

Exhibit A of Resolution 2012.02

FINDINGS OF FACT

City of San Fernando

R2-17 – Rehabilitation of San Fernando Lopez Adobe

Background

Constructed in 1882, the Lopez Adobe House is a registered National Historic Site and the City of San Fernando's oldest standing building. The two story adobe, which combines mission style and Victorian architecture, was the first residence built in the San Fernando Valley and it also served as the first general store, English language school and post office.

The rehabilitation project provided the seismic retrofit of the Lopez Adobe building, repair of the adobe foundation, preservation of historic interior and exterior finishes, wood verandas, introduction of a paint scheme consistent with the building's identified period of significance, correction of site drainage issues, introduction of landscaping indicative of the building's period of significance, and addressing site accessibility issues for the building's future use as a house museum.

The City's original plan included the relocation and partial renovation of the Lopez Villegas House, a 900 square foot city-designated historic landmark, to the un-built lot adjacent to the Lopez Adobe to house restrooms, storage, a kitchen and office areas to support the use of the Lopez Adobe as a house museum. The CCHE grant included approximately \$25,000 to install new on-site utility services to the Lopez Villegas House. The City later determined that the overall rehabilitation of the Lopez-Villegas house would be cost prohibitive and developed an alternative plan to construct a 400 square foot ancillary facility to house two ADA accessible restrooms, storage and office space for the support of the use of the Lopez Adobe as a house museum.

The Lead agency, the City of San Fernando has prepared an Initial Study/Mitigated Negative Declaration (MND) and associated Mitigation Monitoring Plan which were adopted by the City's Council on May 21, 2012. The City has determined that the proposed project will not have a significant adverse impact on the environment with the implementation of specific mitigation measures. A Notice of Determination will be filed by May 25, 2012 stating that the project proposed project –

1. Will not have a significant adverse impact on the environment
2. Mitigation measures were made conditions of the project
3. A Statement of Overriding Consideration is not to be adopted
4. Findings were made on the environmental effects of the project

As noted in the Lead Agency's certified MND, the proposed project will not result in any significant adverse unmitigable impacts. More information on the Final MND may be obtained by contacting the City of San Fernando Community Development Department.

As a Responsible Agency, CCHE has responsibility for mitigating or avoiding the direct or indirect environmental effects of those parts of the overall project which it decides to carry out, finance or approve.

Findings of Fact

In the Initial Study prepared by the Lead Agency, the following potential environmental impacts were addressed: aesthetics, agricultural and forestry, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation and utilities.

Of the subjects considered in the Initial Study/MND, the following will encounter impacts that require mitigation:

1. Aesthetics
2. Cultural Resources
3. Noise

Aesthetics:

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

Environmental Determination: 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 restroom, 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 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.

*Enforcement Agency: City of San Fernando Community Development Department.
Monitoring Phase: During the planning and design phase.*

2. Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

Environmental Determination: 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 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.

*Enforcement Agency: City of San Fernando Community Development Department.
Monitoring Phase: During the planning and design phase.*

Cultural Resources:

1. Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines?

Environmental Determination: 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 open 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. 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 maintaining 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, couples with its proposed location ensures that the new building is not out of scale or an otherwise inappropriate design.

Mitigation Measure 1 (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 briefs.

*Enforcement Agency: City of San Fernando Community Development Department.
Monitoring Phase: During the planning and design phase and continuing over its operational life.*

Noise:

1. Would the project result in substantial permanent increase in ambient noise levels in the project vicinity above noise levels existing without the project?

Environmental Determination: All activities within the Lopez Adobe property will continue to be subject to the City's noise control requirements.

Mitigation Measure 1 (Noise): 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.

*Enforcement Agency: City of San Fernando Community Development Department.
Monitoring Phase: Continuing over its operational life.*

Determination

CCHE has independently considered the effects of the proposed project and finds that the project will have less than significant effects on the environment due to the mitigation measures stated above.