

Appendix B

Cultural Resources Assessment



CULTURAL AND PALEONTOLOGICAL RESOURCES ASSESSMENT FOR THE EVERGREEN ROW TOWNHOMES PROJECT, CITY OF GARDENA, LOS ANGELES COUNTY, CALIFORNIA

Prepared for:

Starla Barker, De Novo Planning Group

Authors:

Shannon Lopez, M.A.

Kim Scott, M.S.

Principal Investigators:

John Gust, PhD., RPA

Kim Scott, M.S.

Date

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Cogstone Project Number: 5000

Type of Study: Cultural and Paleontological Assessment

Archaeological Sites: None

Paleontological Localities: None within the Project Area

USGS Quadrangle: Inglewood 7.5' (1981)

Area: 4.23 acres

Key Words: Cultural and Paleontological Resources Assessment, Evergreen Row Townhomes, City of Gardena, Los Angeles County, Moneta Nursery, Moneta Motel, Negative Survey, middle to late Pleistocene older alluvium - less than five feet below the modern surface low potential for fossils, more than five feet below the modern surface moderate potential for fossils

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SUMMARY OF FINDINGS

This study was conducted to determine the potential impacts to cultural and paleontological resources at the Evergreen Row Townhomes Project (Project). The proposed Project is located at 13615, 13619, and 13633 Vermont Avenue within the City of Gardena which is the lead agency under the California Environmental Quality Act.

The Project involves a General Plan Amendment to high residential and a corresponding zone change to high-density multiple-family (R-3) to allow for the development of the proposed 84-unit three-story townhomes, which will range in size from 833 to 1,801 square feet. In addition, garages, parking stalls, and open space will be developed.

On May 12, 2020, Cogstone architectural historian Shannon Lopez visited the Project Area to survey for paleontological, archaeological, and historic built environment resources. No paleontological or archaeological resources were encountered. Architectural resources are detailed below.

Paleontological Resources

The Project is mapped entirely as middle to late Pleistocene older alluvium which was deposited between 500,000 and 11,700 years ago. The paleontological record search revealed no fossil localities from within the project or within a two-mile radius. Fossil localities are known from terrestrial deposits near to the Project. Extinct late Pleistocene animal fossils of ground sloth, dire wolf, mammoth, horse, two types of pronghorn antelope, and bison have been recovered from within ten miles of the study area.

The paleontological records search revealed that all of the fossils previously recovered within a 10-mile radius were a minimum of five feet deep in deposits mapped as late Pleistocene at the surface. As such, the Project sediments less than five feet below the modern surface are assigned a low potential for fossils (PFYC 2) and deeper deposits are assigned a moderate potential for fossils (PFYC 3) due to similar deposits producing fossils at that depth near to the study area.

Planned excavation depths are 4 to 6 feet for a catch basin, 8 to 10 feet for an urban pond, 11 feet for utilities, and 50 feet for a drywell which will be augered. Augering, potholing, pile driving, and similar activities regardless of depth, have a low potential to produce fossils meeting significance criteria because any fossils brought up by the auger during drilling will not have information about formation, depth or context. If unanticipated fossil discoveries are made, all work must halt within 25 feet until a qualified paleontologist can evaluate the find. Work may resume immediately outside of the 25 foot radius.

Archaeological Resources

On April 17, 2020, Cogstone requested a search of the California Historic Resources Information System (CHRIS) from the South Central Coastal Information Center that included the entire proposed Project Area as well as a half-mile radius. The South Central Coastal Information Center completed the request on June 8, 2020. Results of the record search indicate that 10 previous studies have been completed within a half-mile of the proposed Project Area. None of

these previous studies are within the Project Area. The records search also determined that no previously recorded resources are located within the Project boundaries or the half-mile search radius.

Based on the results of the pedestrian survey and the cultural records search, the Project Area has low sensitivity for prehistoric archaeological resources. Analysis of these data sources and historical United States Geological Survey (USGS) aerial photographs indicates that the Project Area also has low sensitivity for buried historical archaeological features such as foundations or trash pits. No further work is recommended.

In the event of an unanticipated discovery, all work must be suspended within 50 feet of the find until a qualified archaeologist evaluates it. In accordance with California Health and Safety Code Section 7050.5, the County Coroner must be notified if potentially human bone is discovered. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with Public Resources Code Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods. Work may not resume in the vicinity of the find until all requirements of the health and safety code have been met.

Historic Built Environment Resources

The Project Area is currently developed with a plant nursery constructed in 1953 and the Moneta Motel constructed in 1946. Greenhouses are also present and are associated with the nursery. Ms. Lopez photo documented the Modena Motel, Moneta Nursery, and associated ancillary nursery structures. Access limitations restricted Ms. Lopez's pedestrian survey to what was visible from the adjacent streets. The buildings and associated ancillary structures on these two properties were documented on California Department of Parks and Recreation (DPR) 523 forms. The Moneta Motel and Moneta Nursery Garden Center were recommended not eligible for listing in the California Register of Historical Resources (CRHR). Demolition of the Moneta Motel and Moneta Nursery does not require any mitigation due to lack of significance.

INTRODUCTION

PURPOSE OF STUDY

This study was conducted to determine the potential impacts to cultural and paleontological resources at the Evergreen Row Townhomes Project (Project; Figure 1). The proposed Project is located at 13615, 13619, and 13633 Vermont Avenue within the City of Gardena (City) which is the lead agency under the California Environmental Quality Act (CEQA).

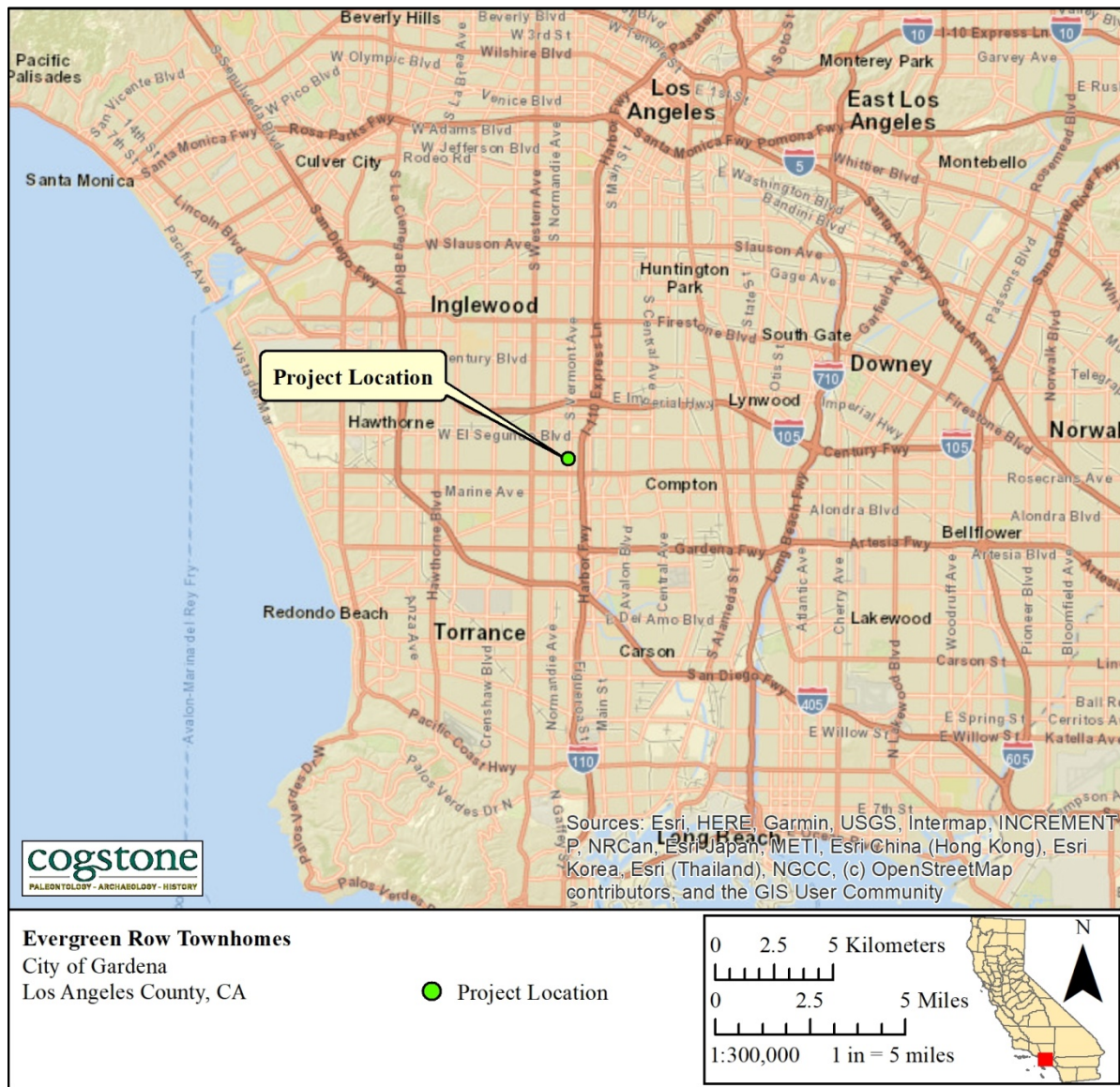


Figure 1. Project vicinity map

PROJECT LOCATION

The Project Area resides on 4.23 acres located within Assessor Parcel Numbers (APNs) 6115-019-042, -043, -044, and -045 located at 13615-13633 South Vermont Avenue in the City of Gardena, Los Angeles County, California (Figures 2 and 3). Specifically, the Project is located within Township 3 South, Range 14 West, Section 13 of the San Bernardino Baseline and Meridian and on the United States Geological Survey (USGS) 7.5-minute Inglewood topographic map (Figure 2). Planned excavation depths are 4 to 6 feet for a catch basin, 8 to 10 feet for an urban pond, 11 feet for utilities, and 50 feet for a drywell.

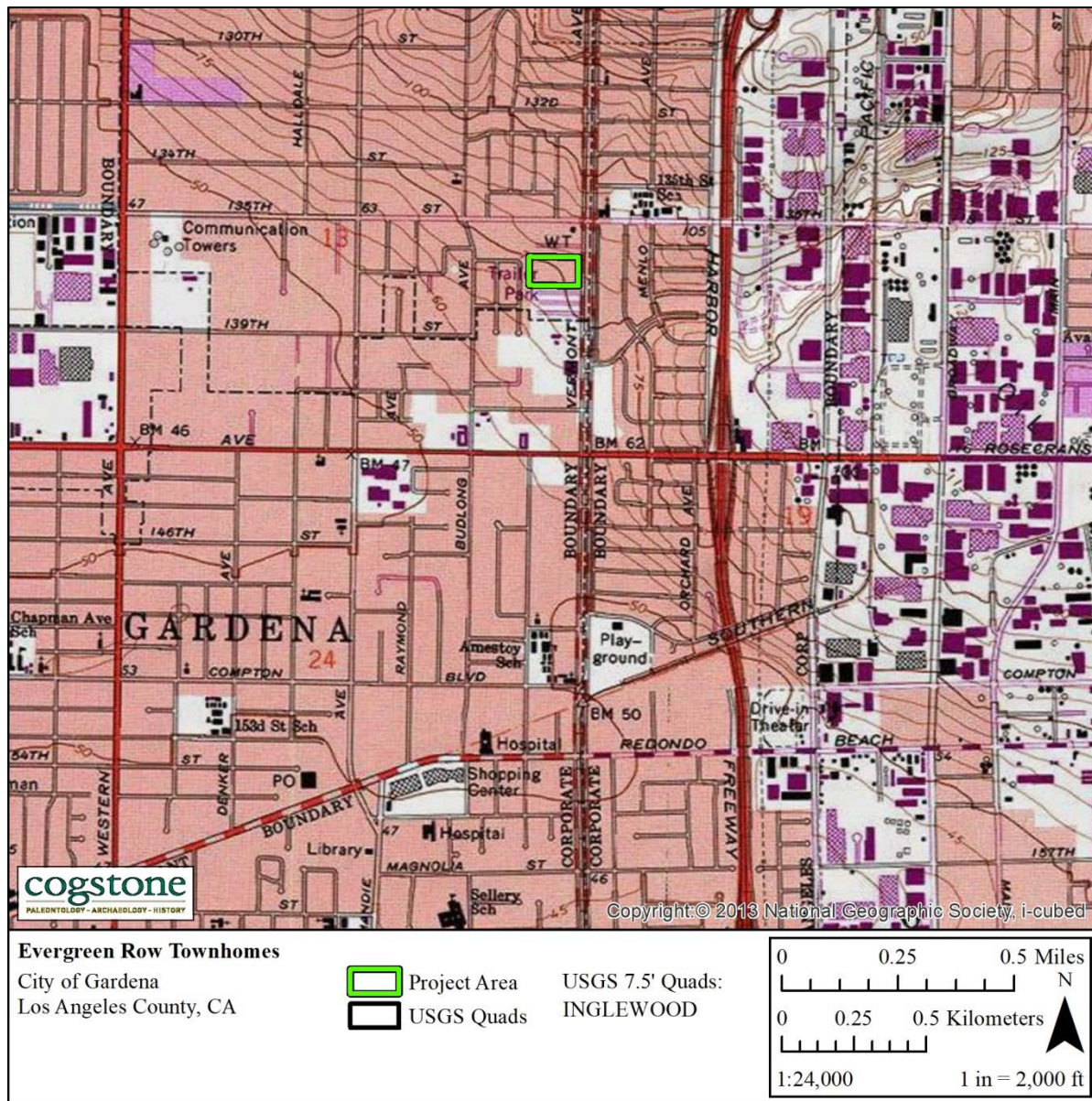


Figure 2. Project location

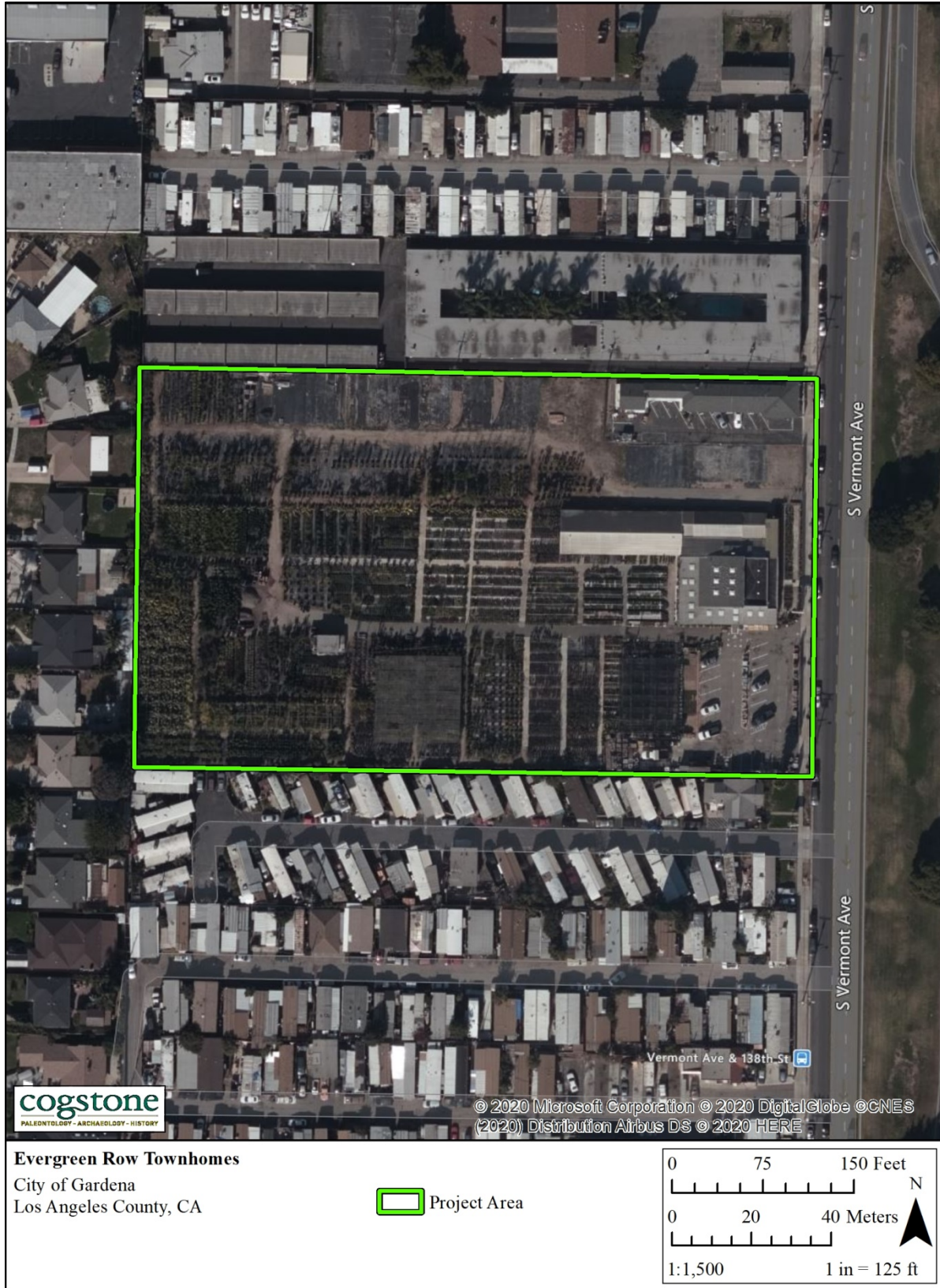


Figure 3. Project area map

PROJECT DESCRIPTION

The Project involves a General Plan Amendment to high residential and a corresponding zone change to high-density multiple-family (R-3) to allow for the development of the proposed townhomes. The Project proposes to remove all existing on-site improvements within the 4.23-gross acre site and construct 84 three-story attached townhomes in 16 buildings (182,206 square feet; 20.24 dwelling units/net acre). Each building would contain four to six dwelling units and have a maximum height of 40 feet (to roof ridge). The townhomes would consist of a mix of floor plans with two- to four-bedroom options, ranging in size from 1,528 to 1,801 square feet, with the exception of two units which would be 833 square feet with one bedroom and a den.

The Project proposes a seven-foot screen wall or screen/retaining combination wall along the northern, southern, and western perimeters of the site. Along the site's frontage, a six-foot split-face wall is proposed with five-foot six-inch steel fencing interspersed where the interior private driveways terminate within the site.

OPEN SPACE AND RECREATIONAL AMENITIES

Approximately 56,256 square feet of open space is proposed including 5,550 square feet within private balconies and 50,706 square feet within common open space areas. A common open space/recreational area is proposed within the center of the site and would include a shade structure with freestanding barbeque grills, picnic tables, play structure, and open grass area for passive play and small gatherings.

LANDSCAPING AND WALKWAYS

Approximately 10,758 square feet of landscaping would be provided throughout the site. A variety of trees, shrubs and ground cover would be provided along the perimeter of the site, adjacent to and between the residential buildings, within and around the community open space area, and near the parking areas. Natural colored walkways are proposed throughout the site to provide access to the townhomes, parking areas, and central community open space area.

PARKING

The Gardena Municipal Code §18.40.040, Number of Parking Spaces Required, states that multiple-family dwellings require two spaces in a garage or enclosed parking facility per dwelling unit. In addition, §18.040.070, Additional Standards for Residential Parking Areas, requires guest parking be provided for residential developments of more than one unit at one-half parking space per dwelling unit.

The Project would require two enclosed spaces for each of the 82 market rate units and one enclosed space for each of the 2 affordable units for a total of 166 enclosed spaces. An additional 41 guest spaces would be required based on the market rate units.

The Project proposes attached two car garages for the 82 two- to four-bedroom (market rate) units and attached single-car garages for the one-bedroom (affordable) units. An additional 42 open parking stalls (including four ADA spaces) would be distributed throughout the site.

SITE ACCESS

Access to the Project site is proposed from a single right in right out only driveway on Vermont Avenue, at the southeast corner of the site. The entrance would be gate-controlled with a visitor kiosk (telephone keypad) and include decorative paving and landscaping. Pedestrian access would be provided through a locked access gate, north of the proposed driveway. A private interior driveway system, consistent with Los Angeles County Fire access requirements, would provide access to the individual townhome units.

ARCHITECTURE

The Project proposes four building types. The buildings would primarily be stucco with composite shingle roofing, vertical metal railings, vinyl windows, and decorative elements such as stucco overhangs, light fixtures and metal grilles. The Project proposes a different, but complimentary, color scheme for each building type to provide visual interest and reduce monotony.

WATER

Golden State Water Company (GSWC) provides water service to the site. The Project proposes to install 8-inch water lines within the private drives with two connections to an existing 12-inch water main within Vermont Avenue.

WASTEWATER

The City of Gardena conveys wastewater to the County Sanitation Districts of Los Angeles County's regional system for treatment. The Project proposes to install 8-inch sewer lines within the private drives that would connect to a proposed 8-inch sewer line within a proposed private easement located between two properties west of the site in order to connect to the existing 8-inch sewer line in Berendo Avenue.

STORMWATER

The Project site would be graded to allow for a single low point on the site equipped with a curb inlet catch basin. The catch basin is proposed to be located at the end of the drive aisle at the southwestern property line and would be connected to a proposed drywell system for treatment and infiltration. Two additional curb inlet catch basins would be located on-site in a flow-by condition to reduce the amount of stormwater flowing into the sump location. The storm drain system would also have a detention system to capture excess flows generated by the proposed Project conditions.

PROJECT PERSONNEL

Cogstone Resource Management, Inc. (Cogstone) conducted the cultural and paleontological resources study. Resumes of key personnel are provided in Appendix A.

- Molly Valasik served as the Task Manager for the Project. Ms. Valasik has an M.A. in Anthropology from Kent State University in Ohio and over 10 years of experience in southern California archaeology.
- John Gust served as the Principal Investigator for Archaeology for the Project and reviewed the report. Dr. Gust has a Ph.D in Anthropology with an emphasis in archaeology from the University of California, Riverside, an M.A. in Geography from the University of Colorado, Colorado Springs, and has over eight years of experience in archaeology.
- Kim Scott served as the Principal Investigator for Paleontology for the Project and wrote the geological, paleontological, and environmental portions of this report. Ms. Scott has an M.S. in Biology with paleontology emphasis from California State University, San Bernardino, a B.S. in Geology with paleontology emphasis from the University of California in Los Angeles, and has over 25 years of experience in California paleontology and geology.
- Eric Scott reviewed the paleontological portions of this report for quality control. Mr. Scott is a qualified Principal Paleontologist with an M.A. in anthropology, with an emphasis in biological paleoanthropology, from the University of California in Los Angeles, and more than 35 years of experience in California paleontology.
- Shannon Lopez conducted the cultural and architectural resources record search, field survey, and authored portions of this report. Ms. Lopez holds an M.A. in History from California State University Fullerton and has more than 2 years of experience in Architectural History.
- Logan Freeberg conducted the paleontological record search and prepared the maps for the report. Mr. Freeberg holds a B.A. in Anthropology from the University of California, Santa Barbara and has more than 15 years of experience in southern California archaeology.

REGULATORY ENVIRONMENT

STATE LAWS AND REGULATIONS

CALIFORNIA ENVIRONMENTAL QUALITY ACT

CEQA states that: It is the policy of the state that public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects, and that the procedures required are intended to assist public agencies in systematically identifying both the significant effects of proposed projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects.

CEQA declares that it is state policy to: “take all action necessary to provide the people of this state with...historic environmental qualities.” It further states that public or private projects financed or approved by the state are subject to environmental review by the state. All such projects, unless entitled to an exemption, may proceed only after this requirement has been satisfied. CEQA requires detailed studies that analyze the environmental effects of a proposed project. In the event that a project is determined to have a potential significant environmental effect, the act requires that alternative plans and mitigation measures be considered.

If paleontological resources are identified as being within the proposed project study area, the sponsoring agency must take those resources into consideration when evaluating project effects. The level of consideration may vary with the importance of the resource.

TRIBAL CULTURAL RESOURCES

As of 2015, CEQA established that “[a] project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment” (Pub. Resources Code, § 21084.2). In order to be considered a “tribal cultural resource,” a resource must be either:

- (1) listed, or determined to be eligible for listing, on the national, state, or local register of historic resources, or
- (2) a resource that the lead agency chooses, in its discretion, to treat as a tribal cultural resource.

To help determine whether a project may have such an effect, the lead agency must consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a proposed project. If a lead agency determines that a project may cause a substantial adverse change to tribal cultural resources, the lead agency must consider measures to mitigate that impact. Public Resources Code §20184.3 (b)(2) provides

examples of mitigation measures that lead agencies may consider to avoid or minimize impacts to tribal cultural resources.

PUBLIC RESOURCES CODE

Section 5097.5: No person shall knowingly and willfully excavate upon, or remove, destroy, injure or deface any historic or prehistoric ruins, burial grounds, archaeological, or vertebrate paleontological site, including fossilized footprints, inscriptions made by human agency, or any other archaeological, paleontological or historical feature, situated on public lands (lands under state, county, city, district or public authority jurisdiction, or the jurisdiction of a public corporation), except with the express permission of the public agency having jurisdiction over such lands. Violation of this section is a misdemeanor. As used in this section, “public lands” means lands owned by, or under the jurisdiction of, the state, or any city, county, district, authority, or public corporation, or any agency thereof.

Sections 5097.91 through 5097.991 establishes and authorizes the Native American Heritage Commission (NAHC). These sections prohibit the acquisition or possession of Native American artifacts or human remains taken from a Native American grave or cairn, except in accordance with an agreement reached with the NAHC, and provide for Native American remains and associated grave artifacts to be repatriated. Subsections 5097.98(b) and (e) require a landowner on whose property Native American human remains are found to limit further development activity in the vicinity until conferring with the most likely descendants (as identified by the NAHC) to consider treatment options. Because of the importance of human remains to the Native American community, Health and Safety Code sections 7050 through 7054 make the disturbance and removal of human remains felony offenses. Provision is made in PRC section 65092 for the notification of California Native American tribes who are on the contact list maintained by the NAHC about construction projects.

Sections 5097.993 through 5097.994 make it a misdemeanor crime to perform the unlawful and malicious excavation, removal, or destruction of Native American archaeological or historical sites on public or private lands.

Section 6254(r) protects Native American graves, cemeteries, and sacred places maintained by the NAHC by protecting records of such resources from public disclosure under the California Public Records Act.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (CRHR) is a listing of all properties considered to be significant historical resources in the state. The California Register includes all properties listed or determined eligible for listing on the National Register, including properties evaluated under Section 106, and State Historical Landmarks number No. 770 and above. The California

Register statute specifically provides that historical resources listed, determined eligible for listing on the California Register by the State Historical Resources Commission, or resources that meet the California Register criteria are resources which must be given consideration under CEQA (see above). Other resources, such as resources listed on local registers of historic registers or in local surveys, may be listed if they are determined by the State Historic Resources Commission to be significant in accordance with criteria and procedures to be adopted by the Commission and are nominated; their listing in the California Register is not automatic.

Resources eligible for listing include buildings, sites, structures, objects, or historic districts that retain historical integrity and are historically significant at the local, state, or national level under one or more of the following four criteria:

- 1) It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
- 2) It is associated with the lives of persons important to local, California, or national history;
- 3) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
- 4) It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to having significance, resources must have integrity for the period of significance. The period of significance is the date or span of time within which significant events transpired, or significant individuals made their important contributions. Integrity is the authenticity of a historical resource's physical identity as evidenced by the survival of characteristics or historic fabric that existed during the resource's period of significance.

Alterations to a resource or changes in its use over time may have historical, cultural, or architectural significance. Simply, resources must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register, if, under Criterion 4, it maintains the potential to yield significant scientific or historical information or specific data.

NATIVE AMERICAN HUMAN REMAINS

Sites that may contain human remains important to Native Americans must be identified and treated in a sensitive manner, consistent with state law (i.e., Health and Safety Code §7050.5 and Public Resources Code §5097.98), as reviewed below:

In the event that human remains are encountered during project development and in accordance with the Health and Safety Code Section 7050.5, the County Coroner must be notified if

potentially human bone is discovered. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the NAHC by phone within 24 hours, in accordance with Public Resources Code Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods.

CALIFORNIA ADMINISTRATIVE CODE, TITLE 14, SECTION 4307

This section states that “No person shall remove, injure, deface or destroy any object of paleontological, archeological or historical interest or value.”

DEFINITION OF SIGNIFICANCE FOR PALEONTOLOGICAL RESOURCES

Only qualified, trained paleontologists with specific expertise in the type of fossils being evaluated can determine the scientific significance of paleontological resources. Fossils are considered to be significant if one or more of the following criteria apply:

1. The fossils provide information on the evolutionary relationships and developmental trends among organisms, living or extinct;
2. The fossils provide data useful in determining the age(s) of the rock unit or sedimentary stratum, including data important in determining the depositional history of the region and the timing of geologic events therein;
3. The fossils provide data regarding the development of biological communities or interaction between paleobotanical and paleozoological biotas;
4. The fossils demonstrate unusual or spectacular circumstances in the history of life;
5. The fossils are in short supply and/or in danger of being depleted or destroyed by the elements, vandalism, or commercial exploitation, and are not found in other geographic locations.

As so defined, significant paleontological resources are determined to be fossils or assemblages of fossils that are unique, unusual, rare, uncommon, or diagnostically important. Significant fossils can include remains of large to very small aquatic and terrestrial vertebrates or remains of plants and animals previously not represented in certain portions of the stratigraphy. Assemblages of fossils that might aid stratigraphic correlation, particularly those offering data for the interpretation of tectonic events, geomorphologic evolution, and paleoclimatology are also critically important (Scott and Springer 2003, Scott et al. 2004).

BACKGROUND

The geologic, paleontological, and environmental sections below provide information on the environmental factors that affect archaeological and paleontological resources, while the prehistoric and historical settings provide information on the history of land use in the general Project region.

GEOLOGIC SETTING

The Project lies within the Los Angeles Basin, a sedimentary basin which includes the coastal plains of Los Angeles and Orange counties and out to Catalina Island, California. This region is bounded by the Santa Ana Mountains to the east, the Santa Monica Mountains to the north, and the San Joaquin Hills to the south. The marine Los Angeles Basin began to develop in the early Miocene, about 23 million years ago. Through time the basin transitioned to terrestrial deposition by the middle Pleistocene, about 1 million years ago.

The area is part of the coastal section of the northernmost Peninsular Range Geomorphic Province and is characterized by elongated northwest-trending mountain ridges separated by sediment-floored valleys. Subparallel faults branching off from the San Andreas Fault to the east create the local mountains and hills. The Peninsular Ranges Geomorphic Province is located in the southwestern corner of California and is bounded by the Transverse Ranges Geomorphic Province to the north and the Colorado Desert Geomorphic Province to the east (Wagner 2002).

The Project is mapped entirely as middle to late Pleistocene older alluvium which was deposited between 500,000 and 11,700 years ago. These fluvial and flood plain deposits consist of layered poorly sorted, moderately well-indurated, slightly dissected, gravels to clays. The sediments were deposited by streams and rivers on canyon floors and in the flat flood plains of the area (Saucedo et al. 2016).

PALEONTOLOGICAL SETTING

During the past 100,000 years or so, southern California's climate has shifted from the cooler and damper conditions of the last glacial period to the warmer and dryer conditions of the Holocene interglacial which began approximately 11,000 years ago. While continental ice sheets covered the interior of northern North America, southern California was ice free.

Fossils of Monterey cypress (*Hesperocyparis macrocarpa*), Monterey pine (*Pinus radiata*), and Torrey pine (*Pinus* sp. cf. *P. torreyana*) have been found in middle to late Pleistocene deposits in

the Wilshire District of Los Angeles (Scott et al. 2014). Fossils of Monterey cypress are also known from middle to late Pleistocene deposits in Costa Mesa, California and the late Pleistocene Rancho la Brea asphalt seeps of the Wilshire District of Los Angeles (Axelrod and Govean 1996, Stock and Harris 1992). Today the most restricted conifers (Monterey cypress and Torrey pine) only inhabit locations on the coasts with cool, moist summers characterized by abundant sea fog. These locations experience a mean summer high temperature of 70°F - 83°F (21.1°C - 28.3°C). Winters are cool and damp with average precipitation of 10.59” - 32.41” (26.90 cm - 82.32 cm; Intellicast 2020, The Weather Channel 2020). Cold water upwellings due to submarine canyons adjacent to the shore near the relict populations create these conditions.

ENVIRONMENTAL SETTING

Located in Los Angeles County, the Project is situated approximately 10 miles south southwest of downtown Los Angeles. The Los Angeles River lays 9 miles to the east, Compton Creek is 2.5 miles to the east, and the Pacific Ocean is 7 miles to the west.

The current Mediterranean-like climate is characterized by warm, dry summers and cool, moist winters, with rainfall predominantly falling between November and May. Mild breezes reach the area from the Pacific Ocean.

Prior to development, the native vegetation of the Project Area consisted of California coastal sage scrub. Typical species include California sagebrush (*Artemisia californica*), coyote brush (*Baccharis pilularis* var. *consanguinea*), California buckwheat (*Eriogonum fasciculatum*), lemonade berry (*Rhus integrifolia*), poison oak (*Toxicodendron diversiloba*), purple sage (*Salvia leucophylla*), and black sage (*Salvia mellifera*; Ornduff et al. 2003). Additional common species include brittlebush (*Encelia californica*), chamise (*Adenostoma fasciculatum*), white sage (*Salvia apiana*), Our Lord’s candle (*Hesperoyucca whipplei*), and prickly pear cactus (*Opuntia*; Hall 2007).

Large native land mammals of the region included mule deer (*Odocoileus hemionus*), bighorn sheep (¹‡*Ovis canadensis*), tule elk (‡*Cervus canadensis nannodes*), pronghorn (‡*Antilocapra americana*), bison (‡*Bison bison*), bobcat (‡*Lynx rufus*), mountain lion (‡*Felis concolor*), jaguar (‡*Panthera onca*), coyote (*Canis latrans*), grey wolf (‡*Canis lupus*), black and grizzly bears (‡*Ursus americana*, ‡*Ursus arctos*). Smaller native fauna included rabbits (‡*Lepus californicus*, *Sylvilagus audubonii*, ‡*Sylvilagus bachmani*), desert tortoise (‡*Gopherus agassizii*), and numerous other species (California Department of Fish and Game 2020).

¹ ‡ - indicates that the species has been extirpated from Southern California.

Today, after approximately a century of urban and suburban development, the vegetation of the area is instead typified by imported species. Grasses such as slender wild oat (*Avena barbata*), rigput brome (*Bromus diandrus*), and giant reed (*Arundo donax*); shrubs and trees including blackwood acacia (*Acacia melanoxylon*), saltcedar (*Tamarix ramosissima*), eucalyptus (*Eucalyptus* spp.), and Brazilian pepper (*Schinus terebinthifolius*) are common (Cal-IPC 2006). In recent history, urban development has driven most animals from the area, although mule deer, bobcats, and coyotes still occur in the surrounding hills.

PREHISTORIC SETTING

Approaches to prehistoric frameworks have changed over the past half century from being based on material attributes to radiocarbon chronologies to association with cultural traditions. Archaeologists defined a material complex consisting of an abundance of milling stones (for grinding food items) with few projectile points or vertebrate faunal remains dating from about 7 to 3 thousand years before the present as the “Millingstone Horizon” (Wallace 1955). Later, the “Millingstone Horizon” was redefined as a cultural tradition named the Encinitas Tradition (Warren 1968) with various regional expressions including Topanga and La Jolla. Use by archaeologists varied as some adopted a generalized Encinitas Tradition without regional variations, some continued to use “Millingstone Horizon” and some used Middle Holocene (the time period) to indicate this observed pattern (Sutton and Gardner 2010:1-2).

Recently, it was recognized that generalized terminology is suppressing the identification of cultural, spatial, and temporal variation and the movement of peoples throughout space and time. These factors are critical to understanding adaptation and change (Sutton and Gardner 2010:1-2).

The Encinitas Tradition characteristics are abundant metates and manos, crudely made core and flake tools, bone tools, shell ornaments, very few projectile points with subsistence focusing on collecting (plants, shellfish, etc.; Sutton and Gardner 2010:7). Faunal remains vary by location but include shellfish, land animals, marine mammals, and fish.

The Encinitas Tradition is currently redefined as comprising four geographical patterns (Sutton and Gardner 2010: 8-25). These are (1) Topanga in coastal Los Angeles and Orange counties, (2) La Jolla in coastal San Diego County, (3) Greven Knoll in inland San Bernardino, Riverside, Orange, and Los Angeles counties, and (4) Pauma in inland San Diego County.

About 3,500 years before present the Encinitas Tradition was replaced in the greater Los Angeles Basin by the Del Rey Tradition (Sutton 2010). This tradition has been generally assigned to the Intermediate and Late Prehistoric periods. The changes that initiated the beginning of the Intermediate Period include new settlement patterns, economic foci, and artifact types that coincided with the arrival of a biologically distinctive population. The Intermediate and Late

Prehistoric periods have not been well-defined. Many archaeologists have proposed, however, that the beginning of the Intermediate marked the arrival of Takic-speaking groups (from the Mojave Desert, southern Sierra Nevada, and San Joaquin Valley) and that the Late Prehistoric Period reflected Shoshonean groups (from the Great Basin). Related cultural and biological changes occurred on the southern Channel Islands about 300 years later.

As defined by Sutton (2010), the Del Rey Tradition replaces usage of the Intermediate and Late Prehistoric designations for both the southern California mainland and the southern Channel Islands. Within the Del Rey Tradition are two regional patterns named Angeles and Island. The Del Rey Tradition represents the arrival, divergence, and development of the Gabrielino in southern California.

PREHISTORIC CHRONOLOGY

The latest cultural revisions for the Project Area define traits for time phases of the Topanga pattern of the Encinitas Tradition applicable to coastal Los Angeles and Orange counties (Sutton and Gardner 2010; Table 1). This pattern is replaced in the Project Area by the Angeles pattern of the Del Rey Tradition later in time (Sutton 2010).

Table 1. Cultural Patterns and Phases

Phase	Dates BP	Material Culture	Other Traits
Topanga I	8,500 to 5,000	Abundant manos and metates, many core tools and scrapers, few but large points, charmstones, cogged stones, early discoidals, faunal remains rare	Shellfish and hunting important, secondary burials under metate cairns (some with long bones only), some extended inhumations, no cremations
Topanga II	5,000 to 3,500	Abundant but decreasing manos and metates, adoption of mortars and pestles, smaller points, cogged stones, late discoidals, fewer scraper planes and core tools, some stone balls and charmstones	Shellfish important, addition of acorns, reburial of long bones only, addition of flexed inhumations (some beneath metate cairns), cremations rare
Topanga III	3,500 to 1,300	Abundant but decreasing manos and metates, increasing use of mortars and pestles, wider variety of small projectile points, stone-lined ovens	Hunting and gathering important, flexed inhumations (some under rock cairns), cremations rare, possible subsistence focus on yucca/agave
Angeles IV	1,000 to 800	Cottonwood arrow points for arrows appear, <i>Olivella</i> cupped beads and <i>Mytilus</i> shell disks appear, some imported pottery appears, possible appearance of ceramic pipes	Changes in settlement pattern to fewer but larger permanent villages, flexed primary inhumations, cremations uncommon
Angeles V	800 to 450	Artifact abundance and size increases, steatite trade from islands increases, larger and more elaborate effigies	Development of mainland dialect of Gabrielino, settlement in open grasslands, exploitation of marine resources declined and use of small seeds increased, flexed primary inhumations, cremations uncommon

Phase	Dates BP	Material Culture	Other Traits
Angeles VI	450 to 150	Addition of locally made pottery, metal needle-drilled <i>Olivella</i> beads, addition of Euroamerican material culture (glass beads and metal tools)	Use of domesticated animals, flexed primary inhumations continue, some cremations

Topanga Pattern groups were relatively small and highly mobile. Sites known are temporary campsites, not villages, and tend to be along the coast in wetlands, bays, coastal plains, near-coastal valleys, marine terraces and mountains. The Topanga toolkit is dominated by manos and metates with projectile points scarce (Sutton and Gardner 2010:9).

In Topanga Phase I other typical characteristics were a few mortars and pestles, abundant core tools (scraper planes, choppers, and hammerstones), relatively few large, leaf-shaped projectile points, cogged stones, and early discoidals. Secondary inhumation under cairns was the common mortuary practice (Sutton and Gardner 2010:9, 13).

In Topanga Phase II, flexed burials and secondary burial under cairns continued. Adoption of the mortar and pestle is a marker of this phase. Other typical artifacts include manos, metates, scrapers, core tools, discoidals, charmstones, cogged stones and an increase in the number of projectile points (Sutton and Gardner 2010:14-16).

In Topanga Phase III, there was continuing abundance of metates, manos, and core tools plus increasing amounts of mortars and pestles. More numerous and varied types of projectile points are observed along with the introduction of stone-lined earthen ovens. Cooking features such as these were possibly used to bake yucca or agave. Both flexed and extended burials are known (Sutton and Gardner 2010:17).

The Angeles pattern generally is restricted to the mainland and appears to have been less technologically conservative and more ecologically diverse, with a largely terrestrial focus and greater emphases on hunting and nearshore fishing (Sutton 2010).

The Angeles IV phase is marked by new material items including Cottonwood points for arrows, *Olivella* cupped beads, *Mytilus* shell disks, birdstones (zoomorphic effigies with magico-religious properties), and trade items from the Southwest including pottery. It appears that populations increased and that there was a change in the settlement pattern to fewer but larger, permanent villages. Presence and utility of steatite vessels may have impeded the diffusion of pottery into the Los Angeles Basin. Smaller special-purpose sites continued to be used (Sutton 2010).

Angeles V components contain more and larger steatite artifacts, including larger vessels, more elaborate effigies, and comals. Settlement locations shifted from woodland to open grasslands. The exploitation of marine resources seems to have declined and use of small seeds increased. Many Gabrielino inhumations contained grave goods while cremations did not (Sutton 2010).

The Angeles VI phase reflects the ethnographic mainland Gabrielino of the post-contact period (i.e., after A.D. 1542; Sutton 2010). One of the first changes in Gabrielino culture after contact was undoubtedly population loss due to disease, coupled with resulting social and political disruption. Angeles VI material culture is essentially Angeles V augmented by a number of Euro-American tools and materials, including glass beads and metal tools such as knives and needles (used in bead manufacture). The frequency of Euro-American material culture increased through time until it constituted the vast majority of materials used. Locally produced brown ware pottery appears along with metal needle-drilled *Olivella* disk beads.

The ethnographic mainland Gabrielino subsistence system was based primarily on terrestrial hunting and gathering, although nearshore fish and shellfish played important roles. Sea mammals, especially whales (likely from beached carcasses), were prized. In addition, a number of European plant and animal domesticates were obtained and exploited. Ethnographically, the mainland Gabrielino practiced interment and some cremation.

ETHNOGRAPHY

Early Native American peoples of the Project Area are poorly understood. They were replaced about 1,000 years ago by the Gabrielino (Tongva) who were semi-sedentary hunters and gatherers. The Gabrielino speak a language that is part of the Takic language family. Their territory encompassed a vast area stretching from Topanga Canyon in the northwest, to the base of Mount Wilson in the north, to San Bernardino in the east, Aliso Creek in the southeast and the Southern Channel Islands, in all an area of more than 2,500 square miles (Bean and Smith 1978; McCawley 1996; Figure 4). At European contact, the tribe consisted of more than 5,000 people living in various settlements throughout the area. Some of the villages could be quite large, housing up to 150 people.

The Gabrielino are considered to have been one of the wealthiest tribes and to have greatly influenced tribes they traded with (Kroeber 1976:621). Houses were domed, circular structures thatched with tule or similar materials (Bean and Smith 1978:542). The best known artifacts were made of steatite and were highly prized. Many common everyday items were decorated with inlaid shell or carvings reflecting an elaborately developed artisanship (Bean and Smith 1978:542).

The main food zones utilized were marine, woodland and grassland (Bean and Smith 1978).

Plant foods were, by far, the greatest part of the traditional diet at contact. Acorns were the most important single food source. Villages were located near water sources necessary for the leaching of acorns, which was a daily occurrence. Grass seeds were the next most abundant plant food used along with chia. Seeds were parched, ground, and cooked as mush in various combinations according to taste and availability. Greens and fruits were eaten raw or cooked or sometimes dried for storage. Bulbs, roots, and tubers were dug in the spring and summer and usually eaten fresh. Mushrooms and tree fungus were prized as delicacies. Various teas were made from flowers, fruits, stems, and roots for medicinal cures as well as beverages (Bean and Smith 1978:538-540).

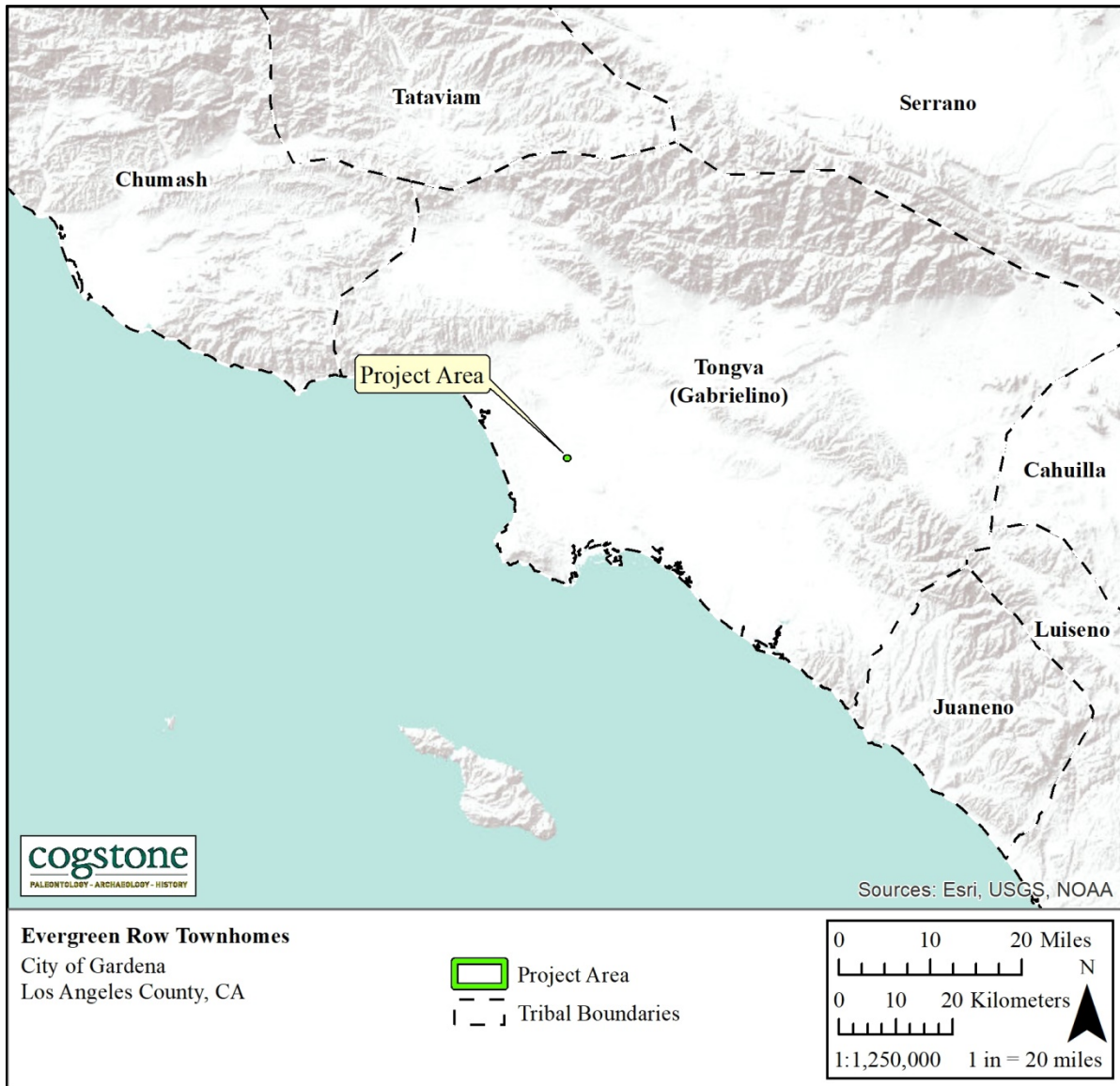


Figure 4. Gabrielino-Tongva Tribal Territory

The principal game animals were deer, rabbit, jackrabbit, woodrat, mice, ground squirrels, antelope, quail, dove, ducks, and other birds. Most predators were avoided as food, as were tree squirrels and most reptiles. Trout and other fish were caught in the streams, while salmon were available when they ran in the larger creeks. Marine foods were extensively utilized. Sea mammals, fish, and crustaceans were hunted and gathered from both the shoreline and the open ocean, using reed and dugout canoes. Shellfish were the most common resource, including abalone, turban, mussels, clams, scallops, bubble shells, and others (Bean and Smith 1978:538-540).

The Project Area was not home to any known major villages. However, it is likely smaller villages and seasonal camps were present in the Project vicinity.

HISTORIC SETTING

SPANISH PERIOD (1769-1822)

Juan Cabrillo was the first European to sail along the coast of California in 1542 and was followed in 1602 by Sebastian Vizcaino. In 1769 Gaspar de Portola explored the present-day Los Angeles area in order to open up a land route to the port of Monterey. He established the first Spanish settlement in the area, which they named after the local river Rio de Nuestra Senora la Reina de los Angeles de Porciuncula (River of Our Lady Queen of the Angels of Porciuncula). By 1771, Father Junipero Serra established the Mission San Gabriel Arcángel, which was later moved to the present-day city of San Gabriel (Discover LA 2017). The founding of the San Gabriel Mission in 1771 marked a period where the Tongva were brought into the confines of the mission and subjected to religious and occupational re-education. The Tongva population was ravaged by European diseases. The missions held the Tongva lands and utilized them for grazing.

MEXICAN PERIOD (1822-1848)

After Mexico gained independence from Spain in 1822, the Mission lands were secularized under the Secularization Act of 1833, but much of the land was transferred to political appointees. A series of large land grants (ranchos) that transferred Mission properties to private ownership were awarded by the various governors of California. Land grants were also awarded in the interior to increase the population away from the coastal areas that were settled during the Spanish Period.

AMERICAN PERIOD (1848-PRESENT)

The Mexican-American War followed on the heels of the Bear Flag Revolt of June 1846 (Ohles 1997). General Andrés Pico and John C. Frémont signed the Articles of Capitulation in December 1847, and with the signing of Treaty of Guadalupe Hidalgo in February 1848, hostilities ended and Mexico relinquished California to the United States. Under the treaty,

Mexico ceded the lands of present-day California, New Mexico and Texas to the U.S. for \$15 million (Fogelson 1993:10). Within two years following the treaty, California applied for admission as a state.

GARDENA-MONETA

In 1784, in recognition of his years of military service, Spanish soldier Juan Jose Dominguez received thousands of acres of land upon which he established Rancho San Pedro. Part of this land grant included what would become Gardena Valley. In 1869, General William Starke Rosecrans purchased 16,000 acres in the Gardena Valley, which he promptly subdivided and sold off. Spencer Roane Thorpe was among the first to purchase property from Rosecrans near 161st and Figueroa Street in the Gardena Valley. Various ranchers and farmers purchased land in the valley and by 1887 the settlement of Gardena was born (Gardena Heritage Committee 2006).

It is speculated the name “Gardena” is credited to Thorpe or his daughter after the land’s reputation as a “garden spot.” The valley remained one of the few areas between Los Angeles and the west coast with a reliable source of water, which was fed by the Dominguez Slough during the dry seasons. From 1886 and 1887, Gardena underwent a significant population and real-estate boom as a result of the construction of the first railroad in the Gardena Valley which ran from Agricultural Park in Los Angeles to the town site of Rosecrans. Known as the Rosecrans Rapid Transit Railway, the railway was purchased in 1889 by the Redondo Railway Company. The Redondo Railway Company constructed approximately 20 miles of rail between Los Angeles and Redondo which resulted in Gardena’s downtown area moving from Figueroa Street to Vermont Avenue (Gardena Heritage Committee 2006; City of Gardena 2016).

Key to the settlement’s early farming economy, many Japanese immigrants moved to Gardena to work as farmers, nurserymen, and gardeners; prominent crops included strawberries, blackberries, raspberries, tomatoes, alfalfa, and barley. Gardena’s vast berry fields earned the area the title of “Berryland” and the reputation as South California’s berry capital (Gardena Heritage Committee 2006).

In the early 1900s, Gardena was known as a rural “Japantown” with a large Japanese community second only to Los Angeles’ Little Tokyo. First-generation Japanese (Issei) responsible for the development and growth of berry agriculture in the region arrived between 1902 and 1906 and referred to their settlement within Gardena as “Moneta.” With the growing Issei population came the formation of the Japanese Association of Moneta (Sato 2009).

Following the onset of World War I, Gardena’s berry industry fell into decline as they were replaced with the cultivation of what was considered more vital crops for the war effort. After the war, residential development gradually replaced Gardena’s farmland. Despite the decline of

local agriculture, Gardena's wholesale flower industry was on the rise with 22 nurseries within its City limits by 1940. In September 1930, Gardena incorporated with the neighboring settlements of Strawberry Park and Moneta to become the City of Gardena (Sato 2009).

From 1936 to 1980, Gardena operated as the only legalized gambling city in Los Angeles County. Gardena's gambling monopoly was so successful it was said there were more poker tables in the City than in the entirety of the United States (Gardena Heritage Committee 2006).

PROJECT AREA HISTORY

There are currently two historic-aged buildings within the Project area; the Moneta Motel and the Moneta Nursery.

According to the 1896 Redondo 15-minute topographic map, the oldest historic topographic map of the region, there were no built resources within the Project Area. However, the "Sunnyside Division" of the Los Angeles and Redondo Railway is shown running north to south near the location of what is now Vermont Avenue. By 1923, the Watts 7.5-minute topographic map depicts Vermont Avenue adjacent to the eastern side of the Project Area and two structures are present within the eastern portion. The oldest historic aerial photograph (1927; courtesy of FrameFinder) shows a single-family property, likely a farmhouse, at the eastern end of the Project Area and a grove of trees at the western most end. By 1941, an additional ancillary building is shown in the eastern part of the Project Area. What appears to be a second single-family property and associated ancillary buildings is present in the northeast portion. By 1952, what is now the Moneta Motel appears in the northeast part of the Project Area. The single-family property at the southeast end remains. The 1963 aerial shows the Moneta Nursery, but the single-family property and associated ancillary buildings have been demolished. Between 1972 and 1980, the most significant changes within the Project Area are associated with the Moneta Nursery building as it undergoes significant additions and alterations. There is little notable change within the Project Area until c. 2016, when the large shelters which lined the southern boundary are demolished.

Moneta Motel: According to Los Angeles County Assessor's records, this building was constructed in 1946. Originally called "El Rancho Del Sueno Motel," it was owned by a Ms. Geo Baldwin until 1975. The motel is currently owned by the Ishii family, who purchased it in 1980.

Moneta Nursery: Toshio "Chuck" Ishii (1930-2018), then head of the Ishii family, opened the Moneta Nursery in 1950 after his family moved back to Southern California from Utah following World War II. The name "Moneta Nursery" is derived from its location in the city of Moneta, which would later be annexed by Gardena. Chuck Ishii and his brother Tak Ishii managed Moneta nursery for over 50 years. The nursery is currently operated by Chuck Ishii's son Gary Ishii and nephew Mike (last name not known; Fukui Mortuary 2018)

As stated by the current property owners, the original section of the nursery's main building (the two large, gabled roof, rectangle greenhouses) was constructed in 1960 by the Ishii family. By 1972, the greenhouses and detached rectangular building were connected by an addition located at what is now the east elevation. By 1980, the shed roof was added to the building's center mass and enclosed by another addition at the west and south elevations, resulting in the building as it is today.

RECORDS SEARCHES

PALEONTOLOGICAL RECORD SEARCH

A record search of the Project Area was obtained from the Natural History Museum of Los Angeles County (McLeod 2020; Appendix B). Additional records from the University of California Museum of Paleontology database (UCMP 2020), the PaleoBiology Database (PBDB 2020), and print sources were searched for fossil records.

No recorded paleontological localities producing vertebrate fossils were found within 1 mile of the Project Area. Six localities are known from Pleistocene deposits between 1.5 and 3 miles and another 15 localities were found between 3 and 10 miles from the Project. Extinct megafauna from these sites include ground sloth (†*Paramylodon* sp.), mastodon (†*Mammut* sp.) mammoth (†*Mammuthus* sp.), dire wolf (†*Canis dirus*), horse (†*Equus* sp.), two types of pronghorn antelope (†*Capromeryx* sp., †*Breameryx* sp.), camel (†Camelidae), and bison (†*Bison* sp.; Table 2). All of the fossils were a minimum of five feet deep in deposits mapped as late Pleistocene at the surface, while sediments with a Holocene component produced fossils starting at 11 feet deep.

Table 2. Fossil localities from near to the Project Area

Common Name	Taxon	Depth below original surface	Formation mapped at surface	Age/ dates	Locality	Location	Reference
mammoth	† <i>Mammuthus</i> sp.	15 to 20 feet	older alluvium (Qoa)	late Pleistocene	LACM 1344, 3266, 3365	South Los Angeles: near I-110 and Athens on the Hill	McLeod 2019, 2020
squirrel	Sciuridae						
horse	† <i>Equus</i> sp.						
pronghorn	† <i>Breameryx</i> sp.						
western pond turtle	<i>Actinemys</i> sp.	unknown but shallow	older alluvium (Qoa)	late Pleistocene	LACM 1295, 4206	South Los Angeles: near I-110 between 112th and 113th streets and along Imperial Hwy near Main St.	McLeod 2019, 2020
puffin	<i>Mancalla</i> sp.						
turkey	<i>Parapavo</i> sp.						
ground sloth	† <i>Paramylodon</i> sp.						
mammoth	† <i>Mammuthus</i> sp.						
dire wolf	† <i>Canis dirus</i>						
rabbit	<i>Sylvilagus</i> sp.						
squirrel	Sciuridae						
deer mouse	<i>Microtus</i> sp.						
pocket gopher	<i>Thomomys</i> sp.						
horse	† <i>Equus</i> sp.						
elk	‡ <i>Cervus</i> sp.						
diminutive pronghorn	† <i>Capromeryx</i> sp.						
bison	† <i>Bison</i> sp.						
mammoth	† <i>Mammuthus</i> sp.	unknown	older alluvium (Qoa)	Pleistocene	LACM 1021	Long Beach: south of I-405; near the Spring St. or Cherry Ave. intersection	Jefferson 1991, McLeod 2017a
bird	<i>Aves</i>						
mammoth	† <i>Mammuthus</i> sp.	10 feet	older alluvium (Qoa)	Pleistocene	LACM 1919	Dominguez Hills: west of Wilmington Ave., south of 223rd St.	McLeod 2017b
sea lion	<i>Zalophus</i> sp.	less than 48 feet	young alluvium (Qya2) over older marine (Qom)	Pleistocene	LACM 1144	Long Beach: south of Anaheim St.; near the Loma Vista Dr. or Crystal Court intersection	McLeod 2017b
camel	†Camelidae						
bison	† <i>Bison</i> sp.						
bison	† <i>Bison</i> sp.	5 feet	older alluvium (Qoa)	Pleistocene	LACM 1163	Wilmington: west of SR 103, near the Anaheim St. or Henry Ford Ave.	McLeod 2017b, 2020
mammoth	† <i>Mammuthus</i> sp.	30 feet	younger alluvium (Qya2)	Pleistocene	LACM 1165	Carson: Alameda St. or Sepulveda Blvd.	Jefferson 1991
mammoth	† <i>Mammuthus</i> sp.	unknown	older alluvium (Qoa)	Pleistocene	LACM 1932	Long Beach: near the Spring St. or Cherry Ave. intersection	Jefferson 1991, McLeod 2017b

Cultural and Paleontological Resources Assessment for the Evergreen Row Townhomes Project

Common Name	Taxon	Depth below original surface	Formation mapped at surface	Age/ dates	Locality	Location	Reference
hare	<i>Lepus</i> sp.	13-16 feet deep	older alluvium (Qoa)	Pleistocene	LACM 1180, LACM 4942	Los Angeles: Manchester and Airport boulevards	McLeod 2015a, 2000
mastodon	† <i>Mammut</i> sp.						
mammoth	† <i>Mammuthus</i> sp.						
horse	† <i>Equus</i> sp.						
bison	† <i>Bison</i> sp.						
elephant relative	†Proboscidea	30 feet	older alluvium (Qoa)	Pleistocene	LACM 3319	Long Beach: east of Wilmington Ave. north of Artesia Blvd.	Jefferson 1991, McLeod 2000
bison	† <i>Bison</i> sp.	unknown					
mammoth	† <i>Mammuthus</i> sp.	5 feet	older alluvium (Qoa)	Pleistocene	LACM 3382	Compton: west of the I-710, east of Wilmington Ave., north of Artesia Blvd.	Jefferson 1991, McLeod 2000
mammoth	† <i>Mammuthus</i> sp.	19 feet	older marine (Qom)	Pleistocene	LACM 3660	Lakewood: south of Carson St.; along Cover St. between Pixie Ave. or Paramount Blvd.	McLeod 2017b
camel	†Camelidae	24 feet	younger alluvial fan (Qya)	Pleistocene	LACM 4129	Carson: Alameda or 223rd streets	McLeod 2017b
indeterminate vertebrates	Vertebrata	unknown	older marine (Qom)	Pleistocene	LACM 6802	Lakewood: near Bixby Rd. between Atlantic Ave. or Orange Ave.	McLeod 2017b
three-spine stickleback	<i>Gasterosteus aculeatus</i>	11 to 34 feet	young alluvium (Qya2)	Holocene or late Pleistocene	LACM 7701, 7702	Bell Gardens: near the intersection of Atlantic Ave. and I-710 north of the Los Angeles River	McLeod 2019
salamander	<i>Batrachoseps</i> sp.						
lizard	Lacertilia						
constrictor snake	Colubridae						
rabbit	<i>Sylvilagus</i> sp.						
pocket mouse	<i>Microtus</i> sp.						
harvest mouse	<i>Reithrodontomys</i> sp.						
pocket gopher	<i>Thomomys</i> sp.						
horse	† <i>Equus</i> sp.	unknown	older alluvium (Qoa)	Pleistocene	UCMP V65109	Long Beach: Signal Hill	UCMP 2020

CALIFORNIA HISTORIC RESOURCES INFORMATION SYSTEM

On April 17, 2020, Cogstone requested a search of the California Historic Resources Information System (CHRIS) from the South Central Coastal Information Center that included the entire proposed Project Area as well as one-half mile radius. The South Central Coastal Information Center completed the request on June 8, 2020. Results of the record search indicate that 10 previous studies have been completed within one-half mile of the proposed Project Area (Table 3). None of these previous studies are within the Project Area.

The records search also determined that no previously recorded cultural resources are located within the Project boundaries or the half-mile search radius.

Table 3. Previous Cultural Studies within a One-Half Mile Radius of the Project Area

Report No. (LA-)	Author(S)	Title	Year
03856	Bonner, Wayne H.	Cultural Resources Monitoring L.A. Cellular Site 73.3, Los Angeles, California	1998
06027	Duke, Curt	Cultural Resource Assessment AT&T Wireless Services Facility No. 05189a Los Angeles County, California	2002
06036	Duke, Curt	Cultural Resource Assessment AT&T Wireless Services Facility No. 05051a Los Angeles County, California	2002
07416	Billat, Lorna	Jarvis/CA-8280b 606 W. 140th Street, Los Angeles, California, Los Angeles County	2004
08772	Bonner, Wayne H.	Cultural Resources Records Search and Site Visit Results for Royal Street Communications, LLC Candidate LA0504a Estrella T-Mo), 13300 Estrella Avenue, Gardena, Los Angeles County, California	2006
10318	Bonner, Wayne H.	Cultural Resources Records Search and Site Visit Results for T-Mobile USA Candidate LA33689B (Sea Rock Inn), 14032 South Vermont Avenue, Gardena, Los Angeles County, California	2009
11095	Fulton, Phil	Cultural Resource Assessment, Verizon Wireless Services Blackbird Facility, City of Long Beach, Los Angeles County, California	2009
11097	Bonner, Wayne	Cultural Resources Records Search and Site Visit Results for Clearwire Candidate CALOS6529/CA8280, 606 West 140th Street, Gardena, Los Angeles County, California, EBI Job No. 61097197	2010
11150	Maxwell, Pamela	West Basin Municipal Water District Harbor/ South Bay Water Recycling Project	2003
13015	Bonner, Wayne H.	Cultural Resources Monitoring, L.A. Cellular Site 73.3, Los Angeles, California.	1998

OTHER SOURCES FOR CULTURAL RESOURCES

In addition to the SCCIC records search, a variety of sources were consulted in June 1, 2020 to obtain information regarding the cultural context of the Project Area (Table 4). Sources included the National Register of Historic Places (NRHP), the California Register of Historic Resources (CRHR), California Historical Resources Inventory (CHRI), California Historical Landmarks (CHL), and California Points of Historical Interest (CPHI). Specific information about the Project Area, obtained from historic-era maps and aerial photographs, is presented in the Project Area History section.

Table 4. Additional Cultural Sources Consulted

Source	Results
National Register of Historic Places (NRHP; 1979-2002 and supplements)	Negative
Historic USGS Topographic Maps	According to the oldest historic topographic map of the region (Redondo; 1:62,500), in 1896 there were no built resources within the Project Area. However, the “Sunnyside Division” of the Los Angeles and Redondo Railway is shown running north/south near the location of what is now Vermont Avenue. By 1923 (Watts; 1:24,000), Vermont Avenue had been developed adjacent to the eastern side of the Project Area and two structures are present in the eastern portion. By 1937 (Watts; 1:24,000), an additional structure appears on the eastern side of the Project Area. A long rectangular structure (assumed to be the Moneta Motel) is present in the northeast part of the Project Area in 1950 (Inglewood; 1:24,000). Topo maps following the 1950s do not depict built environment within the Project Area.

Source	Results
Historic US Department of Agriculture Aerial Photographs	The oldest historic aerial (1927) shows a single-family property, likely a farmhouse, at the eastern end of the Project Area and a grove of trees at the western most end. By 1941, an additional ancillary building is shown in the eastern part of the Project Area. What appears to be a second single-family property and associated ancillary buildings is present in the northeast portion. By 1952, what is now the Moneta Motel appears in the northeast part of the Project Area. The single-family property at the southeast end remains. The 1963 aerial shows the Moneta Nursery, but the single-family property and associated ancillary buildings have been demolished. Between 1972 and 1980, the most significant changes within the Project Area are associated with the Moneta Nursery building as it undergoes significant additions and alterations. There is little notable change within the Project Area until c. 2016, when the large shelters which lined the southern boundary are demolished.
California Register of Historical Resources (CRHR; 1992-2014)	Negative
California Historical Resources Inventory (CHRI; 1976-2014)	Negative
California Historical Landmarks (CHL; 1995 & supplements to 2014)	Negative
California Points of Historical Interest (CPHI; 1992 to 2014)	Negative
Bureau of Land Management (BLM) General Land Office Records	Positive; 1874, John J. Tomlinson (Sale-Cash Entry), 1874, Heirs of John J. Tomlinson (Sale-Cash Entry).
Local Designations	Negative
Historical Societies	LA Conservancy; (see below)

LOS ANGELES CONSERVANCY

On May 20 and June 2, 2020, Ms. Lopez sent a request for information for the Evergreen Row Townhomes Project to the Los Angeles Conservancy. On June 2, 2020, Ms. Lopez received a reply from Hellen Huang, LA Conservancy Administrative Assistant, who forwarded the request to Erik Van Breene, LA Conservancy Preservation Coordinator. On June 2, 2020, Mr. Breene acknowledged the receipt of Cogstone’s request for information and provided a website link regarding the Moneta sections of California Japantown. According to Mr. Breene, it appears that the Moneta Nursery is one of the few extant historic-age building/businesses connected to Moneta’s Japanese history.

NATIVE AMERICAN CONSULTATION

A Sacred Lands File (SLF) search was requested from the Native American Heritage Commission (NAHC) on April 17, 2020. On April 27, 2020, the NAHC responded that a search of the SLF was completed with negative results (Appendix C). The NAHC requested that six Native American tribes or individuals be contacted for further information regarding the general Project vicinity. The City of Gardena is conducting Native American consultations to meet the requirements of Assembly Bill 52.

SURVEY

METHODS

The survey stage is important in a Project's assessment phase to verify the exact location of each identified resource. All undeveloped ground surface areas within the ground disturbance portion of the Project Area were examined. Existing ground disturbances (e.g., cutbanks, ditches, animal burrows, etc.) were visually inspected. Photographs of the Project Area, including ground surface visibility and items of interest, were taken with a digital camera.

For paleontological resources, the purpose of the survey is to confirm that field observations conform to the geological maps of the Project Area. Sediments were assessed for their potential to contain fossils. Additionally, if there are known paleontological resources the survey will verify the exact location of those resources, the condition or integrity of each resource, and the proximity of the resource to the Project Area.

For archaeological resources, the purpose is to verify the exact location of each identified resource, the condition or integrity of the resource, and the proximity of the resource to areas of cultural resources sensitivity, if any. The surveyor searched for artifacts (e.g., flaked stone tools, tool-making debris, stone milling tools, or fire-affected rock), soil discoloration that might indicate the presence of a cultural midden, soil depressions, and features indicative of the former presence of structures or buildings (e.g., postholes, foundations), or historic-era debris (e.g., metal, glass, ceramics).

For historic built environment resources, the purpose is to identify and verify the location of all structures and buildings within the Project Area that are 45 years in age or older. Once identified, historic built environment resources are examined to ascertain if the original integrity of the resource remains intact and if it is considered eligible for listing as a historic resource at the local, state, or national level. The seven aspects of integrity which are considered as part of a

determination of eligibility include: location, design, setting, materials, feeling, workmanship, and association.

RESULTS

On May 12, 2020, Cogstone architectural historian Shannon Lopez visited the Project Area at 13615-13633 South Vermont Avenue in the City of Gardena, Los Angeles County, California. Ms. Lopez documented photographically the one-story Modena Motel located at 13615 Vermont Avenue in addition to the Moneta Nursery (and associated ancillary structures) at 13633 South Vermont Avenue (Figure 5). Access limitations restricted Ms. Lopez's pedestrian survey to what was visible from the adjacent streets. The buildings and associated ancillary structures on these two properties were documented on California Department of Parks and Recreation (DPR) 523 forms (Appendix E). As the Project Area is almost completely landscaped or hardscaped, an intensive pedestrian survey for archaeological and paleontological resources was not conducted.

HISTORIC CONTEXT

There are two Historic Contexts and associated periods of significance within the Project Area:

- Post-War Hotels/Motels (1946-1975)
- Local Commercial Development (1960-1975)

The Historic Context for the Moneta Motel is Post-War Hotels/Motels (1946-1975). The justification for these dates begins with the estimated year of construction and, due to its continued use as a motel, ends 45 years prior to year of initial recording. Following the end of World War II in 1945, construction of motels (a combination of "motor hotel") began in response to the growing car culture in the United States. Unlike hotels, motels are typically a single building, organized in an "L"-, "T"-, or "U"-shape, with a series of connected rooms with main entrance doors facing the parking lot. By the 1960s, the popularity of motels peaked with increased car travel but gradually declined due to the rise in newer chain hotels located near freeways and highways.

The Historic Context for the Moneta Nursery is Local Commercial Development (1960-1975). While the Moneta Nursery was established in 1950, the oldest section of the extant building was not constructed until 1960. Due to the property's continued use as a nursery, the end of the period of significance ends 45 years prior to year of initial recording. After World War I, residential development gradually replaced Gardena's farmland. Despite the decline of local agriculture, Gardena's wholesale flower industry was on the rise with 22 nurseries within its city limits by 1940. The development of the Moneta Nursery in 1950 is a continuation of Gardena's

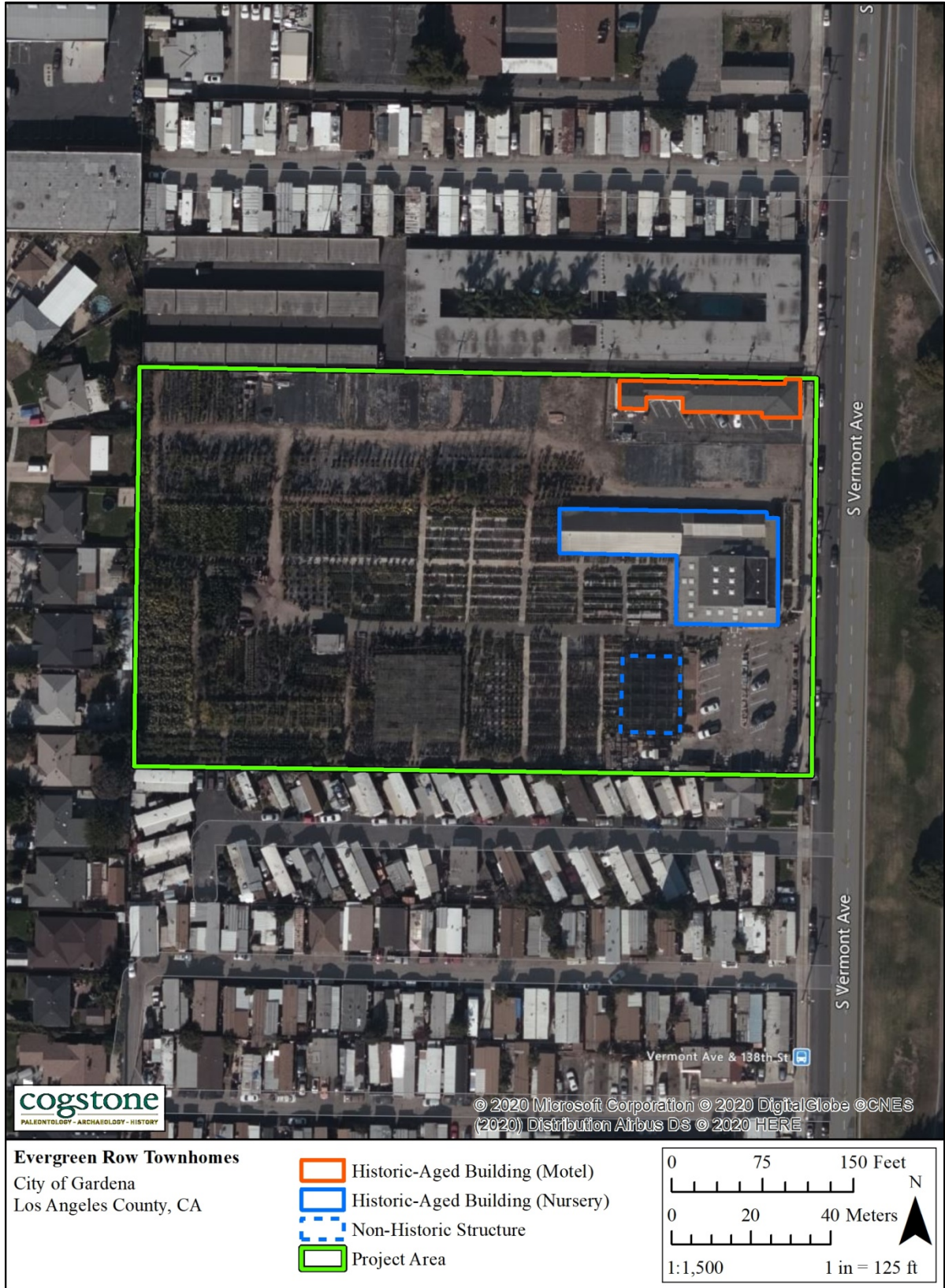


Figure 5. Project aerial buildings and structures map

local economic/commercial wholesale flower industry. It also represents one of the few businesses connected to the city's Japanese History.

MONETA MOTEL

Construction History: According to the Los Angeles County Assessor records, this building was constructed in 1946. Originally called "El Rancho Del Sueno Motel," it was owned by a Ms. Geo Baldwin until 1975. The motel was purchased by the Ishii family in 1980, who currently own the property. Street view photographs of the building show that sometime between 2008 and 2012, the front (south façade) of the motel underwent notable alteration. A section of the building, projecting outwards from the building's main body to the edge of the eaves, was demolished and three support posts were added in its place. As a result of this demolition, the covered pedestrian walkway is now unimpeded (see associated DPR for photographs).

Description: This single-story, Vernacular style motel (with Ranch-style elements) was constructed in 1946. It has an I-shaped footprint, with a combination of gabled and hipped roof lines covered in composition shingles, and an exposed roof overhang. Typical of motel construction, the Moneta Motel is a single building of connected rooms with unit doors facing the parking lot. At the south façade, the roof overhang projects approximately three feet outwards (with exception of the honeymoon suite at the western end of the motel) and is supported by a combination of multiple painted metal and wood posts. In contrast, the exposed eave overhang at the north elevation projects no more than one foot (with the exception of the porch area at the management office). The management office is located at the eastern most end of the building and is topped with a half-hipped/half-gabled roof. The exterior of the building is clad in stucco, with deterioration ranging from mild to severe (mostly concentrated at the north elevation). At the east elevation is a large bay window. All windows and doors on all elevations of this building are enclosed behind metal security bars (year of addition is not known). The doors are elevated approximately 6 inches above grade and are accessible by a small concrete step. Fenestration pattern is asymmetrical; windows vary in shapes and sizes. Styles consist of square and rectangular one-by-one sliders, 6-over-6 single hung windows, and tall rectangular one-over-one single hung windows (Figures 5 to 9).



Figure 5. Moneta Motel, south elevation



Figure 6. South elevation, honeymoon suite (left)



Figure 7. North elevation, looking southwest



Figure 8. North elevation, looking southeast



Figure 9. North elevation (rear of building) of honeymoon suite

MONETA NURSERY GARDEN CENTER

Construction History: As stated by the current owners of the property, the original section of the building (the two large, gabled roof, rectangle greenhouses) were constructed in 1960 by the Ishii family. A flat roofed rectangular structure is located a few feet southwest of the greenhouses. By 1972, the greenhouses and detached rectangular building were connected by an addition located at what is now the east elevation. By 1980, the shed roof was added to the building's center mass and enclosed by another addition at the west and south elevations.

Description: The Moneta Nursery consists of an eclectic configuration of shed, gabled, and flat roofs. Consultation of historic aerials show various additions to this building over recent decades, resulting in a mixture of Utilitarian and Shed style elements. It is organized in a L-shaped footprint with wide overhanging eaves at the south and east elevations. Main entrances to the building are located at the south elevation. A large porch overhang supported by wooden posts is at the south elevation. A ribbon window extends across the length of the eastern half of this elevation and is covered by mesh (likely utilized for ventilation). Doors at the east elevation consist of aluminum framed glass doors with large glass paned sidelights. The appearance of the materials suggest these doors are not original to the building. The large overhang at the eastern elevation is supported by multiple metal poles; the business name and contact information is displayed on this overhang and is visible from the street. At the north elevation are three large greenhouses; the two units at the western most and center of this elevation are the oldest. At the

eastern most end of this elevation are twin greenhouses (added c. 1972). The roofs are clad in corrugated metal sheets with a short overhang and exposed rafters. The wood frame of the western most greenhouse's eastern elevation is completely exposed, covered only by a thin mesh. The upper two thirds of the center greenhouse's wood frame is also exposed with the lower third consisting of horizontal wood boards. Only the top one third of the eastern most greenhouse's frame is exposed, with the remaining two thirds covered with corrugated (possibly hard plastic) sheeting (Figures 10 to 15).

South of the main building is a large flat roofed wood-framed shelter covered with corrugated metal sheeting supported by wood posts.



Figure 10. South elevation



Figure 11. East elevation



Figure 12. East elevation, twin gabled sheds/ greenhouses, facing west



Figure 13. Green houses, north elevation



Figure 14. Green house additions



Figure 15. Wood framed shelter, located directly south of the main building

IMPACT ANALYSIS

PALEONTOLOGICAL SENSITIVITY

A multilevel ranking system was developed by professional resource managers within the Bureau of Land Management (BLM) as a practical tool to assess the sensitivity of sediments for fossils. The Potential Fossil Yield Classification (PFYC) system (BLM 2016; Appendix D) has a multi-level scale based on demonstrated yield of fossils. The PFYC system provides additional guidance regarding assessment and management for different fossil yield rankings.

Fossil resources occur in geologic units (e.g., formations or members). The probability for finding significant fossils in a Project Area can be broadly predicted from previous records of fossils recovered from the geologic units present in and/or adjacent to the study area. The geological setting and the number of known fossil localities help determine the paleontological sensitivity according to PFYC criteria

All alluvial deposits may increase or decrease in fossiliferous potential depending on how coarse the sediments are. Sediments that are close to their basement rock source are typically coarse; those farther from the basement rock source are finer. The chance of fossils being preserved greatly increases once the average size of the sediment particles is reduced to 5 mm or less in diameter. Moreover, fossil preservation also greatly increases with rapid burial in flood-plains, rivers, lakes, oceans, etc. Remains left on the ground surface become weathered by the sun or consumed by scavengers and bacterial activity, usually within 20 years or less. So the sands, silts, and clays of flood-plains, rivers, lakes, and oceans are the most likely sediments to contain fossils.

Using the PFYC system, geologic units are classified according to the relative abundance of vertebrate fossils or scientifically significant invertebrate or plant fossils and their sensitivity to adverse impacts within the known extent of the geological unit. Although significant localities may occasionally occur in a geologic unit, a few widely scattered important fossils or localities do not necessarily indicate a higher PFYC value; instead, the relative abundance of localities is intended to be the major determinant for the value assignment.

The Project is mapped entirely as middle to late Pleistocene older alluvium. A records search revealed that all of the fossils previously recovered within a 10-mile radius were a minimum of five feet deep in deposits mapped as late Pleistocene at the surface. Sediments with a Holocene component such as those of the study area produced fossils starting at five feet deep. As such, the project sediments less than five feet below the modern surface are assigned a low potential for fossils (PFYC 2) due to the lack of fossils in these deposits. Sediments more than five feet below the modern surface are assigned a moderate potential for fossils (PFYC 3) due to similar deposits producing fossils at that depth near to the study area.

ARCHAEOLOGICAL SENSITIVITY

Based on the results of the cultural records search, the Project Area has low sensitivity for prehistoric archaeological resources. Analysis of these data sources and historical USDA aerial photographs indicate that the Project Area also has low sensitivity for buried historical archaeological features such as foundations or trash pits. No further work is recommended.

HISTORIC RESOURCE EVALUATION

MONETA MOTEL

Historic Context: Post-War Hotels/Motels (1946-1975)

This building is not associated with events that have made a significant contribution to the broad patterns of our history and therefore is not recommended eligible for listing under **Criteria 1/A**. This building is not associated with the lives of persons significant in our past and, therefore, not recommended eligible for listing under **Criteria 2/B**. This building does not embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; therefore, this building is not recommended eligible for listing under **Criteria 3/C**. This building has not, nor is likely to yield, information important in prehistory or history, therefore, this building is not recommended eligible for listing under **Criteria 4/D**.

Sometime between 2008 and 2012, a section of the south façade of this building was demolished. This results in a notable loss of Integrity such as *Design, Materials, Workmanship, and Feeling*.

MONETA NURSERY GARDEN CENTER

Historic Context: Local Commercial Development (1960-1975)

The Moneta nursery is one of the last remaining extant historic-aged businesses connected to Moneta's Japanese history. However, the only historic-aged building located at the northeast corner of the property has undergone drastic additions and alterations to its original footprint resulting the building's loss of Integrity of *Design, Materials, Setting, Workmanship, and Feeling*. In addition, this building is not associated with events that have made a significant contribution to the broad patterns of our history and therefore is not recommended eligible for listing under **Criteria 1/A**. This building is not associated with the lives of persons significant in our past and, therefore, not recommended eligible for listing under **Criteria 2/B**. This building does not embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; therefore, this building is not recommended eligible for listing under **Criteria 3/C**. This building has not, nor is likely to yield, information important in prehistory or history, therefore, this building is not recommended eligible for listing under **Criteria 4/D**.

Over past decades this building has undergone significant additions and alterations. This results in a significant loss of Integrity such as *Design, Materials, Setting, Workmanship, and Feeling*.

CONCLUSIONS AND RECOMMENDATIONS

PALEONTOLOGY RECOMMENDATIONS

The Project is mapped entirely as middle to late Pleistocene older alluvium. The record search revealed no fossil localities from within the Project or immediate vicinity, however localities are known from the same sediments as found within the study area near to the Project.

Middle to late Pleistocene older alluvium sediments less than five feet below the modern surface are assigned a low potential for fossils (PFYC 2) due to the lack of fossils in these deposits. More than five feet below the modern surface these sediments are assigned a moderate potential for fossils (PFYC 3) due to similar deposits producing fossils at that depth near to the study area.

Planned excavation depths are 4 to 6 feet for a catch basin, 8 to 10 feet for an urban pond, 11 feet for utilities, and 50 feet for a drywell which will be augered. Based on fossils found in similar sediments nearby, paleontological monitoring is recommended for the excavations more than five feet deep into native sediments. Augering, potholing, pile driving, and similar activities regardless of depth, have a low potential to produce fossils meeting significance criteria because any fossils brought up by the auger during drilling will not have information about formation, depth or context. The only instance in which such fossils will meet significance criteria is if the fossil is a species new to the region.

If unanticipated fossil discoveries are made, all work must halt within 50 feet until a qualified paleontologist can evaluate the find. Work may resume immediately outside of the 50 foot radius.

ARCHAEOLOGICAL RESOURCES RECOMMENDATIONS

No pedestrian survey was completed as the Project Area is almost completely built up, hardscaped, or landscaped. The CHRIS and SLF searches conducted in support of the Project indicate that no cultural or tribal resources have been previously recorded within the Project Area. These negative findings, along with a review of historic USDA aerial photographs, indicate that the potential for subsurface archaeological resource deposits is low. No further archaeological work is recommended for the Project.

In the event of an unanticipated discovery, all work must be suspended within 50 feet of the find until a qualified archaeologist evaluates it. In the unlikely event that human remains are encountered during project development, all work must cease near the find immediately.

In accordance with California Health and Safety Code Section 7050.5, the County Coroner must be notified if potentially human bone is discovered. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with Public Resources Code Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods. Work may not resume in the vicinity of the find until all requirements of the health and safety code have been met.

HISTORIC BUILT ENVIRONMENT RECOMMENDATIONS

Cogstone conducted a historic resource evaluation for the Moneta Motel and Moneta Nursery and found them not eligible for listing on the California Register of Historical Resources (CRHR). No further work is required. Demolition of the Moneta Motel and Moneta Nursery does not require any mitigation due to lack of significance.

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APPENDIX A. QUALIFICATIONS

EDUCATION

2009 M.A., Anthropology, Kent State University, Kent, Ohio
2006 B.A., Anthropology, Ohio State University, Columbus, Ohio

SUMMARY QUALIFICATIONS

Ms. Valasik is a Registered Professional Archaeologist (RPA) with more than 10 years of experience. She is a skilled professional who is well-versed in the compliance procedures of CEQA and Section 106 of the NHPA and regularly prepares cultural resources assessment reports for a variety of federal, state, and local agencies throughout California. Ms. Valasik has managed a variety of projects at Cogstone in the water, transportation, energy, development, and federal sectors. She meets the qualifications required by the Secretary of the Interior's *Standards and Guidelines for Archaeology and Historic Preservation*. She is accepted as a principal investigator for prehistoric archaeology by the State Office of Historic Preservation's Information Centers.

SELECTED EXPERIENCE

Brea 265 Specific Plan, City of Brea, Orange County, CA. The objective of this study was to review and summarize available information regarding known paleontological, archaeological, and historical resources within the boundaries of the proposed Specific Plan. This study provided environmental documentation as required by CEQA. A Paleontological Resource Impact Mitigation Program and full-time monitoring was recommended. Due to the high sensitivity for subsurface archaeological resources, a cultural resources mitigation plan and monitoring was also recommended. Sub to Placeworks. Project Manager & Principal Investigator for Archaeology. 2018-2019

La Verne General Plan Update, City of La Verne, Los Angeles County, CA. Cogstone reviewed and summarized available information regarding known paleontological, archaeological, and historical resources within the boundaries of the City of La Verne to support an update of the City's General Plan. Cogstone conducted archaeological and paleontological record searches, extensive historical research at City Hall, a Sacred Lands File (SLF) search was requested from the Native American Heritage Commission (NAHC), and a general analysis of impacts of future projects within the city that may adversely affect paleontological, archaeological, or historic resources was provided along with mitigation recommendations. Sub to De Novo. Principal Investigator for Archaeology. 2018

Whittier Boulevard/Three Intersection Improvements, City of Whittier, Los Angeles County, CA. Cogstone conducted intensive-level cultural resources surveys and prepared technical studies for improvements proposed for three intersections at Colima Road, Santa Fe Springs Road and Painter Avenue in a disturbed urban environment. Managed records search, Sacred Lands search, NAHC consultation, and APE mapping. Sub to Michael Baker. Principal Investigator. 2016-2018

Reseda Skate Facility Project, City of Los Angeles, Los Angeles County, CA. Cogstone was retained to conduct an archaeological assessment to determine the potential effects to archaeological resources resulting from construction of an ice rink, roller rink, and associated parking lot. Services included a records search, intensive-level pedestrian survey, and archaeological assessment report that determined the potential of disturbance to archaeological resources was low. *This project was a task order from an on-call contract with Los Angeles Bureau of Engineering.* Sub to ICF. Principal Investigator. 2017

SR-138 Palmdale Boulevard, Caltrans District 8, City of Palmdale, Los Angeles County, CA. The project involved widening and modifying three southbound lanes on Sierra Highway to Avenue R at the railroad crossing. Conducted a cultural resources assessment to support the Project environmental documents (IS/MND) in compliance with NEPA and CEQA. Services for this Local Assistance Project, on behalf of the City, included records search, Sacred Lands File search, Tribal consultation, intensive-level field survey, finalization of the APE map in concurrence with Caltrans District 7, and preparation of an ASR technical report. Sub to Parsons. Principal Archaeologist. 2015-2016

EDUCATION

- 2016 Ph.D., Department of Anthropology, University of California, Riverside (UCR)
- 2011 M.A., Department of Anthropology, UCR
- 2007 M.A., Applied Geography, University of Colorado, Colorado Springs (UCCS)
- 2002 B.A., Department of Anthropology, minor in Geography/Environmental Studies, UCCS

SUMMARY QUALIFICATIONS

Dr. Gust is a Registered Professional Archaeologist (RPA) with over 8 years of experience in field archaeology. He meets the qualifications required by the Secretary of the Interior's *Standards and Guidelines for Archaeology and Historic Preservation* and his field expertise includes pedestrian surveys, excavation monitoring, resource recording, and historic artifact analysis. Dr. Gust has managed cultural assessments for over 20 cellular tower projects and multiple assessments for construction of commercial and residential structures. He has also managed cultural resources monitoring projects for both public and private sector clients. Dr. Gust is a member of the Society for California Archaeology, Society for American Archaeology, and the American Anthropological Association.

SELECTED EXPERIENCE

Dogwood Road Project, City of El Centro, Imperial County, CA. Cogstone conducted a cultural resources assessment to determine the potential effects to cultural resources resulting from the construction of United States Department of Agriculture (USDA) Part 70-B RD Funding assisted housing on a 2.2-acre parcel. Cogstone conducted a record search, pedestrian survey, and determined that no further cultural resources work was necessary. The assessment provided environmental documentation as required by Section 106 of the National Historic Preservation Act (NHPA) and the California Environmental Quality Act (CEQA). The City of El Centro acted as the lead agency. Sub to Partner Science & Engineering, Inc. Principal Investigator for Archaeology. 2019-2020

Euclid Fueling Station Project, City of Santa Ana, Orange County, CA. Cogstone conducted a cultural resources assessment to determine the potential impacts to cultural and paleontological resources during the construction of a convenience store, associated parking, gas station, and underground fuel storage tank. The assessment was conducted to meet the requirements of CEQA with the City of Santa Ana acting as lead agency. Cogstone conducted record searches, a Sacred Lands File Search, an intensive pedestrian survey, gave mitigation recommendations, and produced a report. Sub to Sagecrest Planning + Environmental. Principal Investigator for Archaeology. 2019

Jackson St HUD 58 EA Project, City of Riverside, Riverside County, CA. Cogstone conducted a cultural resources assessment to determine the potential effects to cultural resources resulting from the construction of United States Department of Housing and Urban Development (HUD) assisted housing on a 3.58-acre parcel. This assessment provided environmental documentation as required by Section 106 of the National Historic Preservation Act (NHPA). The City of Riverside was the lead agency. Cogstone conducted a records search, a Sacred Lands File Search, a pedestrian survey, and produced a report. Sub to Partner Science & Engineering. Principal Investigator for Archaeology and Report Author. 2019

Heathercliff Malibu Development Project, City of Malibu, Los Angeles County, CA. Cogstone conducted a study to determine the potential impacts to cultural resources resulting from the construction of a single residence bounded by Heathercliff Road to the southeast and the Pacific Coast Highway to the northwest. This study included all information required by the City of Malibu Archaeology Guidelines. Cogstone conducted a record search, Sacred Lands File Search, pedestrian survey, and produced an assessment. Sub to ACS Construction. Principal Investigator for Archaeology and Report Author. 2019

EDUCATION

2013 M.S., Biology with a paleontology emphasis, California State University, San Bernardino
2000 B.S., Geology with paleontology emphasis, University of California, Los Angeles

SUMMARY QUALIFICATIONS

Ms. Scott has more than 20 years of experience in California paleontology. She is a sedimentary geologist and qualified paleontologist with extensive experience. She is a skilled professional who is well-versed in the compliance procedures of CEQA, NEPA, and the Paleontological Resources Preservation Act (PRPA). Ms. Scott regularly prepares reports for paleontological assessments, mitigation and monitoring plans and measures, and monitoring reports for a variety of federal, state, and local agencies throughout California. In addition, she has prepared paleontological resources reports for CEQA/ EIR compliance documents for Project-level and program-level Specific Plans, General Plans, Master Plans, and Zoning Amendments for mixed-use, residential, commercial and industrial developments. Ms. Scott serves as company safety officer.

SELECTED PROJECTS

Purple Line Extension (Westside Subway), Metro/FTA, Los Angeles, CA. Paleontological Field and Lab Director, Report Co-author. The Project involves extension of the subway from Wilshire/Western to the VA Facility in Westwood for 9 miles. Cogstone prepared the supplemental Archaeology and Architectural History Reports and the cultural and paleontological sections of the FEIS/FEIR. Cogstone subsequently prepared the cultural and paleontological mitigation and monitoring plans for the entire Project. Currently providing monitoring and all other cultural and paleontological services for Section One of the Project. 2011-present

Barren Ridge Transmission Line, Los Angeles Department of Water and Power (LADWP), Saugus to Mojave, Los Angeles and Kern Counties, CA. Principal Paleontologist. Over 75 miles of LADWP electrical lines were installed Angeles National Forest, BLM and private lands. Supervised paleontological monitoring and lab work and prepared a Paleontological Monitoring Report to CEQA, BLM, and PRPA standards. Sub to Aspen Environmental Group. 2015-present

City of La Verne General Plan, Los Angeles County, CA. Principal Paleontologist. The Project was for an update to the City's General Plan, a 5,446-acre area. Provided a Paleontological and Cultural Assessment Report for the City. Sub to De Novo Planning Group. 2018

Interstate 405 Paleontological Resources Mitigation Plan, Los Angeles and Orange Counties, CA. Principal Paleontologist. Improvements to a 6-miles of Interstate 405 (I-405) between State Route 73 and Interstate 605. Provided a Paleontological Mitigation and Monitoring Plan. Sub to OC 405 Partners. 2018

Little Tujunga Canyon Bridge, Angeles National Forest, Los Angeles County, CA. Principal Paleontologist. The Project was to replace the Little Tujunga Canyon Road Bridge along Little Tujunga Canyon Road. Provided a Paleontological Assessment Report. Sub to Michael Baker International. 2017

Park Place Extension Project, City of El Segundo, Los Angeles County, CA. Principal Paleontologist. The City proposes to extend Park Place from Allied Way to Nash Street with a railroad grade separation to implement a critical Project improving traffic and circulation in the Project Area. Provided a combined Paleontological Identification and Evaluation Report (PIR/PER). Sub to Michael Baker International. 2017

Coto de Caza EIR Subdivision, Coto de Caza, Orange County, CA. The project proposes the subdivision of an existing large estate for development of 28 new residential lots on approximately 50-57 acres of land. Proposed residential lots will be a minimum of one acre in size. Prepared a Paleontological Assessment Report. Contracted to Bill Lyon. Co-Principal Paleontologist/Report Co-author. 2015

EDUCATION

- 2018 M.A., History (with an emphasis in architecture), California State University, Fullerton
2012 B.A., History, Minor in Asian-Pacific Studies, California State University, Dominguez Hills

SUMMARY QUALIFICATIONS

Ms. Lopez is a qualified historian and she meets the *Secretary of the Interior's Standards and Guidelines for Architectural History*. Ms. Lopez is experienced in architectural history research and surveys along with photo documentation and recording of built environment resources for local and federal projects. She has extensive knowledge with Native American consultation, consultation with city and county historical societies, and analysis of primary and secondary sources. Additionally, she is an approved Reader at the Huntington Library by the Los Angeles Office of Historic Resources.

SELECTED EXPERIENCE

Irvine General Plan Update, Phase II, City of Irvine, Orange County, CA. Cogstone conducted a study to review and summarize available information regarding known paleontological, archaeological, and historical resources within the boundaries of the City of Irvine to support the Phase II update of the City's General Plan. A general analysis of impacts of future projects within the City of Irvine that may adversely affect paleontological, archaeological, or historic resources was provided along with mitigation recommendations. Sub to Placeworks. Architectural Historian. 2018-2019

2525 N. Main, City of Santa Ana, Orange County, CA. The project proposed demolition of existing building and the construction of a five-story multi-family residential apartment complex. Cogstone conducted a cultural and historic resources records search, a field visit to known historic homes and Santiago Park, evaluation of the historic resources, and produced a built environment report. Conducted research, evaluation and co-author. Architectural Historian. 2018

Purple Line Extension (Westside Subway) Crack Propagation Reassessment, City of Beverly Hills, Los Angeles County, CA. On behalf of METRO, Cogstone was approved to reassess the exterior façade of the old Porsche building located on Wilshire Boulevard. The purpose of this reassessment was to document and compare the cracks of the current building during construction of the underground subway with those recorded in a pre-construction survey. Architectural Monitor and Author. 2018

Desert Sage Wellness Center, City of Hemet, Riverside County, CA. Cogstone completed a National Register of Historic Places eligibility re-evaluation for a proposed historical ranching line camp on behalf of the California Area Office Indian Health Service. This study was performed pursuant to Section 110 of the National Historic Preservation Act. Services included an archaeological and architectural pedestrian survey, records search, update to DPR forms, public outreach, additional research, and reported updates to SHPO. Architectural Historian. 2018

3800 W. 6th Street Mixed-Used Development, Koreatown, Los Angeles County, CA. The project proposed to construct a 21-story mixed-use development with two levels of underground parking. Cogstone conducted a paleontological and cultural resources assessment. Tasks included records search, built environment survey, resource recording and technical report. Conducted built environment survey, recoded building, and conducted view shed impact analysis. Architectural Historian. 2018

Accelerated Charter Elementary School, Los Angeles Unified School District, City of Los Angeles, Los Angeles County, CA. The project involved the construction of a new facility on a 2.3-acre site in South Central Los Angeles. Cogstone conducted paleontological and cultural resources monitoring. Five new archaeological sites were defined and updated one building record. Updated building DPR. Sub to Gafon. Assistant Architectural Historian. 2017

EDUCATION

- 2018 Geographic Information Systems (GIS) Certificate, California State University, Fullerton
2003 B.A., Anthropology, University of California, Santa Barbara

SUMMARY QUALIFICATIONS

Mr. Freeberg has over 15 years of professional experience in cultural resource management, and has extensive experience in field surveying, data recovery, monitoring, and excavation of archaeological and paleontological resources associated with land development projects in the private and public sectors. He has conducted all phases of archaeological work, including fieldwork, laboratory analysis, research, and reporting. Mr. Freeberg also has a strong grounding in conventional field and laboratory methods and is skilled in the use of ArcGIS.

SELECTED PROJECTS

Laguna Creek Trail and Bruceville Road Project, Caltrans District 3, City of Elk Grove, Sacramento County, CA. The City of Elk Grove, in cooperation with Caltrans, proposed multiple trail extensions and gap closures in effort to provide connecting links that would ultimately provide trail users with access to a vast system of trails, with connections to parks, schools, community centers, commercial retail and office areas, and transit facilities. Cogstone conducted pedestrian surveys, records search, and prepared an Archaeological Survey Report (ASR) and a Historic Property Survey Report (HPSR). Sub to Helix Environmental. GIS Technician. 2019

Roosevelt Park Regional Stormwater Capture Project, unincorporated area of Florence-Firestone, Los Angeles County, CA. Conducted cultural and paleontological monitoring during all ground disturbing activities in native sediments. This project includes the construction of three diversion structures and pipelines. Sub to Environmental Advisors. GIS Technician. 2019

Goddard School Project, City of Chino Hills, San Bernardino County, CA. Cogstone produced a paleontological resources mitigation and monitoring program for a proposed 59,129 square foot development would consist of a one-story, 10,587-square foot pre-school/daycare with nine classrooms, fenced play yards and play structures, and a parking lot with 40 stalls. Cogstone put forward mitigation measures that included monitoring for all ground-breaking activities, paleontological resource awareness training for construction personnel, and the completion of a final mitigation report. GIS Technician. 2019

Euclid Fueling Station Project, City of Santa Ana, Orange County, CA. This study was conducted to determine the potential impacts to archaeological and paleontological resources during construction activities for a proposed 7-eleven gas station and convenience store. The proposed project entailed the construction of the convenience store, associated parking, gas station, and underground fuel storage tank. Planned vertical impacts include approximately three to four feet of fill removal over at least some of the site, a trench approximately eight feet deep for utilities, and approximately 12 feet for the new fuel storage tanks. Sub to Sagecrest Environmental. GIS Technician. 2019

Fresno West Area Specific Plan, City of Fresno, Fresno County, CA. The objective of this study was to review and summarize available information regarding known paleontological, archaeological, and historical resources within the boundaries of the City of Fresno's West Area Specific Plan.. The purpose of the West Area Specific Plan is to implement and refine the City's vision for the West Area in order to guide future growth and development in the most northwest area of the City. Cogstone's services included record searches, mapping, and extensive background research. Sub to De Novo Planning. GIS Technician. 2019

Laguna Beach Fire Department Fire Breaks, City of Laguna Beach, Orange County, CA. This project included the areas adjacent to homes and businesses requiring vegetation removals to create new fire breaks. conducted a pedestrian survey of the natural landscape and slopes located along the eastern and western sides of the SR-133 highway, south of El Toro Road to Pacific Coast Highway. Archaeological Monitor. 2019

APPENDIX B. PALEONTOLOGICAL RECORD SEARCH



Natural History Museum
of Los Angeles County
900 Exposition Boulevard
Los Angeles, CA 90007
tel 213.763.DINO
www.nhm.org

Vertebrate Paleontology Section
Telephone: (213) 763-3325

e-mail: smcleod@nhm.org

1 May 2020

Cogstone Resource Management, Inc.
1518 West Taft Avenue
Orange, CA 92865-4157

Attn: Logan Freeberg, GIS Technician

re: Vertebrate Paleontological resources for the proposed Evergreen Row 1
Townhomes Project, in the City of Gardena, Los Angeles County, project

Dear Logan:

I have conducted a thorough search of our paleontology collection records for the locality and specimen data for the proposed Evergreen Row Townhomes Project, Cogstone Project # 5000, in the City of Gardena, Los Angeles County, project area as outlined on the portion of the Inglewood USGS topographic quadrangle map that you sent to me via e-mail on 17 April 2020. We do not have any vertebrate fossil localities that lie directly within the proposed project area, but we do have vertebrate fossil localities nearby from the same sedimentary deposits that occur in the proposed project area, either at the surface or at depth.

The entire proposed project area has surficial deposits consisting of older Quaternary Alluvium, derived as alluvial fan deposits from the Rosecrans Hills to the north and east. In this vicinity these types of deposits typically do not contain significant vertebrate fossils in the uppermost layers, but in older sedimentary deposits at depth they may well contain significant fossil vertebrate remains. Our closest vertebrate fossil localities from these older Quaternary deposits include LACM 1295, 1344, 3266, 3365, and 4206, all situated northeast of the proposed project area around the Harbor Freeway (I-110) in the Athens vicinity from north of Imperial Highway to near El Segundo Boulevard. These localities produced a typical late Pleistocene fauna including fossil specimens of pond turtle, *Clemmys*, puffin, *Mancalla*, turkey, *Parapavo*,

ground sloth, *Paramylodon*, mammoth, *Mammuthus*, dire wolf, *Canis dirus*, rabbit, *Sylvilagus*, squirrel, Sciuridae, deer mouse, *Microtus*, pocket gopher, *Thomomys*, horse, *Equus*, deer, *Cervus*, pronghorn antelope, *Capromeryx*, and bison, *Bison*, at depths as shallow as fifteen feet below the surface.

Any excavations that occur in the older Quaternary deposits exposed within the proposed project area may well encounter significant fossil vertebrate remains, even at a moderate depth. Any substantial excavations in the proposed project area, therefore, should be monitored closely to quickly and professionally collect any vertebrate fossil remains without impeding development. Also, sediment samples should be collected and processed to determine the small fossil potential in the proposed project area. Any fossils collected during mitigation activities should be placed in an accredited scientific institution for the benefit of current and future generations.

This records search covers only the vertebrate paleontology records of the Natural History Museum of Los Angeles County. It is not intended to be a thorough paleontological survey of the proposed project area covering other institutional records, a literature survey, or any potential on-site survey.

Sincerely,

A handwritten signature in cursive script that reads "Samuel A. McLeod".

Samuel A. McLeod, Ph.D.
Vertebrate Paleontology

enclosure: invoice

APPENDIX C. NATIVE AMERICAN CONSULTATION

Local Government Tribal Consultation List Request

Native American Heritage Commission

1550 Harbor Blvd, Suite 100
West Sacramento, CA 95691
916-373-3710
916-373-5471 – Fax
nahc@nahc.ca.gov

Type of List Requested

CEQA Tribal Consultation List (AB 52) – Per Public Resources Code § 21080.3.1, subs. (b), (d), (e) and 21080.3.2

General Plan (SB 18) - Per Government Code § 65352.3.

Local Action Type:

- General Plan General Plan Element General Plan Amendment
- Specific Plan Specific Plan Amendment Pre-planning Outreach Activity

Required Information

Project Title: Evergreen Row Townhomes

Local Government/Lead Agency: City of Gardena

Contact Person: John Signo

Street Address: 13615-13633 South Vermont Avenue

City: Gardena Zip: 90247

Phone: 310 217-9593 Fax: _____

Email: jsigno@cityofgardena.org

Specific Area Subject to Proposed Action

County: Los Angeles City/Community: Gardena

Project Description:

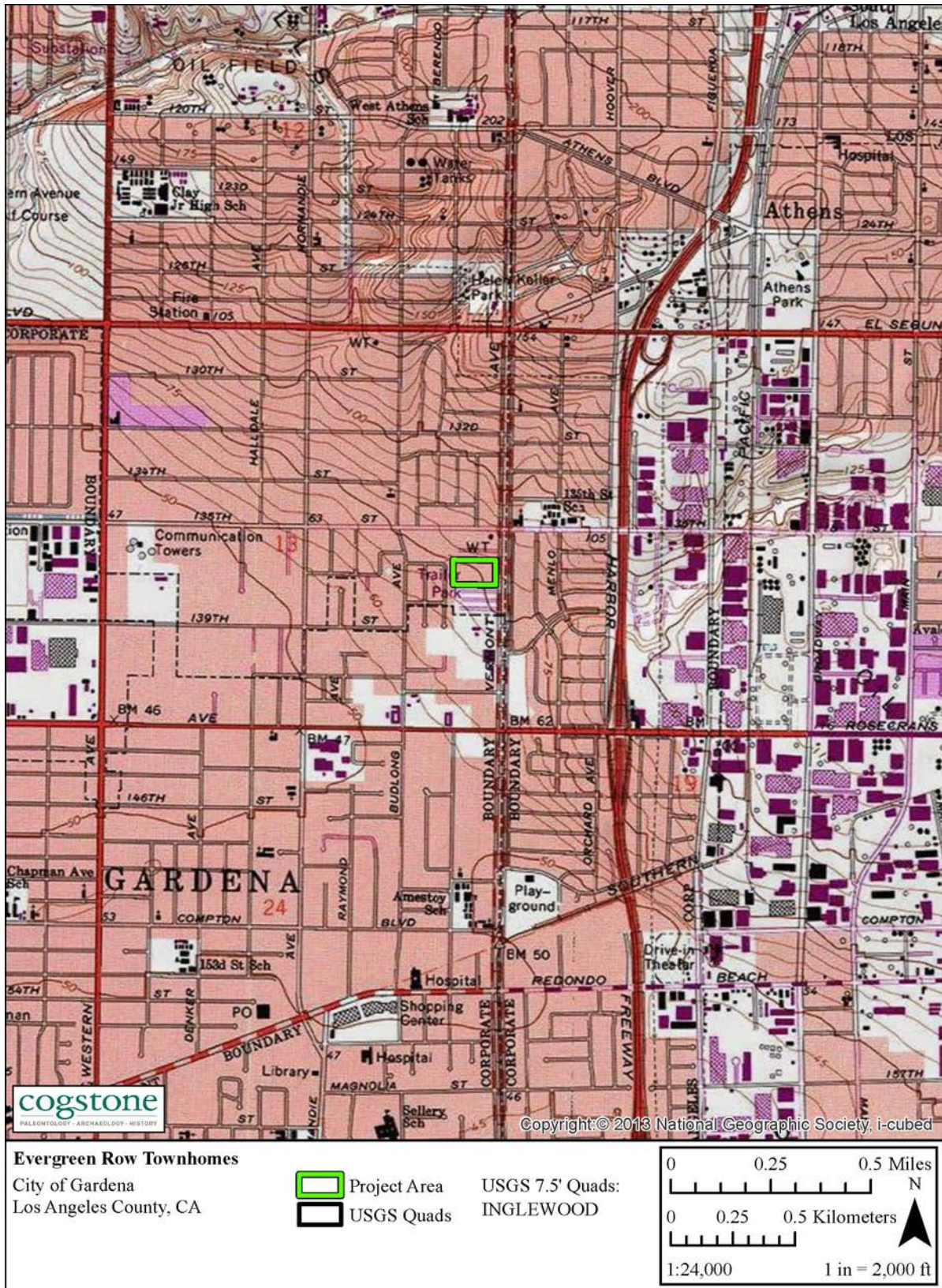
The Project involves a General Plan Amendment to high residential and a corresponding zone change to high-density multiple-family (R-3) in order to allow the applicant to develop the proposed 84-unit three-story townhomes which will range in size from 833 to 1,801 square feet. In addition, garages, parking stalls, and open space will be developed.

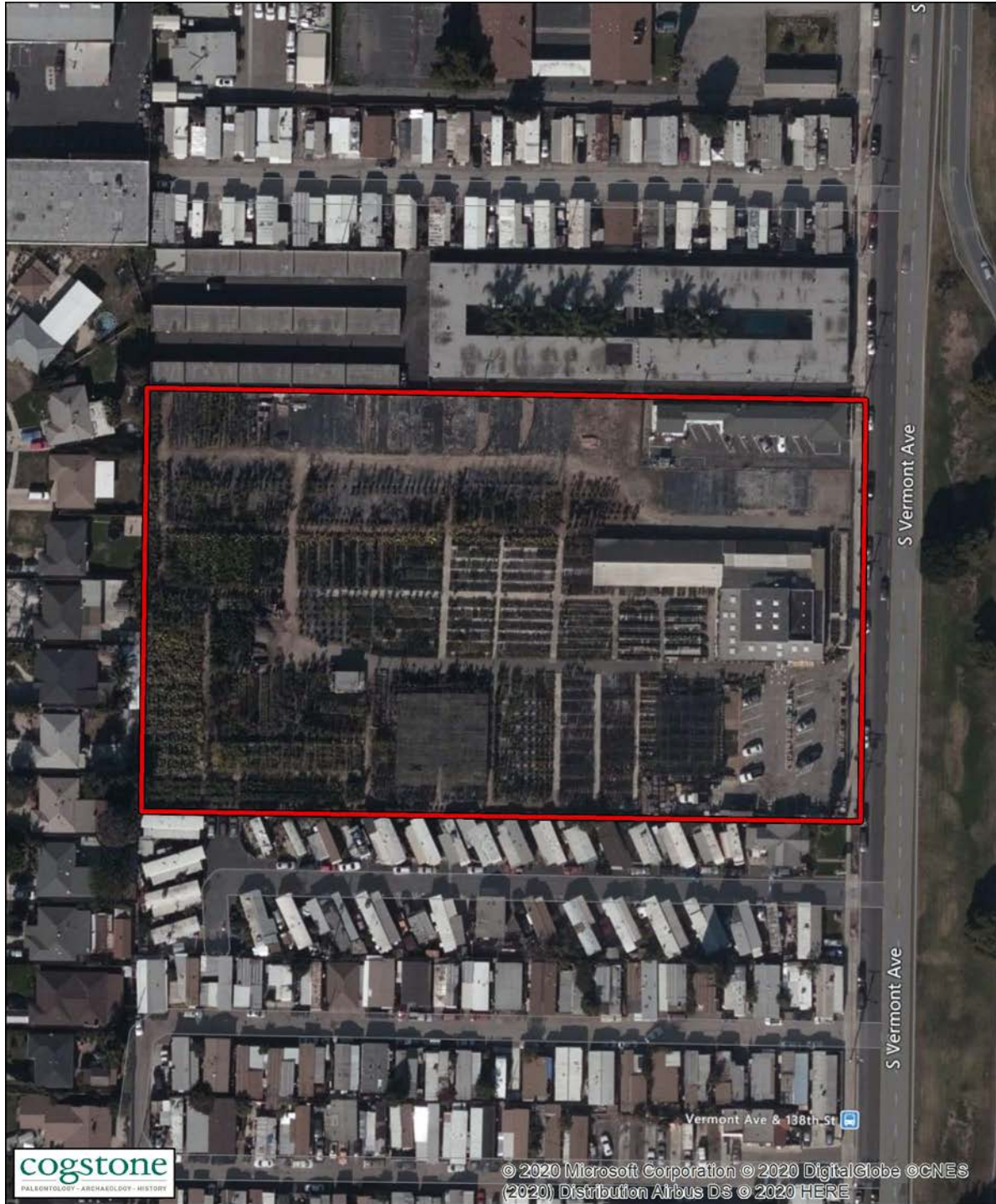
Additional Request

Sacred Lands File Search - *Required Information:*

USGS Quadrangle Name(s): Inglewood

Township: 3S Range: 14W Section(s): 13



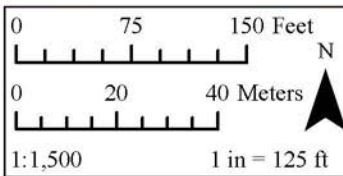


cogstone
PALEONTOLOGY - ARCHAEOLOGY - HISTORY

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(2020) Distribution Airbus DS © 2020 HERE

Evergreen Row Townhomes
City of Gardena
Los Angeles County, CA

 Project Area





STATE OF CALIFORNIA

Gavin Newsom, Governor

NATIVE AMERICAN HERITAGE COMMISSION

April 27, 2020

John Signo
City of Gardena

Via Email to: jsigno@cityofgardena.org

CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Keifer
Luiseño

PARLIAMENTARIAN
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COMMISSIONER
Marshall McKay
Wintun

COMMISSIONER
William Mungary
Paiute/White Mountain Apache

COMMISSIONER
[Vacant]

COMMISSIONER
Julie Tumamail-Stenslie
Chumash

COMMISSIONER
[Vacant]

EXECUTIVE SECRETARY
Christina Snider
Pomo

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

Re: Native American Consultation, Pursuant to Senate Bill 18 (SB18), Government Codes §65352.3 and §65352.4, as well as Assembly Bill 52 (AB52), Public Resources Codes §21080.1, §21080.3.1 and §21080.3.2, Evergreen Row Townhomes Project, Los Angeles County

Dear Mr. Signo:

Attached is a consultation list of tribes with traditional lands or cultural places located within the boundaries of the above referenced counties or projects.

Government Codes §65352.3 and §65352.4 require local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of avoiding, protecting, and/or mitigating impacts to cultural places when creating or amending General Plans, Specific Plans and Community Plans.

Public Resources Codes §21080.3.1 and §21080.3.2 requires public agencies to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of avoiding, protecting, and/or mitigating impacts to tribal cultural resources as defined, for California Environmental Quality Act (CEQA) projects.

The law does not preclude local governments and agencies from initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction. The NAHC believes that this is the best practice to ensure that tribes are consulted commensurate with the intent of the law.

Best practice for the AB52 process and in accordance with Public Resources Code §21080.3.1 (d), is to do the following:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section.

The NAHC also recommends, but does not require that lead agencies include in their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential affect (APE), such as:

Cultural and Paleontological Resources Assessment for the Evergreen Row Townhomes Project

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:
 - A listing of any and all known cultural resources have already been recorded on or adjacent to the APE, such as known archaeological sites;
 - Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
 - Whether the records search indicates a low, moderate or high probability that unrecorded cultural resources are located in the APE; and
 - If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.
2. The results of any archaeological inventory survey that was conducted, including:
 - Any report that may contain site forms, site significance, and suggested mitigation measures.

All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code Section 6254.10.
3. The result of the Sacred Lands File (SFL) check conducted through the Native American Heritage Commission was negative.
4. Any ethnographic studies conducted for any area including all or part of the potential APE; and
5. Any geotechnical reports regarding all or part of the potential APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS is not exhaustive, and a negative response to these searches does not preclude the existence of a tribal cultural resource. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event, that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance we can assure that our consultation list remains current.

If you have any questions, please contact me at my email address: steven.quinn@nahc.ca.gov.

Sincerely,



Steven Quinn
Cultural Resources Analyst

Attachment

**Native American Heritage Commission
Tribal Consultation List
Los Angeles County
4/27/2020**

**Gabrieleno Band of Mission
Indians - Kizh Nation**

Andrew Salas, Chairperson
P.O. Box 393 Gabrieleno
Covina, CA, 91723
Phone: (626) 926 - 4131
admin@gabrielenoindians.org

**Gabrieleno/Tongva San Gabriel
Band of Mission Indians**

Anthony Morales, Chairperson
P.O. Box 693 Gabrieleno
San Gabriel, CA, 91778
Phone: (626) 483 - 3564
Fax: (626) 286-1262
GTTribalcouncil@aol.com

Gabrielino /Tongva Nation

Sandonne Goad, Chairperson
106 1/2 Judge John Aiso St., Gabrielino
#231
Los Angeles, CA, 90012
Phone: (951) 807 - 0479
sgoad@gabrielino-tongva.com

**Gabrielino Tongva Indians of
California Tribal Council**

Robert Dorame, Chairperson
P.O. Box 490 Gabrielino
Bellflower, CA, 90707
Phone: (562) 761 - 6417
Fax: (562) 761-6417
gtongva@gmail.com

Gabrielino-Tongva Tribe

Charles Alvarez,
23454 Vanowen Street Gabrielino
West Hills, CA, 91307
Phone: (310) 403 - 6048
roadkingcharles@aol.com

**Soboba Band of Luiseno
Indians**

Scott Cozart, Chairperson
P. O. Box 487 Cahuilla
San Jacinto, CA, 92583 Luiseno
Phone: (951) 654 - 2765
Fax: (951) 654-4198
jontiveros@soboba-nsn.gov

This list is current only as of the date of this document and is based on the information available to the Commission on the date it was produced. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Government Code Sections 65352.3, 65352.4 et seq. and Public Resources Code Sections 21080.3.1 for the proposed Evergreen Row Townhomes Project, Los Angeles County.

**APPENDIX D. PALEONTOLOGICAL SENSITIVITY RANKING
CRITERIA**

PFYC Description Summary (BLM 2016)	PFYC Rank
<p>Very Low. The occurrence of significant fossils is non-existent or extremely rare. Includes igneous (excluding air-fall and reworked volcanic ash units), metamorphic, or Precambrian rocks. Assessment or mitigation of paleontological resources is usually unnecessary except in very rare or isolated circumstances that result in the unanticipated presence of fossils.</p>	1
<p>Low. Sedimentary geologic units that are unlikely to contain vertebrate or scientifically significant nonvertebrate fossils. Includes rock units less than 10,000 years old and sediments with significant physical and chemical changes (e.g., diagenetic alteration) which decrease the potential for fossil preservation. Assessment or mitigation of paleontological resources is not likely to be necessary.</p>	2
<p>Moderate. Units are known to contain vertebrate or scientifically significant nonvertebrate fossils, but these occurrences are widely scattered and/or of low abundance. Common invertebrate or plant fossils may be found and opportunities may exist for casual collecting. Paleontological mitigation strategies will be based on the nature of the proposed activity.</p> <p>Management considerations cover a broad range of options that may include record searches, pre-disturbance surveys, monitoring, mitigation, or avoidance. Surface-disturbing activities may require assessment by a qualified paleontologist to determine whether significant paleontological resources occur in the area of a proposed action, and whether the action could affect the paleontological resources.</p>	3
<p>High. Geologic units containing a high occurrence of significant fossils. Fossils must be abundant per locality. Vertebrates or scientifically significant invertebrate or plant fossils are known to occur and have been documented, but may vary in occurrence and predictability.</p> <p>Mitigation plans must consider the nature of the proposed disturbance, such as removal or penetration of protective surface alluvium or soils, potential for future accelerated erosion, or increased ease of access that could result in looting. Detailed field assessment is normally required and on-site monitoring or spot-checking may be necessary during land disturbing activities. In some cases avoidance of known paleontological resources may be necessary.</p>	4
<p>Very High. Highly fossiliferous geologic units that consistently and predictably produce vertebrate or scientifically significant invertebrate or plant fossils. Vertebrate fossils or scientifically significant invertebrate fossils are known or can reasonably be expected to occur in the impacted area. Paleontological resources are highly susceptible to adverse impacts from surface disturbing activities.</p> <p>Paleontological mitigation may be necessary before or during surface disturbing activities. The area should be assessed prior to land tenure adjustments. Pre-work surveys are usually needed and on-site monitoring may be necessary during land use activities. Avoidance or resource preservation through controlled access, designation of areas of avoidance, or special management designations should be considered.</p>	5
<p>Unknown. An assignment of “Unknown” may indicate the unit or area is poorly studied and field studies are needed to verify the presence or absence of paleontological resources. The unit may exhibit features or preservational conditions that suggest significant fossils could be present, but little information about the actual unit or area is known.</p> <p>Literature searches or consultation with professional colleagues may allow an unknown unit to be provisionally assigned to another Class, but the geological unit should be formally assigned to a Class after adequate survey and research is performed to make an informed determination.</p>	U
<p>Water or Ice. Typically used only for areas which have been covered thus preventing an examination of the underlying geology.</p>	W, I

APPENDIX E. DPR 523 FORMS

Other Listings
Review Code

Reviewer

Date

Page 1 of 7

*Resource Name or #: Moneta Motel (APN: 6115-019-042)

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted

a. County: Los Angeles

b. USGS 7.5' Quad: Inglewood Date: T ; R ; $\frac{1}{4}$ of $\frac{1}{4}$ of Sec ; . S.B.B.M.

c. Address: 13615 Vermont Ave. City: Gardena Zip: 90247

d. UTM: Zone ; mE/ mN

e. Other Locational Data: Elevation:

P3a. Description:

This single-story, Vernacular style motel (with Ranch-style elements) was constructed in 1946. It has an I-shaped footprint, with a combination of gabled and hipped roof lines, covered in composition shingles, and an exposed roof overhang. Typical of motel construction, the Moneta Motel is a single building of connected rooms with unit doors facing the parking lot. At the south façade, the roof overhang projects approximately three feet outwards (with the exception of the honeymoon suite at the western end of the motel) and is supported by a combination of multiple painted metal and wood posts. In contrast, the exposed eave overhang at the north elevation projects no more than one foot (with the exception of the porch area at the management office). The management office is located at the eastern most end of the building and is topped with a half-hipped/half-gabled roof. The exterior of the building is clad in stucco, with deterioration ranging from mild to severe (mostly concentrated at the north elevation). At the east elevation is a large bay window composed of three one-over-one fixed windows with vinyl sashes. All windows and doors on all elevations of this building are enclosed behind metal security bars (year of security bar addition is not known). The doors are elevated approximately 6 inches above grade and are accessible by a small concrete step. Fenestration pattern is asymmetrical, windows vary in shapes and sizes: styles consist of square and rectangular one-by-one sliders, 6-over-6 single hung windows, and tall rectangular one-over-one single hung windows (windows are believed to be replacements due to presence of vinyl sash material).

P3b. Resource Attributes: HP5. Motel

P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Description of Photo:

South elevation

P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

1946; per Los Angeles County

Assessor's Office records.

P7. Owner and Address:

13615 Vermont Ave.

Gardena, CA 90247

P8. Recorded by:

Shannon Lopez

Cogstone Resource Management,

Inc.; 1518 W. Taft Ave., Orange,

CA 92865

P9. Date Recorded:

May 12, 2020

P10. Survey Type: Pedestrian

Survey

P11. Report Citation:

Attachments: NONE

Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 7

*Resource Name or #: Moneta Motel (APN: 6115-019-042)

NRHP Status Code: 6Z

B1. Historic Name: El Rancho Del Sueno Motel **B2. Common Name:** Moneta Motel

B3. Original Use: Motel **B4. Present Use:** Motel

***B5. Architectural Style:** Vernacular with Ranch-style elements

***B6. Construction History:** According to the Los Angeles County Assessor records, this building was constructed in 1946. Originally called “El Rancho Del Sueno Motel,” it was owned by a Ms. Geo Baldwin until 1975. The motel was purchased by the Ishii family in 1980, who currently own the property. After consulting street view photographs of the building, sometime between 2008 and 2012, the front (south façade) of the motel underwent notable alteration. A section of the building, projecting outwards from the building’s main body to the edge of the eaves, was demolished and three support posts were added in its place. As a result of this demolition, the covered pedestrian walkway is now unimpeded (See associated photographs in Continuation Sheet).

***B7. Moved?** No Yes Unknown **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Not known

b. Builder: Not known

***B10. Significance**

Theme: Post-War Motel

Area: Gardena, CA

Period of Significance: 1946-1975

Property Type: Motel

Applicable Criteria: N/A

This building is not associated with events that have made a significant contribution to the broad patterns of our history and therefore is not recommended eligible for listing under Criteria 1/A. This building is not associated with the lives of persons significant in our past and, therefore, not recommended eligible for listing under Criteria 2/B. This building does not embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; therefore, this building is not recommended eligible for listing under Criteria 3/C. This building has not, nor is likely to yield, information important in prehistory or history, therefore, this building is not recommended eligible for listing under Criteria 4/D.

Sometime between 2008 and 2012, a section of the south façade of this building was demolished. This results in a notable loss of intergretry such as *design, materials, workmanship, and feeling*. This building retains its integrity of *location*. This building has lost its original setting due to the construction of commercial and residential housing to the north and south of the property. (See Continuation sheet)

B11. Additional Resource Attributes:

***B12. References:**

Google Maps: Street View. <https://www.google.com/maps> Accessed May 12, 2020.

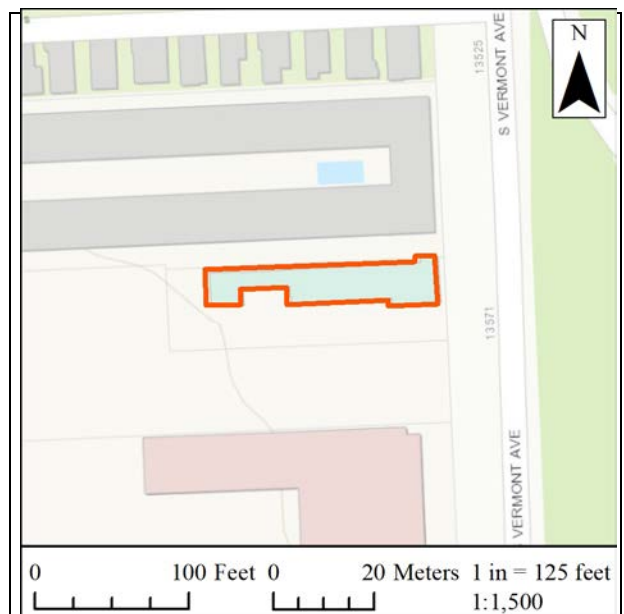
Los Angeles County Assesor
<http://maps.assessor.lacounty.gov/> Accessed May 12, 2020

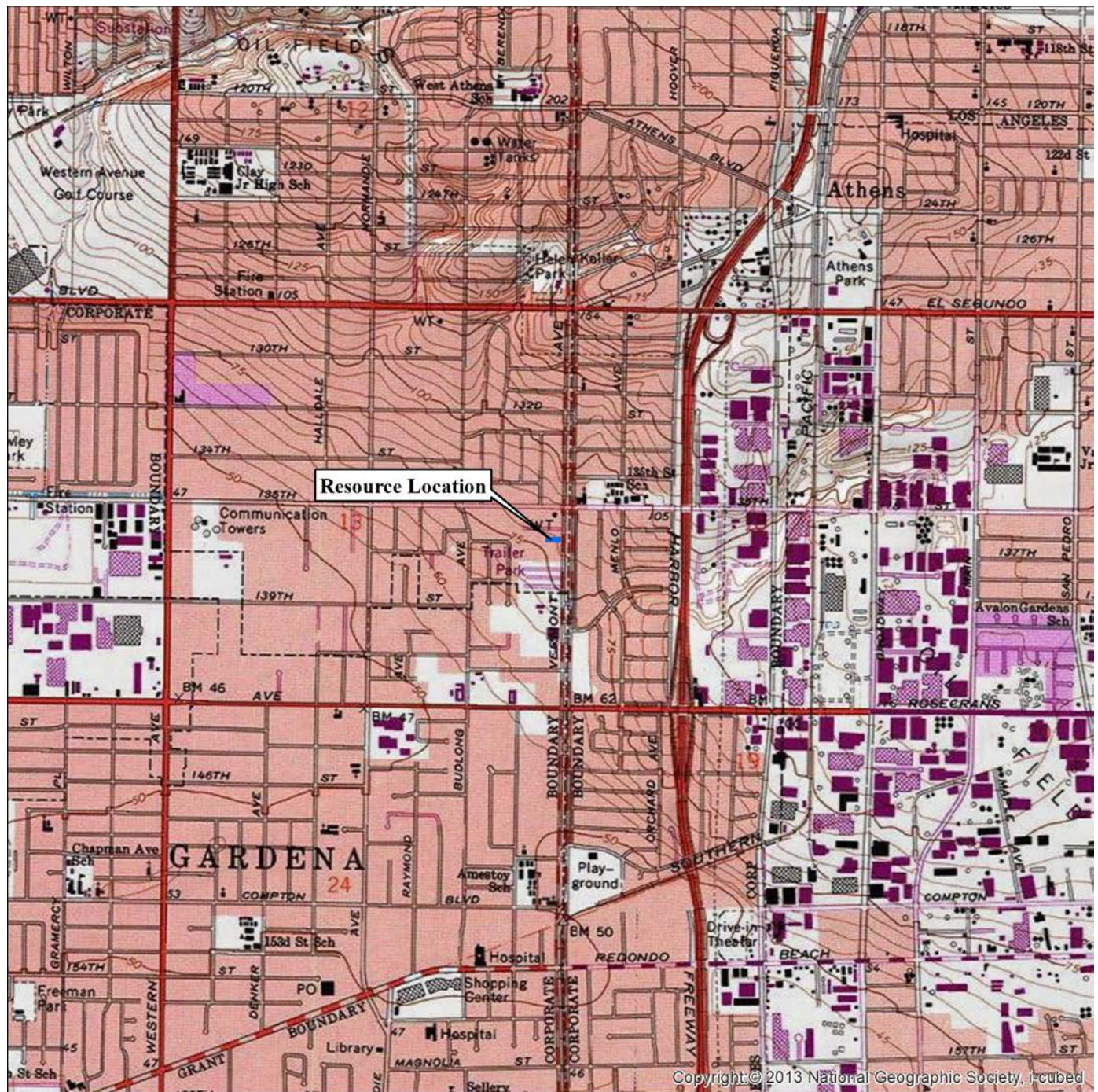
B13. Remarks:

***B14. Evaluator:** Shannon Lopez

***Date of Evaluation:** 5/12/2020

(This space reserved for official comments.)



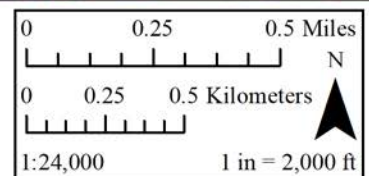


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Moneta Motel (APN: 6115-019-042)
 City of Gardena
 Los Angeles County, CA

Historic-Aged Building

USGS 7.5' Quads:
 INGLEWOOD



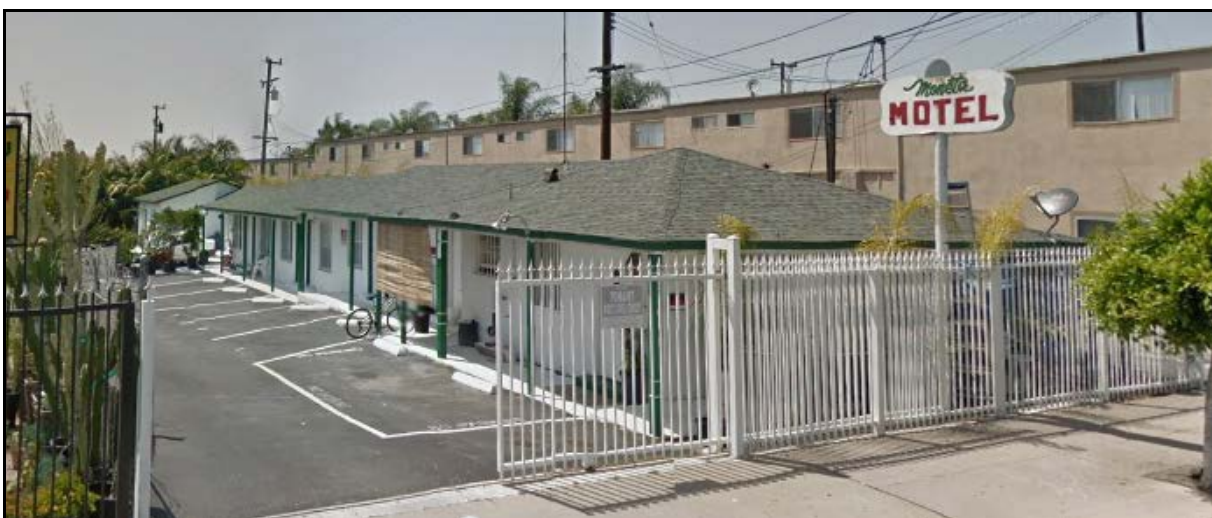
***B10. Significance Cont.**

The Historic Context for the Moneta Motel is Post-War Hotels/Motels (1946-1975). The justification for these dates begins with the estimated year of construction and, due to its continued use as a motel, ends 45 years prior to year of initial recording. Following the end of World War II in 1945, construction of motels (a combination of “motor hotel”) began in response to the growing car culture in the United States. Unlike hotels, motels are typically a single building, organized in an “L”-, “T”-, or “U”-shape, with a series of connected rooms with main entrance doors facing the parking lot. By the 1960s, the popularity of motels peaked with increased car travel but gradually declined due to the rise in newer chain hotels located near freeways and highways.

***B6. Construction History Cont.**



South (left) and east elevation (right), 2007.



South (left) and east elevation (right), 2012.



South elevation, looking northwest



South elevation, honeymoon suite (left)

Page 6 of 7

Resource Name or #: Moneta Motel (APN: 6115-019-042)



North elevation, looking southwest



North elevation, looking southeast

Page 7 of 7

Resource Name or #: Moneta Motel (APN: 6115-019-042)



North elevation (rear of building) of honeymoon suite



Access doors to water boilers, north elevation

Other Listings
Review Code

Reviewer

Date

Page 1 of 6

*Resource Name or #: Moneta Nursery Garden Center

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted

a. County: Los Angeles

b. USGS 7.5' Quad: Inglewood Date: T ; R ; ¼ of ¼ of Sec ; S.B.B.M.

c. Address: 13633 South Vermont Ave. City: Gardena Zip: 90247

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: Elevation:

P3a. Description:

The Moneta Nursery consists of an eclectic configuration of shed, gabled, and flat roofs. Consultation of historic aerials show various additions to this building over recent decades, resulting in a mixture of Utilitarian and Shed style elements. It is organized in an L-shaped footprint with wide overhanging eaves at the south and east elevations. Main entrances to the building are located at the south elevation. A large porch overhang supported by wooden posts is at the south elevation. A ribbon window extends across the length of the eastern half of this elevation and is covered by mesh (likely utilized for ventilation). Doors at the east elevation consist of aluminum framed glass doors with large glass paned sidelights. The appearance of the materials suggest these doors are not original to the building. The large overhang at the eastern elevation is supported by multiple metal poles; the business name and contact information is displayed on this overhang and is visible from the street. At the north elevation are three large greenhouses; the two units at the western most and center of this elevation are the oldest. At the eastern most ends of this elevation are twin greenhouses (added c. 1972; see Photo 1 in Continuation Sheet). The roofs are clad in corrugated metal sheets with a short overhang and exposed rafters. The wood frame of the western most greenhouse's eastern elevation is completely exposed, covered only by a thin mesh. The upper two thirds of the middle greenhouse's wood frame is also exposed with the lower third consisting of horizontal wood boards. Only the top one third of the eastern most greenhouse's frame is exposed, with the remaining two thirds covered with corrugated (possibly hard plastic) sheeting. (See Continuation Sheet)

P3b. Resource Attributes: HP6. 1-3 Story Commercial Building, HP4. Ancillary Building

P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Description of Photo:

South Elevation (left) and east elevation (right), March 2019

P6. Date Constructed/Age and Sources: Historic

Prehistoric Both

1957; Los Angeles County Assessor

P7. Owner and Address:

13633 South Vermont Ave.
Gardena, CA 90247

P8. Recorded by:

Shannon Lopez
Cogstone Resource Management,
Inc.; 1518 W Taft Ave., Orange,
CA 92865

P9. Date Recorded:

May 12, 2020

P10. Survey Type:

Pedestrian Survey

P11. Report Citation:

Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic Name: Not known

B2. Common Name: Moneta Nursery Garden Center

B3. Original Use: Nursery/ Garden Supplies

B4. Present Use: Nursery/ Garden Supplies

***B5. Architectural Style:** Utilitarian/Shed Style elements

***B6. Construction History:**

As stated by the current owners of the property, the original section of the building (the two large, gabled roof, rectangle greenhouses) was constructed in 1960 by the Ishii family. By 1972, the greenhouses and detached rectangular building were connected by an addition located at what is now the east elevation. By 1980, the shed roof was added to the building's center mass and enclosed by another addition at the west and south elevations, resulting in the building as it is today.

***B7. Moved?** No Yes Unknown **Date:**

Original Location:

***B8. Related Features:** Large flat roofed wood-framed shelter covered with corrugated metal sheeting. Located south of the main building.

B9a. Architect: Not known

b. Builder: Not known

***B10. Significance**

Theme: Local Commercial Development

Area: Gardena, CA

Period of Significance: c. 1960-1975

Property Type: 1-story Commercial property

Applicable Criteria: N/A

The Moneta nursery is one of the last remaining extant historic-aged businesses connected to Moneta's Japanese history. However, the only historic-aged building located at the northeast corner of the property has undergone drastic additions and alterations to its original footprint resulting the building's loss of Integrity of Design, Materials, Setting, Workmanship, and Feeling. In addition, this building is not associated with events that have made a significant contribution to the broad patterns of our history and therefore is not recommended eligible for listing under Criteria 1/A. This building is not associated with the lives of persons significant in our past and, therefore, not recommended eligible for listing under Criteria 2/B. This building does not embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; therefore, this building is not recommended eligible for listing under Criteria 3/C. This building has not, nor is likely to yield, information important in prehistory or history, therefore, this building is not recommended eligible for listing under Criteria 4/D.

Over past decades this building has undergone significant additions and alterations. This results in a significant loss of intergrety such as *design, materials, workmanship, and feeling*. This building retains its integrity of *location*. (See Continuation Sheet)

B11. Additional Resource Attributes:

***B12. References:**

NETROnline

Historic Aerials, 1963, 1972, 1980. <https://www.historicaerials.com/viewer>

Los Angeles County Office of the Assessor

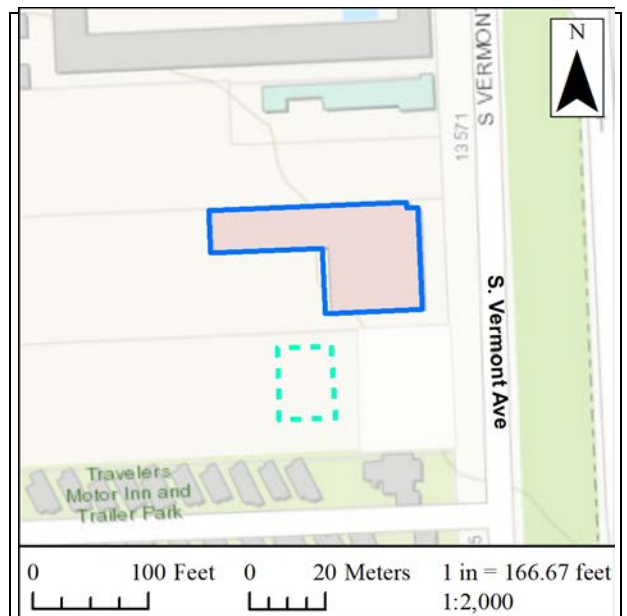
http://maps.assessor.lacounty.gov/GVH_2_2/Index.html?configBase=http://maps.assessor.lacounty.gov/Geocortex/Essentials/REST/sites/PAIS/viewers/PAIS_hv/virtualdirectory/Resources/Config/Default

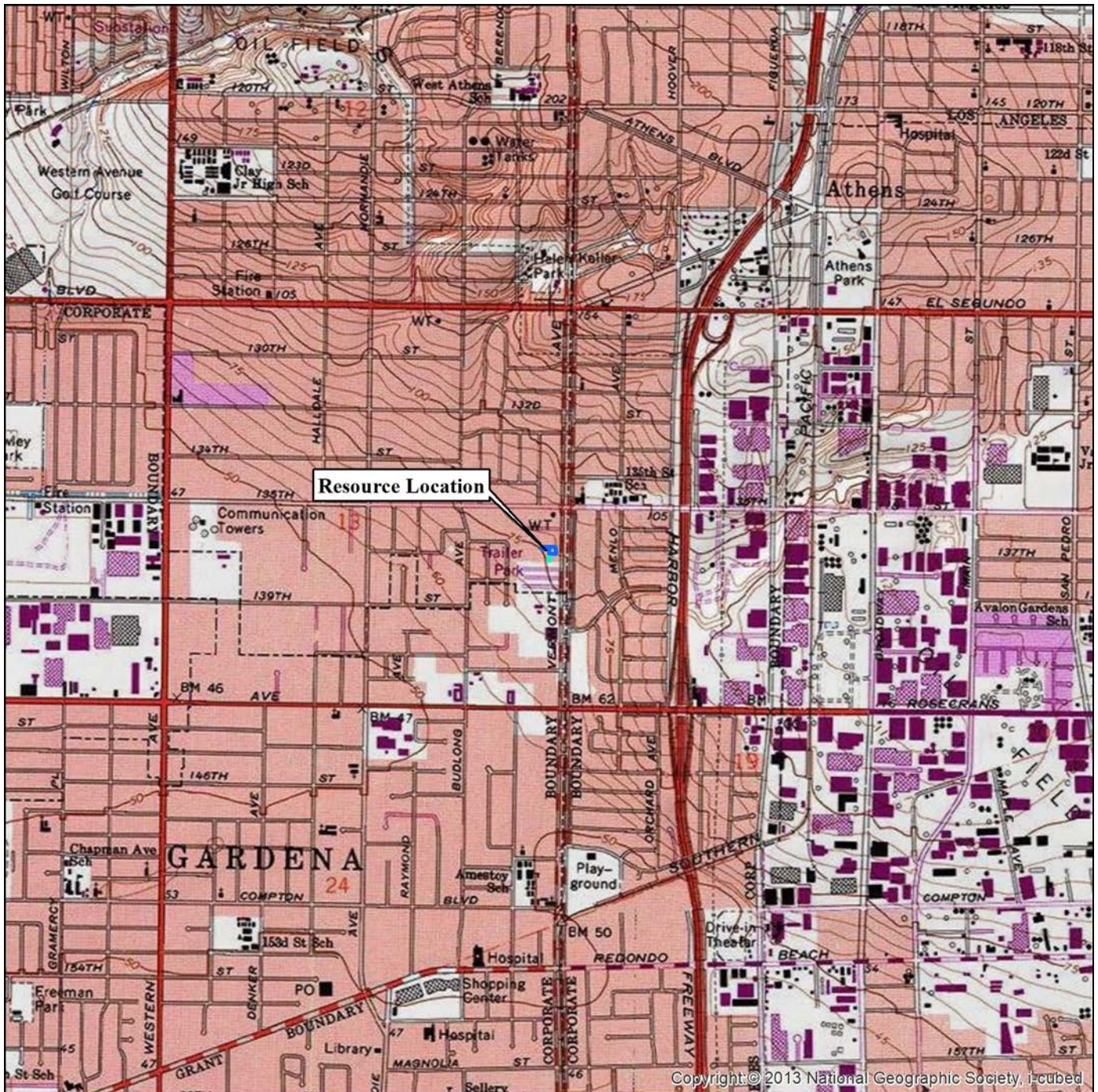
B13. Remarks:

***B14. Evaluator:** Shannon Lopez

***Date of Evaluation:** May 12, 2020



(This space reserved for official comments.)



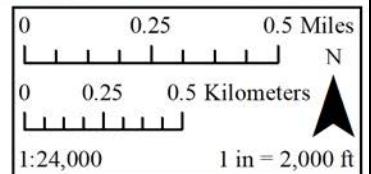


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Moneta Nursery Garden Center
City of Gardena
Los Angeles County, CA

-  Non-Historic Structure
-  Historic-Aged Building

USGS 7.5' Quads:
INGLEWOOD



Description Continued:

South of the main building is a non-historic aged large flat roofed wood-framed shelter covered with corrugated metal sheeting supported by wood posts.

Significance Continued:

The Historic Context for the Moneta Nursery is Local Commercial Development (1960-1975). While the Moneta Nursery was established in 1950, the oldest section of the extant building was not constructed until 1960. Due to the property's continued use as a nursery, the end of the period of significance ends 45 years prior to year of initial recording in 2020. After World War I, residential development gradually replaced Gardena's farmland. Despite the decline of local agriculture, Gardena's wholesale flower industry was on the rise with 22 nurseries within its city limits by 1940. The development of the Moneta Nursery in 1950 is a continuation of Gardena's local economic/commercial wholesale flower industry. It also represents one of the few remaining businesses connected to the city's Japanese History.

Photos Continued:



1. East Elevation



2. East elevation, twin gabled sheds/ greenhouses, facing west



3. Green houses, north elevation



4. Green house additions



5. Non-historic aged wood framed shelter, located directly south of the main building