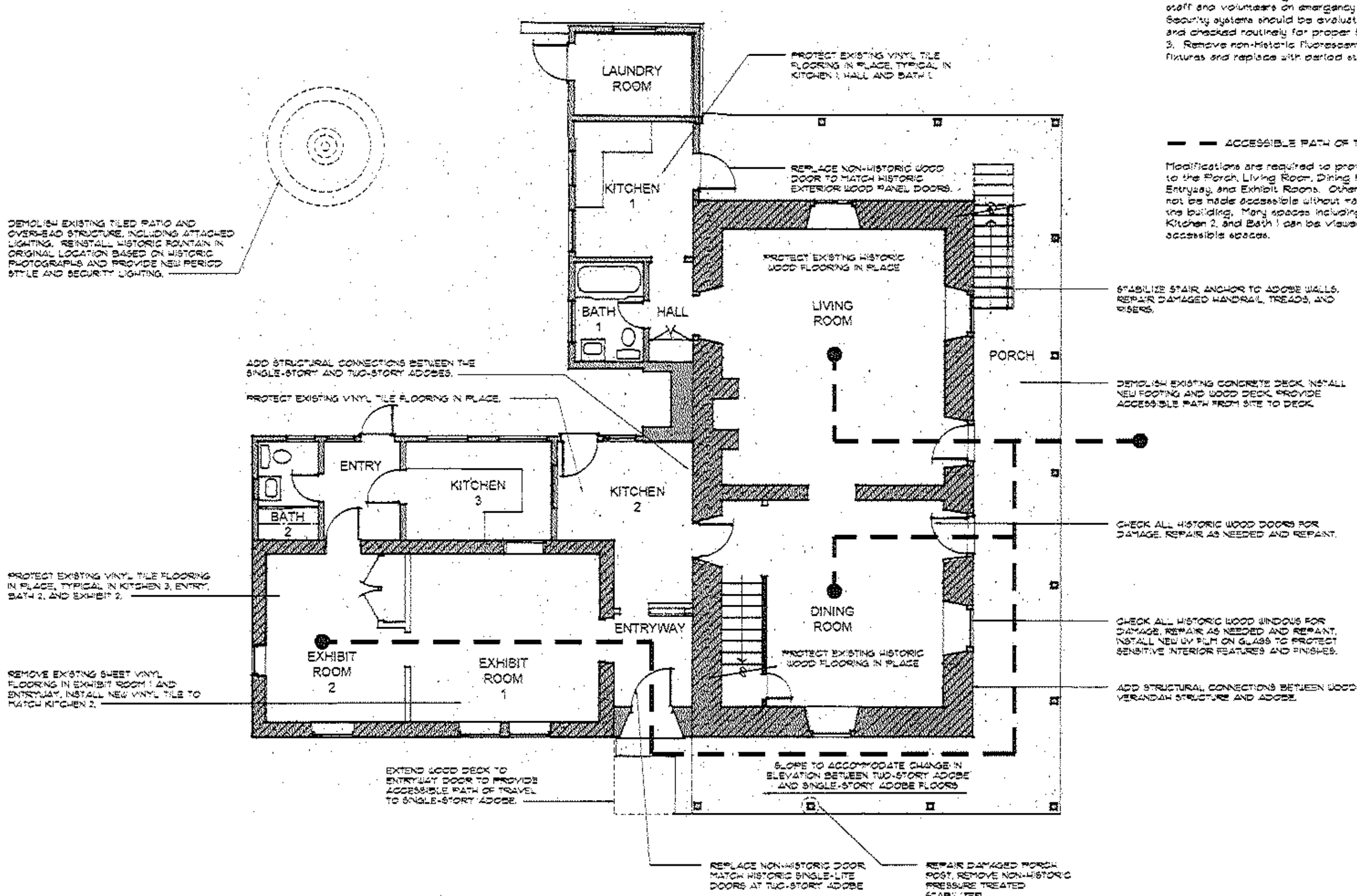
SECTION III:
SCHEMATIC DRAWINGS

GENERAL NOTES:

1. Collect samples for paint analysis and complete cross-sectional microscopy. New paint scheme should be based on historic colors.
2. Provide fire extinguishers and educate staff and volunteers on emergency response. Security systems should be evaluated annually and checked routinely for proper functioning.
3. Remove non-historic fluorescent light fixtures and replace with period style lighting.

— — ACCESSIBLE PATH OF TRAVEL

Modifications are required to provide access to the Porch, Living Room, Dining Room, Entryway, and Exhibit Rooms. Other spaces can not be made accessible without major impact to the building. Many spaces including Kitchens 1, Kitchen 2, and Bath 1 can be viewed from accessible spaces.



FIRST FLOOR PLAN

0' 1' 2' 4' 8'

NORTH

MILFORD WAYNE DONALDSON
ARCHITECT
530 SIXTH AVENUE SUITE 100
SAN DIEGO CALIFORNIA 92101
HISTORIC GASLAMP QUARTER
(619) 239-7888 FAX (619) 234-6286

ARCHITECT C 20193

LOPEZ ADOBE
Historic Restoration
1100 Pico Street
San Fernando, CA 91340

OWNER

PROJECT 02082

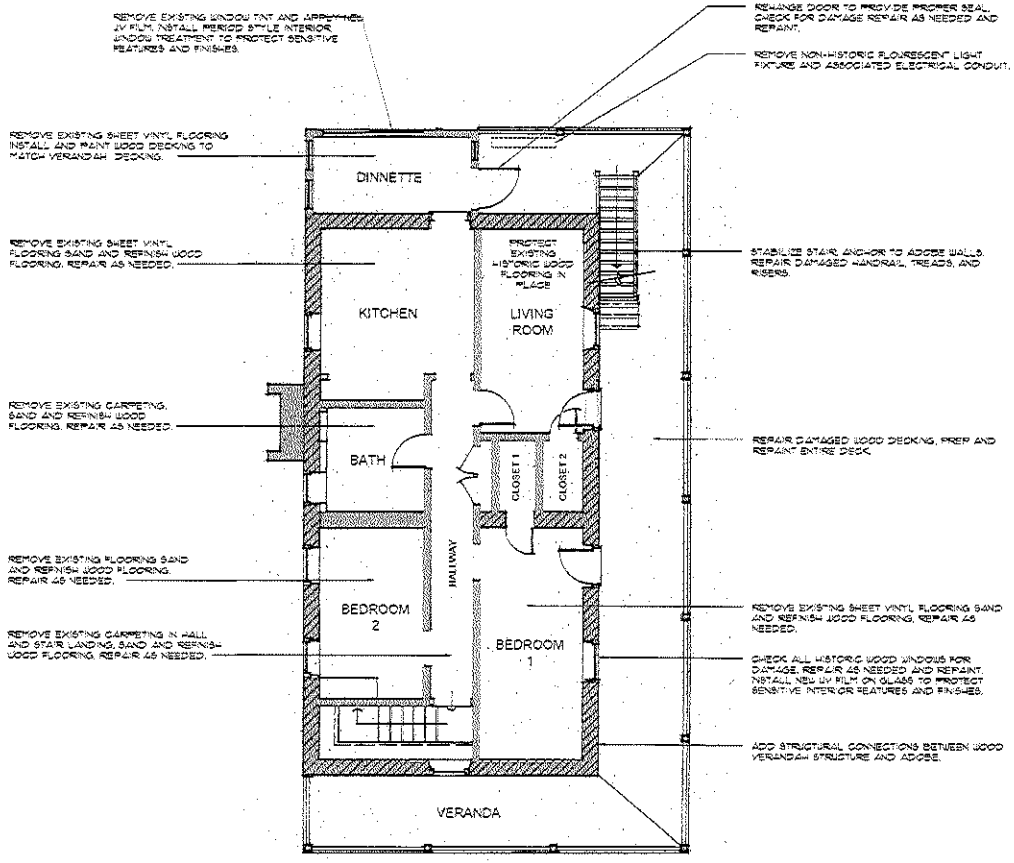
DRAWN

REVISED

DATE DEC 1, 2003

REVISIONS

SHEET TITLE



GENERAL NOTES:

1. Collect samples for paint analysis and complete cross-sectional microscopy. New paint scheme should be based on historic colors.
2. Provide fire extinguishers and educate staff and volunteers on emergency response. Security systems should be evaluated annually and checked routinely for proper functioning.
3. Remove non-historic fluorescent light fixtures and replace with period style lighting.

— — ACCESSIBLE PATH OF TRAVEL

The second floor can not be made accessible without major impact to the building. Provide a video or virtual tour for persons with disabilities.

SECOND FLOOR PLAN

0' 1' 2' 4' 8'

NORTH

MILFORD WAYNE DONALDSON
ARCHITECT
826 SIXTH AVENUE SUITE 102
SAN DIEGO CALIFORNIA 92101
HISTORIC CHICANO QUARTER
(619) 239-7555 FAX (619) 234-6208

LICENSED ARCHITECT MILFORD WAYNE DONALDSON C-20153 9-30-06 RX STATE OF CALIFORNIA

ARCHITECT
C 2 0 1 5 3

LOPEZ ADOBE
Historic Restoration
1100 Pico Street
San Fernando, CA 91340

OWNER

PROJECT
02052

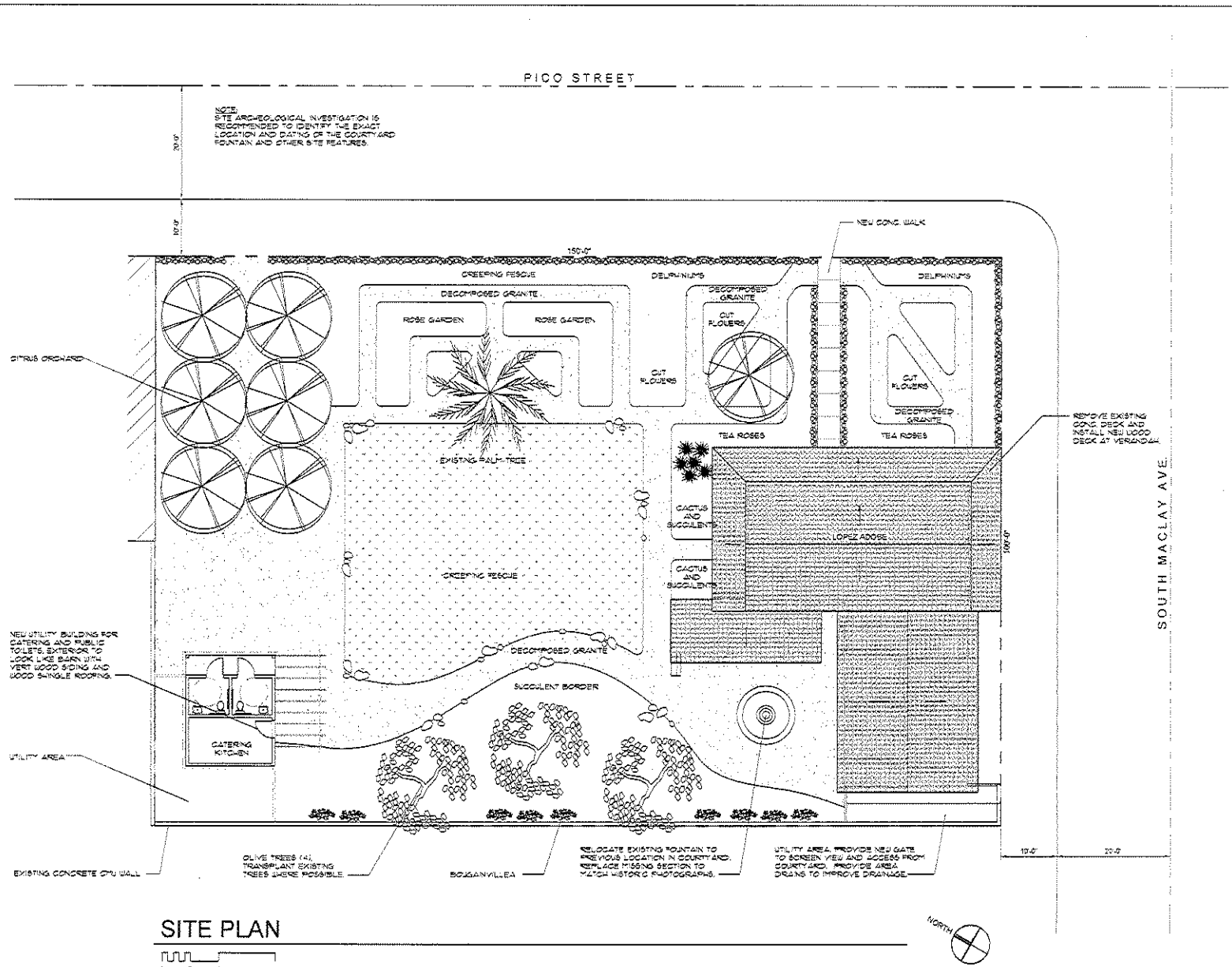
DRAWN

REVISIONS

DATE
DEC 1, 2002

REVISIONS

SHEET TITLE



SITE PLAN

0' 5' 10' 20'

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630 SIXTH AVENUE SUITE 100
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ARCHITECT

C 2 0 1 5 3

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Historic Restoration
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San Fernando, CA 91340

OWNER

PROJECT
02082

DRAWN

REVISIONS

DATE
DEC 1, 2003

REVISIONS

SHEET TITLE

SECTION IV:
OUTLINE SPECIFICATIONS

INDEX

SECTION 04100
ADOBE AND BRICK MASONRY

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes the following:

1. Mortar and grout for unit masonry and adobe.
2. Adobe Bricks.

B. Related Sections include the following:

1. Division 4 Section "Adobe and Masonry Restoration".
2. Division 9 Section "Plaster Repair and Restoration".

1.2 REFERENCES

A. ASTM C5 - Quicklime for Structural Purposes.

B. ASTM C207 - Hydrated Lime for Masonry Purposes.

C. Preservation Brief #5: Preservation of Historic Adobe Buildings, U.S. Department of the Interior, National Park Service.

D. Secretary of the Interior's Standards for Preservation Projects.

1.3 SUBMITTAL

A. Submit product data.

B. Include design mix, environmental conditions, and admixture limitations.

C. Submit manufacturer's installation instructions.

1.4 ENVIRONMENTAL REQUIREMENTS

A. Maintain materials and surrounding air temperature to minimum 50 degrees F prior to, during, and 48 hours after completion of masonry work.

PART 2 - PRODUCTS

2.1 TESTING ADOBE FOR COMPATIBILITY

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A. Testing the adobe samples is required to determine specific physical characteristics of the adobes with which you are working. Only from these analyzes can a replacement adobe be specified. The testing should include the following:

1. Particle size distribution (texture or soil classification).
2. Soluble salt content.
3. Plastic and liquid limits.
4. Compressive strength.

Particle Size: The most important analysis is particle size distribution (or soil classification). The goal of this analysis is to determine both the sizes of the sand, silt, and clay particles found within the sample and the relative percentage (by weight) of each. First the sample is crushed and weighed: then it is sifted. By sifting a sample of at least 100g through a series of sieves, separate the sand by grain size (see ASTM D-22). The sieves (or screens) have their own designation system (for example, sieve 10 = 2mm, sieve 35 = 0.5mm, sieve 120 = 125um, and sieve 200 = 75um). Particles passing the 200 sieve are considered the fines. The separation of sand allows analysis of the color, shape, and character. All particle size testing to be performed by a licensed soils engineer. The Contractor is to pay for all tests.
Manufacturers: Subject to compliance with requirements.

B. Test data should be used to develop a compatible material specification.

C. Adobe bricks should be natural, untreated, sun-dried units with a sand-silt-clay ratio compatible with the original material.

D. The soil used for new adobes should contain less than 0.10 percent soluble salts or less than the existing adobes, whichever is less. The plastic and elastic limits of the new soil should be compatible with the existing adobes.

E. The plastic limit should not be below 15% moisture content by weight.

F. The compressive strength should be 150 psi or above unless a detailed engineering study is completed by a qualified structural engineer.

G. The moisture content should be below 15% at the time of installation.

2.2 MATERIALS

A. Water: Clean and potable.

B. Adobe bricks to be of compatible size with existing adobe bricks on site. Contractor to verify size with Architect before manufacturing of bricks.

C. Adobe bricks to be as manufactured by:
Hans Sumpf Company
40101 Avenue 10
Madera, CA 93638
Telephone: (209) 439-3214

Special formulation to match the existing adobe composition for the areas to be restored and reconstructed. No emulsified bricks are allowed.

D. Mortar for laying adobe shall be of the same composition as the adobe bricks. Reconstituted adobe soil (from broken or salvaged bricks) shall receive a herbicide during the mixing phase.

2.3 MORTAR MIXES

A. Thoroughly mix mortar ingredients in quantities needed for immediate use.

B. If water is lost by evaporation, retemper within two hours of mixing. Do not retemper mortar after two hours of mixing, as this will cause weak mortar.

PART 3 - EXECUTION

3.1 INSTALLATION, GENERAL

A. Clean concrete grout spaces of excess mortar and debris.

B. Repairs to original adobe must be done with materials that are no harder than the original.

END OF SECTION 04100

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SECTION 04500
ADOBE AND MASONRY RESTORATION

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes the following:

1. Protection of adjacent non-adobe surfaces.
2. Repair of all adobe surfaces indicated on drawings, apparent on the job site and as identified during the pre-bid walk through to a finished condition per Preservation Briefs #5: Preservation of Historic Adobe Buildings, U.S. Department of the Interior, National Park Service.
3. Remudding procedures.
4. Crack repair.
5. Cleaning up of residue.
6. Repointing mortar joints.

B. Related Sections include the following:

1. Division 4 Section "Adobe Masonry".
2. Division 9 Section "Adobe Plastering / Plaster Repair".

1.2 REFERENCES

A. ASTM C5 - Quicklime for Structural Purposes.

B. ASTM C207 - Hydrated Lime for Masonry Purposes.

C. Preservation Brief #5 Preservation of Historic Adobe Buildings.

D. Secretary of the Interior's Standards fo4r Preservation Projects.

1.3 REGULATORY REQUIREMENTS

A. Municipal or State Historic Building Code regulations governing cleaning, scaffolding, and protection to adjacent properties.

B. Drawings detailing temporary or permanent support are to bear a seal by a Professional Engineer registered in the State of California.

C. Adobe restoration procedures to follow those outlined in Preservation Brief #5: The Preservation of Historic Adobe Buildings. Restoration methods also to follow the Secretary of the Interior's Standards for Historic Preservation Projects.

1.4 SUBMITTAL

A. Submit product data.

B. Include design mix, environmental conditions, and admixture limitations.

C. Submit manufacturer's installation instructions.

1.5 ENVIRONMENTAL REQUIREMENTS

A. Do not lay masonry repoint, caulk, wash down or wet surfaces when temperature may drop below 40 degrees Fahrenheit within 24 hours.

B. Maintain materials and surrounding air temperature to minimum 50 degrees Fahrenheit prior to, during, and after completion of masonry work.

1.6 PROTECTION

A. Protect windows, doorways, trim and other surfaces from damage and immediately remove stains, efflorescence, or other unsightly excess resulting from the work of this Section.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Adobe Bricks: To match existing in composition and texture, submit test results and materials to Architect for approval for all replacement adobe units.

B. Adobe bricks to be specially manufactured by
Hans Sumpf Company
40101 Avenue 10
Madera, CA 93638
Telephone: (209) 439-3214
The existing bricks will need to be tested for their composition before manufacture. No emulsified bricks are allowed.

C. Mud: As specified by testing lab.

PART 3 - EXECUTION

3.1 PREPARATION

A. Protect adjacent materials and surfaces not receiving work from possible damage. Repairs to original adobe must be done with materials that are no harder than the original.

3.2 REBUILDING

A. Disassemble adobe with care in a manner to prevent damage to existing materials. Attend pre-bid walk-through with the Architect for Scope of Work.

B. General Adobe Repair: At areas where the adobe has eroded and cement or lime plaster remains, remove plaster and build out the adobe before replastering. Eroded areas not to be built out with plaster.

C. Needle structure as necessary in advance of cutting out units.

D. Build-in reclaimed or new units following procedures for new work as specified in Section 04100.

E. Ensure that anchors and reinforcing are correctly located and built-in.

F. Build-in adobe work in kind with existing, with joints and coursing to match existing in kind at site, even if not level or plumb.

G. A detailed analysis of the composition and structure of the existing adobe walls shall be performed to determine the correct composition of the adobe bricks. A testing laboratory shall determine the mixture of sand and clay of the original wall.

3.3 CRACK REPAIR

A. Cut a V-shaped groove into the crack as far back as necessary to visually determine that the separation is 1/2" or less. Remud under directions found in Section 3.4. If the crack is deeper than 4 inches, and becomes wider than 1/2", and continues through the wall, the following Structural Crack Repair shall be used.

B. Structural Crack Repair / Injection:

1. Expose the full length of the crack to be injected. Remove plaster and other obstructing materials, being careful not to disturb framing members.
2. Remove accessible loose pieces of adobe and mortar from the crack.
3. Blow dust and small particles from the cracks with compressed air.
4. Caulk cracks on both sides of wall with wet newspapers. Caulk in lengths of about 6 inches between one-have inch diameter openings. Press the wet newspaper into the cracks at a depth about equal to the cracks width. Alternatively, caulk with stiff grout to which two parts Portland cement have been added. When caulk is hard, drill one-half inch diameter holes into the crack at six inches on center. Use non-impact drilling equipment.
5. Prepare a grout of the following materials accurately measured by weight:
   55 lbs. - soil
   30 lbs. - silica sand (20 grit)
   5 lbs. - plastic Portland cement
   8 lbs. - fly ash (Type F)
   2 lbs. - lime (Type S)
   100 lbs.
   2.5 oz. - Sika Grout-aid II
   Water as required for proper consistency.
6. Inject each crack from one side of the wall only. Start from the bottom and inject into one-half inch diameter openings in sequence working up. Plug injected holes with wet newspapers. Flow of grout shall be observed from one-half inch diameter opening on the opposite side of the wall. If grout does not appear on the opposite side of the wall, the problem shall be determined and corrected before proceeding. As grout flows from a hole

on the opposite side of the wall, the hole shall be plugged with wet newspaper. Proceed with injection until the crack is filled with grout.

7. Newspaper caulking shall be left in place until grout has set (approximately two or three days). Remove newspaper caulking before the grout hardens (approximately seven to ten days). Patch holes with adobe mud to match adjacent.
8. Remove all harden spills and unused grout from the site and dispose of it legally. Leave floors broom clean.

3.4 REMUDDING PROCEDURES OVER ADOBE BRICKS

A. See attached appendix Preservation Brief #5: Preservation of Historic Adobe Buildings. (NPS) Mud formula as specified by the testing lab. Experiment with area 10' x 10' for approval by Architect. This is a craftsman procedure and several applications may be applied before desired texture and adhesion is achieved.

B. The bricks should be left exposed and cleaned with a small hand wisp broom. Any large, loose chunks of adobe brick should be removed. Moving down the wall, care should be taken not to remove so much that the structural integrity of the wall will be impaired.

C. The adobe brick needs to be moistened to provide approximately 1/4" of saturation of water. This can be done by misting the wall through wet burlap bags hung approximately 3" from the face of the adobe bricks. Care should be taken not to overwet the wall, because "melting" could occur and the wall could fall down.

D. After the existing adobe bricks are sufficiently moistened, the mud shall be prepared using the correct composition.

E. Working up the wall, all of the large holes and gaps should be packed tightly with the mud, but not to exceed 3/4" build-out at any one time. The mud should be allowed to dry (cracks will occur). This process should be repeated until a reasonable flush surface has been achieved against the adobe brick. At all times, the wall should be kept moist, not wet. If water in the adobe mud is lost by evaporation, retemper within two hours of mixing. Do not retemper mortar after two hours of mixing.

F. The adobe mud should then be applied over the entire face of the adobe brick at a thickness of 1/4". The bricks should be previously scored with a dull knife in grooves that are 1/2" deep in a criss-cross 45 pattern. The adobe mud should be left to dry behind the burlap bags. The bags should be kept wet, but not the wall. This will help to better cure the adobe mud.

G. Depending upon the original finish for the walls being repaired or reconstructed, all walls should be finished with lime plaster or whitewash.

H. Walls should be prepared to receive plaster by stripping the joints of the adobe bricks. Remove all old plaster fragments and loose adobe fragments from the joints.

3.5 CLEANING

A. Promptly as work proceeds and upon completion, remove excess mortar, smears, and droppings.

B. Clean adjacent and adjoining surface of marks arising out of execution of this Section.

C. Sweep up and remove sand, cleaning compounds, and mixtures, dirt, debris, and rubbish from the work area.

END OF SECTION 04500

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SECTION 06200
FINISH CARPENTRY

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes the following:

1. Reinstallation or replacement of existing finish carpentry.

B. Related Sections include the following:

1. Division 9 Section "Painting" for priming and backpriming of finish carpentry.

1.2 SUBMITTALS

A. Product Data: For each type of process and factory-fabricated product. Include construction details, material descriptions, dimensions of individual components and profiles, textures, and colors.

B. Samples for Initial Selection: Color charts consisting of actual materials in small sections for each type of material indicated.

1.3 QUALITY ASSURANCE

A. Installer Qualifications: A qualified installer.

1.4 DELIVERY, STORAGE, AND HANDLING

A. Protect materials against weather and contact with damp or wet surfaces. Stack lumber, plywood, and other panels. Provide for air circulation within and around stacks and under temporary coverings.

B. Deliver interior finish carpentry only when environmental conditions meet requirements specified for installation areas. If finish carpentry must be stored in other than installation areas, store only where environmental conditions meet requirements specified for installation areas.

1.5 PROJECT CONDITIONS

A. Environmental Limitations: Do not deliver or install interior finish carpentry until building is enclosed and weatherproof, wet work in space is completed and nominally dry, and HVAC system is operating and maintaining temperature and relative humidity at occupancy levels during the remainder of the construction period.

B. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit work to be performed according to manufacturer's written instructions and

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warranty requirements and at least one coat of specified finish to be applied without exposure to rain, snow, or dampness.

PART 2 - PRODUCTS

2.1 MATERIALS, GENERAL

A. Lumber: DOC PS 20 and applicable grading rules of inspection agencies certified by the American Lumber Standards' Committee Board of Review.

1. Factory mark each piece of lumber with grade stamp of inspection agency indicating grade, species, moisture content at time of surfacing, and mill.
2. For exposed lumber, mark grade stamp on end or back of each piece.
3. Match existing historic wood in-kind.

2.2 FABRICATION

A. Wood Moisture Content: Comply with requirements of specified inspection agencies and with manufacturer's written recommendations for moisture content of finish carpentry at relative humidity conditions existing during time of fabrication and in installation areas.

B. Back out or kerf backs of the following members, except members with ends exposed in finished work:

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Clean substrates of projections and substances detrimental to application.

B. Before installing finish carpentry, condition materials to average prevailing humidity in installation areas for a minimum of 24 hours, unless longer conditioning is recommended by manufacturer.

C. Prime lumber for exterior applications to be painted, including both faces and edges. Cut to required lengths and prime ends. Comply with requirements in Division 9 Section "Painting."

3.3 INSTALLATION, GENERAL

A. Do not use materials that are unsound, warped, improperly treated or finished, inadequately seasoned, or too small to fabricate with proper jointing arrangements.

1. Do not use manufactured units with defective surfaces, sizes, or patterns.

B. Install finish carpentry level, plumb, true, and aligned with adjacent materials. Use concealed shims where necessary for alignment.

3.4 ADJUSTING

A. Replace finish carpentry that is damaged or does not comply with requirements. Finish carpentry may be repaired or refinished if work complies with requirements and shows no evidence of repair or refinishing. Adjust joinery for uniform appearance.

3.5 CLEANING

A. Clean finish carpentry on exposed and semiexposed surfaces. Touch up factory-applied finishes to restore damaged or soiled areas.

END OF SECTION 06200

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SECTION 08212
CUSTOM WOOD DOORS

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes the following:

1. New wood doors and frames shall match existing historical units in design and workmanship. An existing historic door will be selected by the Architect for each condition to be replicated by new construction. Where restoration of the existing historic door is noted, restore door to full working order, repair as needed, replace missing and severely damaged hardware, prep and paint.

B. Section Includes:
1. Custom wood doors including accessories for complete installation.
2. Fabrication in-part or of an entire assembly related to the door construction, hardware prep, and or accessories for a complete installation to match existing historic sample as selected by the Architect.
3. All door units shall be finish painted in the field per Painting Section.

C. Related Sections include the following:

1. Division 6 Section "Finish Carpentry" for wood door frames.

1.2 SUBMITTALS

A. Shop Drawings: Indicate location, size, and hand of each door; elevation of door; construction details not covered in Product Data, including those for and other pertinent data.

1. Indicate dimensions and locations of mortises and holes for hardware.

1.3 QUALITY ASSURANCE

A. Quality Standard: Comply with the following standard:

1. WIC Quality Standard: WIC's "Manual of Millwork" for grade of door, construction, finish, and other requirements.

a. Provide WIC Certified Compliance Certificate for Installation.

1.4 DELIVERY, STORAGE, AND HANDLING

A. Protect doors during transit, storage, and handling to prevent damage, soiling, and deterioration. Comply with requirements of referenced standard and manufacturer's written instructions.

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1. Individually package doors in plastic bags or cardboard cartons.
2. Individually package doors in cardboard cartons and wrap bundles of doors in plastic sheeting.

1.5 PROJECT CONDITIONS

A. Environmental Limitations: Do not deliver or install doors until conditions for temperature and relative humidity have been stabilized and will be maintained in storage and installation areas during the remainder of the construction period to comply with requirements of the referenced quality standard for Project's geographical location.

PART 2 - PRODUCTS

2.1 CUSTOM DOORS OF SPECIAL DESIGN AND CONSTRUCTION

A. Construction, General: Comply with the following requirements:

1. Grade of Doors for Opaque Finish: Custom
2. Lumber species: match historic in-kind
3. Profiles to match existing original historical door as selected by Architect.
4. Field finish to match existing original historical door.

2.2 FABRICATION

A. Fabricate stile and rail wood doors to match selected existing historic example.

B. Work shall be fabricated to designs, dimensions, and profiles shown on the approved shop drawings, and shall replicate configurations and profiles of salvaged historic doors except where specifically indicated otherwise.

C. Comply with requirements of referenced standards for moisture content of lumber at time of fabrication and for relative humidity conditions in the installation areas.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine installed door frames before hanging doors.

1. Verify that frames comply with indicated requirements for type, size, location, and swing characteristics and have been installed with plumb jambs and level heads.
2. Reject doors with defects.

B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

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A. Hardware: if possible, salvage original door hardware and reinstall hardware for new condition. Where original door hardware is missing fabricate new custom door hardware to match historic hardware in-kind.

B. Manufacturer's Written Instructions: Install wood doors to comply with manufacturer's written instructions, referenced quality standard, and as indicated.

C. Job-Fit Doors: Align and fit doors in frames with uniform clearances and bevels as indicated below; do not trim stiles and rails in excess of limits set by manufacturer or permitted with fire-rated doors. Machine doors for hardware. Seal cut surfaces after fitting and machining.

1. Clearances: Provide 1/8 inch at heads, jambs, and between pairs of doors. Provide 1/8 inch from bottom of door to top of decorative floor finish or covering. Where threshold is shown or scheduled, provide 1/4 inch from bottom of door to top of threshold.

D. Field-Finished Doors: Refer to the following for finishing requirements:

1. Division 9 Section "Painting."

3.3 ADJUSTING AND PROTECTING

A. Operation: Rehang or replace doors that do not swing or operate freely.

B. Finished Doors: Refinish or replace doors damaged during installation.

C. Protect doors as recommended by door manufacturer to ensure that wood doors are without damage or deterioration at the time of Substantial Completion.

END OF SECTION 08212

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SECTION 08551
WOOD WINDOW REPAIR

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes the following:

1. Repair and restoration of existing wood window units including sash, frame, glazing, hardware, and accessories.

B. Related Sections include the following:

1. Division 8 Section "Glazing" for glazing requirements for wood windows.

1.2 SUBMITTALS

A. Shop Drawings: Elevations and details; show location of each item, identify repairs, components used and method of attachment.

1.3 QUALITY ASSURANCE

A. Wood Window Standard: NWWDA I.S.2; except where more stringent requirements are indicated.

B. Quality of Materials and Workmanship: Provide woodwork that complies with the requirements of " Manual of Millwork," published by Woodwork Institute of California (WIC).

C. Qualifications:
1. Installer shall have completed installations similar in scope to this project.

1.4 PROJECT CONDITIONS

A. Field Measurements: Verify wood window openings by field measurements before fabrication and indicate measurements on Shop Drawings.

B. Environmental Conditions: Comply with manufacturer's instructions for window installation under anticipated weather conditions.

C. Fit work to actual construction. Take field measurements before fabricating woodwork.

D. Coordinate window repair work with other work to avoid damage.

PART 2 - PRODUCTS

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2.1 MATERIALS

A. Wood: Fine-grain clear lumber water-repellent preservative treated after machining and kiln-dried to a moisture content of 6 to 12 percent at time of fabrication in accordance with NWWDA I.S.4.
   1. Exposed exterior surfaces:
      a. Species: Match extant historic materials in kind.
      b. Finish: Paint to match historic color scheme.
   2. Exposed interior surfaces:
      a. Species: Match extant historic materials in kind.
      b. Finishes : Varnish or paint to match historic color scheme.
   3. Interior Window Trim Finish:
      a. Species: Match extant historic materials in kind.
      b. Finishes: Varnish or paint to match historic color scheme,

B. Fasteners:
   1. For window fabrication: Zinc-coated or nonferrous nails and screws.
   2. For window installation: Zinc-coated or nonferrous nails and screws.
   3. For window hardware installation: Match historic hardware materials in kind.

C. Glass and Glazing Materials: Glazing work for wood window units is specified elsewhere in Division 8.

D. Window Hardware:
   1. Match Extant Historic Hardware of Other Windows - In-kind.
   2. The architect has approved the following hardware salvage as a possible source to match missing historic hardware: Liz's Antique Hardware, 453 S. La Brea, Los Angeles, CA 90036, Tel 213.939.4403. Other sources may be substituted as approved by the Architect.
   3. The contractor may elect to custom fabricate missing historic hardware to match missing hardware. The Architect has approved the following custom hardware manufacturer: Cirecast Restoration Hardware Specialities, 380 7th Street, San Francisco, CA 94310, Tel 415.863.8319. Comparable products from other manufacturers may be substituted as approved by the Architect. Hardware substitutions should be submitted at time of bid.

2.2 GLAZING

A. Glass and Glazing Materials: Refer to Division 8 Section "Glazing" for glass units and glazing requirements applicable to glazed wood window repair.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Verification of Conditions:
   1. Examine existing window conditions for repair.
   2. Repair unsatisfactory conditions which could hinder proper operations of window units.

3.2 INSTALLATION

A. Do not begin repair work until potentially damaging construction operations are complete in the installation area.

B. Field Joinery: Comply with requirements of the woodworking standard for shop joinery.

C. Make joints neatly, with uniform appearance.

D. Install work in correct location, plumb and level, without rack or warp.

E. Conceal all shims.

F. Repair damage and defective work to eliminate visual and functional defects; where repair is not possible, replace work.

G. Provide support and anchor, to allow proper sash operation.

3.3 APPLICATION

A. Glaze each unit before application of field-applied final finish coat where finish extends over removable glazing bead or over exposed face glazing.

3.4 ADJUSTING

A. Adjust operating sash and hardware to provide smooth operation with tight, weatherproof closure. Lubricate moving parts.

B. Remove and replace glass which is damaged during construction period.

3.5 PROTECTION AND CLEANING

A. Clean glass on interior and exterior before final acceptance.

B. Comply with window manufacturer's instructions for final cleaning.

C. Remove loose putty and excess paint from existing historic glazing.

D. Protect and maintain window units without damage until final acceptance.

END OF SECTION 08550

SECTION 08800
GLAZING

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes glazing for the following products and applications, including those specified in other Sections where glazing requirements are specified by reference to this Section:

1. Wood Windows.
2. Wood Doors

B. Related Sections include the following:

1. Division 8 Section "Wood Window Repair."

1.2 DEFINITIONS

A. Manufacturer: A firm that produces primary glass or fabricated glass as defined in referenced glazing publications.

1.3 SUBMITTALS

A. Samples: For the following products, in the form of 12-inch square Samples for glass.

B. Provide structural, physical and environmental characteristics, size limitations, special handling or installation requirements.

1.4 QUALITY ASSURANCE

A. Installer Qualifications: An experienced installer who has completed glazing similar in material, design, and extent to that indicated for this Project; whose work has resulted in glass installations with a record of successful in-service performance.

B. Source Limitations for Clear Glass: Obtain clear float glass from one primary-glass manufacturer.

C. Source Limitations for Glazing Accessories: Obtain glazing accessories from one source for each product and installation method indicated.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Protect glazing materials according to manufacturer's written instructions and as needed to prevent damage to glass and glazing materials from condensation, temperature changes, direct exposure to sun, or other causes.

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1.6 PROJECT CONDITIONS

A. Environmental Limitations: Do not proceed with glazing when ambient and substrate temperature conditions are outside limits permitted by glazing material manufacturers and when glazing substrates are wet from rain, frost, condensation, or other causes.

PART 2 - PRODUCTS

2.1 PRODUCTS AND MANUFACTURERS

A. Historic Clear Glass: Glass to match existing historic glass in character. Submit sample for approval to Architect:
1. Restoration Glass
Bendheim Glass
367 Alameda Avenue
Oakland, CA 94601
Tel: 800.900.3499
Color: Clear

B. Salvage and reuse all historical glass as directed by the Architect.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Verify surfaces of glazing channels or recesses are clean, free of obstruction, and ready for work of this Section. Replace all missing and broken glass found in the Adobe as identified by the Architect during the pre-bid conference.

3.2 PREPARATION

A. Clean glazing channels and other framing members receiving glass immediately before glazing. Remove coatings not firmly bonded to substrates.

3.3 GLAZING, GENERAL

A. Protect glass edges from damage during handling and installation. Remove damaged glass from Project site and legally dispose of off Project site. Damaged glass is glass with edge damage or other imperfections that, when installed, could weaken glass and impair performance and appearance.

3.4 PROTECTION AND CLEANING

A. Protect exterior glass from damage immediately after installation by attaching crossed streamers to framing held away from glass. Do not apply markers to glass surface. Remove nonpermanent labels, and clean surfaces.

B. Remove and replace glass that is broken, chipped, cracked, abraded, or damaged in any way, including natural causes, accidents, and vandalism, during construction period.

C. Wash glass on both exposed surfaces in each area of Project not more than four days before date scheduled for inspections that establish date of Substantial Completion. Wash glass as recommended by glass manufacturer.

END OF SECTION 08800

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SECTION 09220
PORTLAND CEMENT PLASTER REPAIR

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes the following:
1. Repair of interior portland cement plasterwork.
2. Repair of exterior portland cement plasterwork (stucco).

1.2 SUBMITTALS

A. Product Data: For each type of product indicated.

B. Samples for Verification: For each type of finish coat indicated; 12 by 12 inches (305 by 305 mm), and prepared on rigid backing.

1.3 QUALITY ASSURANCE

A. Mockups: Before plastering, install mockups of at least 10 sq. ft. surface area to demonstrate aesthetic effects and set quality standards for materials and execution.
1. Install mockups for each type of finish indicated.
2. For interior plasterwork, simulate finished lighting conditions for review of mockups.
3. Approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

1.4 DELIVERY, STORAGE, AND HANDLING

A. Store materials inside under cover and keep them dry and protected against damage from weather, direct sunlight, surface contamination, corrosion, construction traffic, and other causes.

1.5 PROJECT CONDITIONS

A. Comply with ASTM C 926 requirements.

B. Interior Plasterwork: Maintain room temperatures at greater than 40 deg F (4.4 deg C) for at least 48 hours before plaster application, and continuously during and after application.
1. Avoid conditions that result in plaster drying out during curing period. Distribute heat evenly; prevent concentrated or uneven heat on plaster.
2. Ventilate building spaces as required to remove water in excess of that required for hydrating plaster in a manner that prevents drafts of air from contacting surfaces during plaster application and until plaster is dry.

C. Exterior Plasterwork:

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1. Apply and cure plaster to prevent plaster drying out during curing period. Use procedures required by climatic conditions, including moist curing, providing coverings, and providing barriers to deflect sunlight and wind.
2. Apply plaster when ambient temperature is greater than 40 deg F (4.4 deg C).
3. Protect plaster coats from freezing for not less than 48 hours after set of plaster coat has occurred.

PART 2 - PRODUCTS

2.1 ACCESSORIES

A. General: Comply with ASTM C 1063 and coordinate depth of trim and accessories with thicknesses and number of plaster coats required.

2.2 MISCELLANEOUS MATERIALS

A. Water for Mixing: Potable and free of substances capable of affecting plaster set or of damaging plaster, lath, or accessories.

B. Fasteners for Attaching Metal Lath to Substrates: Complying with ASTM C 1063.

2.3 PLASTER MATERIALS

A. Portland Cement: ASTM C 150, Type I.
1. Color for Finish Coats: White.

B. Lime: ASTM C 206, Type S; or ASTM C 207, Type S.

C. Sand Aggregate: ASTM C 897.
1. Color for Job-Mixed Finish Coats: White.

2.4 PLASTER MIXES

A. General: Comply with ASTM C 926 for applications indicated.
1. Fiber Content: Add fiber to base-coat mixes after ingredients have mixed at least two minutes. Comply with fiber manufacturer's written instructions for fiber quantities in mixes, but do not exceed 1 lb of fiber/cu. ft. (16 kg of fiber/cu. m) of cementitious materials. Reduce aggregate quantities accordingly to maintain workability.

B. Base-Coat Mixes for Use over Metal Lath: Scratch and brown coats for three-coat plasterwork as follows:
1. Portland Cement Mixes:
a. Scratch Coat: For cementitious material, mix 1 part portland cement and 3/4 to 1-1/2 parts lime. Use 2-1/2 to 4 parts aggregate per part of cementitious material (sum of separate volumes of each component material).
b. Brown Coat: For cementitious material, mix 1 part portland cement and 3/4 to 1-1/2 parts lime. Use 3 to 5 parts aggregate per part of cementitious material (sum of separate volumes of each component material).

C. Job-Mixed Finish-Coat Mixes:
   1. Portland Cement Mix: For cementitious materials, mix 1 part portland cement and 1-1/2 to 2 parts lime. Use 1-1/2 to 3 parts aggregate per part of cementitious material (sum of separate volumes of each component material).

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine areas and substrates, with Installer present, and including welded hollow-metal frames, cast-in anchors, and structural framing, for compliance with requirements and other conditions affecting performance.
   1. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Protect adjacent work from soiling, spattering, moisture deterioration, and other harmful effects caused by plastering.

3.3 PLASTER APPLICATION

A. General: Comply with ASTM C 926.
   1. Do not deviate more than plus or minus 1/4 inch in 10 feet (6.4 mm in 3 m) from a true plane in finished plaster surfaces, as measured by a 10-foot (3-m) straightedge placed on surface.
   2. Provide plaster surfaces that are ready to receive field-applied finishes indicated.

B. Plaster Finish Coats: Apply to provide float or skip trowel-textured finish as indicated to match adjacent surfaces.

C. Concealed Interior Plasterwork:
   1. Where plaster application will be concealed behind built-in cabinets, similar furnishings, and equipment, apply finish coat.
   2. Where plaster application will be used as a base for adhesive application of tile and similar finishes, finish coat may be omitted.

3.4 CUTTING AND PATCHING

A. Cut, patch, replace, and repair plaster as necessary to accommodate other work and to restore cracks, dents, and imperfections. Repair or replace work to eliminate blisters, buckles, crazing and check cracking, dry outs, efflorescence, sweat outs, and similar defects and where bond to substrate has failed.

3.5 CLEANING AND PROTECTION

A. Remove temporary protection and enclosure of other work. Promptly remove plaster from doorframes, windows, and other surfaces not indicated to be plastered. Repair floors, walls, and other surfaces stained, marred, or otherwise damaged during plastering.

END OF SECTION 09220

SECTION 09550
WOOD FLOORING REPAIR

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section includes the following:

1. Interior wood flooring:
   a. Repair and replacement of damaged existing wood flooring.
   b. Species to match existing wood in-kind.

1.3 SUBMITTALS

A. Samples for Verification: At least 12 inch long section of replacement flooring material.

1.4 QUALITY ASSURANCE

A. Grading Agencies: Comply with wood flooring grades of the following for species specified:

1. WWPA: Western Wood Products Association.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Protect from excessive loss or gain of moisture during shipment and before, during, and after installation.

B. Deliver in unopened packaging and store in accordance with manufacturer's recommendations; maintain average moisture content recommended by manufacturer.

C. Do not deliver materials to project of install materials until moisture producing work has been completed and has dried to equilibrium.

1.6 PROJECT CONDITIONS

A. Environmental Limitations: Do not deliver or install doors until conditions for temperature and relative humidity have been stabilized and will be maintained in storage and installation areas during the remainder of the construction period to comply with requirements of the referenced quality standard for Project's geographical location.

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PART 2 - PRODUCTS

2.1 WOOD FLOORING

A. Materials:

1. Solid Wood flooring. Laminated, veneered, and other constructions not permitted.
2. Species: To match existing in-kind.
3. WWPA grade:
   a. B and BTR or 1 and 3 Clear.
   b. Vertical close grain.

B. Manufactured Units:

1. Nominal Size: size the match existing replaced boards in-kind.
2. Finish: Field Finish as indicated.
3. Installation Method: Blind nailing.
   a. Laminated, veneered, and other constructions not permitted.

2.2 ACCESSORIES

A. As recommended and required by manufacturer.

B. Fasteners: As recommended by manufacturer.

2.3 FIELD APPLIED FINISHES

A. Field applied finishes such as stains, varnishes, and paints are specified in section 09900.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates and working conditions.

B. Verify that substrates comply with flooring manufacturer's recommended surface tolerances.

C. Verify that substrates and working conditions are in accordance with manufacturer's recommendations.

D. Correct unsatisfactory substrates and working conditions before proceeding with installation.

3.2 PREPARATION

A. Acclimatization: Place packages or bundles of flooring in areas scheduled to receive flooring; open packages and allow flooring to acclimatize for at least 5 days prior to installation, unless flooring manufacturer specifically recommends against acclimatization.

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B. Surface preparation: Prepare substrates in accordance with flooring manufacture's recommendations.

3.3 INSTALLATION

A. Plank flooring: Install in accordance with manufacturer's installation instructions.

B. Install flooring by methods identified in Part 2 of this section.

3.4 PREPARATION FOR FIELD-APPLIED FINISH

A. Sanding:

1. Sand floors following manufacturer's recommended procedures. If minute variations in thickness of the flooring are present, perform the first cut at 45 degrees to flooring direction. Perform subsequent cuts parallel to flooring direction.
2. Remove as little of the flooring thickness as possible. Perform three cuts, from coarse to 00 grade sandpaper.
3. Vacuum flooring, remove all trace of dust.
4. Using a tack rag, remove dust from floor, windows, sills, doors, etc.

B. Scheduling:

1. Apply first coat of finish material on the same day that sanding is completed.
2. Apply subsequent coats in a timely manner to seal and protect wood.
3. Apply surface finishes within the time limits for re-coating recommended by manufacturer.

3.5 CLEANING

A. Just prior to substantial completion, remove protective coverings, remove all traces of dust and dirt, and buff flooring to required sheen.

3.6 DEMONSTRATION

A. Instruct the owner in proper care of floors and in use of floor care products.

3.7 PROTECTION

A. Protect flooring from moisture at all times.

B. Field-Finishes Floors: Do not permit traffic on floor after sanding and before completion of finish system, except for installers applying finishes. Cover sanded floor with building paper to provide access for application of first finish coats.

C. Cover completed flooring until substantial completion with heavy kraft paper or other material capable of fully protecting flooring and finish.

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D. Prohibit nonessential traffic on completed floors.

END OF SECTION 08212

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SECTION 09912
PAINTING

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes surface preparation and field painting of exposed exterior and interior items and surfaces.
   1. Surface preparation, priming, and finish coats specified in this Section are in addition to shop priming and surface treatment specified in other Sections.

B. Paint exposed surfaces, except where these Specifications indicate that the surface or material is not to be painted or is to remain natural. If an item or a surface is not specifically mentioned, paint the item or surface the same as similar adjacent materials or surfaces. If a color of finish is not indicated, Architect will select from standard colors and finishes available.
   1. Painting includes field painting of exposed bare and covered pipes and ducts (including color coding), hangers, exposed steel and iron supports, and surfaces of mechanical and electrical equipment that do not have a factory-applied final finish.

C. Do not paint prefinished items, concealed surfaces, finished metal surfaces, operating parts, and labels.

1.2 SUBMITTALS

A. Product Data: For each paint system indicated. Include block fillers and primers.
   1. Material List: An inclusive list of required coating materials. Indicate each material and cross-reference specific coating, finish system, and application. Identify each material by manufacturer's catalog number and general classification.
   2. Manufacturer's Information: Manufacturer's technical information, including label analysis and instructions for handling, storing, and applying each coating material.

B. Samples for Initial Selection: For each type of finish-coat material indicated.
   1. After color selection, Architect will furnish color chips for surfaces to be coated.

C. Samples for Verification: For each color and material to be applied, with texture to simulate actual conditions, on representative Samples of the actual substrate.
   1. Provide stepped Samples, defining each separate coat, including block fillers and primers. Use representative colors when preparing Samples for review. Resubmit until required sheen, color, and texture are achieved.
   2. Provide a list of materials and applications for each coat of each Sample. Label each Sample for location and application.

1.3 QUALITY ASSURANCE

A. Applicator Qualifications: A firm or individual experienced in applying paints and coatings similar in material, design, and extent to those indicated for this Project, whose work has resulted in applications with a record of successful in-service performance.

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B. Source Limitations: Obtain primers for each coating system from the same manufacturer as the finish coats.

1.4 DELIVERY, STORAGE, AND HANDLING

A. Deliver materials to Project site in manufacturer's original, unopened packages and containers bearing manufacturer's name and label and the following information:
1. Product name or title of material.
2. Product description (generic classification or binder type).
3. Manufacturer's stock number and date of manufacture.
4. Contents by volume, for pigment and vehicle constituents.
5. Thinning instructions.
6. Application instructions.
7. Color name and number.
8. VOC content.

B. Store materials not in use in tightly covered containers in a well-ventilated area at a minimum ambient temperature of 45 deg F (7 deg C). Maintain storage containers in a clean condition, free of foreign materials and residue.
1. Protect from freezing. Keep storage area neat and orderly. Remove oily rags and waste daily.

1.5 PROJECT CONDITIONS

A. Apply waterborne paints only when temperatures of surfaces to be painted and surrounding air are between 50 and 90 deg F (10 and 32 deg C).

B. Apply solvent-thinned paints only when temperatures of surfaces to be painted and surrounding air are between 45 and 95 deg F (7 and 35 deg C).

C. Do not apply paint in snow, rain, fog, or mist; or when relative humidity exceeds 85 percent; or at temperatures less than 5 deg F (3 deg C) above the dew point; or to damp or wet surfaces.
1. Painting may continue during inclement weather if surfaces and areas to be painted are enclosed and heated within temperature and humidity limits specified by manufacturer during application and drying periods.

1.6 EXTRA MATERIALS

A. Furnish extra paint materials from the same production run as the materials applied and in the quantities described below. Package with protective covering for storage and identify with labels describing contents. Deliver extra materials to Owner.
1. Quantity: Furnish Owner with an additional not less than 1 gal. (3.8 L) of each material and color applied.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Manufacturers' Names: Shortened versions (shown in parentheses) of the following manufacturers' names are used in other Part 2 articles:
   1. Sherwin-Williams Co. (Sherwin-Williams).

2.2 PAINT MATERIALS, GENERAL

A. Material Compatibility: Provide block fillers, primers, and finish-coat materials that are compatible with one another and with the substrates indicated under conditions of service and application, as demonstrated by manufacturer based on testing and field experience.

B. Material Quality: Provide manufacturer's best-quality paint material of the various coating types specified that are factory formulated and recommended by manufacturer for application indicated. Paint-material containers not displaying manufacturer's product identification will not be acceptable.
   1. Proprietary Names: Use of manufacturer's proprietary product names to designate colors or materials is not intended to imply that products named are required to be used to the exclusion of equivalent products of other manufacturers. Furnish manufacturer's material data and certificates of performance for proposed substitutions.

C. Colors: Match Architect's samples.

2.3 EXTERIOR PRIMERS

A. Exterior Concrete and Masonry Primer: Factory-formulated alkali-resistant acrylic-latex primer for exterior application.
   1. Sherwin-Williams; Loxon Exterior Masonry Acrylic Primer A24W300: Applied at a dry film thickness of not less than 3.0 mils (0.076 mm).

B. Exterior Wood Primer for Acrylic Enamels: Factory-formulated alkyd or latex wood primer for exterior application.
   1. Sherwin-Williams; A-100 Exterior Latex Wood Primer B42W41: Applied at a dry film thickness of not less than 1.4 mils (0.036 mm).

2.4 INTERIOR PRIMERS

A. Interior Plaster Primer: Factory-formulated latex-based primer for interior application.
   1. Sherwin-Williams; PrepRite 200 Latex Wall Primer B28W200 Series: Applied at a dry film thickness of not less than 1.6 mils (0.041 mm).

B. Interior Wood Primer for Acrylic-Enamel and Semigloss Alkyd-Enamel Finishes: Factory-formulated alkyd- or acrylic-latex-based interior wood primer.
   1. Sherwin-Williams; PrepRite Wall and Wood Primer B49W200 Series: Applied at a dry film thickness of not less than 1.6 mils (0.041 mm).

2.5 EXTERIOR FINISH COATS

A. Exterior Low-Luster Acrylic Paint: Factory-formulated low-sheen (eggshell) acrylic-latex paint for exterior application.

1. Sherwin-Williams; A-100 Exterior Latex Satin House & Trim Paint A82 Series: Applied at a dry film thickness of not less than 1.5 mils (0.038 mm).

B. Exterior Semigloss Acrylic Enamel: Factory-formulated semigloss waterborne acrylic-latex enamel for exterior application.
1. Sherwin-Williams; A-100 Latex Gloss A8 Series: Applied at a dry film thickness of not less than 1.3 mils (0.033 mm).

2.6 INTERIOR FINISH COATS

A. Interior Semigloss Acrylic Enamel: Factory-formulated semigloss acrylic-latex enamel for interior application.
1. Sherwin-Williams; ProMar 200 Interior Latex Semi-Gloss Enamel B31W200 Series: Applied at a dry film thickness of not less than 1.3 mils (0.033 mm).

B. Interior Semigloss Alkyd Enamel: Factory-formulated semigloss alkyd enamel for interior application.
1. Sherwin-Williams; ProMar 200 Interior Alkyd Semi-Gloss Enamel B34W200 Series: Applied at a dry film thickness of not less than 1.7 mils (0.043 mm).

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates, areas, and conditions, with Applicator present, for compliance with requirements for paint application.
1. Proceed with paint application only after unsatisfactory conditions have been corrected and surfaces receiving paint are thoroughly dry.
2. Start of painting will be construed as Applicator's acceptance of surfaces and conditions within a particular area.

3.2 PREPARATION

A. General: Remove hardware and hardware accessories, plates, machined surfaces, lighting fixtures, and similar items already installed that are not to be painted. If removal is impractical or impossible because of size or weight of the item, provide surface-applied protection before surface preparation and painting.
1. After completing painting operations in each space or area, reinstall items removed using workers skilled in the trades involved.

B. Cleaning: Before applying paint or other surface treatments, clean substrates of substances that could impair bond of the various coatings. Remove oil and grease before cleaning.
1. Schedule cleaning and painting so dust and other contaminants from the cleaning process will not fall on wet, newly painted surfaces.

C. Surface Preparation: Clean and prepare surfaces to be painted according to manufacturer's written instructions for each particular substrate condition and as specified.
1. Provide barrier coats over incompatible primers or remove and re-prime.

2. Wood: Clean surfaces of dirt, oil, and other foreign substances with scrapers, mineral spirits, and sandpaper, as required. Sand surfaces exposed to view smooth and dust off.
   a. Scrape and clean small, dry, seasoned knots, and apply a thin coat of white shellac or other recommended knot sealer before applying primer. After priming, fill holes and imperfections in finish surfaces with putty or plastic wood filler. Sand smooth when dried.
   b. Prime, stain, or seal wood to be painted immediately on delivery. Prime edges, ends, faces, undersides, and back sides of wood, including cabinets, counters, cases, and paneling.
   c. Backprime paneling on interior partitions where masonry, plaster, or other wet wall construction occurs on back side.
   d. Seal tops, bottoms, and cutouts of unprimed wood doors with a heavy coat of varnish or sealer immediately on delivery.
3. For existing surfaces in the historic building, surface preparation shall include cleaning and removal of loose flaky paint to provide a sound surface for painting. Care should be taken to eliminate damage to the historic fabric during surface preparation and painting.

D. Material Preparation: Mix and prepare paint materials according to manufacturer's written instructions.
1. Maintain containers used in mixing and applying paint in a clean condition, free of foreign materials and residue.
2. Stir material before application to produce a mixture of uniform density. Stir as required during application. Do not stir surface film into material. If necessary, remove surface film and strain material before using.
3. Use only thinners approved by paint manufacturer and only within recommended limits.

3.3 APPLICATION

A. General: Apply paint according to manufacturer's written instructions. Use applicators and techniques best suited for substrate and type of material being applied.
1. Paint colors, surface treatments, and finishes are indicated in the paint schedules.
2. Do not paint over dirt, rust, scale, grease, moisture, scuffed surfaces, or conditions detrimental to formation of a durable paint film.
3. Provide finish coats that are compatible with primers used.
4. The term "exposed surfaces" includes areas visible when permanent or built-in fixtures, grilles, convector covers, covers for finned-tube radiation, and similar components are in place. Extend coatings in these areas, as required, to maintain system integrity and provide desired protection.
5. Paint surfaces behind movable equipment and furniture the same as similar exposed surfaces. Before final installation of equipment, paint surfaces behind permanently fixed equipment or furniture.
6. Paint interior surfaces of ducts with a flat, nonspecular black paint where visible through registers or grilles.
7. Paint back sides of access panels and removable or hinged covers to match exposed surfaces.
8. Finish exterior doors on tops, bottoms, and side edges the same as exterior faces.
9. Finish interior of wall and base cabinets and similar field-finished casework to match exterior.
10. Sand lightly between each succeeding enamel or varnish coat.

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B. Scheduling Painting: Apply first coat to surfaces that have been cleaned, pretreated, or otherwise prepared for painting as soon as practicable after preparation and before subsequent surface deterioration.
   1. The number of coats and film thickness required are the same regardless of application method. Do not apply succeeding coats until previous coat has cured as recommended by manufacturer. If sanding is required to produce a smooth, even surface according to manufacturer's written instructions, sand between applications.
   2. Omit primer over metal surfaces that have been shop primed and touchup painted.
   3. If undercoats, stains, or other conditions show through final coat of paint, apply additional coats until paint film is of uniform finish, color, and appearance. Give special attention to ensure that edges, corners, crevices, welds, and exposed fasteners receive a dry film thickness equivalent to that of flat surfaces.
   4. Allow sufficient time between successive coats to permit proper drying. Do not recoat surfaces until paint has dried to where it feels firm, and does not deform or feel sticky under moderate thumb pressure, and until application of another coat of paint does not cause undercoat to lift or lose adhesion.

C. Application Procedures: Apply paints and coatings by brush, roller, spray, or other applicators according to manufacturer's written instructions.
   1. Brushes: Use brushes best suited for type of material applied. Use brush of appropriate size for surface or item being painted.
   2. Rollers: Use rollers of carpet, velvet-back, or high-pile sheep's wool as recommended by manufacturer for material and texture required.
   3. Spray Equipment: Use airless spray equipment with orifice size as recommended by manufacturer for material and texture required.

D. Minimum Coating Thickness: Apply paint materials no thinner than manufacturer's recommended spreading rate to achieve dry film thickness indicated. Provide total dry film thickness of the entire system as recommended by manufacturer.

E. Mechanical and Electrical Work: Painting of mechanical and electrical work is limited to items exposed in equipment rooms and occupied spaces.

F. Prime Coats: Before applying finish coats, apply a prime coat, as recommended by manufacturer, to material that is required to be painted or finished and that has not been prime coated by others. Recoat primed and sealed surfaces where evidence of suction spots or unsealed areas in first coat appears, to ensure a finish coat with no burn-through or other defects due to insufficient sealing.

G. Pigmented (Opaque) Finishes: Completely cover surfaces as necessary to provide a smooth, opaque surface of uniform finish, color, appearance, and coverage. Cloudiness, spotting, holidays, laps, brush marks, runs, sags, ropiness, or other surface imperfections will not be acceptable.

H. Completed Work: Match approved samples for color, texture, and coverage. Remove, refinish, or repaint work not complying with requirements.

3.4 FIELD QUALITY CONTROL

A. Owner reserves the right to invoke the following test procedure at any time and as often as Owner deems necessary during the period when paint is being applied:

1. Owner may engage a qualified independent testing agency to sample paint material being used. Samples of material delivered to Project may be taken, identified, sealed, and certified in the presence of Contractor.
2. Owner may direct Contractor to stop painting if test results show material being used does not comply with specified requirements. Contractor shall remove noncomplying paint from Project site, pay for testing, and repaint surfaces previously coated with the noncomplying paint. If necessary, Contractor may be required to remove noncomplying paint from previously painted surfaces if, on repainting with specified paint, the two coatings are incompatible.

3.5 CLEANING

A. Cleanup: At the end of each workday, remove empty cans, rags, rubbish, and other discarded paint materials from Project site.
   1. After completing painting, clean glass and paint-spattered surfaces. Remove spattered paint by washing and scraping without scratching or damaging adjacent finished surfaces.

3.6 PROTECTION

A. Protect work of other trades, whether being painted or not, against damage from painting. Correct damage by cleaning, repairing or replacing, and repainting, as approved by Architect.

B. Provide "Wet Paint" signs to protect newly painted finishes. After completing painting operations, remove temporary protective wrappings provided by others to protect their work.
   1. After work of other trades is complete, touch up and restore damaged or defaced painted surfaces. Comply with procedures specified in PDCA P1.

END OF SECTION 09912

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SECTION V:
COST ESTIMATE

ARCHITECT MILFORD WAYNE DONALDSON, FAIA

CSI DIVISION FORMAT CONSTRUCTION COST ESTIMATE

PROJECT:	**Lopez Adobe**			FILE NO:	02082
LOCATION:	**San Fernando, California**			PREP. BY:	MWD
STATUS:	**Preliminary**			DATE:	12/16/03
DESC:	**Restoration**			AREA GSF:	2,605
DIV. NO.					
010	GENERAL REQUIREMENTS	15.00%			91,200
020	SITE WORK				285,500
030	CONCRETE				7,000
040	MASONRY				19,850
050	METALS				-
060	WOOD AND PLASTICS				149,950
070	THERMAL AND MOISTURE PROTECTION				5,000
080	DOORS AND WINDOWS				21,800
090	FINISHES				78,900
100	SPECIALTIES				-
110	EQUIPMENT				-
120	FURNISHINGS				-
130	SPECIAL CONSTRUCTION				-
140	CONVEYING SYSTEMS				-
151	MECHANICAL				20,000
160	ELECTRICAL				20,000
	SUB-TOTAL DIRECT COST				699,200
171	CONTRACTOR'S OVERHEAD & PROFIT	10.00%			69,920
	SUB-TOTAL				769,120
172	BONDS	3.00%			23,074
	SUB-TOTAL				792,194
173	CONTINGENCY	10.00%			79,219
	SUB-TOTAL				871,413
174	ESCALATION TO MID-POINT	0.00%			-
	TOTAL ESTIMATED CONSTRUCTION COST				871,413

Note: Excludes A & E fees, permits & fees

General Requirements includes direct costs related to the project. This may include but is not limited to temporary facilities, equipment rental, temporary power, temporary water, phone, jobsite toilets, jobsite office trailer, jobsite storage, cleanup and debris removal, small tools and supplies, signs, and first air equipment.

ARCHITECT MILFORD WAYNE DONALDSON, FAIA

CSI DIVISION FORMAT

CONSTRUCTION COST ESTIMATE

FILE NO:	02082
DATE:	1/24/04

DIV. NO.	DESCRIPTION	EST. QTY	UNIT	UNIT COST	TOTAL COST
01000	**GENERAL REQUIREMENTS**				
	General Requirements (15%)	1	LS	91,200.00	91,200
					-
	SUB-TOTAL DIV. # 01000				91,200
02000	**SITE WORK**				
02050	SELECTIVE DEMOLITION				-
1	Miscellaneous demolition	1	LS	2,500.00	2,500
2	Demolish concrete porch at Verandah	1	LS	1,500.00	1,500
3	Remove 1982 patio and overhead structure	1	LS	1,500.00	1,500
02900	LANDSCAPING				-
1	Reinstate period landscaping	1	LS	180,000.00	180,000
2	New catering kitchen and public restroom building	1	LS	100,000.00	100,000
					-
	SUB-TOTAL DIV. # 02000				285,500
03000	**CONCRETE**				
03300	CAST-IN-PLACE CONCRETE				-
1	Concrete hardscape repair	1	LS	5,000.00	5,000
2	Foundation for new wood porch at Verandah	1	LS	2,000.00	2,000
					-
	SUB-TOTAL DIV. # 03000				7,000
04000	**MASONRY**				
04500	MASONRY RESTORATION				-
1	Adobe Restoration	1,985	SF	10.00	19,850
					-
	SUB-TOTAL DIV. # 04000				19,850
06000	**WOOD AND PLASTICS**				
06200	CARPENTRY				-
1	Restoration/replication of Architectural features	1	LS	75,000.00	75,000
2	Structural ties at verandah and adobe	100	LF	400.00	40,000
3	Wood Flooring/Decking restoration	2,150	SF	15.00	32,250
4	Wood decking at Verandah	600	SF	4.50	2,700
					-
	SUB-TOTAL DIV. # 06000				149,950

ARCHITECT MILFORD WAYNE DONALDSON, FAIA

CSI DIVISION FORMAT

CONSTRUCTION COST ESTIMATE

FILE NO:	02082
DATE:	1/24/04

DIV. NO.	DESCRIPTION	EST. QTY	UNIT	UNIT COST	TOTAL COST
07000	**THERMAL AND MOISTURE PROTECTION**				
07300	ROOFING				-
1	Miscellaneous roofing repair	1	LS	5,000.00	5,000
					-
	SUB-TOTAL DIV. # 07000				5,000
08000	**DOORS AND WINDOWS**				
08100	DOORS & FRAMES				-
1	Door Restoration Valentin Adobe	4	EA	500.00	2,000
2	Window Restoration Valentin Adobe	9	EA	800.00	7,200
3	Door Restoration Geronimo Adobe	6	EA	500.00	3,000
4	Window Restoration Geronimo Adobe	12	EA	800.00	9,600
					-
	SUB-TOTAL DIV. # 08000				21,800
09000	**FINISHES**				
09100	PLASTER				-
1	Plaster repair	3,150	SF	6.00	18,900
2	Interior plaster repair	1	LS	35,000.00	35,000
09900	PAINTING				-
1	Painting, exterior	1	LS	15,000.00	15,000
2	Painting, interior	1	LS	10,000.00	10,000
					-
	SUB-TOTAL DIV. # 09000				78,900
15000	**MECHANICAL**				
1	Mechanical allowance	1	LS	20,000.00	20,000
					-
	SUB-TOTAL DIV. # 15000				20,000
16000	**ELECTRICAL**				
1	Electrical allowance	1	LS	20,000.00	20,000
					-
	SUB-TOTAL DIV. # 16000				20,000

SECTION VI:
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V. BIBLIOGRAPHY

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