

DISTRICT RECORD

Primary #
HRI #
Trinomial

Page 1 of 11

*NRHP Status Code _____

***Resource Name or # (Assigned by recorder)** San Clemente Dam Historic District

D1. Historic Name: Carmel/San Clemente Dams D2. Common Name: Carmel/San Clemente Dams

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

The San Clemente Dam Historic District is located in the San Lucia Mountains of Central California. The historic district includes resources within the Carmel River Valley south of the river's confluence with the Tularcito's Creek, approximately 2.5 miles to the San Clemente Dam. Beyond the dam is the San Clemente reservoir. The San Clemente Dam Historic District is one portion of the larger California-American Water Monterey Division waterworks for central California. The oldest resource within the historic district is the original Carmel River Dam, constructed in 1882 to provide water for the Hotel Del Monte and other areas on the Monterey Peninsula. The construction of the larger San Clemente Dam in 1921 led to the development of several other resources within the district boundaries that are associated with water storage, treatment or conveyance. Contributing resources within the historic district fall into either the primary (1882-1934) or secondary (1935-1955) period of significance. The primary period of significance represents the early period of historical use during which the coastal communities that used the water from the Carmel River were growing due to the improved railroad transportation, which in turn spurred the agricultural, ranching, and tourism industries. The secondary period represents a later era of more widespread growth and a time in which new innovations such as water filtration and treatment were introduced requiring the addition of new facilities in association with the waterworks. (See Continuation sheet).

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

From the San Clemente Dam, the western boundary of the historic district extends west approximately 200 feet to include the Dam Keeper's Cottage and the Chemical Building near the reservoir. North beyond these buildings, the boundary of the district follows the western edge of the Carmel River to approximately 0.3 mile south of the confluence with Tularcitos Creek, where the boundary extends eastward across the Carmel River to include two wells. From this point, the historic district boundary extends south to the San Clemente Dam following the eastern edge of the valley road that provides access to the water works facilities within the district. (See attached map).

***D5. Boundary Justification:**

The boundary of the San Clemente Dam Historic District has been delineated to include the principal resources associated with the water conveyance, filtration, and maintenance operations associated with San Clemente Dam. This historic district inventory form has been prepared in association with the San Clemente Dam Seismic Safety Project, which included an area of potential effect that roughly extended from the confluence of the Carmel River and Tularcitos Creek to the San Clemente Dam. Additional resources associated with the San Clemente Dam Historic District may exist outside this study area and could be included to the district later. Although the pipeline is a known element of the Dam Complex that extends beyond the district boundaries, the pipeline has been modified and is not a contributing element of the district.

D6. **Significance: Theme:** economic development & water conveyance systems **Area** Carmel Valley and Monterey Peninsula
Period of Significance Primary 1882-1934, Secondary 1935-1955 **Applicable Criteria** Criterion A _____ (Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.) See Continuation Sheet.

***D7. References** (Give full citations including the names and addresses of any informants, where possible.): See continuation sheet.

***D8. Evaluator:** Cziesla, Montgomery & Nielsen **Date:** June 28, 2005

Affiliation and Address: Entrix, Inc., 2701 First Ave. Suite 500, Seattle, WA 98121 _____

CONTINUATION SHEET

Trinomial _____

Page 2 of 11 *Resource Name or # (Assigned by recorder) San Clemente Dam Historic District

*Recorded by: Cziesla, Montgomery & Nielsen *Date June 28, 2005 x Continuation ☐ Update

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

Continued from District form

This inventory form has been prepared in association with the San Clemente Dam Seismic Safety Project: Cultural Resources Section 106 Technical Report (ENTRIX 2005). The location of each identified resource is shown on the map on the associated location sheet. The following information provides a description of the seven resources within the district from south to north; it indicates which period of significance each resource is associated with, and if the resource contributes to the historical significance of the district. Contributing resources within the district are eligible for the NRHP (Criterion A) and CRHR (Criterion 1) for their historical association with the development of the Monterey Division waterworks, which contributed to the growth, development and economic expansion of the Monterey Peninsula. The contributing resources to the San Clemente Dam Historic District collectively have historical significance for their association with the Pacific Improvement Company's development of a water system that directly affected the growth, development and economics of the Monterey Peninsula. The old Carmel River Dam and San Clemente Dam also have engineering significance and are eligible for the NRHP under Criterion C and CRHR under Criterion 3.

San Clemente Dam and associated Fish Ladder (1921) – This is a contributing resource from the primary period of significance. The site was previously recorded in 1983 as the San Clemente Dam and Guest Ranch complex, site CA-MNT-1248H. In addition to the 106 foot tall constant-angle, concrete arch dam, the complex included a wood-frame cottage and associated outbuildings; a small stone cold-storage shed; barbeque area; and numerous concrete foundations and walkways. A primary record form was completed for the San Clemente Dam and associated resources.

Chemical Building (1947-8) – This is a contributing resource from the secondary period of significance. The Chemical Building near the reservoir is a quonset hut and is located west of the San Clemente Dam. It has flat walls on the north, east, and west elevations and a curved roof that blends into the arching south wall. It was constructed at the same time as the Filter Plant to provide chemical storage, and for maintenance and operating equipment. This resource has not been previously inventoried. A primary record form was prepared for this resource.

Dam Keeper's Cottage (1920s) – This is a contributing resource from the primary period of significance. This small one-story, wood-frame house was previously inventoried as part of site CA-MNT-1248H. The house was once a part of the Del Monte Property's San Clemente Guest Ranch. Other buildings associated with the original guest ranch complex have been demolished. A primary record form was prepared for this resource.

Carmel River Dam and associated Fish Ladder(1882) – This dam and associated fish ladder are contributing resources from the primary period of significance. This site was previously recorded in 1983 as site CA-MNT-1249H (Jacques 1983). The dam is located approximately 0.4 miles north of the San Clemente Dam. It is a rockfilled embankment dam that is faced with coursed rubble masonry and extends across the width of the river. A road with supporting columns was added to the bridge in later years. A primary record form was completed for this resource.

On the east side of the Carmel River between approximately 0.6 miles and one mile south of the river's confluence with Tularcitos Creek are three resources that date to the secondary period of significance. The resources include the filtration plant, which was constructed in 1947, a small chemical treatment building, and the dam operator's house also constructed in 1940; none of these resources has been previously inventoried.

CONTINUATION SHEET

Page 3 of 11 *Resource Name or # (Assigned by recorder) San Clemente Dam Historic District

*Recorded by Cziesla, Montgomery & Nielsen *Date June 28, 2005 x Continuation ☐ Update

Description continued:

Dam Keeper's House (1940) – This is a contributing resource dating from the secondary period of significance. This small one-story wood-frame house has a bisecting gable roof and horizontal wood siding. A white picket fence encloses the yard. A detached garage is located east of the house. The Filtration Plant is located to the south and the chemical building for the filtration plant is to the north. A primary record form was completed for this resource.

Filtration Plant (1947) - The Filtration Plant is located adjacent to the San Clemente Dam access road. This is a non-contributing resource because it has been extensively modified.

Filtration processes and equipment have changed since the plant was constructed requiring many changes to the facility. The Filtration Plant includes a rectangular side gable building with eight horizontally oriented tanks lying above ground on the northeast side of the structure. An addition extends to the west. Several other small buildings and tanks are associated with the building and a chain link fence surrounds the entire complex. A primary record form has been prepared for this resource.

Filtration Plant Chemical Building (circa 1940s) – This is a contributing resource dating from the second period of significance. The Filtration Plant Chemical Building includes a small concrete block structure and storage tanks enclosed by chain-link fences. The fenced area where the tanks are located has a concrete slab foundation and fencing along its perimeter. Another fenced area without a foundation is located to the east. A pipeline is located adjacent to the west side of the building. A primary record form was completed for this resource.

At the north end of the historic district, on the east side of the Carmel River between approximately 0.3-0.5 miles south of the confluence with Tularcitos Creek there are two modern wells and a small abandoned concrete pad foundation. These are non-contributing resources within the historic district.

Throughout the historic district there are water conveyance pipelines connecting the wells, filtration plants, and tanks. Although many sections of the pipeline have been replaced during standard repairs, much of the pipeline dates to the primary or secondary periods of significance and would contribute to the historical significance of the district.

CONTINUATION SHEET

Page 4 of 11 *Resource Name or # (Assigned by recorder) San Clemente Dam Historic District

*Recorded by Cziesla, Montgomery & Nielsen *Date June 28, 2005 x Continuation ☐ Update

D6. Significance continued:

Settlement of the Upper Carmel Valley and the Monterey Peninsula area is entwined through the history of the area's water supply and distribution. The Monterey Division water works of the project area supply the four main towns of the Peninsula: Monterey, Pacific Grove, Pebble Beach and Carmel. The historical development of the mountainous and remote San Clemente Dam Historic District area was initiated by the primary political and economic forces that also contributed to the development of the California Coastline. The arrival of the transcontinental railroad in 1869, and local rail lines soon after, connected the once remote coastal area of the Monterey Peninsula to distant markets and brought tourists to scenic central California. The Pacific Improvement Company was established in 1878 as a holding company for the Southern Pacific Railroad. The railroad promoted California as destination both for settlement and tourism. The railroad decided to build an elegant hotel comparable to those on the East Coast. The transcontinental line gave them access to the snowed in visitors from the Atlantic Coast in the winter and the San Francisco elite choosing to spend their summer season in the country (Lagorio 1994: 4). Thus the idea of the Monterey's Del Monte Hotel was born.

PIC knew a luxury hotel would require more water than was available through the Monterey aquifer. The best source for water was the Carmel River, but due to the hotel's location, the expense involved in laying pipes from the mountains to the sea seemed overwhelming. They decided to dig a well instead. The Hotel Del Monte, advertised as the "Queen of American Watering Spas," opened June 3, 1880 with water from a brackish well. In the following two years efforts to drill two additional wells did little to improve the hotel's water supply.

Desperate for more and better water, the PIC once again looked to the Carmel River. To subsidize the costs involved in piping and tunneling water to the Del Monte Hotel, the PIC formed a company to sell water to Monterey and Pacific Grove (the former Christian resort community purchased by the PIC). Next, PIC struck a deal with the owners of the Los Laureles Rancho in Carmel Valley, buying land and all water rights in 1882 (Lagorio 1994: 5). Within two weeks of acquiring water rights the Southern Pacific engineers (used by PIC) had selected a site for a dam in the Carmel Valley where the San Clemente Creek emptied into the Carmel River (Lagorio 1994: 5). Through these actions PIC had secured adequate water for their 7000 acres of holdings in the Carmel-Monterey area and had established the foundation of what would become known as the Monterey Division waterworks (Jacques 1983).

Chinese laborers provided at least some of the labor to build the 140-foot long and eight-foot wide Carmel River embankment dam. A previous study of the dam noted that three Chinese men were hired for the ditching work related to laying the water conveyance pipes. The stone dam was believed to be constructed by Chinese contractors and laborers who were most likely employed by the three Chinese men recorded in the company's financial records (Jones and Stokes 1998:6). An 1883 Salinas Weekly newspaper article anticipating the completion of the dam in four weeks noted that "there are at this time about 300 men, white and Chinamen, employed in the Grove and its immediate surroundings (Salinas Weekly Index 1883)."

CONTINUATION SHEET

Trinomial _____

Page 5 of 11

*Resource Name or # San Clemente Dam Historic District

*Recorded by Cziesla, Montgomery & Nielsen *Date June 28, 2005 ☒ Continuation ☐ Update

D6. Significance cont.

The Old Carmel River Dam is a low embankment dam that is rockfill faced with coursed rubble masonry. It is eight feet thick at the base and four feet thick at the crest. Embankment dams were first used in California by gold miners in remote areas in the 1850s. They used explosives to create rockfill out of granite and the fill was held in place by logs. These dams were called rockfill, log-crib dams. Later rockfill dams were faced with masonry, concrete, asphalt and steel. Few embankment dams were built after the early 1900s (Jones and Stokes 1998: 7). On the north end of the dam there is short fish ladder. The gate and gate controls are located at the south end of the dam (Jacques 1983).

In 1905 PIC incorporated under the name of Monterey County Water Works (MCWW), a company established to own and manage the waterworks. It was not financially successful (Jones and Stokes 1998: 7). Due to the meager flow of the Carmel River during the late summer of 1905, eight wells and a pumping plant were constructed in the riverbed near the lower end of Los Laureles Rancho. A flood destroyed the pumping plant in 1914, and this source of supply abandoned. The water company was again reorganized in 1907. PIC deeded all pipelines (except those to the Del Monte Hotel) to MCWW. It also reserved certain water rights for several ranchos including Los Laureles (Loveland 1924:11).

In 1915 investors headed by Samuel Morse bought the water works and 7000 acres of land (including the Del Monte Hotel) for 1.5 million dollars. Morse was responsible for major development in the valley and on the peninsula. His company, Del Monte Properties, (which later became the Pebble Beach Company) constructed the Pebble Beach Links, the Del Monte Lodge, and began the construction of the new San Clemente Dam in 1919 in the Carmel Valley (Morse 1966: 3).

The Pacific Improvement Company and the Monterey County Water Works original agreement supplied 35% of the water piped from the Carmel River exclusively to PIC properties and 65% to the water company for the nearby communities. A 1918 report to Morse by engineer James Wilcox explains that the PIC needed more storage for their percentage during the summer months and that a new dam would meet these needs and those of the growing communities.

Up to the present time both companies have actually operated as one water system, each drawing the amount of storage they required from the combined available storage at the Clay Pitts [Lake Forest] reservoir and the Pacific Grove reservoir. This has been possible because until now there has been sufficient storage for both companies and the Pacific Improvement Company has been able to use the excess storage of the Monterey County Water Works.... During the low-water run-off of each year the Pacific Improvement Company has been dependent upon and used the storage of the Monterey County Water Works (Wilcox 1918: 1).

Wilcox goes on to explain that at the current rate of consumption the Del Monte Hotel would be dry by mid-July if it weren't for the MCWW storage capacity. With the Monterey area growing and facing possible water shortages it was necessary for the hotel to find additional water sources. The proposed San Clemente dam would address both of these concerns. Under the current situation the PIC was using 91.6% of the water storage and the MWCC only 8.4% but with the new dam the projected usage of stored water by 1950 would be back to the original 35/65 split (Wilcox 1918: 11). "This water can be used profitably for irrigation at the Los Laureles Ranch and in itself would yield a fair return

CONTINUATION SHEET

Trinomial _____

Page 6 of 11

*Resource Name or # San Clemente Dam Historic District

*Recorded by Cziesla, Montgomery & Nielsen *Date _____ ☒ Continuation ☐ Update

D6. Significance cont.

on the total investment for the dam," asserted Wilcox (Wilcox 1918 11). Thus the dam was justified as a necessary supply of water for the hotel, a money making proposition, and a step toward fulfilling the company's goal of developing the Monterey Peninsula into the "Playground of the state" (Eidsness and McCarthy 2000: 24).

Four types of dams were considered (i.e. Rock Fill, Concrete Gravity, Multiple Arch, and Constant Angle Arch) as were two sites (i.e. Feliz Dam site and the San Clemente dam site) before Del Monte Properties decided on the concrete arch dam at the current location. It was "found by far to be the most economical and suitable" for the site (Wilcox 1918 12)."

Engineers Jorgensen and JA Wilcox designed the San Clemente dam in 1919 to bridge the Carmel River--the first constant angle arch dam in California. It was designed to allow the flood water to overflow the crest of the dam, to increase its height ten feet, and to allow ten feet of water to overflow the entire top at its ultimate height (Wilcox 1918: 13). Chadwick and Sykes completed the dam measuring 106 feet high and 300 ft long at the crest in two years (Jones and Stokes 1998: 8). The top of the dam was 85 feet above the streambed.

Chester Loveland acquired the water works in 1930, operating under the Del Monte Properties name. The purchase included all hotel buildings and appurtenant bungalows and cottages, club houses, officers' and employees quarters, amusement quarters, swimming pools, plunges, Turkish baths and other bath facilities, garages, machine shops, laundries, golf courses, polo fields, hot houses, gardens and all other appurtenances (Loveland 1930: 10). It also included the San Clemente guest Ranch complex (also called a hunting lodge) located northwest of the San Clemente Dam and lake. The lodge was operated in conjunction with Del Monte's Fish and Game Preserve.

In 1930 the San Clemente Guest Ranch Complex consisted of 13 structures: four cottages, two showers, a garage, lavatory, a mess hall; a guest room building, linen room, "Fisk cottage," and a barn. By 1945 the camp grew to include solar water heaters, a new dam keeper's house, temperature and rain gauges, a barbecue pit, hitching racks a bar and lounge, stone walls and walkways, a reservoir, more garages, and bridle trails and a garage dump (Eidsness and McCarthy 2000: 42).

The district became the property of the California Water and Telephone Company by 1935 and the area's population began to grow rapidly. From 1930 to 1950 active water services in the Monterey area more than doubled. In 1940, the California Water and Telephone Company built a new home for a full-time caretaker at the San Clemente Reservoir to insure the protection of the supply (Monterey Peninsula Herald 1940). During the early 1940s while Cal-Am advertised reduced water rates for Victory Gardens, the peninsula canneries were at their peak usage. In 1943 their consumption was up 20% to 170,000,000 gallons of water. The same year, letters to the editor of a local paper show residents complaining of water quality (e.g. bad smell and taste), sediment in the water, and contracting sicknesses during times of heavy run-off. Though CW&TC applied chlorine at the impounding dam and the Forest Lake Reservoir and conducted rigorous bacteriological test, some residents blamed their intestinal distress on the water and called for a filter plant.

CONTINUATION SHEET

Primary #

HRI #

Trinomial

Page 7 of 11

*Resource Name or # San Clemente Dam Historic District

*Recorded by Cziesla, Montgomery & Nielsen *Date ☒ Continuation ☐ Update

D6. Significance cont.

A filter plant was constructed in 1946-7 to remove solid matter from the water. It was built on the Carmel River one mile below San Clemente Dam. Waterworks management documents describe the facility in the early 1950s:

The plant consists of two batteries of large steel tanks and a complexity of pipes, valves and gauges, and other operating paraphernalia. Water flowing down from San Clemente Reservoir through the 30-inch transmission main is diverted into the big tanks and forced through layers of sand and gravel of varying sizes. After leaving the filters it is again chlorinated as a precautionary step, and then allowed to start on its way into the system. Today there are twelve filter units in operation within sufficient capacity to care for the present needs of the Peninsula (8.5 million gallons/day) (1954 Management Team 1954:3).

Along with the new main, a new high pressure line (now 12" instead of 6") was installed from the reservoir across the top of Presidio hill. In 1948-49 the Los Padres Dam was constructed. Los Padres is a earth and rock fill dam with a concrete spillway 6.5 miles above San Clemente Dam. The 153-foot high and 580 foot long dam came with a \$1.6 million price tag and a one billion-gallon capacity (Cal Am history folder, General Data 1955).

In 1965 the district became a major acquisition of the American Water Works Co. A 1970s operation analysis recommended that the chemical feed equipment and storage be moved from the dam to the filter plant, and that the filters be upgraded, booster pumps installed and a reserve constructed (California-American Water Company 1981: 4-5).

The water system still used today is based on the original system set up by the Pacific Improvement Company. It has been in continuous use for over 120 years and has strongly contributed to the residential and agricultural development of the Carmel Valley and Monterey Peninsula. It has been a driving force in the area's tourism development for over a century. The Monterey Division water works is historically significant for the economic development of the Carmel Valley and Monterey Peninsula.

D7. References

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CONTINUATION SHEET

Page 8 of 11

*Resource Name or # San Clemente Dam Historic District

*Recorded by: Cziesla, Montgomery & Nielsen *Date June 28, 2005 ☒ Continuation ☐ Update

D7. References cont.

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Salinas Weekly Index

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1918 "Report on the Additional Storage Required and Location, Size, Type and Cost of Dam for the Monterey County Water Works," in 1918 Report by J.A. Wilcox folder, on file at the California American Water Company, Monterey, CA.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

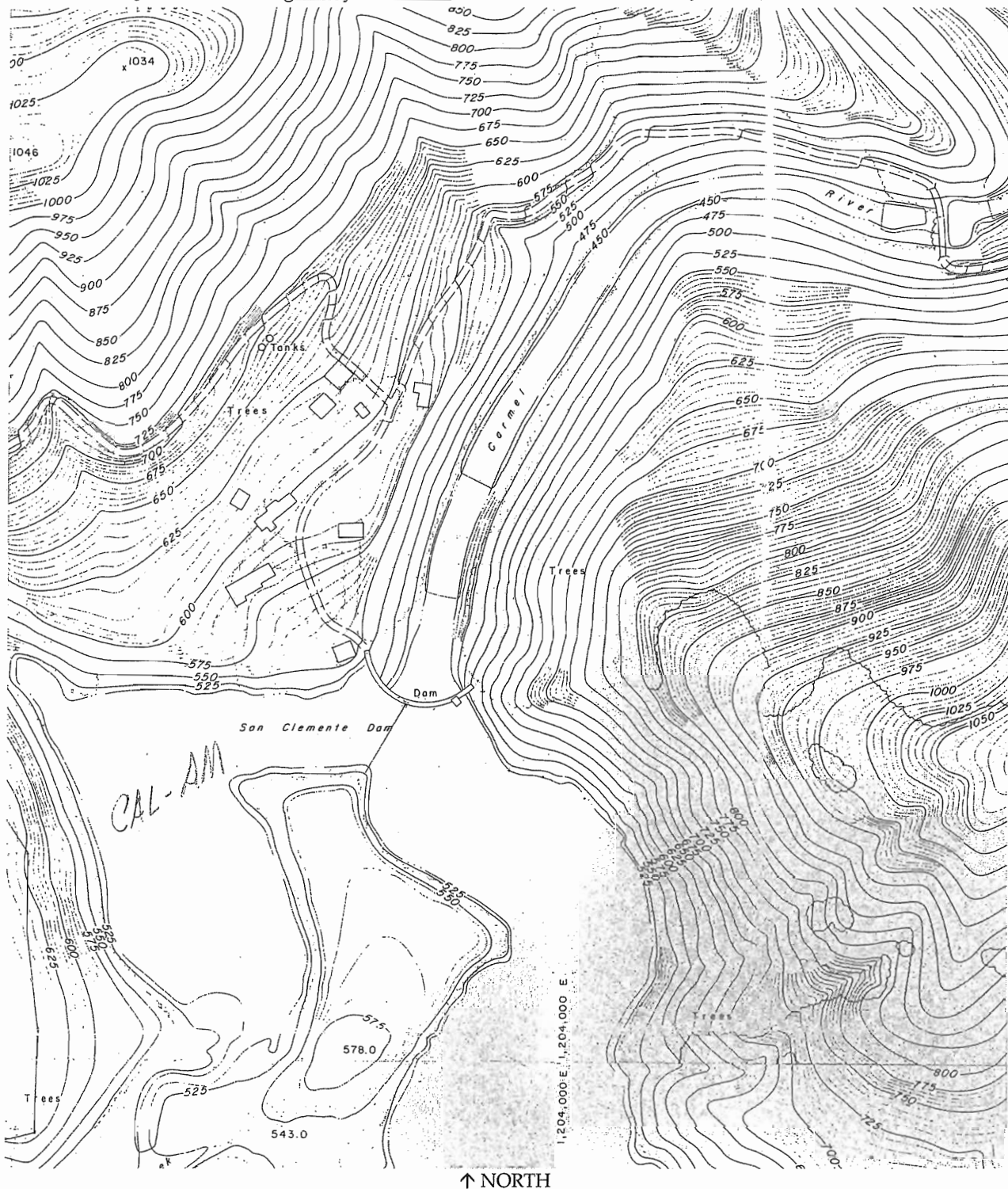
Primary #
HRI#
Trinomial

Page 9 of 11

*Resource Name or # (Assigned by recorder) San Clemente Dam Historic District

*Recorded by: Cziesla, Montgomery & Nielsen

*Date: June 28, 2005 ☒ Continuation ☐ Update



Topographical map showing location of San Clemente Dam, no date, unlabeled folder, on file at California American Water Company, Monterey CA.
DPR 523L (1/95)

*Required information

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

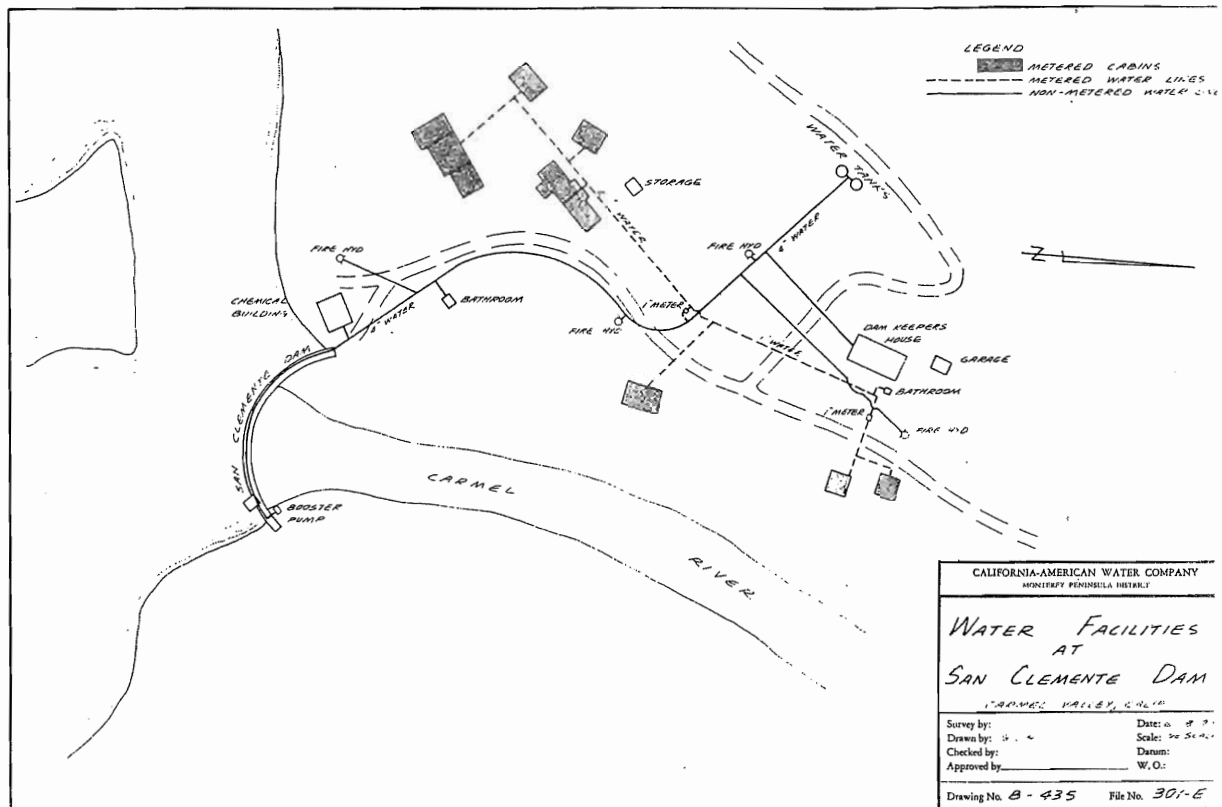
Page 10 of 11

*Resource Name or # (Assigned by recorder) San Clemente Dam Historic District

*Recorded by: Cziesla, Montgomery & Nielsen

*Date: June 28, 2005 x Continuation

☐ Update



Map showing the location of San Clemente Dam and the San Clemente Guest Ranch buildings that are no longer extant, June 8, 1975, drawing no. B-435, unlabeled folder, on file at California American Water Company, Monterey CA.
DPR 523L (1/95)

*Required information

State of California — The Resources Agency
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CONTINUATION SHEET

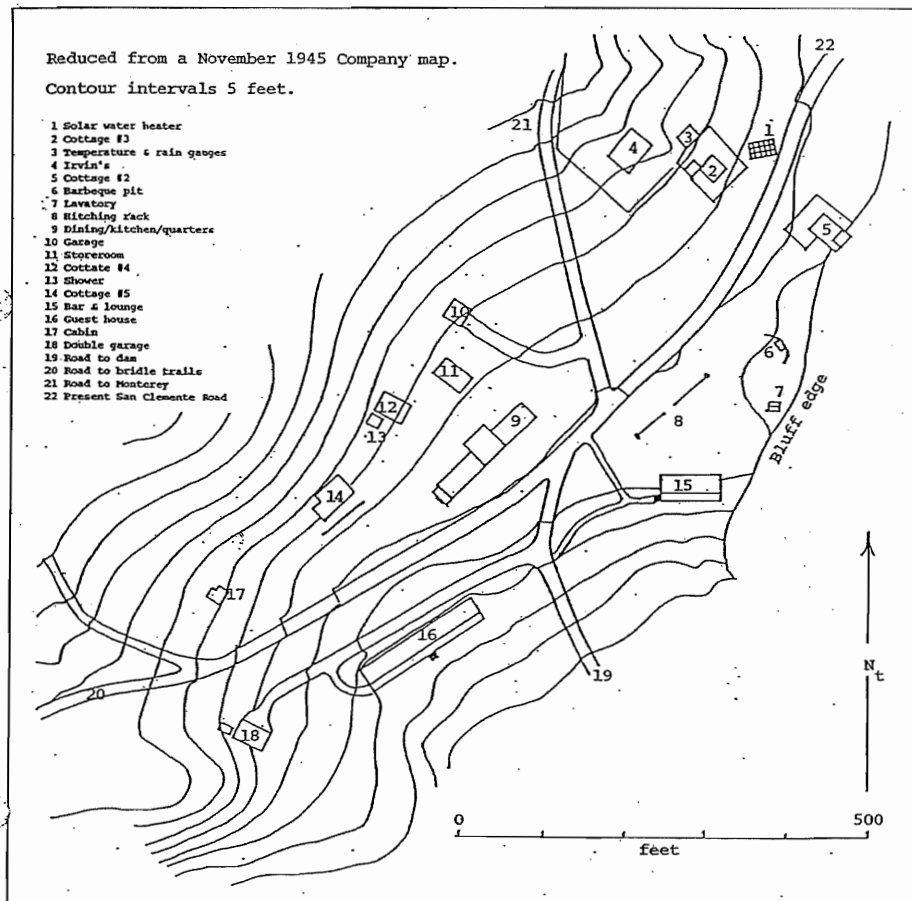
Primary #
HRI#
Trinomial

Page 11 of 11

*Resource Name or # (Assigned by recorder) San Clemente Dam Historic District

*Recorded by: Cziesla, Montgomery & Nielsen
DPR 523L (1/95)

*Date: June 28, 2005 ☒ Continuation ☐ Update
*Required information



Map showing the location of structures within the no longer extant San Clemente Guest Ranch complex adjacent to the San Clemente Dam, June 8, 1975, drawing no. B-435, unlabeled folder, on file at California American Water Company, Monterey CA.

State of California — The Resources Agency
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LOCATION MAP

Primary #
HRI#
Trinomial

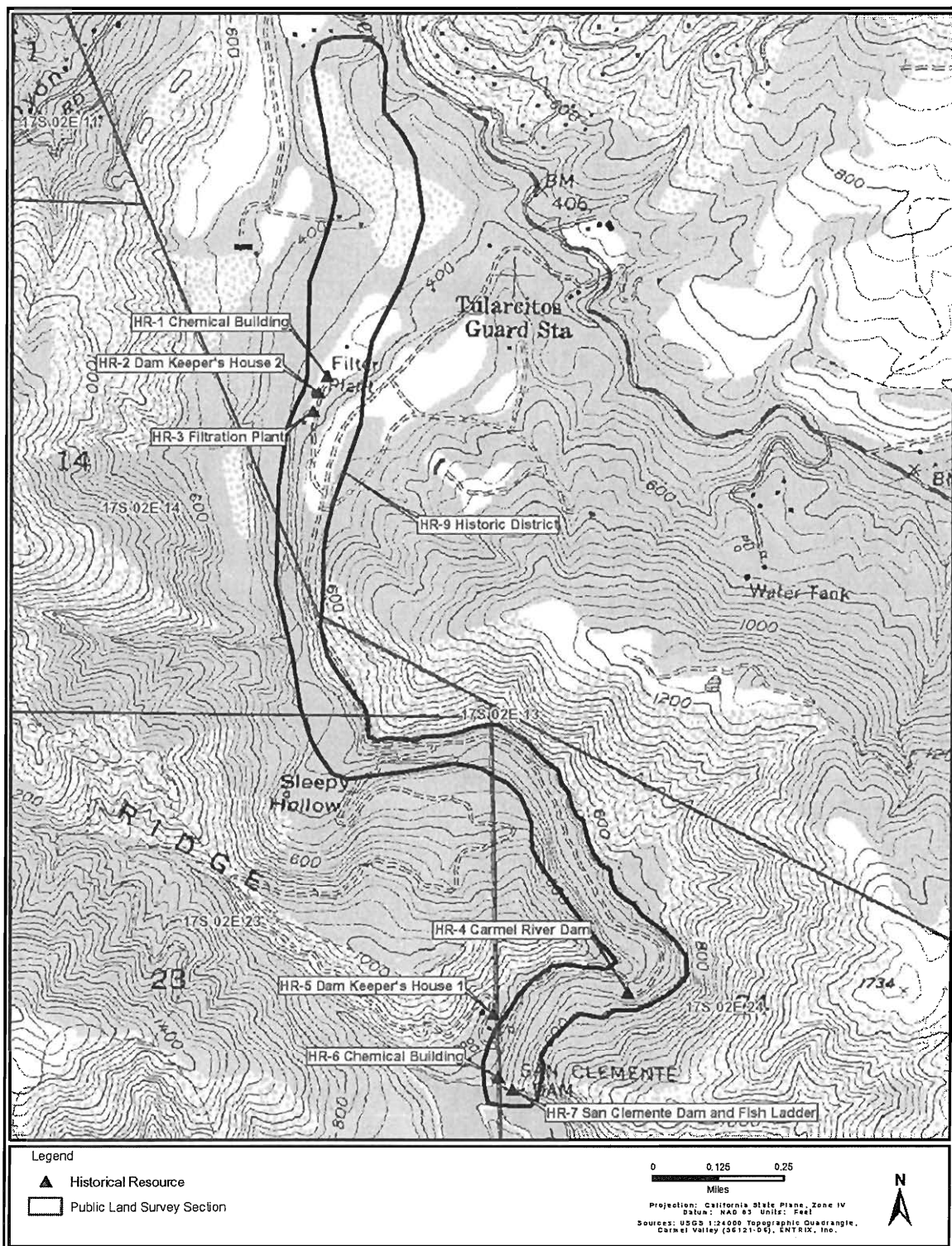
Page 1 of 1

*Resource Name or #: San Clemente Dam Historic District

*Map Name: USGS Topographic Carmel Valley

*Scale: 1:24000

*Date of Map: 1984



DPR 523J (1/95)

*Required information