

Memo

Date: Friday, February 16, 2018

Project: Consolidated Ready Mix Project, 162 N. Aspan Avenue, Asuza (APN 8615-018-005)

To: Luis Rodriquez Jr., Busy Bee Development, Inc.

From: Nina Delu/Environmental Planner - Cultural Resources Lead, HDR

Subject: Preliminary Cultural Resource Assessment of APN 8615-018-005

Per the request of Consolidated Ready Mix, the purpose of this memorandum is to provide a preliminary assessment of the potential for the presence of significant historic or prehistoric resources located at the existing Consolidated Ready Mix Batch Plant site at 162 N. Aspan Avenue (APN 8615-018-005) in the City of Azusa.

Existing Site Conditions

The proposed project site, APN 8615-018-005 is 0.91-acre in size. The site is located within an existing industrialized area of the city, and properties adjacent to the site are developed.

Proposed Project

Consolidated Ready Mix proposes to make site improvements at the existing facility in order to facilitate operations of the dry material handling batch plant. The basic operation of the plant involves weighing and delivering materials and water via a conveyor belt or chute to trucks to be mixed in transit and delivered to designated construction sites in Southern California. The proposed site improvements would involve demolition and removal of two existing storage rooms and a chain link fence. Improvements would include construction of a new chain link fence, new concrete walls, new washout pits, new vehicle and truck parking areas, and new storage tanks in areas where there has been previous ground disturbance. Additionally, landscaping will be planted. Attachment A shows both the existing site and proposed site plans.

Regulatory Background

We understand that the applicant has applied to the City for a Conditional Use Permit, which is a discretionary action and subject to compliance with the California Environmental Quality Act (CEQA), as amended. Therefore, cultural resource management work conducted as part of the proposed project improvements shall comply with the CEQA Statutes and Guidelines (Title 14 California Code of Regulations [CCR] Section [§] 15064.5), which directs lead agencies to first determine whether cultural resources are historically significant resources. A project with an effect that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment (Public Resources Code [PRC] § 21084.1). Generally, a cultural resource shall be considered historically significant if the resource is at least 50 years or older; possesses integrity of location, design, setting, materials, workmanship, feeling, and association; and meets the requirements for listing in the California Register of Historical Resources (CRHR) under any one of the following criteria:

- 1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- 2) Is associated with the lives of persons important in our past;
- 3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or,
- 4) Has yielded, or may be likely to yield, information important in prehistory or history [14 CCR § 15064.5].

Site Assessment

Historical Structures

As stated previously, the existing conditions on the parcel are highly disturbed: it has been previously graded and is fully paved. It contains concrete block structures with high clearance openings typically used for storage and stacking of materials. These structures are utilitarian in style without any design embellishment (see Photo 1). Available parcel data shows that these structures were built in 1970 (propertyshark.com), so they are less than 50 years in age, and therefore do not warrant a formal historical evaluation. Neighboring parcels contain relatively modern warehouses within viewshed of the subject parcel. Because the existing structures on-site are less than 50 years in age, no further historical evaluation of these structure is warranted.

Archaeological Resources

The site is completely disturbed and developed with buildings and pavement. Attachment 1, project plans, show that the proposed site improvements will largely occur in areas that already have similar existing improvements. Given this, the proposed ground disturbance would not likely surpass the level of existing ground disturbance to encounter intact "native" or undisturbed soil deposits. As such, the sensitivity for encountering buried archaeological/tribal resources within undisturbed soil deposits on the property is extremely low.

Recommendations

In depth background research has not been conducted for the Project area. Specifically no records search for cultural resources has been completed, so there is no background information regarding the presence of previously recorded cultural resources that may be eligible for or listed in the California Register of Historical Resources (CRHR). Additionally, there has been no tribal consultation conducted to date to assess the tribal resource sensitivity for the Project, as mandated by Assembly Bill (AB) 52.

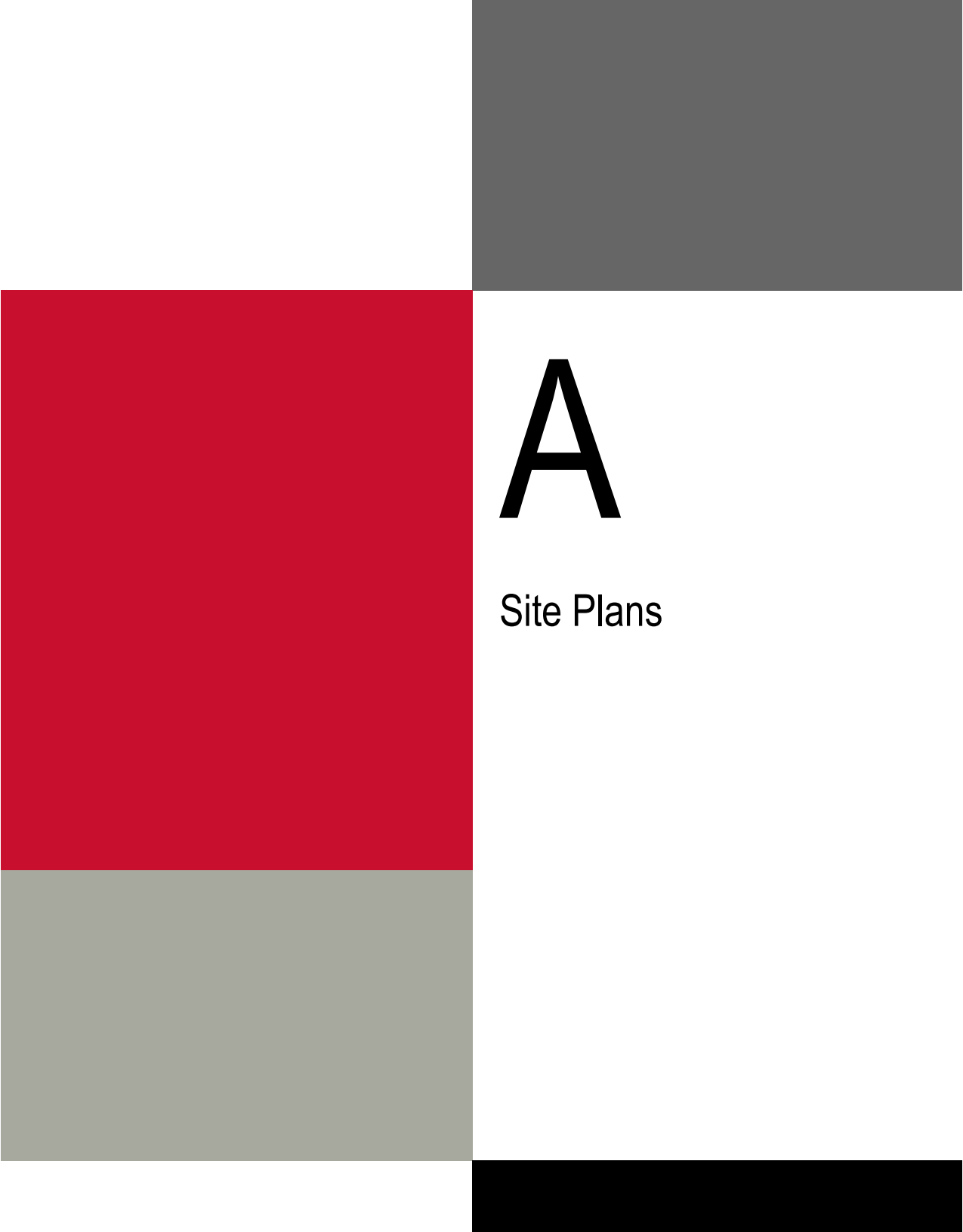
HDR understands that an Initial Study and Negative (or Mitigated) Declaration is intended to be prepared for the proposed site improvements. The City is obligated to conduct tribal consultation in accordance with AB 52 as part of the Initial Study/Negative Declaration process.

Although there is a low likelihood of cultural resources to be encountered on the site, a records search could be completed without delaying the release of the Public review Draft IS/MND.

Should the records search indicate the potential for buried resources, a mitigation measure should be included in the IS/MND for archaeological (and potentially tribal) monitoring of an excavation that would extend into native soils. However, as previously noted, based on current plans, excavation beyond existing disturbed soils does not appear to be needed in order to implement site improvements.

Photo 1. 162 North Aspan Avenue, Asuza, California, view east from the driveway.

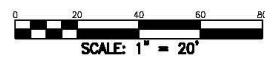




A

Site Plans

EXISTING SITE PLAN



PROJECT SUMMARY OF EXISTING

LOT AREA : 39,650 SF
 AREA OF BUILDING/CANOPY : 8,520 SF
 PARKING AREA : 6,000 SF

162 N. ASPAN AVE. AZUSA, CALIFORNIA CONSOLIDATED READY MIX

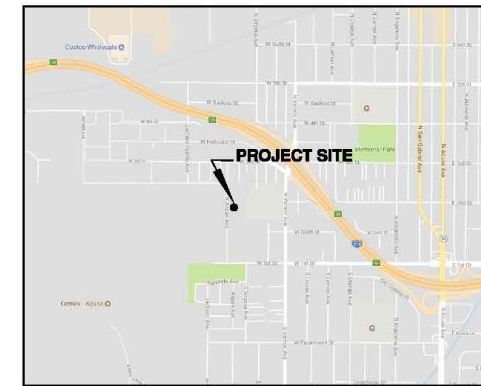
OWNER: RONDELL FLETCHER
 CONSOLIDATED READY MIX
 162 N. ASPAN AVE.
 AZUSA, CALIFORNIA
 PH: 562-335-7400

ARCHITECT: HORACIO PEREZ
 PH: 323-354-5171

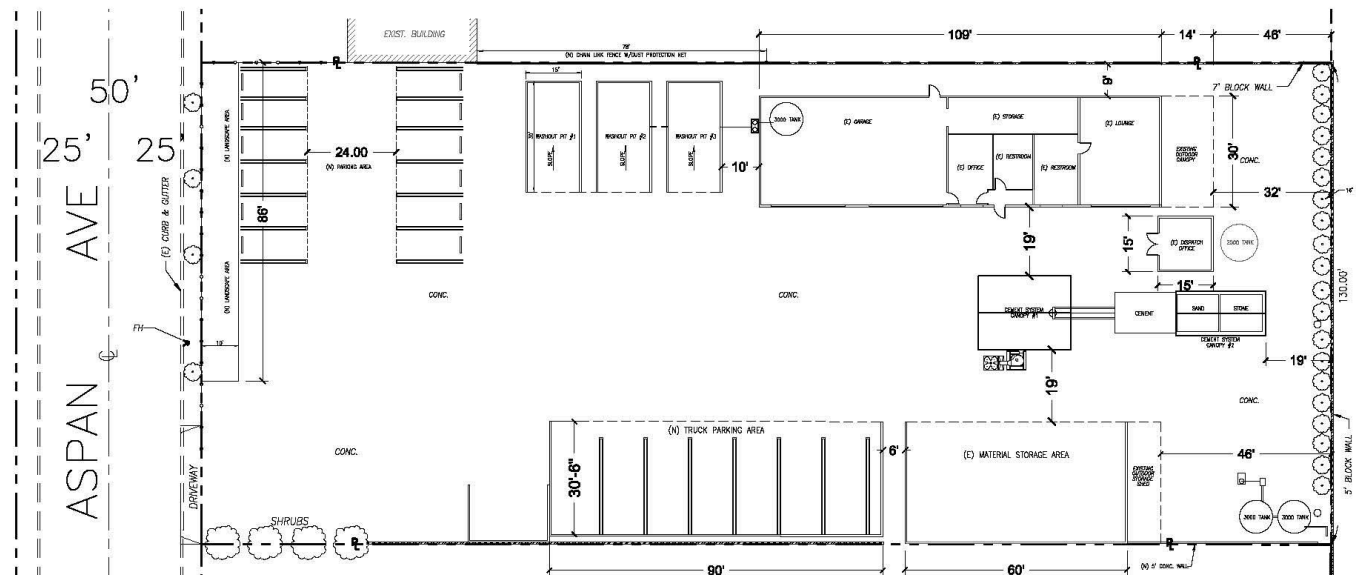
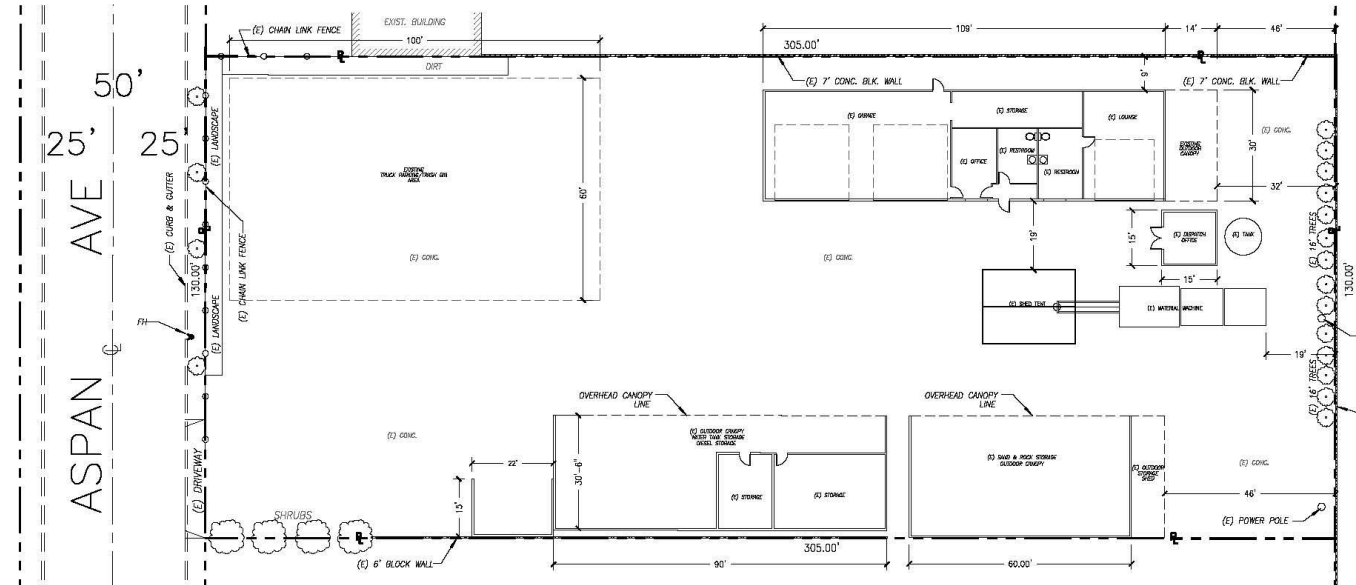
LEGAL DESCRIPTION: SUB NO 2 AZUSA LAND AND WATER CO 0.91
 MORE OR LESS AC S 130 FT OF N 530 FT OF
 E 305 FT OF W 660 FT OF
 LOT 5

APN: 8615-018-005

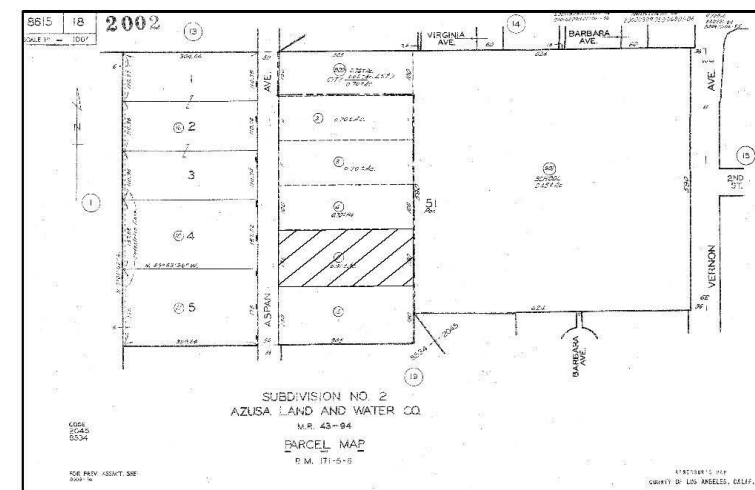
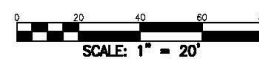
ZONE: DWL - WEST END LIGHT INDUSTRIAL (PER AZUSA ZONING MAP)



VICINITY MAP



PROPOSED SITE PLAN



ASSESSOR'S MAP

NO.	DATE	REVISION	BY
SITE ADDRESS: 162 N ASPAN AVE. AZUSA, CALIFORNIA			
TITLE: TITLE PAGE/SITE PLAN			
DR:	H.P.	APVD:	
SCALE:	AS SHOWN	DATE:	12-11-17
SHEET:	1	OF:	7
			DRAWING NO. 1.0