

Appendix D

Cultural Resources Technical Report

CULTURAL RESOURCES TECHNICAL REPORT FOR THE PACIFIC COAST COMMONS SPECIFIC PLAN PROJECT EL SEGUNDO, CALIFORNIA

Prepared for:

City of El Segundo
Planning and Building Safety Department
350 Main Street
El Segundo, CA 90245
Contact: Paul Samaras, AICP, Principal Planner

Prepared by:

Kate Kaiser, MSHP, Sarah Corder, MFA, Ted Roberts, MA
William Burns, MS, RPA, and Samantha Murray, MA

DUDEK
38 North Marengo Avenue
Pasadena, California 91101

OCTOBER 2020

Table of Contents

<u>SECTION</u>	<u>PAGE NO.</u>
EXECUTIVE SUMMARY	1
1 INTRODUCTION	3
1.1 Project Location and Description	3
1.2 Project Personnel	7
1.3 Regulatory Setting	7
2 BACKGROUND RESEARCH	13
2.1 CHRIS Records Search	13
2.2 Native American Coordination	19
2.3 Building Development and Archival Research	20
3 CULTURAL SETTING	23
3.1 Prehistoric Overview	23
3.2 Ethnographic Overview	25
3.3 Historic Period Overview	29
3.4 Project Site History	35
3.5 Project Site Architectural Styles	37
3.6 Project Site Architects and Designers	37
4 FIELD SURVEY	40
4.1 Methods	40
4.2 Results	40
5 SIGNIFICANCE EVALUATION	43
5.1 Fairfield Inn & Suites (525 Sepulveda Boulevard)	43
6 FINDINGS AND CONCLUSIONS	53
6.1 Summary of Findings	53
6.2 Recommendations	53
7 BIBLIOGRAPHY	55

APPENDICES

- A. Preparer's Qualifications
- B. **Confidential** Records Search Results
- C. Native American Heritage Commission and Sacred Lands File Search Results
- D. DPR form for Fairfield Inn & Suites (525 Sepulveda Boulevard; APN: 4139-025-091) Property

FIGURES

Figure 1. Project Location.	5
Figure 2. Map of Centinela and Sausal Redondo ranchos (Special Collections, Charles E. Young Library, UCLA) ..	31
Figure 3. Birdseye view of the Standard Oil Refinery in El Segundo, January 25, 1926 (California Historical Society Collection, 1860-1960, USC Digital Library)	33
Figure 4. Aerial View of LAX and Garrett Corporation, 1964 (Security Pacific National Bank Collection, LAPL)	34
Figure 5. Thunderbird Hotel postcard, Hotels subject file, Local History Collection, El Segundo Public Library	35
Figure 6. Indiana Street Wing Addition (LAT 1961)	36
Figure 7. Left: view of decorative screen before remodeling, 1980 (Herald Examiner Collection, LAPL); right: same view in 2020 (IMG_8870)	36
Figure 8. Site Map.	41
Figure 9. East and North elevation of Fairfield Inn & Suites complex, View looking southwest (IMG_8844)	43
Figure 10. Main Hotel volume north (main) and east elevation, porte-cochere at right, view looking southwest (IMG_8858)	44
Figure 11. Main Hotel volume, west elevation, view looking southeast (IMG_8785)	45
Figure 12. Main Hotel volume, south elevation, view looking northeast (IMG_8800)	45
Figure 13. Conference room and restaurant wing, main (east) elevation (IMG_8850)	46
Figure 14. Conference room and restaurant wing, north and west elevations (IMG_8839)	47
Figure 15. Indiana Avenue Wing: south and west elevation, looking northeast (IMG_8764)	48
Figure 16. Indiana Avenue Wing: east elevation and alley, showing hallway connection to main hotel volume, looking south (IMG_8814)	48

TABLES

Table 1. Detail of Project Parcels	3
Table 2. Previously Conducted Cultural Resources Studies within 1-Mile of the Project Site	13
Table 3. Previously Recorded Cultural Resources Within a 1-Mile Radius of the Project Site	16

Executive Summary

Dudek was retained by the City of El Segundo to complete a cultural resources technical report for the Pacific Coast Commons Specific Plan Project (Project) in the City of El Segundo, California. This report includes the results of a California Historical Resources Information System (CHRIS) records search; coordination with the Native American Heritage Commission (NAHC); a pedestrian survey of the Project site by a qualified architectural historian; building development and archival research; development of an appropriate historic context for the Project site; and recordation and evaluation of one (1) commercial property over 45 years old for historical significance and integrity in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and City of El Segundo designation criteria and integrity requirements. This report was prepared in conformance with California Environmental Quality Act (CEQA) Guidelines Section 15064.5 for historical resources and all applicable local guidelines and regulations.

Dudek conducted a CHRIS records search at the South Central Coastal Information Center (SCCIC) on November 14, 2019. No cultural resources were identified within the Project site as a result. The records search identified 33 previously conducted cultural resources technical investigations within the 1-mile records search area. Two of these studies are adjacent to the Project site. One study overlaps the Project site. None of these studies identified impacts to cultural resources within the vicinity of the Project site. Additionally, the SCCIC records indicate that 12 previously recorded cultural resources exist within the surrounding 1-mile search radius. All 12 resources identified consist of built environment resources, none of which intersect or are adjacent to the Project site. No previously recorded prehistoric or historic-era archaeological resources were identified within 1-mile of the Project site as a result of the records search.

Dudek contacted the California Native American Heritage Commission (NAHC) on October 17, 2019 to request a search of the Sacred Lands File (SLF). Results of the SLF records search (received October 28, 2019) were negative. The NAHC suggested contacting five Native American individuals and/or tribal organizations who may have direct knowledge of cultural resources in or near the Project site. No informal or formal outreach to these contacts has been initiated by Dudek at this time.

The Fairfield Inn & Suites property (525 Sepulveda Boulevard) within the Specific Plan area does not appear eligible under any NRHP, CRHR, or City of El Segundo designation criteria due to a lack of significant historical associations and architectural merit. Therefore, this property is not an historical resource for the purposes of CEQA.

As a result of Dudek's extensive archival research, field survey, NAHC coordination, and property significance evaluation, no historical or tribal cultural resources were identified within the Project site. Nor were any adjacent resources identified that could be indirectly impacted by proposed Project activities. Therefore, the Project would result in a less than significant impact to cultural resources under CEQA.

INTENTIONALLY LEFT BLANK

1 Introduction

Dudek was retained by the City of El Segundo to complete a cultural resources technical report for the Pacific Coast Commons Specific Plan Project (Project) in the City of El Segundo, California. This report includes the results of a California Historical Resources Information System (CHRIS) records search; coordination with the California Native American Heritage Commission (NAHC) and tribal contacts; building development and archival research; a pedestrian survey of the Project site by a qualified architectural historian; development of an appropriate historic context for the Project site; and recordation and evaluation of one (1) commercial property over 45 years old for historical significance and integrity in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and City of El Segundo designation criteria and integrity requirements. This report was prepared in conformance with California Environmental Quality Act (CEQA) Guidelines Section 15064.5 for historical resources.

1.1 Project Location and Description

Project Location

The proposed Project site is located in the City of El Segundo (City) within the County of Los Angeles, approximately 20 miles southwest from downtown Los Angeles. The Los Angeles International Airport (LAX) is located to north of the City of El Segundo; the Los Angeles County community of Del Aire and the City of Hawthorne are located to the east, the City of Manhattan Beach is located to the south; and the Hyperion Sewage Treatment Plant, Dockweiler Beach, and the Pacific Ocean is located to the west of the City.

The Project site consists of 8 parcels (Table 1) on approximately 6.38 acres (post street dedications) located in the central portion of the City (Figure 1). The Project site is completely developed and contains approximately 0.25-mile of street frontage along Pacific Coast Highway (PCH) in the City of El Segundo. Specifically, the Project site is bounded by Holly Avenue on the south, Palm Avenue on the north, Indiana Street on the west, and PCH (also called SR-1 and Sepulveda Boulevard) on the east. The Project site also includes property that is currently used as surface parking for the Fairfield Inn & Suites Hotel between Mariposa Avenue on the south and Palm Avenue on the north, just west of PCH.

Table 1. Detail of Project Parcels

Address/Parcel Number	Use	Square Footage	Acres
4139-025-075	Surface Parking	9,564	0.220
4139-025-73, 074, 076, 081	Surface Parking and Aloft Hotel	89,928	2.064
525 North Sepulveda/ 4139-025-091	Fairfield Inn and Suites Hotel Food Beverage Building (formerly the Hacienda Restaurant)	97,922	2.248
4139-024-057	Surface Parking	29,350	0.674
4139-024-058	Surface Parking	48,975	1.124
4139-024-057	Surface Parking	2,380	0.055

Table 1. Detail of Project Parcels

Address/Parcel Number	Use	Square Footage	Acres
Total Existing		278,119	6.385

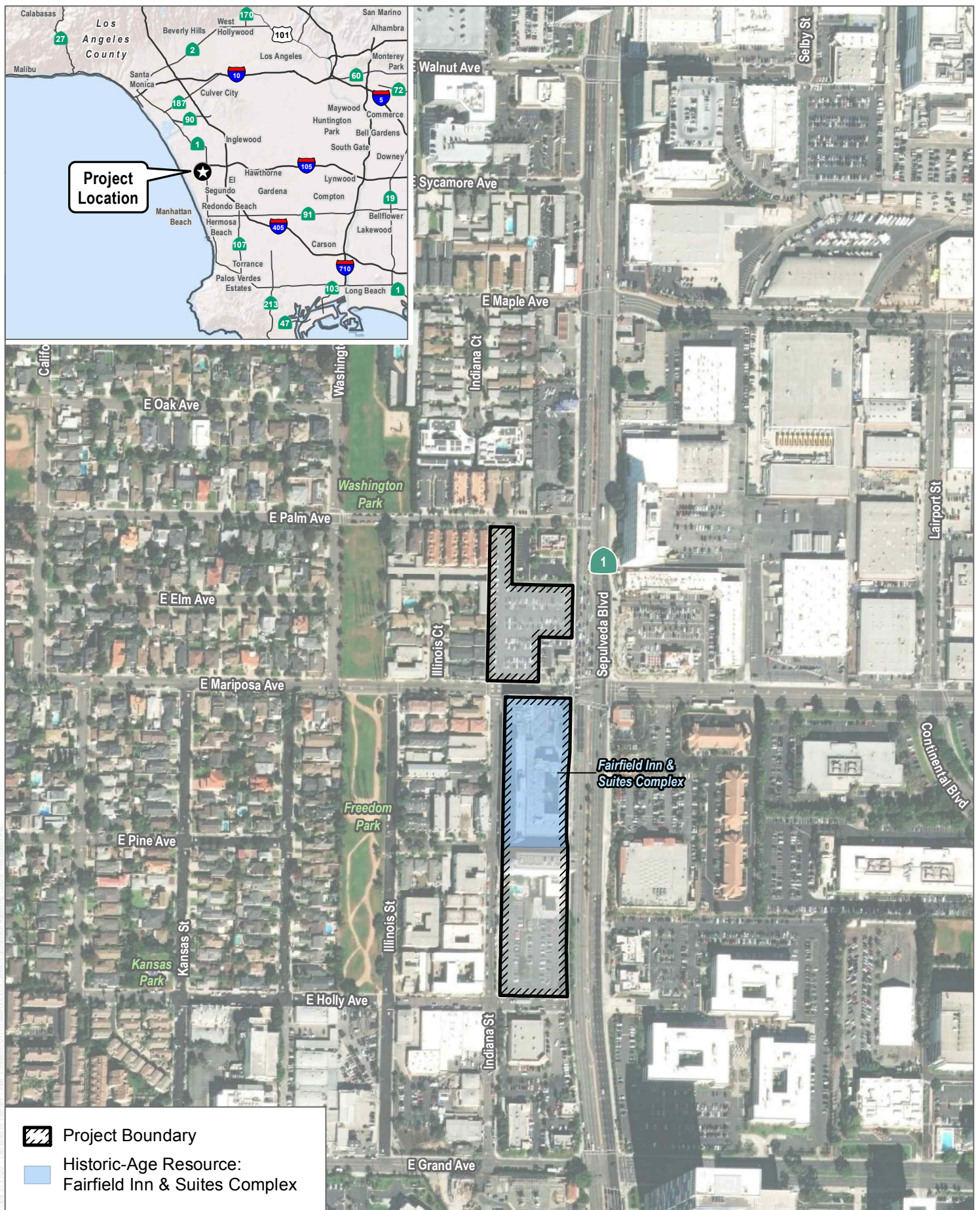
Source: Withee Malcom Architects 2020

Project Description

The Project site is currently occupied by surface parking lots, the Fairfield Inn and Suites Hotel, and the Aloft Hotel. The Project would allow for the redevelopment the existing surface parking lots and a portion of the Fairfield Inn and Suites Hotel property within the Project site through the adoption of a Specific Plan. The adoption of a Specific Plan would allow for the following: (1) the continued operation of the Fairfield Inn and Suites Hotel and Aloft Hotel, which contain 596 rooms within 282,398 square feet of hotel development; (2) 327,021 square feet of residential development for 263 new housing units, including 257 multi-family apartments and six condominium/townhomes; (3) 11,252 square feet of new commercial/retail uses; and (4) three new parking structures that would contain approximately 803 parking stalls.

The Fairfield Inn and Suites Hotel and Aloft Hotel would not be expanded, but the zoning for the existing properties would be changed to reflect the current land uses. Through the implementation of the Specific Plan, these two hotels would be brought into conformity with the land use designation and zoning for the Project site, as they are currently existing legal, non-conforming land uses because they were built prior to the current development standards of the General Commercial (C-3) Zone. The Specific Plan's three development areas are Pacific Coast Commons – South (PCC-South), Pacific Coast Commons – Fairfield Parking (PCC-Fairfield Parking), and Pacific Coast Commons – North (PCC-North).

In summary, the proposed Specific Plan would allow for the redevelopment of the PCC-South, PCC-Fairfield Parking, and PCC-North and would allow for the existing Aloft Hotel and Fairfield Inn and Suites Hotel properties within the Specific Plan boundaries, which are currently existing legal, non-conforming uses, to be in compliance with the Specific Plan. The redevelopment of the PCC-South, PCC-Fairfield Parking, and PCC-North would result in physical changes to the environment, whereas the conversion of the currently existing legal, non-conforming hotel uses into the proposed development standards of the Specific Plan would not result in physical changes to the environment.



SOURCE: Esri and Digital Globe 2019; Open Street Map 2019

FIGURE 1

Project Location

INTENTIONALLY LEFT BLANK

1.2 Project Personnel

This report and associated property significance evaluations was prepared by Dudek Architectural Historian Kate Kaiser, MSHP. Fieldwork and research was conducted by Dudek Architectural Historian Sarah Corder, MFA. Dudek Archaeologist Ted Roberts, MA, completed the CHRIS records search, the NAHC Sacred Lands File (SLF) request, and coordinated Native American outreach. This report was reviewed for quality assurance/quality control by Dudek Principal Architectural Historian Samantha Murray, MA and Dudek Lead Archaeologist and William Burns, MS, RPA. Resumes for all key personnel are provided in Appendix A.

1.3 Regulatory Setting

Federal

National Register of Historic Places

While there is no federal nexus for this Project, the subject property was evaluated in consideration of NRHP designation criteria. The NRHP is the United States' official list of districts, sites, buildings, structures, and objects worthy of preservation. Overseen by the National Park Service, under the U.S. Department of the Interior, the NRHP was authorized under the National Historic Preservation Act, as amended. Its listings encompass all National Historic Landmarks, as well as historic areas administered by the National Park Service.

NRHP guidelines for the evaluation of historic significance were developed to be flexible and to recognize the accomplishments of all who have made significant contributions to the nation's history and heritage. Its criteria are designed to guide state and local governments, federal agencies, and others in evaluating potential entries in the NRHP. For a property to be listed in or determined eligible for listing, it must be demonstrated to possess integrity and to meet at least one of the following criteria:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That 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; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

Integrity is defined in NRHP guidance, "How to Apply the National Register Criteria," as "the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity" (NPS 1990). NRHP guidance further asserts that properties be

completed at least 50 years ago to be considered for eligibility. Properties completed fewer than 50 years before evaluation must be proven to be “exceptionally important” (criteria consideration to be considered for listing).

State

California Register of Historical Resources

In California, the term “historical resource” includes but is not limited to “any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California” (California Public Resources Code Section 5020.1(j)). In 1992, the California legislature established the CRHR “to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change” (California Public Resources Code Section 5024.1(a)). The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP, enumerated below. According to California Public Resources Code Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains “substantial integrity,” and (ii) meets at least one of the following criteria:

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

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 CCR 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

California Environmental Quality Act

As described further below, the following CEQA statutes and CEQA Guidelines are of relevance to the analysis of archaeological, historic, and tribal cultural resources:

- California Public Resources Code Section 21083.2(g) defines “unique archaeological resource.”

- California Public Resources Code Section 21084.1 and CEQA Guidelines Section 15064.5(a) define “historical resources.” In addition, CEQA Guidelines Section 15064.5(b) defines the phrase “substantial adverse change in the significance of an historical resource.” It also defines the circumstances when a project would materially impair the significance of an historical resource.
- California Public Resources Code Section 21074(a) defines “tribal cultural resources.”
- California Public Resources Code Section 5097.98 and CEQA Guidelines Section 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
- California Public Resources Code Sections 21083.2(b)-(c) and CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures; preservation-in-place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

More specifically, under CEQA, a project may have a significant effect on the environment if it may cause “a substantial adverse change in the significance of an historical resource” (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(b).) If a site is either listed or eligible for listing in the CRHR, or if it is included in a local register of historic resources or identified as significant in a historical resources survey (meeting the requirements of California Public Resources Code Section 5024.1(q)), it is a “historical resource” and is presumed to be historically or culturally significant for purposes of CEQA (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)).

A “substantial adverse change in the significance of an historical resource” reflecting a significant effect under CEQA means “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (CEQA Guidelines Section 15064.5(b)(1); California Public Resources Code Section 5020.1(q)). In turn, CEQA Guidelines section 15064.5(b)(2) states the significance of an historical resource is materially impaired when a project:

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any “historical resources,” then evaluates whether that project will cause a substantial adverse change in the significance of a historical resource such that the resource’s historical significance is materially impaired.

If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (California Public Resources Code Section 21083.2[a], [b], and [c]).

California Public Resources Code Section 21083.2(g) defines a unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Impacts to non-unique archaeological resources are generally not considered a significant environmental impact (California Public Resources Code section 21083.2(a); CEQA Guidelines Section 15064.5(c)(4)). However, if a non-unique archaeological resource qualifies as tribal cultural resource (California Public Resources Code Section 21074(c), 21083.2(h)), further consideration of significant impacts is required. CEQA Guidelines Section 15064.5 assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. As described below, these procedures are detailed in California Public Resources Code Section 5097.98.

Local

City of El Segundo Historic Preservation Ordinance (Chapter 15-14)

This study was completed in consideration of all sections of the El Segundo Historic Preservation Ordinance (Chapter 15-14). The ordinance was adopted in 1993 and provides for the identification, protection, enhancement, perpetuation and use of historic buildings and structures within the City that reflect special elements of the City's historical heritage. The Ordinance is enforced by the Planning Commission, which maintains the local register of cultural resources and historic sites. Sections most relevant to this study are provided below.

15-14-4: Criteria for Designation of Historic Resources

1. Procedures: Requests for designation of a cultural resource are voluntary and may be made by or with the written consent of the property owner, by filing an application with the Department of Community, Economic

and Development Services. The designation of a cultural resource is strictly voluntary, not mandatory. (Ord. 1212, 11-16-1993; amd. Ord. 1315, 1-18-2000)

- a. The Commission shall hold a noticed public hearing on the matter within forty five (45) days of receipt of the complete application. Within seven (7) days of the hearing, the Commission shall provide a written recommendation to the City Council as to whether the building or structure should be made a designated cultural resource. If the recommendation of the Commission is to designate the building or structure as a designated cultural resource, the recommendation shall include the reasons for designating the building or structure as a designated cultural resource and shall include a determination of whether to mark it with a uniform and distinctive marker.
 - b. Within thirty (30) days after receiving the recommendation of the Commission, the City Council shall hold a noticed public hearing and approve or deny the recommendation.
 - c. Any hearing may be continued for any reason by the consent of the City and the property owner. If the property owner does not consent, there may be no more than one continuance for a period not to exceed thirty one (31) days if the additional time is needed to conduct further study of the cultural resource. If an EIR or negative declaration is required, the time limits set forth in California Public Resources Code section 21151.5 shall apply.
 - d. The City Council shall declare designated cultural resources by resolution, which shall contain a statement as to why the cultural resource is so designated. Any such resolution shall include a legal description of the property involved, including lot and block number and the name of the property owner. The resolution shall be duly recorded by the City Clerk in the County Recorder's office.
2. Criteria: A cultural resource may be declared a designated cultural resource if it meets the following criteria:
- a. Must be at least fifty (50) years old; and
 - b. It is associated with persons or events significant in local, State, or national history; or
 - c. It reflects or exemplifies a particular period of national, State, or local history; or
 - d. It embodies the distinctive characteristics of a type, style, period of architecture, or method of construction.
3. Temporary Stay On Permits Pending Designation: No construction, alteration, demolition, relocation, or restoration shall be allowed and no other entitlement permits shall be issued with regard to any proposed designated cultural resource from the time an application for designation is made until the City Council has made a final decision to either approve or deny the request for designation.
4. Removal Of Designation: A cultural resource designation may be removed subject to the same procedures set forth above. (Ord. 1212, 11-16-1993)

INTENTIONALLY LEFT BLANK

2 Background Research

2.1 CHRIS Records Search

On November 14, 2019, Dudek completed a CHRIS records search of the Project site and a 1-mile search radius at the SCCIC located on the campus of California State University, Fullerton. This search included mapped prehistoric and historic archaeological resources as well as historic built-environment resources; Department of Parks and Recreation (DPR) site records; technical reports; archival resources; and ethnographic references. The confidential records search results are provided in Confidential Appendix B.

Previously Conducted Cultural Resources Studies

Results of the cultural resources records search indicated that 33 previous cultural resource studies (Table 2) have been conducted within 1-mile of the Project site between 1975 and 2013. Of these, one study overlaps the Project site (LA-02904). Two studies were adjacent (LA-10160, LA-11973); however, the scope of these studies does not address the Project site. A brief summary of the study within the Project site boundary is provided below.

Table 2. Previously Conducted Cultural Resources Studies within 1-Mile of the Project Site

SCCIC Report Number	Authors	Year	Title	Proximity to Project Site
LA-00078	Rosen, Martin D.	1975	Evaluation of the Archaeological Resources and Potential Impact of the Proposed Construction of Route 105 Freeway From El Segundo to Norwalk	Outside
LA-01543	Wlodarski, Robert J.	1986	Negative Archaeological Survey Report for 07-la-1 23.4/25.2	Outside
LA-01860	Singer, Clay A. and John E. Atwood	1989	Cultural Resources Survey and Impact Assessment for the Hekmat Property on Bailard Road in Malibu, Los Angeles County, California	Outside
LA-01982	Leonard, Nelson N. III	1976	Los Angeles International Airport Series Volume 1 Draft Environmental Impact Statement	Outside
LA-02659	Wlodarski, Robert J.	1992	A Phase 1 Archaeological Study for the Sepulveda Tunnel Demonstration Project, Los Angeles International Airport, Los Angeles County, California	Outside
LA-02904	Stickel, Gary E.	1993	Draft Report a Phase I Cultural Resources Literature Search for the West Basin Water Reclamation Project	Overlaps
LA-03955	McLean, Deborah K.	1998	Archaeological Assessment for Pacific Bell Mobile Services Telecommunications Facility La 234-02, 1900 Hughes Way, City of El Segundo, County of Los Angeles, California	Outside
LA-04647	Duke, Curt	1999	Cultural Resource Assessment for Pacific Bell Mobile Services Facility La 942-04, in the County of Los Angeles, California	Outside

Table 2. Previously Conducted Cultural Resources Studies within 1-Mile of the Project Site

SCCIC Report Number	Authors	Year	Title	Proximity to Project Site
LA-04910	Raschke, Rod	1995	Paleontological and Archaeological Resources Reconnaissance of the Los Angeles International Airport (LAX) Property, Los Angeles County, California	Outside
LA-05536	Avina, Mike	2001	Monitoring Report for Xo California Builds-1920 Maple Avenue, El Segundo, California, and 4000 Macarthur Blvd, Newport Beach, California	Outside
LA-05709	McKenna, Jeanette A.	2002	Review of Cultural Resource Assessment/evaluation for Nextel Communications Site CA-7534-a, Los Angeles, Los Angeles County, California	Outside
LA-05710	Duke, Curt	2002	Cultural Resource Assessment AT&T Wireless Facility No. D432 Los Angeles County, California	Outside
LA-05756	Christy, Juliet L.	2002	West Basin Water Recycling Plant Expansion Project El Segundo, Ca	Outside
LA-06239	Wesson, Alex, Bryon Bass, and Brian Hatoff	2000	El Segundo Power Redevelopment Project Cultural Resources (Archaeological Resources) Appendix J of Application for Certification	Outside
LA-06240	Bunse, Meta and Mikesell, Stephen D.	2000	El Segundo Power Redevelopment Project Historic Resources (built Environment) Appendix K of Application for Certification	Outside
LA-06249	Alcock, Gwyn	2000	Cultural Resources Investigation for the Nextlink Fiberoptic Project, Los Angeles and Orange Counties, California (first Addendum); Nextlink Project Number: 17033-2	Outside
LA-06903	Bonner, Wayne H.	2000	Records Search Results for Sprint Pcs Facility La38xc74d (the El Segundo Site), Located at 1901 South Hughes Way in El Segundo, Los Angeles County, California	Outside
LA-07708	Bonner, Wayne H. and Christeen Taniguchi	2004	Direct and Indirect APE Historic Architectural Assessments for Sprint Telecommunications Facility Candidate La60xc361e (el Segundo Water Tank) 350 Main Street, El Segundo, Los Angeles County, California	Outside
LA-07711	Bonner, Wayne H. and Christeen Taniguchi	2004	Records Search Results and Site Visit for Sprint Telecommunications Facility Candidate La60xc361e (El Segundo Water Tank) 350 Main Street, El Segundo, Los Angeles County, California	Outside
LA-07722	Maki, Mary K.	2005	Records Search Results for the Chevron El Segundo Refinery, El Segundo, Los Angeles County	Outside
LA-08882	Bonner, Wayne H. and Kathleen A. Crawford	2007	Cultural Resources Records Search Ad Site Visit Results for Royal Street Communications, LLC, Candidate La2640a (SCE El Nido), 1703 East Mariposa Avenue, El Segundo, Los Angeles County, California	Outside
LA-09177	Bonner, Wayne H.	2007	Direct APE Historic Architectural Assessment for Royal Street Communications, LLC Candidate LA2640A (SCE El Nido), 1703 East Mariposa Avenue, El Segundo, Los Angeles County, California	Outside

Table 2. Previously Conducted Cultural Resources Studies within 1-Mile of the Project Site

SCCIC Report Number	Authors	Year	Title	Proximity to Project Site
LA-09356	Duke, Curt and Judith Marvin	2002	Cultural Resources Assessment AT&T Wireless Services Facility No. 05005A	Outside
LA-09925	Michael D. Richards	2009	A Report of the Monitoring During Trench Excavation, light grading, and planting for the Imperial Highway Stormwater Best Management Practices Project, near the Los Angeles International Airport (LAX) in the City of Los Angeles, California	Outside
LA-10160	Harper, Caprice D. and Francesca Smith	2008	Preliminary Cultural Resources Survey for the Formation of the Wiseburn Unified School District Project, Cities of El Segundo and Hawthorne, and Unincorporated Los Angeles County, CA	Adjacent
LA-10857	Smith, Brian F.	2005	Final - LAX Master Plan Mitigation Monitoring & Reporting program- Archaeological Treatment Plan	Outside
LA-11031	Bonner, Wayne	2011	Direct APE Historic Architectural Assessment for AT&T Mobility, LLC Candidate LAR853-01-CLU2377-01 (Standard Aero Building), 6201 West Imperial Highway, Los Angeles, Los Angeles County, California	Outside
LA-11560	Getchell, Barbie and Atwood, John	2006	Archaeological and Historical Evaluations for the Proposed Airport Surveillance Detection Equipment, Model 3X (ASDE-3X), to serve Los Angeles International Airport (LAX), Los Angeles, Los Angeles County, California	Outside
LA-11561	Barre, Ole	2005	Proposed Federal Aviation Administration (FAA) Airport Surface Detection Equipment, Model X (ASDE-3X) to serve Los Angeles International Airport (LAX) Los Angeles, CA –Case #FAA040625A	Outside
LA-11973	Unknown	2011	Crenshaw/LAX Transit Corridor Project Final Environmental Impact Report/Final Environmental Impact Statement	Adjacent
LA-12079	Bonner, Wayne	2012	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate LA02942A (LA943 Douglas Family) 500 East Imperial Avenue, El Segundo, Los Angeles County, California	Outside
LA-12608	Fulton, Phil	2014	Cultural Resource Assessment Class I Inventory Verizon Wireless Services Posa Park Relo Facility, City of El Segundo, Los Angeles County, California	Outside
LA-13134	Bonner, Wayne H. and Kathleen A. Crawford	2013	Cultural Resources Records Search and Site Visit Results for AT&T Mobility, LLC Candidate CLU2377 (Standard Aero Building), 6201 West Imperial Highway, Los Angeles, Los Angeles County, California, CASPR No. 3551316006	Outside

LA-02904

In 1993, E. Gary Stickel et.al. of Environmental Research Archaeologists (ERA) published a draft Phase I Cultural Resources Literature Search in support of the West Basin Water Reclamation Project. The report was prepared as

part of a larger environmental impact statement for the West Basin Municipal Water District, based in Carson, California. The project area covered a pipeline route over an extensive area in the western coastal zone of the Los Angeles Basin, encompassing the cities of Inglewood, Hawthorne, Lawndale, Torrance, El Segundo, Manhattan Beach, Hermosa Beach, and portions of Redondo Beach. The pipeline system, described by the project was bound by Florence Avenue to the North, Western Avenue to the East, the coast line to the west, excluding the Los Angeles International Airport, and 190th Street to the south. As such, the LA-02904 project overlapped the entirety of the proposed Project site. Stickel et. al.'s Phase I research included a synopsis of the prehistoric context and record search results, but did not include physical survey or excavation. The result of the Phase I study was that the coastal region had a long and rich cultural chronology, and that potential for cultural sites including habitation sites and shell middens was relatively high for all settlement periods, From the Prehistoric Period up to and including the Mission (1769-1830) and Rancho (1830-1849) periods. Because of the breadth of the LA-02914 study area, individual sites were not identified within the current proposed Project area.

Previously Recorded Cultural Resources

The CHRIS records search indicates that twelve (12) cultural resources have been previously recorded within 1-mile of the Project site (Table 3), none of which intersect or are adjacent to the Project site. All of the previously recorded cultural resources within the records search area consist of built environment resources.

Table 3. Previously Recorded Cultural Resources Within a 1-Mile Radius of the Project Site

Primary (P-19-)	Trinomial (CA-LAN-)	Resource Age and Type	Resource Description	NRHP Eligibility	Recording Events	Proximity to Project Site
174101		Historic: Building	Hangar One; 5701 West Imperial Highway. This building is a two-story Spanish Colonial Revival building, designed by Gable & Wyant located at the cargo area of Los Angeles International Airport. This building is significant for its association with the southern California aviation industry and is the only remaining building from the original Los Angeles Municipal Airport.	1S; Individual property listed in NR by the Keeper. Listed in the CR. Eligible under Criterion A, Period of significance 1929-1942	1981 (C. Johnson McAvoy, Historic Resources Group)	Outside

Table 3. Previously Recorded Cultural Resources Within a 1-Mile Radius of the Project Site

Primary (P-19-)	Trinomial (CA-LAN-)	Resource Age and Type	Resource Description	NRHP Eligibility	Recording Events	Proximity to Project Site
187881		Historic: Building	329 Lomita Street; This building is a one-story, Minimal Traditional single family residence constructed in 1948 as part of a suburban housing development designed by Bill Ding for Green Hills Development Corporation.	6Y: Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.	2004 (C. Taniguchi, MBA)	Outside
187882		Historic: Building	333 Lomita Street; This building is a one-story, Minimal Traditional single family residence constructed in 1948 as part of a suburban housing development designed by Bill Ding for Green Hills Development Corporation.	6Y: Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.	2004 (C. Taniguchi, MBA)	Outside
187883		Historic: Building	337 Lomita Street; This building is a one-story, Minimal Traditional single family residence constructed in 1948 as part of a suburban housing development designed by Bill Ding for Green Hills Development Corporation. This building's main elevation is heavily altered	6Y: Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.	2004 (C. Taniguchi, MBA)	Outside
187884		Historic: Building	345 Lomita Street; This building is a one-story, Minimal Traditional single family residence constructed in 1948 as part of a suburban housing development designed by Bill Ding for Green Hills Development Corporation.	6Y: Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.	2004 (C. Taniguchi, MBA)	Outside

Table 3. Previously Recorded Cultural Resources Within a 1-Mile Radius of the Project Site

Primary (P-19-)	Trinomial (CA-LAN-)	Resource Age and Type	Resource Description	NRHP Eligibility	Recording Events	Proximity to Project Site
187885		Historic: Structure	El Segundo Water Tank; 400 Lomita Street; This structure is a steel, elevated water tank with a 200 gallon capacity. The entire tank structure is roughly 100 feet tall. It was constructed sometime between 1940 and 1950.	6Y: Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.	2002 (S. Younger & J. Marvin, LSA); 2004 (C. Taniguchi, MBA)	Outside
189416		Historic: Building	Standard Aero Building; 6201 W. Imperial Highway; This building is a two-story, Mid-Century Modern buildings constructed in 1946 and is part of a larger complex of similarly styled and dated buildings bordering and associated with the Los Angeles International Airport property.	6Z: Found ineligible for NR, CR or Local designation through survey evaluation.	2011 (K.A. Crawford, Crawford Historic Services)	Outside
190099		Historic: Building	Douglass family Mortuary; 500 East Imperial Highway; This building is a two-story, Modern style mortuary services building overlooking the airport. This building was constructed in 1958.	6Y: Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing	2012 (K. A. Crawford, Crawford Historic Services)	Outside
192402		Historic: Structure	This linear resource structure is the Standard Oil Spur & El Segundo line and is located immediately north of the Kramer Foundry. The line is a standard gauge, multitrack, running southwest to northeast. The track has compromised integrity.	6Z: Found ineligible for NR, CR or Local designation through survey evaluation.	2015 (Megan Wilson, Cogstone)	Outside
192684		Historic: Building	233 Kansas Street: This building is a 1-story, 18,000 square foot commercial building, constructed in the Mid Century modern style in 1956.	6Z: Found ineligible for NR, CR or Local designation through survey evaluation.	2019 (Margo Nayyar, Michael Baker Int.)	Outside

Table 3. Previously Recorded Cultural Resources Within a 1-Mile Radius of the Project Site

Primary (P-19-)	Trinomial (CA-LAN-)	Resource Age and Type	Resource Description	NRHP Eligibility	Recording Events	Proximity to Project Site
192685		Historic: Building	247 Kansas Street; This building is a one-story 5,000 square foot commercial office building constructed in the Prairie/Contemporary style in 1948.	6Z: Found ineligible for NR, CR or Local designation through survey evaluation.	2019 (Margo Nayyar, Michael Baker Int.)	Outside
192686		Historic: Building	348 Kansas Street; this building is a one-story 15,000 square foot commercial building. It was originally constructed in 1952 as two separate buildings, but altered into a single large building in 1963	6Z: Found ineligible for NR, CR or Local designation through survey evaluation	2019 (Margo Nayyar, Michael Baker Int.)	Outside

2.2 Native American Coordination

NAHC Sacred Lands File Search

Dudek contacted the NAHC on October 17, 2019, and requested a review of the SLF. The NAHC replied via email on October 28, 2019, stating that the results of the SLF search were negative. The NAHC also suggested contacting five Native American individuals and/or tribal organizations who may have direct knowledge of cultural resources in or near the Project site.

- Andrew Salas, Chairperson, *Gabrielino Band of Mission Indians, Kizh Nation*
- Anthony Morales, Chairperson, *Gabrielino/Tongva San Gabriel Band of Mission Indians*
- Sandonne Goad, Chairperson, *Gabrielino/Tongva Nation*
- Robert Dorame, Chairperson, *Gabrielino Tongva Indians of California Tribal Council*
- Charles Alvarez, *Gabrielino-Tongva Tribe*

Dudek initiated no informal tribal consultation to these individuals for the proposed Project at this time. Documentation of Dudek's coordination with the NAHC is provided in Appendix C.

Assembly Bill 52 Consultation

The Project is subject to compliance with AB 52 (PRC 21074), which requires consideration of impacts to TCRs as part of the CEQA process, and that the lead agency notify California Native American Tribal representatives (that

have requested notification) who are traditionally or culturally affiliated with the geographic area of the proposed Project. The City of El Segundo contacted the five NAHC Native American individuals and/or tribal organizations on May 18, 2020. The Gabrieleno Band of Mission Indians, Kizh Nation, responded on May 29, 2020, affirming the Project lies within their Ancestral Tribal Territory and requested consultation with the City of El Segundo. During a subsequent meeting on August 13, 2020 with the Kizh Nation and City, the Kizh Nation provided information including historical maps showing the limits early Spanish-Mexican era ranchos, the distribution of early travel routes, and approximate locations of mapped Native American village locations in the region. The City received email correspondence from the Kizh Nation on August 13th and August 27th in 2020 that further provided information relating to traditional use of the area and documented villages located in what is now known as Playa Del Rey and Redondo Beach. Recommended mitigation was additionally provided for City review (Appendix K). The City sent a follow-up email on September 10, 2020 acknowledging receipt of information provided by the Kizh Nation and noting the provided information along with the proposed mitigation measures would be considered during preparation of the Draft EIR. The City sent an email to Kizh Nation on October 1, 2020 to state consultation is considered to be completed.

Senate Bill 18 Consultation

According to SB 18, the City has a responsibility to initiate consultation with tribes/groups listed on the California NAHC's official SB 18 contact list for amendment of a General Plan. SB 18 requires the City to send a letter to each contact on the NAHC's SB 18 list, extending an invitation for consultation. Tribes will have 90 days from receipt of the letter to request consultation. The City must also send a notice to all contacts 45 days prior to adopting the amended General Plan, as well as a third notice 10 days prior to any public hearing regarding the General Plan amendment. The Gabrieleno Band of Mission Indians, Kizh Nation, responded on May 29, 2020, affirming the Project lies within their Ancestral Tribal Territory and requested consultation with the City of El Segundo. During a subsequent meeting on August 13, 2020 with the Kizh Nation and City, the Kizh Nation provided information including historical maps showing the limits early Spanish-Mexican era ranchos, the distribution of early travel routes, and approximate locations of mapped Native American village locations in the region. The City received email correspondence from the Kizh Nation on August 13th and August 27th in 2020 that further provided information relating to traditional use of the area and documented villages located in what is now known as Playa Del Rey and Redondo Beach. Recommended mitigation was additionally provided for City review (Appendix K). The City sent a follow-up email on September 10, 2020 acknowledging receipt of information provided by the Kizh Nation and noting the provided information along with the proposed mitigation measures would be considered during preparation of the Draft EIR. The City sent an email to Kizh Nation on October 1, 2020 to state consultation is considered to be completed.

2.3 Building Development and Archival Research

Building development and archival research were conducted for the Project site in an effort to establish a thorough and accurate historic context for the property significance evaluation, and to confirm the building development history of the Project site and associated parcels.

City of El Segundo Planning and Building Safety Department

On February 25, 2020, Dudek visited the City of El Segundo Permit Center and obtained building permits and records filed after 1980 for properties within the Project site for new construction, demolition, alteration, and additions. Records filed before 1980 were unavailable for this property.

Los Angeles County Office of the Assessor

On February 25, 2020, Dudek researched property characteristic records for the Project site in order to establish dates of construction.

Historical Newspaper Search

Dudek reviewed historical newspapers covering the City of El Segundo and overall County of Los Angeles in an effort to understand the development of the Project site. All information obtained from the historical newspaper search was incorporated into the historic context.

Historical Aerial Photographs

Historic aerial photographs of the Project site were available from Nationwide Environmental Title Research LLC (NETR) maps for the years 1952, 1953, 1963, 1972, 1980, 1994, 2003, 2004, 2005, 2009, 2010, 2012, 2014, and 2016 and from the University of California, Santa Barbara (UCSB), FrameFinder Maps for the years 1927, 1937, 1941, 1947, 1952, 1956, 1960, 1962, 1965, 1967, 1971, 1976, 1979, 1983, and 1985. The earliest aerial photograph dates from 1927 and indicates that the Project area was rural farmland in the 1920s. While Sepulveda Boulevard (PCH/SR-1) appears in the 1927 photograph, the road and all minor roads around it do not appear paved. South of El Segundo Boulevard, the Chevron refinery site is visible and clearly makes up most of the area's development. By 1938, a faint airfield north of Imperial Highway (Mine's Field) is visible, but not well developed. By 1941, a much larger airfield (Los Angeles Municipal Airport) with several tarmacs and buildings appears on the west side of Sepulveda Boulevard (PCH/SR-1). The Project site remains undeveloped through the 1940s, but west of the Project area the residential streets begin to populate with single-family residence housing. In the 1941 aerial, two thin long buildings surrounding a central courtyard (identified as the former Mission Inn) and an automobile service station appear in the PCC – Fairfield Parking development area, on the corner northwest of the Palm Avenue and Sepulveda Boulevard (PCH/SR-1) intersection. In 1947, a complex of six small buildings appears at the Fairfield Inn and Suites development area, southwest of the Palm Avenue and Sepulveda Boulevard (PCH/SR-1) intersection. In 1947 as well, a few small commercial developments front onto Sepulveda Boulevard (PCH/SR-1) in the PCC – North development area. In the 1952 and 1956 aerial photographs, all properties remain unchanged and the majority of the Project site remains undeveloped. More multi-family housing appears west of the Project site, and some large-scale commercial/industrial development begins to appear on the east side of Sepulveda Boulevard (PCH/SR-1) (NETR 2020; UCSB 2020).

The Fairfield Inn & Suites building first appears in the 1960 aerial. Also in this aerial, the PCC – South development area, near 401 N Sepulveda Boulevard, appears as a storage site with closely packed vehicles staged on the back portion of the lot and a rectangular plan building at the northwest corner of Holly Avenue and Sepulveda Boulevard (PCH/SR-1). By 1962, another multi-story wing of the Fairfield Inn & Suites property along Indiana Street appears connected to the rest of the hotel property (NETR 2020; UCSB 2020).

Between 1960 and 1962, some of the buildings at the automobile service station/gas station appear to have been removed, leaving just the main shop along Sepulveda Boulevard (PCH/SR-1) and the original gas station with canopy. Between 1965 and 1967, these two buildings appear demolished and replaced with a new shop, shed, and gas station canopy in new locations. Also 1965 and 1967, the Mission Inn building in the PCC – Fairfield Parking development area appears to have been demolished (NETR 2020; UCSB 2020).

Between 1976 and 1979, the Aloft Hotel building at 525 N Sepulveda Boulevard first appears in aerials. The area to the south, which had once had a commercial property and car lot at the corner of Holly Avenue and Sepulveda Boulevard appears to become a surface parking lot for the hotel. Between 1979 and 1983, the commercial property and car lot were demolished and seamlessly incorporated into the hotel's surface parking lot (NETR 2020; UCSB 2020).

The last component in the Project area to be developed was the commercial restaurant property located in the PCC – North development area. This property was developed between 1994 and 2003. After 2003, there was no new development in the Project site. The city park property west of the project sites was developed between 1994 and 2003. Commercial and industrial properties east of Sepulveda Boulevard (PCH/SR-1) have been established by 2003 and no new additions appear; similarly, the single and multi-family neighborhoods west of the Project site also appear unchanged between 2003 and present (NETR 2020; UCSB 2020).

Sanborn Fire Insurance Maps

City of El Segundo Sanborn Fire Insurance Maps for the years 1917, 1929, and 1929 revised were reviewed for this Project, however, the Project site was not visible on any of the maps.

3 Cultural Setting

3.1 Prehistoric Overview

Evidence for continuous human occupation in Southern California spans the last 10,000 years. Various attempts to parse out variability in archaeological assemblages over this broad period have led to the development of several cultural chronologies; some of these are based on geologic time, most are based on temporal trends in archaeological assemblages, and others are interpretive reconstructions. To be more inclusive, this research employs a common set of generalized terms used to describe chronological trends in assemblage composition: Paleoindian (pre-5500 BC), Archaic (8000 BC–AD 500), Late Prehistoric (AD 500–1769), and Ethnohistoric (post-AD 1769).

Paleoindian Period (pre-5500 BC)

Evidence for Paleoindian occupation in the region is tenuous. Our knowledge of associated cultural pattern(s) is informed by a relatively sparse body of data that has been collected from within an area extending from coastal San Diego, through the Mojave Desert, and beyond. One of the earliest dated archaeological assemblages in the region is located in coastal Southern California (though contemporaneous sites are present in the Channel Islands) derives from SDI-4669/W-12 in La Jolla. A human burial from SDI-4669 was radiocarbon dated to 9,590–9,920 years before present (95.4% probability) (Hector 2006). The burial is part of a larger site complex that contained more than 29 human burials associated with an assemblage that fits the Archaic profile (i.e., large amounts of ground stone, battered cobbles, and expedient flake tools). In contrast, typical Paleoindian assemblages include large stemmed projectile points, high proportions of formal lithic tools, bifacial lithic reduction strategies, and relatively small proportions of ground stone tools. Prime examples of this pattern are sites that were studied by Emma Lou Davis (1978) on Naval Air Weapons Station China Lake near Ridgecrest, California. These sites contained fluted and unfluted stemmed points and large numbers of formal flake tools (e.g., shaped scrapers, blades). Other typical Paleoindian sites include the Komodo site (MNO-679)—a multi-component fluted point site, and MNO-680—a single component Great Basined Stemmed point site (see Basgall et al. 2002). At MNO-679 and -680, ground stone tools were rare while finely made projectile points were common.

Warren et al. (2004) claimed that a biface manufacturing tradition present at the Harris site complex (SDI-149) is representative of typical Paleoindian occupation in the region that possibly dates between 10,365 and 8,200 BC (Warren et al. 2004). Termed San Dieguito (see also Rogers 1945), assemblages at the Harris site are qualitatively distinct from most others in region because the site has large numbers of finely made bifaces (including projectile points), formal flake tools, a biface reduction trajectory, and relatively small amounts of processing tools (see also Warren 1968). Despite the unique assemblage composition, the definition of San Dieguito as a separate cultural tradition is hotly debated. Gallegos (1987) suggested that the San Dieguito pattern is simply an inland manifestation of a broader economic pattern. Gallegos's interpretation of San Dieguito has been widely accepted in recent years, in part because of the difficulty in distinguishing San Dieguito components from other assemblage constituents. In other words, it is easier to ignore San Dieguito as a distinct socioeconomic pattern than it is to draw it out of mixed assemblages.

The large number of finished bifaces (i.e., projectile points and non-projectile blades), along with large numbers of formal flake tools at the Harris site complex, is very different than nearly all other assemblages throughout the region, regardless of age. Warren et al. (2004) made this point, tabulating basic assemblage constituents for key early Holocene sites. Producing finely made bifaces and formal flake tools implies that relatively large amounts of time were spent for tool manufacture. Such a strategy contrasts with the expedient flake-based tools and cobble-core reduction strategy that typifies non-San Dieguito Archaic sites. It can be inferred from the uniquely high degree of San Dieguito assemblage formality that the Harris site complex represents a distinct economic strategy from non-San Dieguito assemblages.

San Dieguito sites are rare in the inland valleys, with one possible candidate, RIV-2798/H, located on the shore of Lake Elsinore. Excavations at Locus B at RIV-2798/H produced a toolkit consisting predominately of flaked stone tools, including crescents, points, and bifaces, and lesser amounts of groundstone tools, among other items (Grenda 1997). A calibrated and reservoir-corrected radiocarbon date from a shell produced a date of 6630 BC. Grenda (1997) suggested this site represents seasonal exploitation of lacustrine resources and small game and resembles coastal San Dieguito assemblages and spatial patterning.

If San Dieguito truly represents a distinct socioeconomic strategy from the non-San Dieguito Archaic processing regime, its rarity implies that it was not only short-lived, but that it was not as economically successful as the Archaic strategy. Such a conclusion would fit with other trends in Southern California deserts, where hunting-related tools were replaced by processing tools during the early Holocene (see Basgall and Hall 1990).

Archaic Period (8000 BC – AD 500)

The more than 2,500-year overlap between the presumed age of Paleoindian occupations and the Archaic period highlights the difficulty in defining a cultural chronology in Southern California. If San Dieguito is the only recognized Paleoindian component in the coastal Southern California, then the dominance of hunting tools implies that it derives from Great Basin adaptive strategies and is not necessarily a local adaptation. Warren et al. (2004) admitted as much, citing strong desert connections with San Dieguito. Thus, the Archaic pattern is the earliest local socioeconomic adaptation in the region (see Hale 2001, 2009).

The Archaic pattern, which has also been termed the Millingstone Horizon (among others), is relatively easy to define with assemblages that consist primarily of processing tools, such as millingstones, handstones, battered cobbles, heavy crude scrapers, incipient flake-based tools, and cobble-core reduction. These assemblages occur in all environments across the region with little variability in tool composition. Low assemblage variability over time and space among Archaic sites has been equated with cultural conservatism (see Basgall and Hall 1990; Byrd and Reddy 2002; Warren 1968; Warren et al. 2004). Despite enormous amounts of archaeological work at Archaic sites, little change in assemblage composition occurred until the bow and arrow was adopted around AD 500, as well as ceramics at approximately the same time (Griset 1996; Hale 2009). Even then, assemblage formality remained low. After the bow was adopted, small arrow points appear in large quantities and already low amounts of formal flake tools are replaced by increasing amounts of expedient flake tools. Similarly, shaped millingstones and handstones decreased in proportion relative to expedient, unshaped ground stone tools (Hale 2009). Thus, the terminus of the Archaic period is equally as hard to define as its beginning because basic assemblage constituents and patterns of manufacturing investment remain stable, complemented only by the addition of the bow and ceramics.

Late Prehistoric Period (AD 500-1769)

The period of time following the Archaic and before Ethnohistoric times (AD 1769) is commonly referred to as the Late Prehistoric (Rogers 1945; Wallace 1955; Warren et al. 2004); however, several other subdivisions continue to be used to describe various shifts in assemblage composition. In general, this period is defined by the addition of arrow points and ceramics, as well as the widespread use of bedrock mortars. The fundamental Late Prehistoric assemblage is very similar to the Archaic pattern, but includes arrow points and large quantities of fine debitage from producing arrow points, ceramics, and cremations. The appearance of mortars and pestles is difficult to place in time because most mortars are on bedrock surfaces. Some argue that the Ethnohistoric intensive acorn economy extends as far back as AD 500 (Bean and Shipek 1978). However, there is no substantial evidence that reliance on acorns, and the accompanying use of mortars and pestles, occurred before AD 1400. Millingstones and handstones persisted in higher frequencies than mortars and pestles until the last 500 years (Basgall and Hall 1990); even then, weighing the economic significance of millingstone-handstone versus mortar-pestle technology is tenuous due to incomplete information on archaeological assemblages.

3.2 Ethnographic Overview

The history of the Native American communities prior to the mid-1700s has largely been reconstructed through later mission-period and early ethnographic accounts. The first records of the Native American inhabitants of the region come predominantly from European merchants, missionaries, military personnel, and explorers. These brief, and generally peripheral, accounts were prepared with the intent of furthering respective colonial and economic aims and were combined with observations of the landscape. They were not intended to be unbiased accounts regarding the cultural structures and community practices of the newly encountered cultural groups. The establishment of the missions in the region brought more extensive documentation of Native American communities, though these groups did not become the focus of formal and in-depth ethnographic study until the early twentieth century (Bean and Shipek 1978; Boscana 1846; Geiger and Meighan 1976; Harrington 1934; Laylander 2000; Sparkman 1908; White 1963). The principal intent of these researchers was to record the precontact, culturally specific practices, ideologies, and languages that had survived the destabilizing effects of missionization and colonialism. This research, often understood as “salvage ethnography,” was driven by the understanding that traditional knowledge was being lost due to the impacts of modernization and cultural assimilation. Alfred Kroeber applied his “memory culture” approach (Lightfoot 2005: 32) by recording languages and oral histories within the region. Ethnographic research by Dubois, Kroeber, Harrington, Spier, and others during the early twentieth century seemed to indicate that traditional cultural practices and beliefs survived among local Native American communities.

It is important to note that even though there were many informants for these early ethnographies who were able to provide information from personal experiences about native life before the Europeans, a significantly large proportion of these informants were born after 1850 (Heizer and Nissen 1973); therefore, the documentation of pre-contact, aboriginal culture was being increasingly supplied by individuals born in California after considerable contact with Europeans. As Robert F. Heizer (1978) stated, this is an important issue to note when examining these ethnographies, since considerable culture change had undoubtedly occurred by 1850 among the Native American survivors of California.

Based on ethnographic information, it is believed that at least 88 different languages were spoken from Baja California Sur to the southern Oregon state border at the time of Spanish contact (Johnson and Lorenz 2006, p.

34). The distribution of recorded Native American languages has been dispersed as a geographic mosaic across California through six primary language families (Golla 2007).

Victor Golla has contended that one can interpret the amount of variability within specific language groups as being associated with the relative “time depth” of the speaking populations (Golla 2007: 80). A large amount of variation within the language of a group represents a greater time depth than a group’s language with less internal diversity. One method that he has employed is by drawing comparisons with historically documented changes in Germanic and Romantic language groups. Golla has observed that the “absolute chronology of the internal diversification within a language family” can be correlated with archaeological dates (2007:71). This type of interpretation is modeled on concepts of genetic drift and gene flows that are associated with migration and population isolation in the biological sciences.

The tribes of this area have traditionally spoken Takic languages that may be assigned to the larger Uto–Aztecan family (Golla 2007, p. 74). These groups include the Gabrielino (alternately Gabrieleño), Cahuilla, and Serrano. Golla has interpreted the amount of internal diversity within these language-speaking communities to reflect a time depth of approximately 2,000 years. Other researchers have contended that Takic may have diverged from Uto–Aztecan ca. 2600 BC–AD 1, which was later followed by the diversification within the Takic speaking tribes, occurring approximately 1500 BC–AD 1000 (Laylander 2000).

Gabrielino (Gabrieleño)/Tongva

The archaeological record indicates that Project site and vicinity was occupied by the Gabrieleño, who arrived in the Los Angeles Basin around 500 B.C. Surrounding cultural groups included the Chumash and Tataviam to the northwest, the Serrano and Cahuilla to the northeast, and the Juaneño and Luiseño to the southeast.

The name “Gabrieliño” or “Gabrieleño” denotes those people who were administered by the Spanish from the San Gabriel Mission, which included people from the Gabrieleño area proper as well as other social groups (Bean and Smith 1978; Kroeber 1925). Therefore, in the post-Contact period, the name does not necessarily identify a specific ethnic or tribal group. The names by which Native Americans in southern California identified themselves have, in some cases, been lost. Many modern Gabrieleño identify themselves as the Tongva (King 1994), within which there are a number of regional bands. Though the names “Tongva” or “Gabrieleño” are the most common names used by modern Native American groups, and are recognized by the Native American Heritage Commission, there are groups within the region that self-identify differently, such as the Gabrielino Band of Mission Indians - Kizh Nation. In order to be inclusive of the majority of tribal entities within the region, the name “Tongva” or “Gabrieleño” are used within this report.

Tongva lands encompassed the greater Los Angeles Basin and three Channel Islands, San Clemente, San Nicolas, and Santa Catalina. The Tongva established large, permanent villages in the fertile lowlands along rivers and streams, and in sheltered areas along the coast, stretching from the foothills of the San Gabriel Mountains to the Pacific Ocean. A total tribal population has been estimated of at least 5,000 (Bean and Smith 1978), but recent ethnohistoric work suggests a number approaching 10,000 (O’Neil 2002). Houses constructed by the Tongva were large, circular, domed structures made of willow poles thatched with tule that could hold up to 50 people (Bean and Smith 1978). Other structures served as sweathouses, menstrual huts, ceremonial enclosures, and probably communal granaries. Cleared fields for races and games, such as lacrosse and pole throwing, were created adjacent to Tongva villages (McCawley 1996). Archaeological sites composed of villages with various sized structures have been identified.

The largest, and best documented, ethnographic Tongva village in the vicinity was that of Yanga (also known as Yaangna, Janga, and Yabit), which was in the vicinity of the downtown Los Angeles (McCawley 1996:56-57; NEA and King 2004). This village was reportedly first encountered by the Portola expedition in 1769. In 1771, Mission San Gabriel was established. Yanga provided a large number of the recruitments to this mission; however, following the founding of the Pueblo of Los Angeles in 1781, opportunities for local paid work became increasingly common, which had the result of reducing the number of Native American neophytes from the immediately surrounding area (NEA and King 2004). Mission records indicate that 179 Gabrieleno inhabitants of Yanga were recruited to San Gabriel Mission (King 2000; NEA and King 2004: 104). Based on this information, Yanga may have been the most populated village in the Western Gabrieleno territory. Second in size, and less thoroughly documented, the village of Cahuenga was located slightly closer, just north of the Cahuenga Pass.

Father Juan Crespi passed through the area near Yanga on August 2-3, 1769. The pertinent sections from his translated diary are provided here:

Sage for refreshment is very plentiful at all three rivers and very good here at the Porciúncula [the Los Angeles River]. At once on our reaching here, eight heathens came over from a good sized village encamped at this pleasing spot among some trees. They came bringing two or three large bowls or baskets half-full of very good sage with other sorts of grass seeds that they consume; all brought their bows and arrows but with the strings removed from the bows. In his hands the chief bore strings of shell beads of the sort that they use, and on reaching the camp they threw the handfuls of these beads at each of us. Some of the heathens came up smoking on pipes made of baked clay, and they blew three mouthfuls of smoke into the air toward each one of us. The Captain and myself gave them tobacco, and he gave them our own kind of beads, and accepted the sage from them and gave us a share of it for refreshment; and very delicious sage it is for that purpose.

We set out at a half past six in the morning from this pleasing, lush river and valley of Our Lady of Angeles of La Porciúncula. We crossed the river here where it is carrying a good deal of water almost at ground level, and on crossing it, came into a great vineyard of grapevines and countless rose bushes having a great many open blossoms, all of it very dark friable soil. Keeping upon a westerly course over very grass-grown, entirely level soils with grand grasses, on going about half a league we came upon the village belonging to this place, where they came out to meet and see us, and men, women, and children in good numbers, on approaching they commenced howling at us though they had been wolves, just as before back at the spot called San Francisco Solano. We greeted them and they wished to give us seeds. As we had nothing at hand to carry them in, we refused [Brown 2002:339-341, 343].

The Portola party passed westward through the La Brea Tar Pits area (CA-LAN-159) the following day. This was a known area of Native American use for hunting and the gathering of tar and other area-specific resources (Westec 1983). A pertinent excerpt from Father Juan Crespi's August 3, 1769 diary entry is provided here:

The Captain told me that when they scouted here, in a ravine about half a league to the westward they came upon about forty springs of pitch, or tar, boiling in great surges up out of the ground, and saw very large swamps of this tar, enough to have caulked many ships. [Brown 2002:341]

Upon leaving the La Brea Tar Pits, the Portola expedition continued westward, camping on August 4, 1769 near what is now the route Interstate 405 before heading northward into the mountains. Details of the day's travels are provided below:

At a quarter past six in the morning we set out from this copious spring at the San Esteban Sycamores We pursued our way northwestward and on going about a quarter-league [0.85 mile], we came into a little flat hollow between small knolls, and then onward across level tablelands of dark friable soil....we turned west-northwestward and on going two hours, all over level soil, came to the watering place: two springs rising at the foot of a high tableland, their origin being higher up on the large plain here....At this spot we came upon a village at the aforesaid tableland and as soon as we arrived and set up camp, six very friendly, compliant tractable heathens came over, who had their little houses roofed with grass, the first we have been seeing of this sort. They brought four or six bowls of the usual seeds and good sage which they presented to our Captain. On me they bestowed a good-sized string of the sort of beads they all have, made of white seashells and red ones, though not very bright-colored, that look to be coral. [Brown 2002:345-349]

The name of this village referenced to be near the August 4, 1769 Portola camp is unknown, and would have been located approximately 3 miles from the named village near Santa Monica (*Kuruvunga*) and 5 miles from Sa'anga near the mouth of Ballona Creek. Sa'anga, likely within a mile of the present Project site, has also been commonly referred to as *Guaspet* or *Guashna*, (NEA and King 2004), *Saan* (Kroeber 1925), or *Saa'anga* or *Waachnga* (McCawley 1996). Ethnohistoric research completed by John Johnson (1988) pertaining to the inhabitants of San Clemente Island and Santa Catalina Island has indicated that there were many marriage ties between these islands and this village in the vicinity of the Ballona wetlands. Mission records indicate that a total of 95 neophytes came from this village; 87 of these individuals at Mission San Gabriel and the remaining eight at Mission San Fernando (NEA and King 2004). These records further suggest that marriage was common with the surrounding outside villages, but perhaps most often occurring with members of the large village of Yanga.

The Tongva subsistence economy was centered on gathering and hunting. The surrounding environment was rich and varied, and the tribe exploited mountains, foothills, valleys, deserts, riparian, estuarine, and open and rocky coastal eco-niches. Like that of most native Californians, acorns were the staple food (an established industry by the time of the early Intermediate Period). Acorns were supplemented by the roots, leaves, seeds, and fruits of a wide variety of flora (e.g., islay, cactus, yucca, sages, and agave). Fresh water and saltwater fish, shellfish, birds, reptiles, and insects, as well as large and small mammals, were also consumed (Bean and Smith 1978: 546; Kroeber 1925; McCawley 1996).

A wide variety of tools and implements were used by the Tongva to gather and collect food resources. These included the bow and arrow, traps, nets, blinds, throwing sticks and slings, spears, harpoons, and hooks. Groups residing near the ocean used oceangoing plank canoes and tule balsa canoes for fishing, travel, and trade between the mainland and the Channel Islands (McCawley 1996).

Tongva people processed food with a variety of tools, including hammerstones and anvils, mortars and pestles, manos and metates, strainers, leaching baskets and bowls, knives, bone saws, and wooden drying racks. Food was consumed from a variety of vessels. Catalina Island steatite was used to make ollas and cooking vessels (Blackburn 1963; Kroeber 1925; McCawley 1996).

At the time of Spanish contact, the basis of Tongva religious life was the Chinigchinich cult, centered on the last of a series of heroic mythological figures. Chinigchinich gave instruction on laws and institutions, and also taught the people how to dance, the primary religious act for this society. He later withdrew into heaven, where he rewarded the faithful and punished those who disobeyed his laws (Kroeber 1925). The Chinigchinich religion seems to have been relatively new when the Spanish arrived. It was spreading south into the Southern Takic groups even as Christian missions were being built and may represent a mixture of native and Christian belief and practices (McCawley 1996).

Deceased Tongva were either buried or cremated, with inhumation more common on the Channel Islands and the neighboring mainland coast and cremation predominating on the remainder of the coast and in the interior (Harrington 1942; McCawley 1996). Cremation ashes have been found in archaeological contexts buried within stone bowls and in shell dishes (Ashby and Winterbourne 1966), as well as scattered among broken ground stone implements (Cleland et al. 2007). Archaeological data such as these correspond with ethnographic descriptions of an elaborate mourning ceremony that included a wide variety of offerings, including seeds, stone grinding tools, otter skins, baskets, wood tools, shell beads, bone and shell ornaments, and projectile points and knives. Offerings varied with the sex and status of the deceased (Johnston 1962; McCawley 1996; Reid 1926). At the behest of the Spanish missionaries, cremation essentially ceased during the post-Contact period (McCawley 1996).

3.3 Historic Period Overview

Post-Contact history for the State of California is generally divided into three periods: the Spanish Period (1769–1821), Mexican Period (1821–1848), and American Period (1846–present). Although Spanish, Russian, and British explorers visited the area for brief periods between 1529 and 1769, the Spanish Period in California begins with the establishment in 1769 of a settlement at San Diego and the founding of Mission San Diego de Alcalá, the first of 21 missions constructed between 1769 and 1823. Independence from Spain in 1821 marks the beginning of the Mexican Period, and the signing of the Treaty of Guadalupe Hidalgo in 1848, ending the Mexican–American War, signals the beginning of the American Period when California became a territory of the United States.

Spanish Period

Spanish explorers made sailing expeditions along the coast of southern California between the mid-1500s and mid-1700s. In search of the legendary Northwest Passage, Juan Rodríguez Cabrillo stopped in 1542 at present-day San Diego Bay. With his crew, Cabrillo explored the shorelines of present Catalina Island as well as San Pedro and Santa Monica Bays. Much of the present California and Oregon coastline was mapped and recorded in the next half-century by Spanish naval officer Sebastián Vizcaíno. Vizcaíno's crew also landed on Santa Catalina Island and at San Pedro and Santa Monica Bays, giving each location its long-standing name. The Spanish crown laid claim to California based on the surveys conducted by Cabrillo and Vizcaíno (Bancroft 1885; Gumprecht 2001).

More than 200 years passed before Spain began the colonization and inland exploration of Alta California. The 1769 overland expedition by Captain Gaspar de Portolá marks the beginning of California's Historic period, occurring just after the King of Spain installed the Franciscan Order to direct religious and colonization matters in assigned territories of the Americas. With a band of 64 soldiers, missionaries, Baja (lower) California Native Americans, and Mexican civilians, Portolá established the Presidio of San Diego, a fortified military outpost, as the first Spanish settlement in Alta California. In July of 1769, while Portolá was exploring southern California,

Franciscan Fr. Junípero Serra founded Mission San Diego de Alcalá at Presidio Hill, the first of the 21 missions that would be established in Alta California by the Spanish and the Franciscan Order between 1769 and 1823 (Bancroft 1885; Gumprecht 2001).

The Portolá expedition first reached the present-day boundaries of Los Angeles in August 1769, thereby becoming the first Europeans to visit the area. Father Crespi named “the campsite by the river Nuestra Señora la Reina de los Angeles de la Porciúncula” or “Our Lady the Queen of the Angels of the Porciúncula.” Two years later, Friar Junípero Serra returned to the valley to establish a Catholic mission, the Mission San Gabriel Arcángel, on September 8, 1771. In 1795, Fr. Fermin Lasuen ordered a new report on possible mission sites, and the Francisco Reyes Rancho was ultimately chosen as the new mission site. Mission San Fernando Rey de España was formally founded in 1797. Shortly thereafter, many of the local Gabrielino and Tataviam people were removed from their homeland, relocated to the mission, and their native lifeways taken away (Bancroft 1885; Gumprecht 2001; Kyle 2002).

Mexican Period

There was relatively little growth within Alta California in the early nineteenth century, including the threat of foreign invasion, political dissatisfaction, and unrest among the indigenous population. After more than a decade of intermittent rebellion and warfare, New Spain (Mexico and the California territory) won independence from Spain in 1821. In 1822, the Mexican legislative body in California ended isolationist policies designed to protect the Spanish monopoly on trade, and decreed California ports open to foreign merchants (Dallas 1955; Gumprecht 2001).

Extensive land grants were established in the interior during the Mexican Period, in part to increase the population inland from the more settled coastal areas where the Spanish had first concentrated their colonization efforts. Rancho Sausal Redondo, where the proposed Project is located, was provisionally given to Antonio Ygnacio Avila in 1822, and then officially granted by Governor Juan Alvarado to Avila in 1837. The 22,459-acre Rancho encompasses present day Playa Del Rey, El Segundo, Manhattan Beach, Lawndale, Hermosa Beach, Inglewood, Hawthorne, and Redondo Beach (Hoffman 1862; Scheerer 1938).

During height of the rancho period (1833–1846), the greatest number of grants were awarded and landowners largely focused on the cattle industry, devoting large tracts to grazing. Cattle hides became a primary southern California export, providing a commodity to trade for goods from the east and other areas in the United States and Mexico. At its height, Rancho Sausal Redondo supported 5,000 head of cattle. The number of nonnative inhabitants increased during this period because of the influx of explorers, trappers, and ranchers associated with the land grants. The rising California population contributed to the introduction and rise of diseases foreign to the Native American population, who had no associated immunities (Dallas 1955; Scheerer 1938).

American Period

War in 1846 between Mexico and the United States precipitated the Battle of Chino, a clash between resident Californios and Americans in the San Bernardino area. The Mexican-American War ended with the Treaty of Guadalupe Hidalgo in 1848, ushering California into its American Period. California officially became a state with the Compromise of 1850, which also designated Utah and New Mexico (with present-day Arizona) as U.S. Territories. After petitioning the Land Commission Board for the rights to his rancho, Avila’s petition was confirmed for Rancho Sausal Redondo in 1855 (Figure 2). After Avila’s death in 1858, the rancho passed to his heirs and within a decade, his widow and children had auctioned the 22,459-acre rancho to Sir Robert Burnett in 1860 for \$29,500. Burnett

also purchased Rancho Aguaje de la Centinela, immediately to the north, from Bruno Avila the same year (Scheerer 1938; Waugh 2003).

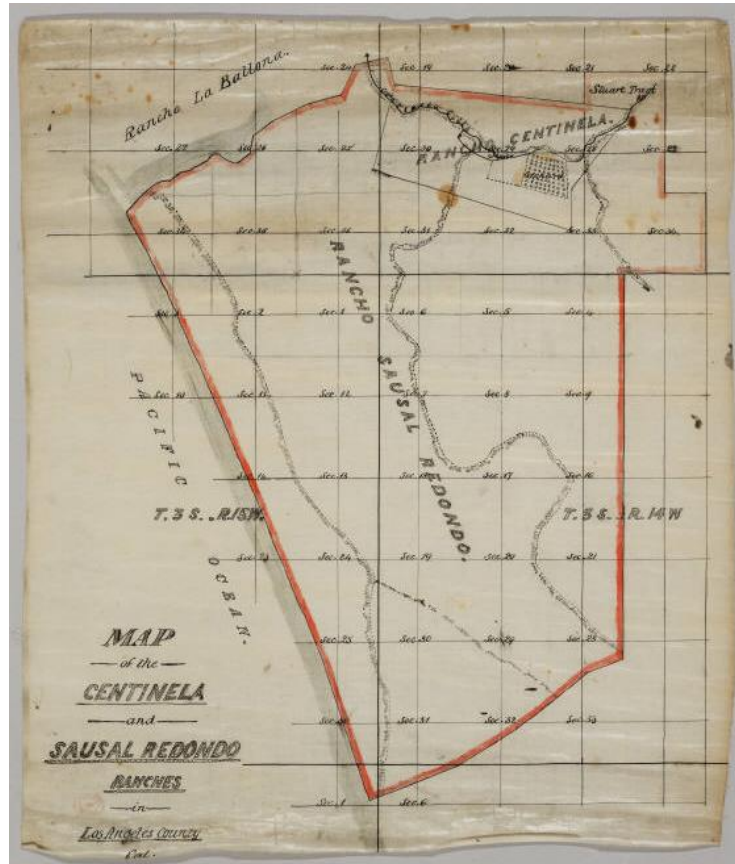


Figure 2. Map of Centinela and Sausal Redondo ranchos (Special Collections, Charles E. Young Library, UCLA)

In 1873 Catherine Grace Freeman and husband Daniel Freeman, both Canadians, leased the entirety of both ranchos from Burnett. The Freemans had come to the area for Catherine's health, but also purchased sheep to run on the rancho. Catherine died in 1877, however, and afterwards the executor of her estate subleased 1,500 acres of Rancho Sausal Redondo to recuperate funds. However, because the remainder of Sausal Redondo was so large, the survey and boundaries were attacked regularly in court by settlers, claimants, and squatters. The argument was that large land grants "deprived" citizens of public lands. These cases were successful elsewhere, but Burnett maintained rancho Sausal Redondo until he sold 12,737 acres of it to Daniel Freeman in 1885. In fall 1885, Freeman purchased the remainder 10,000-some acres of Sausal Redondo, as well as Rancho Aguaje de la Centinela (Scheerer 1938).

With his new acquisition, Daniel Freeman immediately began to sell off portions of the rancho to land speculators and developers, taking part of the 1880s real estate boom trend. By the close of 1886, Freeman had sold and subdivided some 7,700 acres, often in conjunction with real estate development corporations the Ballona Harbor and Improvement Company and the Centinela-Inglewood Land Company (Scheerer 1938).

Historical Overview of El Segundo

In 1911, Standard Oil Company sent a team of five men to the Los Angeles area to scout out a location for a second oil refinery after the success of their El Primero refinery in Richmond, California. The team chose the El Segundo location for three reasons. First, it was adjacent to the seashore, which was necessary for tanker access. Second, the land was undeveloped, which kept costs down. Finally, the location was near enough a population center to provide them with the necessary workforce. The Standard Oil Company bought 840 acres in June 1911 for their refinery, named El Segundo (the second one). The refinery opened for business in November 1911. At the same time, the El Segundo Land and Improvement Company bought another 1,470 acres of townsite from J.S. Vosberg, who had owned the land and dry farmed there since the 1880s. Less than six years later, the City of El Segundo incorporated in January 1917 (Brighton 2014; Harper and Smith 2008; Hunter 1991).

The major town development was located along Ballona Avenue (now El Segundo Boulevard) and Richmond Street. The next street east of Richmond, Main Street, formed the western boundary of the Standard Oil Refinery site (Figure 3). For the first years after incorporation, the local economy of El Segundo was focused solely on the oil industry, as the refinery provided jobs for 2,000 employees. Between 1911 and 1912, the town's assessed value increased from \$328,000 to \$1,168,515. By 1915, El Segundo had modern amenities and utilities such as paved roads, streetlights, electric home service, telephones, and a Pacific Electric rail stop for commuters. Growth could not keep up with demand, and for a few years, a "tent city" sprung up to supply much-needed temporary housing and commercial storefronts. The refinery at El Segundo benefitted from the Southern California oil booms of the 1920s, including the discovery of new oil fields at Huntington Beach in 1920, Long Beach and Santa Fe Springs in 1921, Dominguez Oil field in 1923, and Inglewood in 1924. Despite the large gains at Standard Oil throughout the country, the national company was broken into smaller companies after an antitrust crackdown. Standard Oil then became Standard Oil of California in 1926. By the 1930s, Standard Oil of California began using the "Chevron" name for oil products, later transitioning to "Calso" in the 1940s and 1950s before returning to Chevron. Standard Oil would not officially change the company name until 1984 (Brighton 2014; CDC 2013; Harper and Smith 2008; Hunter 1991; UVM 2011).



Figure 3. Birdseye view of the Standard Oil Refinery in El Segundo, January 25, 1926 (California Historical Society Collection, 1860-1960, USC Digital Library)

By 1925, El Segundo's population was 2,700. Mine's Field, which later became the Los Angeles Municipal Airport and then LAX was founded north of the refinery in 1927. The airfield and later airport played a large role in the civil defense of Los Angeles during World War II, and as a result of its proximity, El Segundo became the living community for aviation and defense contractors. In 1927, Watt L. Moreland, of Moreland Aircraft, built the first factory on a 15-acre tract just south of Mines Field. Douglas Aircraft, which had been founded in Santa Monica, obtained this factory in 1932 and eventually negotiated with the Northrop Division of the Douglas Aircraft Company to take it over. The Northrop Division (later renamed the El Segundo Division) produced planes at the factory such as the Gamma 2B, Delta 8-passenger, Basic Trainer (BT)-1 bomber and A-17 jet. In 1937, John Northrop left Douglas Aircraft to start his own company closer to Hawthorne, which he named Northrop Aircraft Incorporated. That same year, the City of Los Angeles purchased Mines Field and renamed the site the Los Angeles Municipal Airport. This included the construction of many modern buildings at the site to attract new airline services. Despite this, the Los Angeles Municipal Airport would not become a principal hub until after World War II (Hunter 1991; Masters 2012; Mulcahy 2012).

During World War II, the El Segundo Division of Douglas solely produced military aircraft, including the DC-5 transport, SBD Dauntless dive-bomber and the A-20 Havoc medium bomber. In the 1930s and 1940s, other aviation industrial giants such as Hughes Aircraft and North American Aviation (Rockwell), continued to grow their manufacturing plants and offices in El Segundo (Brighton 2014; Harper and Smith 2008; Hunter 1991; Mulcahy 2012).

By the end of World War II, the Los Angeles Municipal Airport was well positioned to take advantage of the burgeoning aviation industry in El Segundo. New runways, passenger terminals, hangars, control tower, and maintenance sheds were constructed and ready for use, and four major airlines – American, Trans World, United, and Western – abandoned Lockheed Field in Burbank in favor of the expanded municipal airport in El Segundo.

Pan Am joined them in January 1947. In 1949, the site was renamed the Los Angeles International Airport (LAX) (Masters 2012).

In 1954, the Los Angeles Air Force Base on North Douglas Street was established. This base was the only active-duty military base in Los Angeles and supported the 61st Air Base Wing and the Space and Missile Systems Center. In 1955, Ramo-Wooldridge purchased 40 acres on the southeast corner of Aviation Boulevard and El Segundo Boulevard, forming the research and development site to be paired with the base. The air force base kept the aviation and research production in the region working, as the United States military turned towards space flight. By 1956, the aerospace industry had overtaken oil as the major industry and job provider in El Segundo. Other aerospace companies established offices in the area such as Boeing in 1957 (Hunter 1991; Mulcahy 2012).

In 1958, Pereira & Luckman, as well as other Southern California architects such as Paul R. Williams and Welton Becket, were contracted to redesign LAX for the “jet-age.” This called for a series of terminals and parking structures connected by a glass and steel dome (later reimagined as the LAX theme building) at the center (Figure 4). The airport expanded further in the 1980s to prepare for the 1984 summer Olympics to be held in Los Angeles, adding additional terminals and road levels for arriving and departing passengers (Groot 2019).



Figure 4. Aerial View of LAX and Garrett Corporation, 1964 (Security Pacific National Bank Collection, LAPL)

All of these industrial-based developments in El Segundo led to the decentralization of business and housing from the traditional city core, unlike other small Southern California cities which developed outside of their traditional core in the post-war years. Instead, businesses set up offices in the commercial Smoky Hollow district, along Sepulveda Boulevard, or closer to LAX. Other businesses in El Segundo underwent nominal changes in the latter half of the 20th century, such as Standard Oil, which changed its name officially to Chevron Corporation in 1984, rebranding the El Segundo Oil refinery as well (Brighton 2014; Chevron 2020; Harper and Smith 2008; Hunter 1991).

Beginning in the 1980s, commercial and office buildings began to appear along Sepulveda Boulevard, between Grand Avenue and El Segundo Boulevard. In 1980, a large business park on the northeast corner of Grand Avenue and Sepulveda Boulevard (Pacific Coast Hwy) was established with three large, concrete and tinted glass buildings. One of the most notable developments was the construction of the Pacific Corporate Towers at Lincoln and Grand

Avenues, built in 1983. That same year, 144 additional commercial properties were built in El Segundo, totaling over 1 million square feet of commercial space. In 1990, toy company, Mattel, moved its world headquarters to El Segundo, also just off Sepulveda Boulevard. In the late 1990s, strip malls with anchoring groceries stores filled in the remaining available space along Sepulveda Boulevard (Commercial Café 2020; El Segundo Chamber of Commerce 2017).

3.4 Project Site History

With the rebranding of LAX as an international airport in 1949, large hotels began to be established along Sepulveda Boulevard, the major artery leading to LAX from the south. Prior to the establishment of the hotel, there had been a modest multi-family residential complex at the subject property, surrounded by agricultural fields. In 1957, the City of El Segundo approved preliminary sketches for a \$1.5 million hotel, the largest ever in the city, proposed for development by Allen E. Siegal a Hollywood-based hotelier and son, Marc Siegal. The plans, by Southern California architect Raymond A. Stockdale, proposed a 220-room 4-story hotel called the International Thunderbird Hotel and Restaurant. The new hotel was proposed for Sepulveda Boulevard just 1.5-miles south of LAX terminals. The sketches detail a 4-story hotel with two elevators and a swimming pool as well as space on the ground floor for retail shops, a drug store, barbershop, and dry cleaners (Figure 5). The plans also called for a two-story building with a dining room, coffee shop, cocktail lounge, banquet hall for 400 people, and smaller “key room” or conference room. In June 1958, construction of the hotel began (ESH 1957, 1958a, 1958b; UCSB 2020).



Figure 5. Thunderbird Hotel postcard, Hotels subject file, Local History Collection, El Segundo Public Library

In April 1959, the hotel and five retail stores opened to some fanfare. The retail shops included De Mere fashions, Flair for Beauty, Allen Rabinoff’s Shop for Men, Thunderbird Sundries, and Thunderbird Barbershop. The hotel quickly became an activity and event center for the local El Segundo Community, hosting social club dinners and fundraisers. Just six months after their opening, co-owner Marc Siegal submitted an application for zone changes and permits to erect a 7-story, 180-room hotel wing on the rear (west) portion of the property. The new wing was designed by Maxwell Starkham & Associates and contractor Tom Fellows & Associates, and completed in 1961. The construction of the new wing incorporated the “lift-slab” technique to erect the reinforced concrete and curtain wall exterior (Figure 6). The new wing was the first of ten new hotel projects by the father-and-son Siegal team. The Seigals proceeded to open Thunderbird Hotels in San Francisco (1961), Oakland (1962), and two in Hollywood (1963) as part of this three-year expansion plan (ESH 1959a, 1959b; IPT 1963; LAT 1961; Oakland Tribune 1961; SFE 1961).

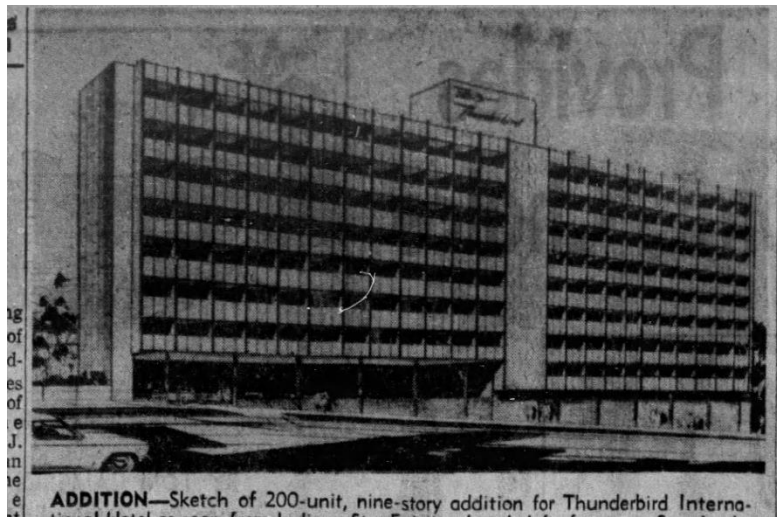


Figure 6. Indiana Street Wing Addition (LAT 1961)

Minor changes to the property occurred in the 1960s. In 1964, a large surface parking lot was added north of the hotel. In 1965, the hotel was sold to the Hacienda hotel chain based in Las Vegas, Nevada and the hotel name changed to Hacienda Hotel. The hotel sign was changed in 1966. In 1968, the Thunderbird Coffee Shop was converted to the Hukilau Tiki Bar, and a large, abstract, wood boat prow-bird sculpture was added to the front of the restaurant wing (ESH 1964, 1965, 1968; Hotels subject file, Local History Collection, El Segundo Public Library).

In 1979, the hotel added another wing. The 9-story “South Tower” was added as part of a three-phase improvement project. Later this tower was sold and became an independent hotel. Today it is the Aloft Hotel. Probably the biggest change for the property came in 1987, when the entire exterior of the hotel was remodeled by A.C. Martin & Associates (Figure 7). Remodeling resulted in the loss of the original decorative colored curtain wall paneling and pierced, Mid-century Modern-style screens on the main, Sepulveda Boulevard elevations (ESH 1979; Hotels subject file, Local History Collection, El Segundo Public Library).



Figure 7. Left: view of decorative screen before remodeling, 1980 (Herald Examiner Collection, LAPL); right: same view in 2020 (IMG 8870)

3.5 Project Site Architectural Styles

Mid-Century Modern (1933-1965)

Mid-century Modern style is reflective of International and Bauhaus styles popular in Europe in the early 20th century. This style and its living designers (e.g., Mies Van der Rohe and Gropius) were disrupted by WWII and moved to the United States. During WWII, the United States established itself as a burgeoning manufacturing and industrial leader, with incredible demand for modern buildings to reflect modern products in the mid-20th century. As a result, many industrial buildings are often “decorated boxes”—plain buildings with applied ornament to suit the era and appear more modern without detracting from the importance of the activity inside the building. Following WWII, the United States had a focus on forward thinking, which sparked architectural movements like Mid-Century Modern. Practitioners of the style were focused on the most cutting-edge materials and techniques. Architects throughout Southern California implemented the design aesthetics made famous by early Modernists like Richard Neutra and Frank Lloyd Wright, who created a variety of modern architectural forms. Like other buildings of this era, Mid-century Modern buildings had to be quickly assembled, and use modern materials that could be mass-produced. Both residences and offices designed in this style expressed its structure and materials, displayed large expanses of glass, and had an open interior plan (McAlester 2013; Morgan 2004).

Characteristics of the Mid-Century Modern style:

- One- to two-stories in height
- Low, boxy, horizontal proportions
- Simple geometric forms with a lack of exterior decoration
- Commonly asymmetrical
- Flat roofed without coping at roof line; flat roofs hidden behind parapets or cantilevered canopies
- Expressed post-and-beam construction in wood or steel
- Exterior walls are flat with smooth sheathing and typically display whites, buffs, and pale pastel colors
- Mass-produced materials
- Simple windows (metal or wood) flush-mounted and clerestory
- Industrially plain doors
- Large window groupings

3.6 Project Site Architects and Designers

Architect: Raymond A. Stockdale, AIA (1905-1998)

Stockdale was born in London in 1905 and emigrated to the United States in 1922 as a young man. His family lived in Santa Monica and his father worked managing a café. Stockdale worked first as general contractor and draftsman in the 1930s, then received his architect’s license in 1943. He joined the Southern California chapter of the American Institute of Architects (AIA) in 1943. Stockdale tended to design residences, banks, and recreation centers in the greater Los Angeles Area in popular modern styles throughout his career such as Mid-Century Modernism, Art Moderne, and New Formalism. He is not associated with any specific styles or trends.

A sample of Stockdale's known work is included below (Koyl 1962; LAC 2020; LAT 1963, 1988; Pomona Progress Bulletin 1958; TJMM 1962):

- Gas station, 110 S Barrington Avenue, Brentwood, Los Angeles (1938)
- Stockdale House, 3256 Hillock Drive, Hollywood Hills, Los Angeles (1949)
- Pomona Grove Apartments, East End Avenue, Pomona (1958)
- Bank of America building, 22241 Pacific Coast Highway, Malibu (1962)
- Malibu Sports and Raquet Club, Malibu (1963)
- Pan American Bank, 3626 E First Street, Los Angeles (1965)

Maxwell Starkham & Associates (1953-present)

Maxwell Starkham & Associates was a Los Angeles-based architecture firm that operated from 1953 to 1987. Mark Starkman, the founder was born in Toronto, Canada, served with the Royal Canadian Engineers during World War II, and then earned an architecture degree from University of Manitoba. Starkman moved to Los Angeles in 1950 and briefly worked for Richard Neutra's firm. The firm began Starkman designing tract homes in the post-World War II housing boom in Southern California. Starkman partnered with Fritz Reichl in the mid-1950s, starting the Maxwell Starkman & Associates firm. The firm specialized in investor-started commercial development with quick turnaround in order to return profits to investors. These were typically office buildings, luxury condominiums, hotels, and mixed-use projects. Later in the company's history they developed specialized large-scale projects such as Melodyland Theater in Anaheim, and the Sony Pictures Plaza in Culver City. Starkman retired from the firm in 1987 and the firm continues the same work through present (LAT 2004).

Notable examples of Maxwell Starkham & Associates work consists of (LAT 2004; PCAD 2020):

- Glendale Federal Savings and Loan, Glendale, 1959
- Melodyland Theater, Anaheim, 1963
- First Los Angeles Bank, Century City, 1975
- Cedars-Sinai Medical Center, Office Buildings, Los Angeles, 1978-1980
- Filmland Corporate Center (now Sony Pictures plaza), Culver City, 1986

INTENTIONALLY LEFT BLANK

4 Field Survey

4.1 Methods

Dudek Senior Architectural Historian Sarah Corder, MFA, conducted a pedestrian survey of the Fairfield Inn & Suites property for historic built environment resources on February 24, 2020. The survey entailed walking around the exteriors of the Fairfield Inn & Suites property, documenting each wing with notes and photographs, specifically noting character-defining features, spatial relationships, observed alterations, and examining any historic landscape features on the property. The Fairfield Inn & Suites property is entirely developed and contains no exposed sediment; therefore, an archaeological survey was not completed. Dudek documented the fieldwork using field notes, digital photography, close-scale field maps, and aerial photographs. Photographs of the subject property were taken with a digital camera. All field notes, photographs, and records related to the current study are on file at Dudek's Pasadena, California, office.

4.2 Results

During the course of the pedestrian survey, Dudek identified three buildings at Fairfield Inn & Suites property over 45 years old requiring recordation and evaluation for historical significance: the Main Hotel Volume (1959), the Conference Room and Restaurant Wing (1959), and the Indiana Street Wing (1961). These wings are indicated in Figure 8, Site Map. Section 5 (Significance Evaluations) provides a detailed physical description of each of these buildings and the associated significance evaluation for the Fairfield Inn & Suites property under all applicable national, state, and local designation criteria and integrity requirements.



SOURCE: LARIAC Imagery 2014; Open Street Map 2019

FIGURE 8
Site Map

INTENTIONALLY LEFT BLANK

5 Significance Evaluation

In order to determine if the proposed Project will affect historical resources under CEQA, the Fairfield Inn & Suites property (525 Sepulveda Boulevard) within the Project site was evaluated for historical significance and integrity in consideration of NRHP, CRHR, and City of El Segundo designation criteria and integrity requirements. A detailed physical description of the property is provided below. The Fairfield Inn & Suites building presents as three connected buildings, but comprises one hotel building with multiple wings and additions. Because the building lacks visual cohesion, each of component will be described individually.

5.1 Fairfield Inn & Suites (525 Sepulveda Boulevard)

Property Description

The Fairfield Inn & Suites (525 Sepulveda Boulevard) presents as three wings, a main hotel volume which contains the hotel lobby and hotel rooms around an open-air courtyard and pool area, an 8-story wing along Indiana Street, added circa 1960-1962, and a Conference room wing extending the property to Mariposa Avenue, north of the main hotel volume (Figure 9). The buildings are connected by hallways, and suspended pedestrian walkways, and open-wall building connections.



Figure 9. East and North elevation of Fairfield Inn & Suites complex, View looking southwest (IMG_8844)

Main Hotel Volume (1959)

The main hotel volume presents as a four-story, square plan building with an open-air courtyard and pool in the center. The east elevation presents as only two stories, providing visual access from Sepulveda Boulevard and public right of way into the hotel room area and courtyard. The building features a flat roof with parapet and railing, but have variable heights due to different side heights and protruding elevator towers projecting above the roofline (Figure 10).



Figure 10. Main Hotel volume north (main) and east elevation, porte-cochere at right, view looking southwest (IMG_8858)

Cladding is concrete with regular scoring on the east and north (main) elevations, and painted brick on the south and west elevation (Figure 11). On the west elevation there is an additional, Mid-Century Modern-style, geometric sun shade over the hallway windows, adding restrained decoration to that elevation. The building also features cantilevered porches on the south elevation, separating the individual rooms with metal barriers and railings (Figure 12). Fenestration consists of occasional fixed metal windows on the east elevation; metal-framed, sliding sash glass doors on the south elevation; tripartite sliding windows singly and in pairs as well as metal service doors at the grounds level on the east elevation; and tall, fixed full-height windows and automatic sliding doors, at the lobby level on the main (north) elevation. The main (north) elevation has a covered porte-cochere, providing access from Sepulveda Boulevard. The porte-cochere features four round support posts and a segmental arch roof with skylight.



Figure 11. Main Hotel volume, west elevation, view looking southeast (IMG_8785)



Figure 12. Main Hotel volume, south elevation, view looking northeast (IMG_8800)

Conference room and Restaurant wing (1959)

The conference room and restaurant wing presents as multiple volumes with an irregular plan; with one story in front (east elevation) two stories in rear (west elevation). The building's roof presents as multiple roof forms with flat and flat-with parapet roofs as well as a distinctive Mid-Century Modern-style geometric "quilted" roof (variation on a folded plate roof) (Figure 13).



Figure 13. Conference room and restaurant wing, main (east) elevation (IMG_8850)

This wing's main (east) elevation presents as a concrete arcade and shaded walkway on the left, and a late-twentieth century modern building on the right. It features continuous fixed ribbon windows, stucco textured concrete cladding, and neo-traditional Mediterranean details such as a faux stucco, belt course, tilework, and tower volume. The doors on this elevation present as wood and glass doors and a pair of wood double doors surrounded by decorative tilework, keeping with the Mediterranean theme. This wing's north elevation presents as a scored concrete wall on the left (east) side, broken by belt course detailing, and a single wood door surrounded by tile detailing; and a mid-century modern textured (pimpled) brick cladding on the right (west) side. The textured/pimpled brick continues onto the west elevation. Fenestration on this elevation is limited to a single door in a recessed vestibule and metal louvered vents (Figure 14). Texture continued partially onto the south elevation, however much of the southern elevation of the building connects to the main hotel volume and was not visible or presented as smooth walled concrete. An entrance along this elevation has a red clay tile stair and metal railing and a glass and steel double door with transom and sidelights. There is a modern mural on the south elevation of this wing, facing towards the hotel entrance and porte-cochere.



Figure 14. Conference room and restaurant wing, north and west elevations (IMG_8839)

Indiana Street wing (1961)

The Indiana Street wing is an 8-story, narrow, rectangular-plan building. The building features a flat roof with parapet and railing. The building is banked slightly into the hillside, with the uphill portion towards Mariposa Avenue, and a concrete masonry unit (CMU), clad parking level and foundation as the hillside slopes downward and south (Figure 15). The parking area is open area and has regular concrete piers. This building is connected to the main hotel volume by a suspended walkway over a narrow alley and to the restaurant and conference room wing by an open wall connection and stairwell (Figure 16). This building has less overall cladding, and window and plan variability than its connected hotel buildings. Cladding consists of scored concrete on the north and south elevations, and vertically-oriented wood cladding on the east and west elevations. Fenestration is limited to the east and west elevations and consists of single fixed steel-frame windows, over metal louvered vent (air conditioning vent) single and in pairs on the west elevation, and long, full height, fixed window singly or in pairs with metal sun shades or louvered sun shades at top-most portion on the east elevation. Also on the east elevation, there was a large, full height window and large metal louvered vent at south end of east elevation, likely the stairwell and elevator tower.



Figure 15. Indiana Avenue Wing: south and west elevation, looking northeast (IMG_8764)

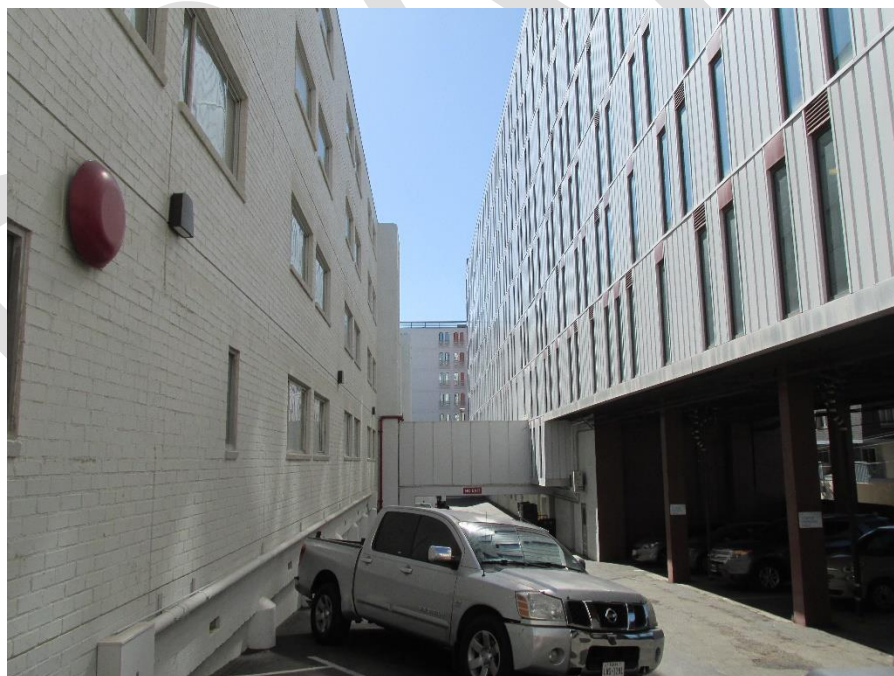


Figure 16. Indiana Avenue Wing: east elevation (right) and alley, showing hallway connection to main hotel volume, looking south (IMG_8814)

Identified Alterations

Dudek staff visited the City of El Segundo Department on February 25, 2020 and reviewed all available permits pertaining to the subject property (AIN 4139-025-091) The City of El Segundo Department had no permits for the subject property prior to 1980. Observed alterations are also included in this section, and dates stated if known:

- 1961. Indiana Wing addition (no permit #)
- 1965. Name changed to Hacienda Hotel (no permit #)
- 1968. Thunderbird restaurant and coffee shop converted to the Hukilau, a Polynesian-themed tiki bar (no permit #)
- 1979. 9-story South Tower (now Aloft Hotel) addition completed (ESH 1979)
- 1983. Reroof main hotel volume: change in materials from gravel roof to urethane foam and coating roof system (#A039)
- 1984. Demolish portion of existing sign due to “hazardous condition” (#A285)
- 1987. Remodel of exterior façade (main hotel and restaurant and conference room wing) and accessory structures. Removal and replacement of original canopy and trellis in restaurant and conference room wing. Architect: Albert C Martin & Associates; Contractor KIP Construction (#1337-86)
- 1988. Add 4’x10’ sign to wall of existing structure. Contractor: Heath & Co. (#0186-88)
- 1995. Reroof flat roof portions of restaurant and conference room wing. (#1067-95)
- 1998. Replacement exit door. (#0855-98)
- 1999. New pool deck restroom and maintenance room building (#1206-99)
- Date Unknown: Observed cladding replacement in Indiana Street wing
- Date Unknown: Observed window replacement in Indiana Street wing
- Date Unknown: Observed window and door replacements on north elevation of main hotel

NRHP/CRHR Statement of Significance

The Fairfield Inn & Suites property (525 Sepulveda Boulevard; APN: 4139-025-091) does not meet any of the criteria for listing in the NRHP or CRHR, either individually or as part of an existing historic district, based on the following significance evaluation.

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Archival research indicated that at the time of construction, the Thunderbird Hotel (now Fairfield Inn & Suites) was one of the largest hotel projects in Southern California; however, this achievement was subsequently overshadowed by a suburban hotel building boom throughout the state that persisted alongside a housing and population boom in the 1950s and 1960s. The size of the Thunderbird Hotel and its status as a popular, local banquet hall and meeting center do not appear to have made a significant contribution to the history of the City of El Segundo or State of California's development. Moreover, with subsequent additions and alterations, the building no longer adequately represents the time period in which these events took place. Therefore, the property does not appear eligible under Criterion A of the NRHP or Criterion 1 of the CRHR.

Criterion B/2: That are associated with the lives of persons significant in our past.

Archival research did not indicate that any previous property owners, employees, or long-term guests are known to be historically significant figures at the national, state, or local level. As such, this property is not known to have any historical associations with people important to the nation's or state's past. Therefore, the property does not appear eligible for the NRHP under Criterion B or CRHR under Criterion 2.

Criterion C/3: That 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.

The Fairfield Inn & Suites property was constructed in 1959 and received two major additions in 1961 and 1979. The original 1959 hotel volume, 1959 conference room and restaurant wing, and 1961 addition at the time of these construction were excellent examples of the highly artistic Mid-Century Modern-style buildings designed by local Southern California-practicing architects Raymond Stockdale and Maxwell Starkham & Associates. The now-lost character-defining features would have been the curtain wall construction, colored spandrel paneling, cantilevered porches, rectangular and boxy proportions, and decorative concrete and metal screens on the main elevation. Though neither architect could be considered a master architect, the buildings were good examples of their work. However, due to major exterior alterations in 1987, none of the original decorative elements and character-defining features of the Mid-Century Modern buildings remain. The property as a whole has been altered beyond recognition, diminishing the once high artistic value of the property. Finally, due to extensive exterior alterations, the property may no longer be considered representative of a significant and distinguishable entity whose components lack individual distinction. For these reasons, the Fairfield Inn & Suites property at 525 N Sepulveda Boulevard does not appear eligible for listing in the NRHP under Criterion C or CRHR under Criterion 3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The property is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

City of El Segundo Statement of Significance

The City of El Segundo's cultural resource designation criteria is based on a combination of age and NRHP/CRHR designation criteria and integrity requirements. Therefore, for all of the reasons identified in the discussion of NRHP and CRHR eligibility, the subject property does not appear eligible under any local designation criteria, either individually or as part of a district.

Integrity Discussion

The Fairfield Inn & Suites property maintains integrity of location, as it remains in its original location. The Fairfield Inn & Suites property, including all three wings have had major exterior renovations since 1987. While the buildings maintain much of their original plan and structure, key-character defining features of the Mid-Century Modern style building were removed and replaced with ordinary modern materials. Therefore, the Fairfield Inn & Suites property does not maintain integrity of design. The property does not retain integrity of setting, as the setting in all directions has been altered into parking lots, high-rise office or hotels, or strip malls with anchoring grocery and retail stores, in the late 1980s and 1990s. The size, scale, and density of this modern setting would be unrecognizable to a person from the late 1950s or early 1960s. Similar to integrity of design, the Fairfield Inn & Suites property does not maintain integrity of materials and workmanship, due to the loss of the highly artistic concrete and metal screens and introduction of modern materials on the main and side elevations. Key original elements such as the cladding, signage, porte-cochere, decorative elements, windows, and doors have all been removed and replaced. The Fairfield Inn & Suites property does not retain integrity of feeling, as the property no longer retains the ability to express itself as an hotel building constructed in the 1950s, built in the early years of LAX's "jet-age" modernistic expansion. Finally, the property no longer retains integrity of association either with original owners Allen E. and Marc Siegal, or with the original companies: Thunderbird Hotel Corporation or Hacienda Hotels. In summary, Fairfield Inn & Suites property does not retain the requisite integrity for designation, and does not rise to the level of significance required for designation at the national, state or local levels.

INTENTIONALLY LEFT BLANK

6 Findings and Conclusions

6.1 Summary of Findings

No cultural resources were identified within the Project site as a result of the CHRIS records search, NAHC SLF search, extensive archival research, field survey, and property significance evaluation. The Fairfield Inn & Suites property located at 525 Sepulveda Boulevard (APN: 4139-025-091) does not appear eligible for NRHP, CRHR, or City designation due to a lack of significant historical associations, architectural merit, and physical integrity. Therefore, this property is not considered an historical resource for the purposes of CEQA. Further, no potential indirect impacts to cultural resources were identified.

While no surface evidence of cultural resources was identified as a result of this study, it is possible that subsurface resources could be encountered/impacted by ground disturbing activities associated with the Project. Recommendations to reduce impacts to undiscovered, subsurface cultural resources are provided below.

6.2 Recommendations

In consideration of the cultural resources investigation, impacts to cultural resources would be less-than-significant. No previously identified or new cultural resources were identified within the Project site as a result of the current study; therefore, no further management recommendations are necessary beyond standard protection measures to address unanticipated discoveries of cultural resources and human remains (listed below).

Unanticipated Discovery of Cultural Resources

In the event that archaeological resources (sites, features, or artifacts) are exposed during construction activities for the proposed Project, all construction work occurring within 100 feet of the find shall immediately stop until a qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, can evaluate the significance of the find and determine whether or not additional study is warranted. Depending upon the significance of the find, the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA or Section 106 of the NHPA, additional work such as preparation of an archaeological treatment plan, testing, or data recovery may be warranted.

Unanticipated Discovery of Human Remains

In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the County Coroner shall be notified within 24 hours of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has determined, within two working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the remains are determined to be Native American, the Coroner shall notify the NAHC in Sacramento within 24 hours. In accordance with California Public Resources Code, Section 5097.98, the NAHC must immediately notify those persons it believes to be the MLD from the deceased Native American. The MLD shall complete their inspection within 48 hours of being granted access to the site. The MLD would then determine, in consultation with the property owner, the disposition of the human remains.

INTENTIONALLY LEFT BLANK

7 Bibliography

- Andrus, Patrick W. and Rebecca H. Shrimpton. 2002. "How to Apply the National Register Criteria for Evaluation." National Register Bulletin 15. Accessed April 1, 2019.
<https://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf>
- Ashby, G. E., and J. W. Winterbourne. 1966. A Study of Primitive Man in Orange County and Some of its Coastal Areas. *Pacific Coast Archaeological Society Quarterly* 2(1):3-52.
- Bancroft, Hubert Howe. 1885. *History of California, Volume III: 1825-1840*. A.L. Bancroft & Co., San Francisco.
- Basgall, M. E., L. Johnson, and M. Hale. 2002. "An Evaluation of Four Archaeological Sites in the Lead Mountain Training Area, Marine Corps Air Ground Combat Center, Twentynine Palms, California." Submitted to U.S. Army Corps of Engineers, Fort Worth, Texas.
- Basgall, M. E., and M. Hall. 1990. Adaptive Variation in the North-Central Mojave Desert. Paper Presented at the 55th Annual Meeting of the Society for American Archaeology, Las Vegas.
- Bean, Lowell J., and Florence C. Shippek, 1978. "Luiseño," in California, Robert F. Hazier (ed.), pp. 550-563, Handbook of North American Indians, Vol. 8, W.C. Sturtevant (general editor), Smithsonian Institution, Washington, D.C.
- Bean, Lowell J., and Charles R. Smith. 1978. Gabrielino. In *California*, edited by Robert F. Heizer, pp. 538-549. Handbook of North American Indians, Vol. 8, William G. Sturtevant, general editor, Smithsonian Institution, Washington, D.C.
- Blackburn, Thomas. 1963. *Ethnohistoric Descriptions of Gabrielino Material Culture*. Annual Report, Archaeological Survey. University of California, Los Angeles.
- Brighton, Debra. 2014. *Images of America: El Segundo*. Charleston: Arcadia Publishing Co.
- Brown, Alan. 2002. *A Description of Distant Roads. Original Journals of the First Expedition into California, 1769-1770 by Juan Crespi*. San Diego State University Press.
- Boscana, G. 1846. "Chinigchinich; A Historical Account of the Origin, Customs, and Traditions of the Indians at the Missionary Establishment of St. Juan Capistrano, Alta California." In *Life in California*, by Alfred Robinson, 227-341. New York, New York: Wiley & Putnam.
- Byrd, Brian F., and Seetha N. Reddy, 2002. Late Holocene Adaptations along the Northern San Diego Coastline: New Perspectives on Old Paradigms. In *Catalysts to Complexity: Late Holocene Societies of the California Coast*, edited by Jon M. Erlandson and Terry L. Jones, pp. 41-62. Cotsen Institute of Archaeology, University of California, Los Angeles.

- California Department of Conservation. 2013. "Oil and Gas Production History in California." Accessed February 25, 2020. https://wayback.archive-it.org/all/20120130203740/ftp://ftp.consrv.ca.gov/pub/oil/history/History_of_Calif.pdf
- Chevron Corporation. 2020. "History: 1930-1990." Webpage. Accessed March 12, 2020. <https://elsegundo.chevron.com/about/history>
- Cleland, Robert Glass. 2005. *The Cattle on a Thousand Hills: Southern California, 1850-80*, second ed., sixth printing. The Huntington Library, San Marino, California.
- Cleland, James H., Andrew L. York, and Lorraine M. Willey. 2007. *Piecing Together the Prehistory of Landing Hill: A Place Remembered*. EDAW Cultural Publications No. 3. EDAW, Inc., San Diego.
- Commercial Café. 2020. "Pacific Corporate Towers – 222 Pacific Coast Hwy." webpage. Accessed March 12, 2020. <https://www.commercialcafe.com/commercial-property/us/ca/el-segundo/pacific-corporate-towers-222-north-sepulveda-blvd/#:~:text=In%201983%2C%20the%20same%20year,square%20feet%20of%20commercial%20space.>
- Dallas, S. F. 1955. *The Hide and Tallow Trade in Alta California 1822–1848*. Ph.D. dissertation, Indiana University, Bloomington
- Davis, E.L. 1978. *The Ancient Californians: Rancholabrean Hunters of the Mojave Lakes Country*. Los Angeles, California: Natural History Museum of Los Angeles County.
- El Segundo Chamber of Commerce. 2017. El Segundo Centennial 1917-2017. 2017/2018 Community and Business Directory. El Segundo, Ca: Atlantic West Publishers. Accessed March 12, 2020. https://issuu.com/atlanticwestpublishers/docs/issuu_elsegbk17
- ESH (El Segundo Herald). 1957. "City Receives Tentative Plan for \$1,500,000 Hotel." October 10, 1957, pg. 1. *El Segundo Herald* digital archives, hosted by El Segundo Library.
- ESH. 1958a. "Groundbreaking Expected Soon for Thunderbird Hotel on Sepulveda Blvd". February 13, 1958, pg. 3. June 5, 1958, pg. 1. *El Segundo Herald* digital archives, hosted by El Segundo Library.
- ESH. 1958b. "Thunderbird Hotel Groundbreaking Set for June 18 Ceremony." June 5, 1958, pg. 1. *El Segundo Herald* digital archives, hosted by El Segundo Library.
- ESH. 1959a. "Ribbon Cutting." April 30, 1959, pg. 1. *El Segundo Herald* digital archives, hosted by El Segundo Library.
- ESH. 1959b. "Zone Change Asked for Thunderbird Plans." November 26, 1959, pg. 1. *El Segundo Herald* digital archives, hosted by El Segundo Library.
- ESH. 1959c. "Conditional Approval for T-bird." December 31, 1959, pg. 2. *El Segundo Herald* digital archives, hosted by El Segundo Library.

- ESH. 1964. "Parking Lot approved." *El Segundo Herald* digital archives, hosted by El Segundo Library.
- ESH. 1965. "Workman Shown." August 19, 1965, pg. 10. *El Segundo Herald* digital archives, hosted by El Segundo Library.
- ESH. 1968. Advertisement. "Tiki Hut Opening!" April 3, 1968, pg. 3. *El Segundo Herald* digital archives, hosted by El Segundo Library.
- ESH. 1979. "Hacienda Hotel." *El Segundo Herald*. August 9, 1979. Hotels subject File El Segundo Public Library
- Gallegos, D.R. 1987. "San Dieguito-La Jolla: Chronology and Controversy." San Diego County Archaeological Society, Research Paper No. 1.
- Geiger, M., and C. W. Meighan. 1976. *As the Padres Saw Them: California Indian Life and Customs as Reported by the Franciscan Missionaries, 1813-1815*. Santa Barbara, California: Santa Barbara Mission Archive Library.
- Golla, V. 2007. "Linguistic Prehistory." In *California Prehistory: Colonization, Culture, and Complexity*, edited by T.L. Jones and K.A. Klar, 71–82. New York, New York: Altamira Press.
- Grenda, D. R. 1997. *Continuity and Change: 8,500 Years of Lacustrine Adaptation on the Shores of Lake Elsinore: Archaeological Investigations at a Stratified Site in Southern California*. Statistical Research, Inc. Technical Series 59. Tucson, Arizona.
- Griset, S. 1996. "Southern California Brown Ware." Unpublished PhD dissertation; University of California, Riverside.
- Groot, Marnix. 2019. "Photo Future: LAX in the 1960s, part 1." Airport History. Webpage. Accessed March 12, 2020. <https://www.airporthistory.org/lax-photo-special-1.html>
- Gumprecht, Blake. 2001. *The Los Angeles River: Its Life, Death, and Possible Rebirth*. The Johns Hopkins University Press, Baltimore, Maryland.
- Hale, M. 2001. "Technological Organization of the Millingstone Pattern in Southern California." Master's thesis; California State University, Sacramento.
- Hale, M. 2009. "San Diego and Santa Barbara: Socioeconomic Divergence in Southern California." PhD dissertation; University of California, Davis.
- Harper, Caprice D and Francesca Smith. 2008. *Preliminary Cultural Resources Survey for the Formation of the Wiseburn Unified School District Project, Cities of El Segundo and Hawthorne, and unincorporated Los Angeles County, California*. Prepared for the California State Board of Education and Terry A. Hayes & Associates, LLC, by SWCA Environmental Consultants, April 2008. Report No. LA-10160. Report provided by SCCIC Record search, November 2019.

- Harrington, John P. 1934. "A New Original Version of Boscana's Historical Account of the San Juan Capistrano Indians of Southern California." *Smithsonian Miscellaneous Collections* 92(4).
- Harrington, John P. 1942. Culture Element Distributions: XIX, Central California Coast. *Anthropological Records* 7:1. University of California Press: Berkeley.
- Hector, S.M. 2006. Cultural Resources Study for the Maintenance of Old Mission Dam, Mission Trails Regional Park, San Diego, California. Prepared for the City of San Diego.
- Heizer, R. 1978. "Introduction." In California, edited by R.F. Heizer, 1–6. Handbook of North American Indians, Vol. 8, edited by W.C. Sturtevant. Washington, D.C.: Smithsonian Institution.
- Heizer, R. and K.M. Nissen. 1973. The Human Sources of California Ethnography. Berkeley, California: University of California Archaeological Research Facility, Berkeley.
- Hoffman, Ogden. 1862. Reports of Land Cases Determined in the United States District Court for the Northern District of California: June Term 1853 to June Term 1858, Inclusive. Numa Hubert Publishers, San Francisco, California.
- Hunter, Eileen Curry. 1991. *El Segundo Seventy Five Years: A Pictorial History of El Segundo California*. El Segundo: H2 Limited Publishers.
- IPT (Independent Press Telegram). 1963. "Hollywood Once More on Its Way Up." Newspapers.com: *Independent Press-Telegram* (Long Beach, California). July 21, 1963, pg. 8, 18.
- Johnson, J.R., and J.G. Lorenz. 2006. "Genetics, Linguistics, and Prehistoric Migrations: An Analysis of California Indian Mitochondrial DNA Lineages." *Journal of California and Great Basin Anthropology* 26:33–64.
- Johnston, Bernice E. 1962. *California's Gabrielino Indians*. Frederick Webb Hodge Anniversary Publication Fund 8, Southwest Museum, Los Angeles.
- King, Chester D. 1994. *Native American Placenames in the Santa Monica Mountains National Recreation Area, Agoura Hills*. Topanga Anthropological Consultants, California.
- Koyl George S. ed. 1962. "American Architects Directory. 2nd edition, 1962. New York: R.R. Bowker Company. Accessed February 25, 2020. http://content.aia.org/sites/default/files/2018-09/Bowker_1962_S.pdf
- Kroeber, Alfred J. 1925. *Handbook of the Indians of California*. Bureau of American Ethnology Bulletin 78. Dover Publications, Inc., New York.
- Kyle, Douglas E. 2002. *Historic Spots in California*. 5th ed. Stanford University Press, Stanford, California.
- Laylander, D. 2000. Early Ethnography of the Californias, 1533-1825. Salinas, California: Coyote Press Archives of California Prehistory.
- Lightfoot, K.G. 2005. *Indians, missionaries, and merchants: the legacy of colonial encounters on the California frontiers*. Berkeley, California: University of California Press.

- Los Angeles Conservancy (LAC). 2020. "Pan American Bank." Modern Architecture in LA: Eastside Los Angeles. Accessed February 26, 2020. <https://www.laconservancy.org/locations/pan-american-bank>
- LAT (Los Angeles Times). 1961. "Airport hotel adds facilities." Newspapers.com: *Los Angeles Times* (Los Angeles, California). August 13, 1961, pg. 100.
- LAT. 1962. "Suburban Hotel Building Boom On." Newspapers.com: *Los Angeles Times* (Los Angeles, California). March 11, 1962, pg. 232.
- LAT. 1963. "15-acre Recreation Club Planned for Malibu Area." Newspapers.com: *Los Angeles Times* (Los Angeles, California). December 29, 1963, pg. 48.
- LAT. 1988. "Pumping Up History." Newspapers.com: *Los Angeles Times* (Los Angeles, California). August 11, 1988, pg. 221.
- LAT. 2004. "Maxwell Starkman, 82; Architect for Sony Plaza, Museum of Tolerance." Website. January 5, 2004. <https://www.latimes.com/archives/la-xpm-2004-jan-05-me-starkman5-story.html>
- Masters, Nathan. 2012. "From Mines Field to LAX: The Early History of L.A. International Airport." KCET: Lost LA, July 25, 2012. Accessed February 25, 2020. <https://www.kcet.org/shows/lost-la/from-mines-field-to-lax-the-early-history-of-la-international-airport>
- McAlester, V.S. 2015. *A Field Guide to American Houses (Revised): The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York City, New York: Alfred A Knopf.
- McCawley, William 1996. *The First Angelinos, the Gabrielino Indians of Los Angeles*. Malki Museum Press, Banning.
- Morgan, W. 2004. *The Abrams Guide to American House Styles*. New York City, New York: Harry N Abrams Inc.
- Mulcahy, Robert. 2012. "The Douglas Aircraft Plant That Became Los Angeles Air Force Base." Oral History Program, Los Angeles Air Force Base. Accessed February 25, 2020. <https://www.losangeles.af.mil/Portals/16/documents/AFD-130424-048.pdf?ver=2016-05-02-112851-697>
- NETR (Nationwide Environmental Title Research LLC). 2020. Historic Aerial Photographs of Sepulveda Boulevard, El Segundo, CA dating from 1952, 1953, 1963, 1972, 1980, 1994, 2003, 2004, 2005, 2009, 2010, 2012, 2014, and 2016. Accessed February 25, 2020. <https://www.historicaerials.com/viewer>
- Northwest Economic Associates (NEA) and Chester King. 2004. *Ethnographic Overview of the Angeles National Forest: Tataviam and San Gabriel Mountain Serrano Ethnohistory*. Prepared for the U.S. Department of Agriculture.
- Oakland Tribune. 1961. "\$9 Million Oakland Hotel Plan Bared." Newspapers.com: *the Oakland Tribune* (Oakland California), September 20, 1961, pg. 9.

- O'Neil, Stephen. 2002. The Acjachemen in the Franciscan Mission System: Demographic Collapse and Social Change. Masters thesis, Department of Anthropology, California State University, Fullerton.
- PCAD (Pacific Coast Architectural Database). 2020. "Starkman, Maxwell and Associates." Accessed March 18, 2020. <http://pcad.lib.washington.edu/firm/100/>
- Pomona Progress Bulletin. 1958. "Completion of Apartment Project Nears." Newspapers.com: *The Pomona Progress Bulletin*. September 19, 1958, pg. 8
- Reid, Hugo. 1926. *The Indians of Los Angeles County*. Privately printed, Los Angeles.
- Rincon Consultants, Inc. 2018. *703 Pacific Coast Highway, Segundo House Hotel Project, Cultural Resources Assessment Report*. Prepared for the City of El Segundo Planning Department. June 2018. <https://www.elsegundo.org/civicax/filebank/blobdload.aspx?BlobID=19994>
- Rogers, M.J. 1945. "An Outline of Yuman Prehistory." *Southwestern Journal of Anthropology* 1:167–198.
- Sapphos (Sapphos Environmental, Inc.) 2014. *Los Angeles International Airport Proposed Runway 6R-24L Runway Safety Area Improvements Project, Cultural Resources Technical Report*. Prepared for Los Angeles World Airports and U.S. Department of Transportation. December 15, 2014.
- Scheerer, Loretta Louise. 1938. *The History of the Sausal Redondo Rancho*. University of Southern California: Master's Thesis. USC Digital Library. <http://digitallibrary.usc.edu/cdm/ref/collection/p15799coll37/id/450656>
- SFE (San Francisco Examiner). 1961. "\$5,250,000 Hotel Planned at Airport." Newspapers.com: *The San Francisco Examiner*. September 14, 1961, pg. 36.
- Sparkman, Philip. 1908. The Cultural of the Luiseño Indians. *University of California Publications in American Archaeology and Ethnology* 8:187–234. Berkeley.
- TJMM (Topanga Journal and Malibu Monitor). 1962. "New Bank Site Dedicated." Newspapers.com: *Topanga Journal and Malibu Monitor*. July 5, 1962, pg. 3.
- UCSB (University of California, Santa Barbra). 2020. Historic Aerial Photographs of Sepulveda Boulevard, El Segundo, CA dating from 1927, 1937, 1941, 1947, 1952, 1956, 1960, 1962, 1965, 1967, 1971, 1976, 1979, 1983, and 1985. Map & Imagery Laboratory (MIL) UCSB Library, Electronic Resource, http://mil.library.ucsb.edu/ap_indexes/FrameFinder. Accessed February 25, 2020.
- UVM (University of Vermont). 2011. "Chevron and Calso." Webpage. Accessed March 12, 2020. http://www.uvm.edu/landscape/dating/gas_stations/calso_chevron.php
- Wallace, William. 1955. Suggested Chronology for Southern California Coastal Archaeology. *Southwestern Journal of Anthropology* 11:214–230.

- Warren, Claude N. 1968. "Cultural Tradition and Ecological Adaptation on the Southern California Coast." In *Archaic Prehistory in the Western United States*, edited by Cynthia Irwin-Williams, pp. 1-14. Eastern New Mexico University Contributions in Anthropology No. 1. Portales.
- Warren, C.N., G. Siegler, and F. Dittmer. 2004. "Paleoindian and Early Archaic Periods." In *Prehistoric and Historic Archaeology of Metropolitan San Diego: A Historic Properties Background Study*. Prepared for the Metropolitan Wastewater Department, City of San Diego. Encinitas, California: ASM Affiliates.
- Waugh, John C. 2003. *On the Brink of Civil War: The Compromise of 1850 and How It Changed the Course of American History*. Scholarly Resources Inc., Wilmington, Delaware.
- White, Raymond. 1963. Luiseño Social Organization. *University of California Publications in American Archaeology and Ethnology* 48:91-194. Berkeley.

DRAFT

Appendix A

Preparer's Qualifications

Kate Kaiser, MSHP

Architectural Historian

Kate Kaiser is an architectural historian with 8 years' professional experience as a cultural resource manager specializing in California Environmental Quality Act (CEQA) compliance, National Historic Preservation Act Section 106 compliance, reconnaissance and intensive level surveys, archival research, cultural landscapes, and GIS. Ms. Kaiser meets the Secretary of the Interior's Professional Qualification Standards for both architectural history and archaeology. In addition, Ms. Kaiser has worked as an archaeological technician for the National Park Service and USDA Forest Service. She has worked with federal, private, and local organizations to manage and provide professional expertise for multidisciplinary transportation projects, emergency repairs, wildland fire-related resource damage, park-wide inventories, and federal land management projects.

Education

University of Oregon

MS, Historic Preservation, 2017

Boston University

BA, Archaeology, 2009

Professional Affiliations

Association for Preservation

Technology – Southwest

California Preservation Foundation

Vernacular Architecture Forum

Society for California Archaeology

Relevant Dudek Project Experience

Municipal

Olympic Well Field Restoration and Arcadia Water Treatment Plant Expansion Project, City of Santa Monica, Los Angeles County, California. Served as architectural historian and author of the historical resource technical report. Preparation of the report involved site recordation, archival research, historic context development, building and structure development descriptions for buildings and structures at the Arcadia Water Treatment Plant and a well along Olympic Boulevard, historical significance evaluations, and State of California Department of Parks and Recreation Series 523 forms (DPR forms). The project proposed to demolish underutilized buildings and structures as part of an overarching multi-component project to add new wells to the Olympic Well Field, construct a new 16-inch pipeline connecting the Olympic Well Field to a new Advanced Water Treatment Facility, and expand the Arcadia Water Treatment Plant to handle additional flows.

LADWP City Trunkline South Project, Los Angeles Department of Water and Power, California. Served as architectural historian and author of the Cultural Resources Technical Report for the City Trunkline South Project. Preparation of the report involved site recordation, extensive archival research, historic context development, building development descriptions, historical significance evaluations, and DPR forms for each building of the project. The project proposed to replace sections of the pipeline in located in the Coldwater Canyon Road area. The report also analyzed the vibration effects of pipeline replacement and pipe-jacking practices expected as part of the Trunkline project.

LADWP Valley Generating Station Project, Los Angeles Department of Water and Power, California. Served as architectural historian and author of the Cultural Resources Technical Report for the Valley Generating Station Project. Preparation of the report involved site recordation, extensive archival research, historic context development, engineering feature development descriptions, historical significance evaluations, and DPR forms for each building of the project. The project proposed to remove the 1953 steam generating plant, as well as the four stacks, rail spur, and underground fuel tanks.

LACSD Gardena Pumping Station Project, Sanitation Districts of Los Angeles County, Gardena, California. Served as architectural historian and author of the Cultural Resources Technical Report for the Gardena Pumping Project. Preparation of the report involved site recordation, extensive archival research, historic context development, engineering feature development descriptions, historical significance evaluations, and DPR forms for each building of the project. The project proposed to remove the 1929 and 1960 pumping plant above and below-ground structures, as well as two adjacent parcels containing commercial buildings (1954, 1957) and replace them with a larger capacity pumping plant facility.

Phillips 66 and Kinder Morgan Relocation Project, Berths 150-151, Marine Oil Terminal Engineering and Maintenance Standards (MOTEMS), Port of Los Angeles, California. Served as architectural historian and co-author of the Updated Historical Resources Evaluation Report for the Phillips 66 and Kinder Morgan Relocation Project. Preparation of the report involved reviewing previous evaluations for Union Oil Terminal Berths 150-151 and writing an updated significance evaluation. The project proposed to remove and replace the original wharfs with new concrete loading platform, mooring and breasting dolphins, access ramps, catwalks, and an underwater bulkhead. It also proposed the construction of new topside and piping components connecting the new platform to existing pipes in the backlands.

Globemaster Corridor Specific Plan, City of Long Beach, Los Angeles County, California. Served as architectural historian and author of the Draft EIR-EIS Cultural Resources Chapter for the Globemaster Corridor Specific Plan (GCSP) project. The project proposed to implement the GCSP, a planning and regulatory framework for redevelopment of an area adjacent to the Long Beach Airport including rezoning portions of the GCSP area and a mobility plan that implements new streets and pedestrian connectors. Since the GCSP does not directly propose changes to the buildings or structures in the Plan area, the cultural resources report takes a programmatic overview and offers analysis of potential impacts and mitigation measures for future development.

LADWP De Soto Tanks Project, Los Angeles Department of Water and Power, California. Served as architectural historian and author of the Historic Properties Identification Report for the De Soto Tanks EIR. Preparation of the report involved site recordation, extensive archival research, historic context development, engineering feature development descriptions, historical significance evaluations, and DPR forms for each building of the project. The project proposed to remove the 1941 reservoir and associated buildings, and replace them with two modern underground storage tanks, as well as connections to the LADWP Rinaldi Trunk Line and De Soto Trunk Line. The project also analyzed the potential project impacts to the Chatsworth Momonga/Mission Trail, a City of Los Angeles Historic-Cultural Monument (HCM) designated in 2018, that was adjacent to the proposed Project area.

LADWP Tujunga Spreading Grounds Enhancement, Los Angeles Department of Water and Power, California. Served as architectural historian and author of the cultural resources report CEQA-Plus Project. Preparation of the report involved site recordation, extensive archival research, historic context development, engineering feature development descriptions, historical significance evaluations, and State of California Department of Parks and Recreation Series 523 forms (DPR forms) for each building of the project. The project proposed to modify a U.S. Army Corps of Engineer-owned flood control channel to divert more flood water from the Tujunga Flood Control Channel into the Tujunga Spreading Grounds.

LADWP West Los Angeles District Yard Project, Los Angeles Department of Water and Power, California. Served as architectural historian and author of the cultural resources report. Preparation of the report involved extensive archival research, in-field research, historic context development, building development descriptions, historical significance evaluations, and DPR forms for each building of the project. The project proposed to demolish existing buildings and build new buildings and an underground parking structure.

Development

Modelo Project Environmental Impact Report, City of Commerce, Los Angeles County, California. Served as architectural historian and co-author for the Cultural Resources Technical Report for the Modelo Project and EIR report section. The report included conducting a CHRIS record search, fieldwork, archival research, historical context development, developing building descriptions, and significance evaluations for the Veterans Memorial Park structures and landscape located within the proposed Project area. The evaluation found the property ineligible under all National Register of Historic Places and California Register of Historic Resources criteria. The project proposed to demolish all existing buildings and an adjacent vacant parcel, and then redevelop the Project site to accommodate a mixed-use development including residential units, commercial units, a community center, a museum and 4.75 acres of park and open space.

Arroyo Seco Canyon Project, City of Pasadena, Los Angeles County, California. Served as architectural historian and co-author for the Cultural Resources Technical Report for the Arroyo Seco Canyon Project. The report included conducting a CHRIS record search, fieldwork, archival research, historical context development, developing building descriptions, and significance evaluations for six historic-aged engineering buildings and structures within the proposed project area. Dudek recommended that all buildings and structures were ineligible for listing in the NRHP or CRHR with the exception of the Behner Water Treatment Plant, and provided impacts analysis for City of Pasadena Arroyo Seco Stone Wall design elements present in the proposed Project Area.

Silent Ranch Hillside Subdivision Project, City of Glendora, Los Angeles County, California. Served as architectural historian and author of the Historic Resources Technical Report for the Silent Ranch Hillside Subdivision Project. The report included conducting a CHRIS record search, reviewing permits, archival research, historical context development, developing building and structure descriptions, and historical significance evaluations for Charles Silent's Rancho Los Alisos property, Girl Scout Camp Aventura, Forest Service flood control crib dams and channels, and a segment of the MWD Upper Feeder Pipeline. Dudek recommended that all buildings and structures were ineligible for listing in the NRHP or CRHR with the exception of the MWD Upper Feeder Pipeline, which was recommended eligible under Criterion A/1/1. The project proposed indirect impacts to the setting of the pipeline and provided for protection against damage or overloading as the pipeline is an MWD public utility.

14545 Lanark Street Project, Panorama City, City of Los Angeles, California. Kaiser served as architectural historian and co-author of the cultural resources technical report for the 14545 Lanark Street Project. The report included conducting a CHRIS record search, reviewing permits held by the City of Angeles, archival research, historical context development, developing building and structure descriptions, and historical significance evaluations for the former Los Angeles County Social Services office in Panorama City. The project proposed to demolish the Social Services office and redevelop the property into 120 studios, one-, two-, and three-bedroom apartments serving low-income individuals and families.

City of Irwindale Speculative Concrete Tilt-Up Building Project. Irwindale, Los Angeles County, California. Kaiser served as architectural historian and author of the cultural resources technical report for the City of Irwindale Speculative Concrete Tilt-Up Building Project. The report included conducting a CHRIS record search, reviewing permits held by the City of Irwindale, archival research, historical context development, developing building and structure descriptions, and historical significance evaluations for two buildings and thirteen structures at a hollow-core concrete panel manufacturer in southeast Irwindale. The project proposed to demolish all buildings and structures in the project site and construct a 528 710 s.f., tilt-up concrete warehouse on the parcel. All four buildings were determined ineligible for listing in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or as a City of Irwindale Historic Resource.

Historical Resource Assessment for 1230 North Ogden Drive, City of West Hollywood, Los Angeles County, California. Served as architectural historian and author of the historic resource assessment for four residential buildings on the 1230 North Ogden Drive parcel in West Hollywood. Report included conducting a record search, coordinating with the City of West Hollywood for building permits, developing the building description, archival research, historical context development, historical significance evaluations, and California DPR form production for the four buildings. The historical resource assessment report fulfills City requirements during the development permit application process. All four buildings were determined ineligible for listing in the NRHP or CRHR.

Education

Campus-wide Historic Context Statement for California State University Long Beach, City of Long Beach, Los Angeles County, California. Served as architectural historian and co-author of the historic context statement report analyzing the effect of master architect Edward Killingsworth on the development of the campus. Preparation of the historic context statement involved extensive archival research, historic context development, in-person interviews of architects who worked on-campus, review of CSU Long Beach building and landscape records, and coordination with local heritage group, Long Beach Heritage.

Healthcare

Kaiser Permanente Los Angeles Specialty Medical Center Project, Los Angeles, Los Angeles County, California. Served as architectural historian and author of the Historical Resource Assessment for the Kaiser Permanente Los Angeles Specialty Medical Center at 755-765 W. College Street in Los Angeles. Preparation of the report involved extensive archival research, reconnaissance level fieldwork, historic context development, building development descriptions, historical significance evaluations for buildings greater than 45 years in age, and DPR forms for the medical center buildings and structures that are proposed for demolition as part of the multiphase project. As a result of the evaluations, all buildings were found not eligible for designation under all applicable national, state, and local designation criteria and integrity requirements.

Kaiser Permanente Los Angeles Medical Center Project, Los Angeles, Los Angeles County, California. Served as architectural historian and co-author of the Draft EIR Cultural Resources Chapter and the author of the Cultural Resources Report Appendix. Preparation of the report involved extensive archival research, reconnaissance level fieldwork, historic context development, building development descriptions, historical significance evaluations, and DPR forms for six buildings greater than 45 years in age that are proposed for demolition as part of the multiphase project. As a result of the evaluations, all buildings proposed for demolition were found not eligible for designation under all applicable national, state, and local designation criteria and integrity requirements. DEIR chapter also analyzed potential indirect impacts on two other National Register listed or eligible sites: the Aline Barnsdall Complex and the Hollywood Presbyterian Medical Center.

State

Judicial Council of California Historical Resource Evaluation Report for the Stanley Mosk Courthouse, City of Los Angeles, Los Angeles County, California. Served as architectural historian and author of the historical resource evaluation report. Preparation of the report involved extensive archival research, interior and exterior survey fieldwork, historic context development, material descriptions, historical significance evaluations, and DPR forms for the Stanley Mosk Courthouse. Dudek was retained by the Judicial Council of California (JCC) to prepare an evaluation of the Stanley Mosk Los Angeles County Courthouse building, located at 111 N. Hill Street in the City of Los Angeles, California. To comply with Public Resources Code Section 5024(b), the JCC must submit to the State Historic Preservation Officer (SHPO) an inventory of all structures over 50 years of age under the JCC's jurisdiction that are listed in or that may be eligible for inclusion in the National Register of Historic Places (NRHP), or registered or that may be eligible for registration as a California Historical Landmark (CHL). The Stanley Mosk Courthouse was found eligible for designation for the NRHP, CHL, CRHR, and Los Angeles Historic Cultural Monument list under Criterion A/1 and C/3.

William Burns, RPA

Project Archaeologist

William Burns is an archaeologist with over 15 years' experience in cultural resource management. He is highly knowledgeable about the California Environmental Quality Act, the National Environmental Policy Act, the Native American Graves Protection and Repatriation Act, and the National Historic Preservation Act, particularly the Section 106 process. Mr. Burns evaluates buildings and districts for archaeological sensitivity and possible inclusion on the National Register of Historic Places. He assesses project and building plans for archaeological sensitivity and reviews archaeological reports on the state government regulatory end of the process.

Mr. Burns possesses expertise about Pre-contact archaeological sites, paleocoastline reconstruction, and artifact identification and analysis. He applies this expertise to archaeological report writing and editing for Section 106 projects. He also serves on field crews and as a supervisor on archaeological projects, overseeing surveys, site examinations, data recoveries, and artifact database creation and maintenance. For precise site mapping, Mr. Burns uses GPS devices, primarily Trimble GEO XH, ArcGIS, and Maptitude.

EDUCATION

MS, Coastal and Marine Archaeology, 2010,
University of York, Department of
Archaeology, York, United Kingdom

BA, Anthropology, Minor in Mathematics,
2004, University of Massachusetts at
Amherst, Massachusetts

CERTIFICATIONS

Register of Professional Archaeologists
(RPA)

Divemaster (National Association of
Underwater Instructors)

OSHA HAZWOPER (40-hour)

Basic First Aid/BBP (American Heart
Association)

Adult CPR/AED (American Heart
Association)

Project Experience

Woodland Community College Performing Arts and Culinary Services Facility, Woodland, CA. Conducted records search, performed pedestrian survey, and prepared cultural resources report for school project.

Jefferson Elementary School Project, Sonoma County, CA. Conducted records search, performed pedestrian survey, and prepared cultural resources report for school project.

Washington Middle School Project, Sonoma County, CA. Conducted records search, performed pedestrian survey, and prepared cultural resources report for school project.

Cloverdale Unified School District Project, Sonoma County, CA. Conducted records search, performed pedestrian survey, and prepared cultural resources report for school project.

Alamo Mixed-Use Project, Vacaville, CA. Conducted tribal consultation, performed extended Phase I testing, and prepared cultural resources report for residential development project.

Heartland Solar Project, Mendota, CA. Conducted records search, performed cultural survey, and prepared cultural resources report for solar project.

Cascade Battery Energy Storage Project, Stockton, CA. Conducted records search, performed cultural survey, and prepared cultural resources report for school project.

Foothill High School Portable Replacement and New Science Classrooms Project, Pleasanton, CA. Conducted records search, performed cultural survey, and prepared cultural resources report for school project.

Amador Valley High School Portable Replacement and New Science Classrooms Project, Pleasanton, CA. Conducted records search, performed cultural survey, and prepared cultural resources report for school project.

Alameda County Water District Advance Metering Infrastructure Project, Alameda County, CA. Conducted records search, and prepared cultural resources inventory, monitoring plan, sensitivity study report for utilities project.

Spectrum Charter Communications Alturas Project, Modoc County, CA. Conducted records search, performed survey, and prepared cultural resources report for utilities project.

Bowman Charter School Field Project, Auburn, CA. Conducted records search and prepared cultural resources report for school project.

San Geronimo Treatment Plant Emergency Generator Project, Woodacre, CA. Performed cultural survey, conducted records search and prepared cultural resources report for treatment plant improvements project.

Palm Villas Senior Center, Saratoga, CA. Performed cultural and paleontological survey, conducted records search and prepared cultural resources report for senior care facility.

CSU Maritime Academy Faculty Road Repairs, Vallejo, CA. Conducted records search, preformed pedestrian survey, and prepared cultural resources report for university upgrades project.

CSU Maritime Academy Dining Center Patio Project, Vallejo, CA. Conducted records search, preformed pedestrian survey, and prepared cultural resources report for university upgrades project.

San Carlos Fuel Management Project, San Carlos, CA. Performed cultural survey, conducted records search and prepared cultural resources report for vegetation management project.

CSU Maritime Academy Basin Dredging, Vallejo, CA. Performed biological survey for basin dredging project.

Mission Bay Restoration Project, San Diego, CA. Performed biological survey for eelgrass restoration project.

Eaton Road Improvements, Chico, CA. Contributed to cultural resources report for Caltrans highway Improvement Project.

Centennial Flats Solar Project, La Paz County, AZ. Organized crew to perform pedestrian survey, and prepared cultural resources report for large solar farm project.

Reedley Field DMV Office, Reedley, CA. Performed cultural survey, conducted records search and prepared

cultural resources report for state office project.

Byron Airport Improvements Project, Byron, CA. Performed cultural survey for airport improvements project.

Spectrum Charter, Highways 1 and 68, Monterey, CA. Conducted records search and prepared cultural resources report for fiber optic installation project.

Roblar Road Quarry, Sonoma County, CA. Performed cultural and paleontological survey, performed extended Phase I testing, performed tribal outreach, and prepared cultural resources report for quarry project.

El Dorado Hills Wastewater Treatment Plant, El Dorado County, CA. Conducted records search and prepared cultural resources report for water treatment plant.

Fairgrounds Drive Subdivision, Sacramento, CA. Conducted records search and prepared cultural resources report for residential subdivision project.

Fresno State Student Union, Fresno, CA. Conducted records search, performed pedestrian survey, and prepared cultural resources report for university project.

Hunter Subdivision Project, St Helena, CA. Conducted records search, performed pedestrian survey and extended Phase 1 testing, and prepared cultural resources report for residential subdivision project.

Daylight Solar Project, Kings County, CA. Conducted records search, performed pedestrian survey, and prepared cultural resources report for solar farm project.

Tres Amigos Solar Project, Los Banos, CA. Conducted records search, performed pedestrian survey, and prepared cultural resources report for solar farm project.

North 16th Street Streetscape, Sacramento, CA. Prepared cultural resources report for street revitalization project.

Wheeler North Reef Restoration Project, San Clemente, CA. Performed cultural survey, conducted records search and prepared tribal cultural resources report for underwater reef restoration project.

Delano Field DMV Office, Delano, CA. Performed cultural survey, conducted records search and prepared cultural resources report for state office project.

Auburn Interfaith Food Closet Project, Placer County, CA. Conducted records search and prepared cultural and paleontological resources report for commercial development project.

University of California, Davis Emerson Hall Replacement Project, Davis, CA. Conducted records search for university development project.

Proxima Solar Energy Center Project, Stanislaus County, CA. Performed cultural and paleontological survey, conducted records search and prepared cultural and paleontological resources report for solar farm project.

South Lake Solar and Energy Project, Fresno County, CA. Performed cultural and paleontological survey, conducted records search and prepared cultural and paleontological resources report for solar farm project.

Gonzaga Ridge Wind Farm, Merced County, CA. Conducted records search, performed survey, and prepared cultural resources report for wind farm project.

Marin Country Club Stream Restoration Project, Novato, CA. Conducted records search and prepared cultural resources report for stream restoration project.

North Natomas Aquatic Center Project, Sacramento, CA. Conducted records search and prepared cultural resources report for community center project.

Lakeville Highway Dock Project, Petaluma, CA. Conducted records search and assisted in cultural resources report preparation for dock construction project.

Press Democrat Project, Rohnert Park, CA. Conducted records search for cultural resources report for commercial development.

Orchard Creek Apartments, Rocklin, CA. Conducted field survey, prepared cultural resources report for housing development.

Los Angeles Department of Water and Power, Bishop, CA. Conducted cultural monitoring of power line clearing.

California High-Speed Rail Project, Construction Package 2-3, Fresno to Bakersfield, Dragados / Flatiron Joint Venture, Fresno, Kings, Counties of Tulare and Kern, California. Conducted field survey, organize and manage cultural, tribal, and paleontological monitors, prepared cultural resources survey reports and monthly summaries.

Edwards Air Force Base Solar Project, Terra-Gen, Kern County, California. Conducted records search for large solar project.

Little Bear Solar Project, First Solar, Inc., Mendota, California. Conducted field survey, prepared cultural resources report for solar energy development.

Siskiyou Hall Project, California State University, Chico, Butte County, California. Prepared cultural resources report for campus construction project.

McCown Minor Land Division Project, Davenport Construction, Placer County, California. Prepared cultural resources report for land division project.

Castilleja School Project, City of Palo Alto, California. Prepared cultural resources report for school improvements.

Roberts' Ranch Project, City of Vacaville, California. Conducted field survey for residential development.

Bellevue 7 Ranch Project, Ryder Homes of California, Inc., City of Santa Rosa, California. Conducted field survey, prepared cultural resources report for residential development.

Rohnert Park Water Tank Project, City of Rohnert Park, California. Conducted extended phase I field survey, prepared cultural resources report for water tank construction.

Peach Tree Solar Project, Sunworks, Inc., Yuba County, California. Conducted field survey, performed records search, prepared cultural resources report for solar installation at country club.

River Bluff Lower Terrace Project, O'Dell Engineering., City of Ceres, California. Conducted field survey, prepared cultural resources report for city park improvements.

El Dorado Irrigation District Flume Replacements, El Dorado Irrigation District, El Dorado County, California. Conducted field survey, prepared site forms, prepared cultural resources report for flume replacements and canal improvements.

Las Gallinas Valley Sanitary District Secondary Treatment Upgrade Project, Las Gallinas Valley Sanitary District, Marin County, California. Conducted field survey, prepared cultural resources report for water treatment plant improvements.

Auburn Riparian Vegetation Management Project, Auburn Area Recreation and Parks District, City of Auburn, California. Conducted field survey, prepared site forms, prepared cultural resources report for vegetation management recreation areas.

Arden Gateway Project, Fulcrum Property, Placer County, California. Prepared cultural resources report for commercial and residential development.

California Boulevard Roundabouts Project, Caltrans, City of Napa, California. Conducted extended phase I field survey, monitored geotechnical borings.

University Village Housing Project, City of Merced, Merced, California. Conducted field survey, prepared cultural resources report for housing development.

Yokohl Ranch Housing Development Project, The Yokohl Ranch Company LLC, Tulare County, California. Conducted field survey, performed site evaluation for large housing development.

Aera Energy Cultural Resources Inventory, Aera Energy LLC, Kern County, California. Conducted field survey, performed site evaluation, prepared cultural resources report for inventory existing cultural resources present for planning purposes.

Aera Energy Waterline Installation Project, Aera Energy LLC, Kern County, California. Conducted field survey, performed site evaluation, prepared cultural resources report for proposed waterline installation.

Granite Construction Clovis Site Development, Granite Development LLC, Clovis, California. Conducted field survey, prepared cultural resources report for business development.

Little Lake Line B Town Drain System Construction Project, Riverside County Flood Control and Water Conservation District, Riverside County, California. Served as cultural and paleontological monitor.

Parking Structure Project, Academy of Our Lady of Peace, San Diego, California. Provided artifact

analysis and report preparation.

Yorba Avenue Warehouse Project, Pacific Industrial Inc., Long Beach, California. Prepared a cultural resources letter report based on a records search and field survey for construction of a warehouse and office facility with parking lots and retention basins.

Proctor Valley Village 14 and Preserve Project, County of San Diego, California. Conducted field survey and site evaluation, prepared cultural resources report, and provided artifact analysis for a component of the Otay Ranch master-planned community.

Vista Canyon Ranch Sewer Line Project, Vista Canyon Ranch LLC, City of Santa Clarita, California. Provided field survey, site evaluation, and artifact analysis for a mixed-use residential and commercial development.

Rancho Cucamonga Northeastern Sphere Annexation Area, Sargeant Town Planning, Rancho Cucamonga, California. Conducted field survey and site evaluation of a potential annexation area.

Southern California Edison Bishop Service Center, Elements Architecture, Inc, City of Bishop, California. Conducted field survey and site evaluation, analyzed artifacts, and prepared report for construction of an electrical line service center facility.

Palm Avenue Distribution Center, IDS Real Estate Group, San Bernardino, California. Conducted field survey and site evaluation, and assisted with preparation of a cultural and paleontological resources monitoring report for warehouse/distribution center construction.

Newhall Homestead South Project, Newhall Land and Farming Company, Los Angeles County, California. Participated in intensive-level field survey of a 2,535 project site for a residential and commercial development.

Five Lagunas, Merlone Geier Management LLC, Laguna Hills, California. Completed a records survey for redevelopment of a mall property.

8777 Washington Boulevard Project, Guild GC (VCN LP), Culver City, California. Conducted a field survey and building evaluation for a commercial building remodel of a two-story, mixed-use building.

San Onofre to Pulgas Double Track, PGH Wong Engineering, San Diego County, California. Analyzed artifacts and prepared report for a railroad construction project.

Relevant Previous Experience

Archaeologist, Duke Cultural Resource Management, Rancho Santa Margarita, California. Participated in archaeological monitoring in Riverside County.

Co-owner and Principal Investigator, Archaeological Response Consultants. Prepared and wrote reports for archaeological projects.

Field Director/Crew Chief, Tetrattech Inc., Pittsburgh, Pennsylvania. Supervised archaeological field crews (up to 25 people); managed archaeological projects for pipeline/energy projects;

coordinated/contacted monitors, landowners, and land agents; and wrote site summaries. Supervised archaeological field crew of 20 on a multi-state gas pipeline survey (Pennsylvania Pipeline Project, Sunoco).

Field Supervisor, Public Archaeology Laboratory, Pawtucket, Rhode Island. Supervised archaeological field crews of up to 20 people. Assessed archaeological sensitivity and prepared archaeological technical reports.

Archaeologist, Public Archaeology Laboratory, Pawtucket, Rhode Island. Performed archaeological field work.

Rhode Island Marine Archaeology Project, Newport Rhode Island. Created an artifact analysis/tracking database.

Archaeological Field Supervisor, University of Massachusetts, Archaeological Services, Amherst, Massachusetts. Performed archaeological field work, mapped and laid in units, and supervised six-member crew. Projects included:

- Turner Falls Airport, Massachusetts—Field worker and lithic analyst for Paleo-Indian camp.
- Cohasset Roundhouse, Massachusetts—Monitored machine excavated nineteenth century railroad roundhouse.
- Tappan Zee Bridge Replacement, Hudson River, New York—Surveyed and mapped nineteenth century coal barge.

Technical Services Division Assistant, Massachusetts Historical Commission, Boston, Massachusetts. Reviewed projects for historic assessment and archaeological sensitivity. Processed archaeological reports and managed report collection. Processed archaeological site forms for State Inventory. Communicated with public and various agencies about Commission policies. General clerical work.

Lab Assistant, Rhode Island Marine Archaeology Project, Newport, Rhode Island. Analyzed and conserved artifacts.

Artifact Curations Assistant/Analyst, Massachusetts Historical Commission, Boston, Massachusetts. Identified and analyzed pre-contact and historic artifacts for the Southwest Corridor and Central Artery Massachusetts Department of Transportation projects in and around Boston. Installed museum exhibits at the Massachusetts Historical Commission Museum.

Vice President and Board Member, The James Cook Foundation, Newport, Rhode Island. Oversee annual meeting. Attend fundraising workshops given by Rhode Island Foundation Seminar. The foundation is dedicated to the preservation of James Cook's shipwrecks in Rhode Island.

Pre-contact Analyst, Historic Artifact Analyst, University of Massachusetts Archaeological Services, Amherst, Massachusetts. Analyzed primarily lithics, aboriginal ceramics, historic bottles and ceramics.

Volunteer, Hadley Historical Society, Hadley, Massachusetts. Identified and recorded Pre-contact artifacts.

Student, University of Massachusetts Archaeological Services, Amherst, Massachusetts. Cleaned historic and Pre-contact artifacts, data entry, photo labeling.

Student, University of Massachusetts Field School & Lab, Amherst, Massachusetts. Participated in Phase II excavation of W.E.B. DuBois boyhood homesite. Cleaned and identified historic artifacts, data entry, photo labeling, site map creation w/ AutoCad, ceramics research.

Volunteer, Rhode Island Marine Archaeology Project, Newport, Rhode Island. Summer/Fall 2003 – Present. As field worker, assisted with mapping and excavation of eighteenth century Revolutionary War British shipwrecks. Contributed to artifact identification and conservation in the lab.

Instructor, Rhode Island Marine Archaeology Project. As instructor, taught techniques for mapping underwater archaeological sites.

Publications and Conference Presentations

Burns, William. 2019. *Cultural Resources Inventory Report: Heartland Solar Project, Kings County, California*. Dudek and Associates #11021, Fresno County, California.

Burns, William and Adam Giacinto. 2019. *Cascade Battery Energy Storage Project, Stockton, California*. Dudek and Associates #12030, Stockton, California.

Giacinto, Adam, Burns, William, Hanten, Nicholas, Steffen, Fallin, and Kathryn Haley. 2019. *Cultural Resources Inventory Report and Monitoring Plan for the Alameda County Water District Advanced Metering Infrastructure Project*. Dudek and Associates #11046, Alameda County, California.

Burns, William. 2019. *Cultural Resources Letter Report for the Amador Valley High School Portable Replacement and New Science Classrooms Project, Pleasanton, California*. Dudek and Associates #11879, Woodacre, California.

Burns, William. 2019. *Cultural Resources Letter Report for the Foothill High School Portable Replacement and New Science Classrooms Project, Pleasanton, California*. Dudek and Associates #11879, Woodacre, California.

Giacinto, Adam, Hale, Micah, and William Burns. 2019. *Cultural Resources Inventory Report for the Spectrum Charter Communications Alturas Project, Modoc County, California*. Dudek and Associates #11800, Modoc County, California.

Burns, William. 2019. *Cultural Resources Inventory Report for the Bowman School Field Project, Auburn, California – Negative Findings*. Dudek and Associates #11799, Auburn, California.

Burns, William and Adam Giacinto. 2019. *Cultural Resources Inventory Report for the San Geronimo Treatment Plant Emergency Generator Project, Woodacre, California – Negative Findings*. Dudek and Associates #11811, Woodacre, California.

Burns, William and Adam Giacinto. 2019. *Cultural Resources Inventory Report for the Dining Center Patio Project at the California Maritime Academy Campus, Vallejo, California – Negative Findings*. Dudek and Associates #11779, Vallejo, California.

- Burns, William and Adam Giacinto. 2019. *Cultural Resources Inventory Report for the Faculty Drive Rehabilitation Project at the California Maritime Academy Campus, Vallejo, California – Negative Findings*. Dudek and Associates #11763, Vallejo, California.
- Burns, William, Ryan Brady and Michael Williams. 2019. *Cultural and Paleontological Resources Assessment for the Palm Villas Saratoga Project, City of Saratoga, California – Negative Findings*. Dudek and Associates #10738, Saratoga, California.
- Burns, William and Adam Giacinto. 2019. *Cultural Resources Inventory Report for the San Carlos Fuel Management Project, City of San Carlos, California – Negative Findings*. Dudek and Associates #11719, San Carlos, California.
- Pham, Angela, Adam Giacinto, and William Burns. 2019. *Cultural Resources Inventory Report for the Byron Airport Project, Contra Costa County, California*. Dudek and Associates #9269, Contra Costa County, California.
- Burns, William, Sarah Siren, Michael Williams, and Adam Giacinto. 2019. *Cultural and Paleontological Resources Letter Report for the Department of Motor Vehicle Reedley Field Office Replacement Project, City of Reedley, California – Negative Findings*. Dudek and Associates #11574, Reedley, California.
- Giacinto, Adam and William Burns. 2019. *Cultural Resources Inventory and Extended Phase I Report for the Hunter Subdivision Project, Napa County, California*. Dudek and Associates #10839, Napa County, California.
- Burns, William and Adam Giacinto. 2019. *Cultural Resources Inventory Report: Daylight Legacy Solar Project, Kings County, California*. Dudek and Associates #11047, Kings County, California.
- Giacinto, Adam, Kate Kaiser, and William Burns. 2019. *Archaeological Survey Report: State Route 99/Eaton Road Interchange Improvements*. Dudek and Associates #11229, Chico, California.
- Hale, Micah, Adam Giacinto, Jessica Colston, and William Burns. 2019. *Cultural Resources Inventory for the Centennial Flats Project, La Paz County, Arizona*. Dudek and Associates #11557, La Paz County, Arizona.
- Giacinto, Adam and William Burns. 2019. *Cultural Resources Inventory Report for the El Dorado Hills Wastewater Collection Facility Relocation Project, El Dorado County, California*. Dudek and Associates #8858, El Dorado County, California.
- Burns, William and Adam Giacinto. 2018. *Cultural Resources Inventory Report for the Fairgrounds Drive Subdivision Project, City of Sacramento, California – Negative Findings*. Dudek and Associates #11482, Sacramento, California.
- Steffen, Fallin, Nicole Frank, William Burns, and Samantha Murray. 2018. *Cultural Resources Technical Report for the Keats Building and Amphitheater, California State University, Fresno*. Dudek and Associates #11446, Fresno, California.

- Burns, William and Adam Giacinto. 2018. *Cultural Resources Inventory Report: Tres Amigos Solar Project*. Dudek and Associates #10857, Los Banos, California.
- Burns, William. 2018. *Archaeological Survey Report for the North 16th Street Streetscape, City of Sacramento, California*. Dudek and Associates #10392, Sacramento, California.
- Giacinto, Adam, Burns, William, Brady, Ryan, and Micah J. Hale. 2018. *Cultural Resources Inventory Report for the Gonzaga Ridge Wind Repowering Project, Merced County, California*. Dudek and Associates #10506, Merced County, California.
- Burns, William. 2018. *Underwater Cultural Resources Investigation Report for the Wheeler North Reef Expansion Project, City of San Clemente, California*. Dudek and Associates #10831, San Clemente, California.
- Burns, William, Sarah Siren, Michael Williams and Adam Giacinto. 2018. *Cultural and Paleontological Resources Inventory Report for the South Lake Solar Energy Project, Fresno County, California*. Dudek and Associates #9755, Fresno County, California.
- Burns, William. 2018. *Cultural Resources Letter Report for the North Natomas Aquatics and Community Center Project, City of Sacramento, California*. Dudek and Associates #10626, Sacramento, California.
- Burns, William. 2018. *Cultural Resources Inventory Report for the Orchard Creek Apartments Project, City of Rocklin, California – Negative Findings*. Dudek and Associates #10696, Rocklin, California.
- Burns, William, Jennifer DeAlba, Michael Williams and Adam Giacinto. 2018. *Cultural and Paleontological Resources Inventory Report for the Auburn Interfaith Food Closet Project, Placer County, California*. Dudek and Associates #11099, Placer County, California.
- Burns, William and Angela Pham. 2018. *Cultural Resources Letter Report for the Delano DMV Field Office Replacement Project, City of Delano, California*. Dudek and Associates #9002, Delano, California.
- Burns, William and Adam Giacinto. 2018. *Cultural Resources Inventory Report for the Tres Amigos Solar Project, Merced County, California*. Dudek and Associates #10857, Merced County, California.
- Giacinto, Adam and William Burns. 2018. *Cultural Resources Inventory Report for the Marin Country Club Stream Restoration Project, Novato, California*. Dudek and Associates #8569, Novato, California.
- Giacinto, Adam, Angela Pham and William Burns. 2018. *Cultural Resources Inventory for the 6500 Lakeville Highway Dock Project, Sonoma County, California*. Dudek and Associates #10673, Sonoma County, California.
- Dotter, Kara, Sarah Corder, William Burns, and Adam Giacinto. 2017. *Historical Resources Technical Report for Siskiyou Hall, California State University, Chico Campus*. Dudek and Associates #10174, Encinitas, California.
- Burns, William and Adam Giacinto. 2017. *Cultural Resources Inventory Report for the River Bluff Lower Terrace River, City of Ceres, California*. Dudek and Associates #10083, Encinitas, California.

- Burns, William, Kara Dotter, and Adam Giacinto. 2017. *Cultural Resources Inventory Report for the Bellevue 7 Ranch Project, City of Santa Rosa, California*. Dudek and Associates #9931, Encinitas, California.
- Corder, Sarah, Samantha Murray, William Burns, and Adam Giacinto. 2017. *Cultural Resources Study for the Castilleja School Project, City of Palo Alto, Santa Clara County, California*. Dudek and Associates #10056, Encinitas, California.
- Giacinto, Adam and William Burns. 2017. *Cultural and Paleontological Resources Inventory for the McCown Minor Land Division Project, Placer County, California*. Dudek and Associates #9985, Encinitas, California.
- Giacinto, Adam, William Burns, and Micah Hale. 2017. *Cultural Resources Inventory Report for the 2017 Flume Replacement Project, El Dorado County, California*. Dudek and Associates #8858, Encinitas, California.
- Burns, William, Micah Hale, and Adam Giacinto. 2016. *Cultural Resources Inventory Report for the Peach Tree Solar Project, Yuba County, California*. Dudek and Associates #10037, Encinitas, California.
- DeCarlo, Matthew, William Burns, and Adam Giacinto. 2016. *Cultural Resources Inventory Report for the Auburn Area Recreation and Parks District's Riparian Vegetation Management Project, Placer County*. Dudek and Associates #9798, Encinitas, California.
- Burns, William. 2016. *Cultural Resources Report for the Proposed Las Gallinas Sanitary District - Secondary Treatment Upgrade Project, Marin County*. Dudek and Associates #9279, Encinitas, California.
- Burns, William. 2016. *Cultural Resources Letter Report for the Arden Gateway Project, City of Sacramento, California*. Dudek and Associates #9805, Encinitas, California.
- Giacinto, Adam, William Burns, and Angela Pham. 2016. *Cultural Resources Inventory and Extended Phase I Report for the Rohnert Park Water Tank Project, Sonoma County*. Dudek and Associates #9810, Encinitas, California.
- Burns, William and Brad Comeau. 2015. *Negative Cultural Resources Report for the Yorba Avenue Commerce Center, Chino, California*. Dudek and Associates #9105, Encinitas, California.
- Comeau, Brad, William Burns, and Micah Hale. 2015. *Cultural Resources Monitoring Report for the SCE Bishop Service Center Project, Inyo County, California*. Dudek and Associates #8392, Encinitas, California.
- Comeau, Brad, William Burns, and Micah Hale. 2015. *Cultural Resources Monitoring Report for the Palm Avenue Commerce Center, San Bernardino, California*. Dudek and Associates #8830, Encinitas, California.
- Comeau, Brad, William Burns, and Micah Hale. 2015. *Cultural Resources Monitoring Report for the LOSSAN San Onofre to Pulgas Double Track Project, San Diego County, California*. Dudek and Associates #6518, Encinitas, California.

- Comeau, Brad, Scott Wolf, Adriane Dorrlor, and William Burns. 2015. *Cultural Monitoring and Site Evaluation for the Academy of Our Lady of Peace Parking Lot, San Diego, California*. Dudek and Associates #8407, Encinitas, California.
- Wolf, Scott, Brad Comeau, William Burns, and Micha Hale. 2015. *Cultural Resources Report for the Proctor Valley Village 14 & Preserve Project, San Diego County, California*. Dudek and Associates #8447, Encinitas, California.
- Burns, W. and H. Hebster. 2014. *Intensive (Locational) Survey of Long Pond Wastewater Treatment Plant, Falmouth, Massachusetts*. Public Archaeology Laboratory Report, Pawtucket, Rhode Island.
- Burns, W. and A. Leveillee. 2014. *Site Examination of New London Quartzite Quarry, Warwick, Rhode Island*. Public Archaeology Laboratory Report. Pawtucket, Rhode Island.
- Burns, W. and A. Leveillee. 2014. *Intensive (Locational) Survey of Narragansett Longhouse Trail Improvements*. Charlestown, Rhode Island. Public Archaeology Laboratory Report, Pawtucket, Rhode Island.
- Burns, W. 2010. "Getting Their Bearings: A Comparative Study of the First Seafarers in Australasia and the Aegean Sea." Master's thesis; University of York, United Kingdom.
- Burns, W. 2010. "Quartz Clues: What Lithics Can Reveal About Migration Routes in Scandinavia." Paper presented at the Eighth Annual Mesolithic in Europe Conference, Santander, Spain.
- Burns, W., A.E. Lewis, E.L. Bell, and T. Hollis, eds. 2009. "Bibliography of Archaeological Survey and Mitigation Reports: Massachusetts. 2009." 2006-2007 Annual Supplement. Massachusetts Historical Commission, Boston, Massachusetts.
- Burns, W., R. Paynter, K. Lynch, B. Comeau, T. Ostrowski, R. Morales, M. Garber, E. Norris, and Q. Lewis. 2005. "The Burghardts of Great Barrington: The View from the W.E.B. DuBois Boyhood Homesite." Paper presented to the Society for Post-Medieval Archaeology and Society for Historical Archaeology Joint Meeting, York, United Kingdom.
- Burns, W. 2004. "Newport's Infamous Slaver Wreck." Paper presented at the 44th Annual Northeastern Anthropological Association Conference, Dartmouth College, Hanover, New Hampshire.
- Burns, W. 2004. "Investigations of Reputed Slave Ship, The Gem." Bachelor's thesis; University of Massachusetts, Amherst, United States.

Sarah Corder, MFA

Senior Architectural Historian

Sarah Corder is an architectural historian with more than 13 years of professional experience throughout the United States in all elements of cultural resources management, including project management, intensive-level field investigations, architectural history studies, and historical significance evaluations in consideration of the California Register of Historical Resources (CRHR) Register, and the National Register of Historic Places (NRHP), and local-level evaluation criteria. Ms. Corder has conducted numerous historical resource evaluations and developed detailed historic context statements for a multitude of property types and architectural styles, including private residential, commercial, industrial, educational, and agricultural properties. She has also provided expertise on numerous projects requiring conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Ms. Corder meets the Secretary of the Interior's Professional Qualification Standards for both Architectural History and History. She has experience preparing environmental compliance documentation in support of projects that fall under the California Environmental Quality Act (CEQA)/National Environmental Policy Act (NEPA), and Sections 106 and 110 of the National Historic Preservation Act (NHPA).

Education

Savannah College of Art and Design

MFA, Historic Preservation, 2004

Bridgewater College

BA, History, 2002

Professional Affiliations

National Trust for Historic Preservation

Los Angeles Conservancy

California Preservation Foundation

Society for Architectural Historians

Relevant Dudek Project Experience

Municipal

Gilroy Citywide Historic Resources Inventory and Historic Context Statement, City of Gilroy, Gilroy, California. Dudek is currently working with the City of Gilroy to prepare a citywide historic context statement and update its 1986 historic resource inventory. As survey lead, Ms. Corder has already successfully completed reconnaissance-level survey of over 3,400 properties on time and within budget, submitted a draft historic context statement to the city, and has hosted a public kick-off meeting/outreach session that was well received by the community. Dudek has developed highly detailed and efficient iPad field forms that allow surveyors to record a property in less than 5 minutes and provide the City with real-time survey data.

The Santa Monica City Yards Master Plan Project, City of Santa Monica, Los Angeles County, California. The City of Santa Monica retained Dudek to complete a cultural resources study for the proposed City Yards Master Plan project site located at 2500 Michigan Avenue in the City of Santa Monica. The study involved evaluation of the entire City Yards site, including two murals and a set of concrete carvings for historical significance and integrity. As a result, the City Yards and its associated public art work was found ineligible under all designation criteria. Ms. Corder conducted building permit research and co-authored the technical report.

LADWP West Los Angeles District Yard Project, City of Los Angeles, Los Angeles County, California. Dudek was retained by Los Angeles Department of Water and Power (LADWP) to complete a cultural resources study for a project that proposes demolition of five LADWP-owned administrative buildings and warehouses at the West Los

Angeles District Headquarters located at 12300 West Nebraska Avenue. Dudek evaluated the yard for historical significance in consideration of NRHP, CRHR, and City of Los Angeles HCM criteria and integrity requirements. Ms. Corder's responsibilities for the project included the following: architectural history field survey and background research.

San Diego Dam and Reservoir Citywide Inventory, City of San Diego Public Utilities Department, San Diego, California. Dudek is currently in the process of preparing a historic context statement and significance evaluation of all dam infrastructure owned by the City's Public Utilities Department. The project involves evaluation of at least 10 dam complexes for historical significance in consideration of NRHP, CRHR, and City designation criteria and integrity requirements. While the project is still in progress, Ms. Corder has contributed extensively to archival research and has authored individual historic resource reports for Lower Otay Dam and El Capitan Dam.

Development

Carol Kimmelman Sports and Academic Center Project, City of Carson, Los Angeles County, California. Dudek was retained to conduct a cultural resources study on the Victoria County Golf Course and associated recreation buildings for the proposed Kimmelman Sports and Academic Center. For the project, Ms. Corder conducted a record search, a pedestrian survey, archival and building development research, NRHP and CRHR evaluations, and impacts analysis. As a result of the historic significance evaluation, all golf course components associated with the Victoria County Golf Course were found not eligible under designation requirements. The project proposed to redevelop 87 acres of the northeastern portion Victoria Golf Course site for public recreation purposes, including 75,000 sq. ft. recreational buildings, and 22,000 sq. ft. of support buildings.

Victoria Greens Project, City of Carson, Los Angeles County, California. Dudek was retained by the City of Carson Planning Division for a cultural resource inventory of three parcels at the intersection of Central Avenue and Victoria Street. Ms. Corder's responsibilities for the project included the following: architectural history field survey, building permit research, background research, preparation of DPR forms and authoring the cultural resources report. The project proposed to develop 176 new three-story townhomes on currently unused land on the northeast corner of Central Avenue and Victoria Street in the City of Carson.

Blue Diamond Growers A Street Annex Project, City of Sacramento, Sacramento County, California. Dudek was retained by Dreyfuss and Blackford Architecture to prepare a cultural resources evaluation for the proposed demolition of the A Street Annex building constructed in 1926 and currently located on the Blue Diamond Growers Complex in Sacramento. Ms. Corder's responsibilities for the project included the following: architectural history field survey, building permit research, background research, preparation of DPR forms for the evaluation of built resources, and co-authoring the cultural resources report.

The 1431 El Camino Real Project, City of Burlingame, San Mateo County, California. The City of Burlingame proposes to demolish an existing four-unit (two-story) apartment building along with the detached five-car garage structure at the rear and construct a new six-unit (three-story) townhouse complex. The property at 1431-1433 El Camino Real was constructed in 1947 and required evaluation for historical significance. Further, because the property requires a Caltrans encroachment permit, a Caltrans-compliant Historical Resources Compliance Report (HRCR) was prepared. In addition to evaluating the building at 1431 El Camino, Dudek also had to address impacts to an NRHP-listed tree row within the project area. Ms. Corder's responsibilities on the project included the following: background research, building permit research, co-authoring the final cultural report, and preparation of State of California Department of Parks and Recreation Series 523 Forms (DPR Forms) for the evaluation of built resources.

Village 3 HomeFed Otay Park Swap, Otay Ranch, Chula Vista, California. Dudek was retained to prepare a Constraints Analysis for the development of approximately 100 acres of land south of the Otay River as an active

recreation site. Ms. Corder's responsibilities for the project included the following: background research and assistance in the preparation of the historic context for the report.

Education

CSU Chico Master Plan EIR. Dudek was retained to evaluate all buildings and structures on campus over 45 years old that were proposed for demolition or substantial alteration as part of the proposed Master Plan Program. The study entailed conducting archival and building development research, a records search, detailed impacts assessment, and development of mitigation measures for project conformance with the Secretary of the Interior's Standards for Rehabilitation. Ms. Corder is in charge of the campus field survey and archival research tasks for the project, as well as, co-authoring the technical report.

San Francisco State University Master Plan EIR. Dudek was retained to evaluate all buildings and structures on campus over 45 years old that were proposed for demolition or substantial alteration as part of the proposed Master Plan Program. The study entailed conducting archival and building development research, a records search, detailed impacts assessment, and development of mitigation measures for project conformance with the Secretary of the Interior's Standards for Rehabilitation. Ms. Corder is in charge of the campus field survey and archival research tasks for the project, as well as, co-authoring the technical report.

CSU Chico College Park Demolition Project, Butte County, California. Dudek was retained by California State University (CSU), Chico to complete a cultural resources study for a project that proposes demolition of 10 single-family residences near the CSU Chico campus in the City of Chico, Butte County, California. The study involved completion of a California Historical Information System (CHRIS) records search, outreach with the Native American Heritage Commission (NAHC) and local tribes/groups, a pedestrian survey of the project area for built-environment resources; conducting archival and building development research for each property; outreach with local libraries, historical societies, and advocacy groups; and completion of a historic context and evaluation of 10 properties for historical significance. All 10 properties evaluated for historical significance appear to be not eligible for inclusion in the NRHP, CRHR, CHL, or local register (6Z) due to a lack of significant historical associations and integrity issues.

John Adams Middle School Auditorium Replacement Project, City of Santa Monica, Los Angeles County, California. The Santa Monica-Malibu Unified School District retained Dudek write the Final Mitigated Negative Declaration for the John Adams Middle School Auditorium Replacement Project for the Santa Monica-Malibu Unified School District. The project proposed to demolish the existing auditorium and music building and replace them with a new performing arts center.

Castilleja School Project, City of Palo Alto, Santa Clara County, California. Dudek was retained by the City of Palo Alto to conduct a cultural resources study for the Castilleja Master Plan and Conditional Use Permit project. The study included a historical significance evaluation of the campus and related buildings and structures. Ms. Corder's responsibilities for the project included the following: architectural history field survey, background research, preparation of DPR forms for the evaluation of built resources, and co-authoring the cultural resources report.

CSU Chico Siskiyou Hall Project, Butte County, California. Dudek was retained by California State University (CSU), Chico to complete a historic resources technical report for Siskiyou Hall. The purpose of this technical report is to evaluate the built environment resources located on the parcel for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and California Historical Landmarks (CHL) to satisfy requirements of the California Environmental Quality Act and California Public Resources Code 5024 and 5024.5 for state-owned properties. Ms. Corder's responsibilities for the project included the following: architectural history field survey and archival research.

Fullerton College Facilities Master Plan Program EIR, North Orange County Community College District, City of Fullerton, Orange County, California. The North Orange County Community College District (NOCCCD) contracted

Dudek to evaluate all buildings and structures on campus over 45 years old that were proposed for demolition or substantial alteration as part of the proposed Master Plan Program. The study entailed conducting archival and building development research, a records search, detailed impacts assessment, and development of mitigation measures for project conformance with the Secretary of the Interior's Standards for Rehabilitation. As a result of the significance evaluation, three historic districts and one individually eligible building were identified within the project area.

Yosemite Avenue-Gardner Avenue to Hatch Road Annexation Project, City of Merced, Merced County, California.

Dudek was retained to prepare a cultural resources evaluation for a project that proposes to annex 70 acres from Merced County to the City of Merced and to construct and operate the University Village Merced Student Housing and Commercial component on an approximately 30-acre portion of the project site. The evaluation included a single-family residence/agricultural property located within the project site. Ms. Corder's responsibilities for the project included the following: background research, preparation of DPR forms for the evaluation of built resources, and co-authoring the cultural resources report.

State

Judicial Council of California Historical Resource Evaluation Report for the Santa Monica Courthouse, City of Santa Monica, Los Angeles County, California. Dudek was retained by the Judicial Council of California (JCC) to prepare an evaluation of the Santa Monica Courthouse building, located at 1725 Main Street in the City of Santa Monica, California. To comply with Public Resources Code Section 5024(b), the JCC must submit to the State Historic Preservation Officer (SHPO) an inventory of all structures over 50 years of age under the JCC's jurisdiction that are listed in or that may be eligible for inclusion in the National Register of Historic Places (NRHP), or registered or that may be eligible for registration as a California Historical Landmark (CHL). The Santa Monica Courthouse was found not eligible for designation under all applicable criteria. Ms. Corder's responsibilities for the project included archival research and co-authoring the cultural resources report.

Judicial Council of California Historical Resource Evaluation Report for the Figueroa Division Courthouse, City of Santa Barbara, Santa Barbara County, California. Dudek was retained by the Judicial Council of California (JCC) to prepare an evaluation of the Santa Monica Courthouse building, located at 118 E. Figueroa Street in the City of Santa Barbara, California. To comply with Public Resources Code Section 5024(b), the JCC must submit to the State Historic Preservation Officer (SHPO) an inventory of all structures over 50 years of age under the JCC's jurisdiction that are listed in or that may be eligible for inclusion in the National Register of Historic Places (NRHP), or registered or that may be eligible for registration as a California Historical Landmark (CHL). The Figueroa Division Courthouse was found not eligible for designation under all applicable criteria. Ms. Corder's responsibilities for the project included the following: background research and co-authoring of the final cultural resources report.

Department of General Services Historical Resource Evaluation for the Normal Street Department of Motor Vehicles Site at 3960 Normal Street, San Diego, California. Dudek was retained by the State of California Department of General Services to complete a Historical Resources Technical Report for a project that proposes demolition and replacement of the Department of Motor Vehicles (DMV) building located at 3960 Normal Street in the City of San Diego. To comply with Public Resources Code Section 5024(b), DGS must submit to the State Historic Preservation Officer (SHPO) an inventory of all structures over 50 years of age under DGS's jurisdiction that are listed in or that may be eligible for inclusion in the National Register of Historic Places (NRHP), or that may be eligible for registration as a California Historical Landmark (CHL). The DMV was found not eligible. Ms. Corder's responsibilities for the project included background research for the historical resource technical report.

Samantha Murray, MA

Historic Built Environment Lead / Senior Architectural Historian

Samantha Murray is a senior architectural historian with 14 years' professional experience in all elements of cultural resources management, including project management, intensive-level field investigations, architectural history studies, and historical significance evaluations in consideration of the California Register of Historical Resources (CRHR), the National Register of Historic Places (NRHP), and local-level evaluation criteria. Ms. Murray has conducted hundreds of historical resource evaluations and developed detailed historic context statements for a multitude of property types and architectural styles, including private residential, commercial, industrial, educational, medical, ranching, mining, airport, and cemetery properties, as well as a variety of engineering structures and objects. She has also provided expertise on numerous projects requiring conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

Education

California State University, Los Angeles

MA, Anthropology, 2013

California State University, Northridge

BA, Anthropology, 2003

Professional Affiliations

California Preservation Foundation

Society of Architectural Historians

National Trust for Historic Preservation

Registered Professional Archaeologist

Ms. Murray meets the Secretary of the Interior's Professional Qualification Standards for both Architectural History and Archaeology. She is experienced managing multidisciplinary projects in the lines of transportation, transmission and generation, federal land management, land development, state and local government, and the private sector. She has experience preparing environmental compliance documentation in support of projects that fall under the California Environmental Quality Act (CEQA)/National Environmental Policy Act (NEPA), and Sections 106 and 110 of the National Historic Preservation Act (NHPA). She also prepared numerous Historic Resources Evaluation Reports (HREs) and Historic Property Survey Reports (HPSRs) for the California Department of Transportation (Caltrans).

Dudek Project Experience (2014-2019)

Development

Birch Specific Plan 32-Unit Condo Project, City of Carson, Los Angeles County, California (2018). Dudek was retained by the City of Carson to prepare a cultural resources report for a project that proposes to demolish approximately 6,200 square feet of existing residential buildings and roughly 5,850 square feet of pavement on the project site, and construct a 32-unit residential condominium community with on-grade parking, landscaping, and other associated improvements. The historical significance evaluation included three residential properties proposed for demolition. All properties were found not eligible under all designation criteria and integrity requirements. Ms. Murray provided QA/QC of the final cultural resources report.

Stickleback Movie Ranch Property Evaluation, Los Angeles County, California (2018). Dudek was retained by the Metropolitan Water District of Southern California to complete a historical resource significance evaluation of the Stickleback Movie Ranch property, located in unincorporated Los Angeles County near Santa Clarita, California.

The study included a CHRIS records search of the Stickleback Movie Ranch property and a 0.25-mile radius; a pedestrian survey of the subject property for cultural resources; building development and archival research; recordation and evaluation of cultural resources identified within and around the Stickleback Movie Ranch portion of the study area; and an assessment of potential impacts to historical resources in conformance with CEQA and all applicable local municipal code and planning documents. The former Stickleback Movie Ranch and all associated buildings and structures were found not eligible under all NRHP, CRHR, and Los Angeles County designation criteria.

Healthcare

Kaiser Permanente Los Angeles Specialty Medical Center Project, Los Angeles, Los Angeles County, California (2019). Dudek prepared a Historical Resource Assessment for the Kaiser Permanente Los Angeles Specialty Medical Center at 755-765 W. College Street in Los Angeles. Preparation of the report involved extensive archival research, reconnaissance level fieldwork, historic context development, building development descriptions, historical significance evaluations for buildings greater than 45-years in age, and DPR forms for the medical center buildings and structures that are proposed for demolition as part of the multi-phase project. As a result of the evaluations, all buildings were found not eligible for designation under all applicable national, state, and local designation criteria and integrity requirements. Ms. Murray provided QA/QC of the report and guidance on approach.

Kaiser Permanente Los Angeles Medical Center Project, Los Angeles, Los Angeles County, California (2018). Dudek prepared a Cultural Resources Report that involved extensive archival research, reconnaissance level fieldwork, historic context development, building development descriptions, historical significance evaluations, and DPR forms for six buildings greater than 45-years in age that are proposed for demolition as part of the multi-phase project. As a result of the evaluations, all buildings proposed for demolition were found not eligible for designation under all applicable national, state, and local designation criteria and integrity requirements.

Municipal

LACSD Gardena Pumping Station Project, Sanitation Districts of Los Angeles County, Gardena, California (2019). Dudek prepared a Cultural Resources Technical Report for the Gardena Pumping Project. Preparation of the report involved site recordation, extensive archival research, historic context development, engineering feature development descriptions, historical significance evaluations, and State of California Department of Parks and Recreation Series 523 forms (DPR forms) for each building of the project. The project proposed to remove the 1929 and 1960 pumping plant above and below-ground structures, and two adjacent parcels containing commercial buildings (1954, 1957) and replace them with a larger capacity pumping plant facility. Ms. Murray provided oversight of all built environment components and provided QA/QC of all documents.

LADWP De Soto Trunk Line Project, City of Los Angeles, Los Angeles County, California (2018). Dudek was retained by Los Angeles Department of Water and Power (LADWP) to complete a cultural resources study for the De Soto Trunk Line Project. LADWP is proposing the replacement of portions of four existing water pipelines: De Soto, Roscoe, Canoga Topham, and Ventura Trunk Lines. The portions of the existing trunk lines that are proposed for replacement are aging, deteriorating, and nearing the end of their service life. As such, LADWP is proposing to replace these segments with new pipeline. The regulatory framework is CEQA Plus, as such the project was also subject to compliance with Section 106 of the NHPA. Ms. Murray provided QA/QC of the cultural resources report.

The Santa Monica City Yards Master Plan Project, City of Santa Monica, Los Angeles County, California (2017). The City of Santa Monica retained Dudek to complete a cultural resources study for the proposed City Yards Master Plan project site located at 2500 Michigan Avenue in the City of Santa Monica. The study involved evaluation of the entire City Yards site, including two murals and a set of concrete carvings for historical

significance and integrity. As a result, the City Yards and its associated public art work was found ineligible under all designation criteria. Ms. Murray conducted the intensive level survey, building permit research, co-authored the technical report, and provided QA/QC of the final cultural resources report.

148 North Huntington Street, City of Pomona, Los Angeles County, California (2017). Dudek was retained by the City of Pomona to conduct a cultural resources study for the remediation of the project site located at 148 North Huntington Street. The proposed project involves the excavation, removal, and off-site treatment of approximately 10,000 Cubic Yards (CYs) of contaminated soil due to the former presence of a manufactured gas plant (MGP) at the project site (currently the City of Pomona Water and Wastewater Yards). All buildings over 45 years of age within the project site were evaluated for the CRHR and local landmark eligibility as part of the Pomona Gas Plant site. The site was found not eligible with concurrence from the historic resources commission. Ms. Murray conducted the survey, prepared the evaluation, and authored the cultural resources report.

LADWP West Los Angeles District Yard Project, City of Los Angeles, Los Angeles County, California (2017). Dudek was retained by Los Angeles Department of Water and Power (LADWP) to complete a cultural resources study for a project that proposes demolition of five LADWP-owned administrative buildings and warehouses at the West Los Angeles District Headquarters located at 12300 West Nebraska Avenue. Dudek evaluated the yard for historical significance in consideration of NRHP, CRHR, and City of Los Angeles HCM criteria and integrity requirements. Ms. Murray co-authored the significance evaluation and provided QA/QC of the cultural resources report.

LADWP Haynes Generating Station Units 3 through 6 Demolition Project, City of Long Beach, Los Angeles County, California (2017). Dudek was retained by Los Angeles Department of Water and Power (LADWP) to complete a cultural resources study for a project that proposes demolition of Units 3-6 at the LADWP Haynes Generating Station. Ms. Murray evaluated the entire steam plant for historical significance in consideration of NRHP, CRHR, and City of Long Beach designation criteria and integrity requirements, and co-authored the cultural resources report.

LADWP Green Verdugo Reservoir Improvement Project, City of Los Angeles, Los Angeles County, California (2017). Dudek was retained by Los Angeles Department of Water and Power (LADWP) to complete a cultural resources study for a project that proposes facility updates at the reservoir site in order to ensure safe water quality. Ms. Murray evaluated the reservoir for historical significance in consideration of NRHP, CRHR, and City of Los Angeles HCM designation criteria and integrity requirements, and co-authored the cultural resources report.

LADWP Upper Stone Canyon Reservoir Water Quality Improvement Project, City of Los Angeles, Los Angeles County, California (2016). Dudek was retained by Los Angeles Department of Water and Power (LADWP) to complete a cultural resources study for a project that proposes to maintain and improve the quality, reliability, and stability of the Stone Canyon Reservoir Complex (SCRC) service area drinking water supply in order to continue to meet customer demand. Dudek prepared an updated evaluation of the reservoir in consideration of NRHP, CRHR, and City of Los Angeles HCM criteria and integrity requirements. Ms. Murray conducted the built environment survey, archival research, and co-authored the cultural resources report.

LADWP Power Plant 1 Long-Term Maintenance Program Project, City of Los Angeles, Los Angeles County, California (2016). Dudek was retained by Los Angeles Department of Water and Power (LADWP) to complete a cultural resources study for the proposed long-term maintenance of the flood control infrastructure in the vicinity of Power Plant 1. Ms. Murray prepared the cultural resources impacts assessment, co-authored the cultural resources report, and provided QA/QC of the cultural resources technical report.

State of California

Judicial Council of California Historical Resource Evaluation Report for the Stanley Mosk Courthouse, City of Los Angeles, Los Angeles County, California (2019). Dudek was retained by the Judicial Council of California (JCC) to

prepare an evaluation of the Stanley Mosk Courthouse building, located at 111 N. Hill Street in the City of Los Angeles, California. To comply with Public Resources Code Section 5024(b), the JCC must submit to the State Historic Preservation Officer (SHPO) an inventory of all structures over 50 years of age under the JCC's jurisdiction that are listed in or that may be eligible for inclusion in the National Register of Historic Places (NRHP), or registered or that may be eligible for registration as a California Historical Landmark (CHL). Extensive research indicates that the building meets NRHP Criteria A and C; CRHR Criteria 1 and 3; the "important events" and "architecture" criteria for CHL; the "important to Los Angeles history" and "architecture" criteria for Los Angeles HCM; and Criteria 1, 2, and 3 for Los Angeles HPOZ for listing in any of these registration programs. Therefore, the Stanley Mosk Courthouse appears to be a historic resource for the purposes of California Public Resources Code 5024 and 5024.5. Ms. Murray managed the project and provided QA/QC of the final report.

Judicial Council of California Historical Resource Evaluation Report for the Santa Monica Courthouse, City of Santa Monica, Los Angeles County, California (2017). Dudek was retained by the Judicial Council of California (JCC) to prepare an evaluation of the Santa Monica Courthouse building, located at 1725 Main Street in the City of Santa Monica, California. To comply with Public Resources Code Section 5024(b), the JCC must submit to the State Historic Preservation Officer (SHPO) an inventory of all structures over 50 years of age under the JCC's jurisdiction that are listed in or that may be eligible for inclusion in the National Register of Historic Places (NRHP), or registered or that may be eligible for registration as a California Historical Landmark (CHL). The Santa Monica Courthouse was found not eligible for designation under all applicable criteria. Ms. Murray co-authored the report and provided QA/QC of the final cultural resources report.

Department of General Services Historical Resource Evaluation for the Pomona Armory at 600 South Park Avenue, City of Pomona, Los Angeles County, California (2017). Dudek was retained by the State of California Department of General Services to mitigate potential adverse effects to the Pomona Armory (600 South Park Avenue), a state-owned historical resource proposed to be transferred from State-ownership to a local agency or private owner. Ms. Murray prepared a detailed significance evaluation for the Pomona Park Armory in the consideration NRHP, CRHR, CHL, and City of Pomona designation criteria and integrity requirements, and prepared a single historic landmark application for the property. The Pomona Park Armory was locally designated after unanimous approval by the Historic Resources Commission and City Council. SHPO concurred with the evaluation findings and agreed that adverse effects had been adequately mitigated with no comments.

Presentations

Historical Resources under CEQA. Prepared for the Orange County Historic Preservation Planner Working Group. Presented by Samantha Murray, Dudek. December 1, 2016. Ms. Murray delivered a one-hour PowerPoint presentation to the Orange County Historic Preservation Planner Working Group, which included planners from different municipalities in Orange County, regarding the treatment of historical resources under CEQA. Topics of discussion included identification of historical resources, assessing impacts, avoiding or mitigating impacts, overcoming the challenges associated with impacts to historical resources, and developing effective preservation alternatives.

Knowing What You're Asking For: Evaluation of Historic Resources. Prepared for Lorman Education Services. Presented by Samantha Murray and Stephanie Standerfer, Dudek. September 19, 2014. Ms. Murray and Ms. Standerfer delivered a one-hour PowerPoint presentation to paying workshop attendees from various cities and counties in Southern California. The workshop focused on outlining the basics of historical resources under CEQA, and delved into issues/challenges frequently encountered on preservation projects.

Appendix B

Confidential Records Search Results

Appendix C

Native American Heritage Commission Sacred Lands File Search Results

Sacred Lands File & Native American Contacts List Request

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd, Suite 100
West Sacramento, CA 95501
(916) 373-3710
(916) 373-5471 – Fax
nahc@nahc.ca.gov

Information Below is Required for a Sacred Lands File Search

Project: _____

County: _____

USGS Quadrangle

Name: _____

Township: _____ Range: _____ Section(s): _____

Company/Firm/Agency:

Contact Person: _____

Street Address: _____

City: _____ Zip: _____

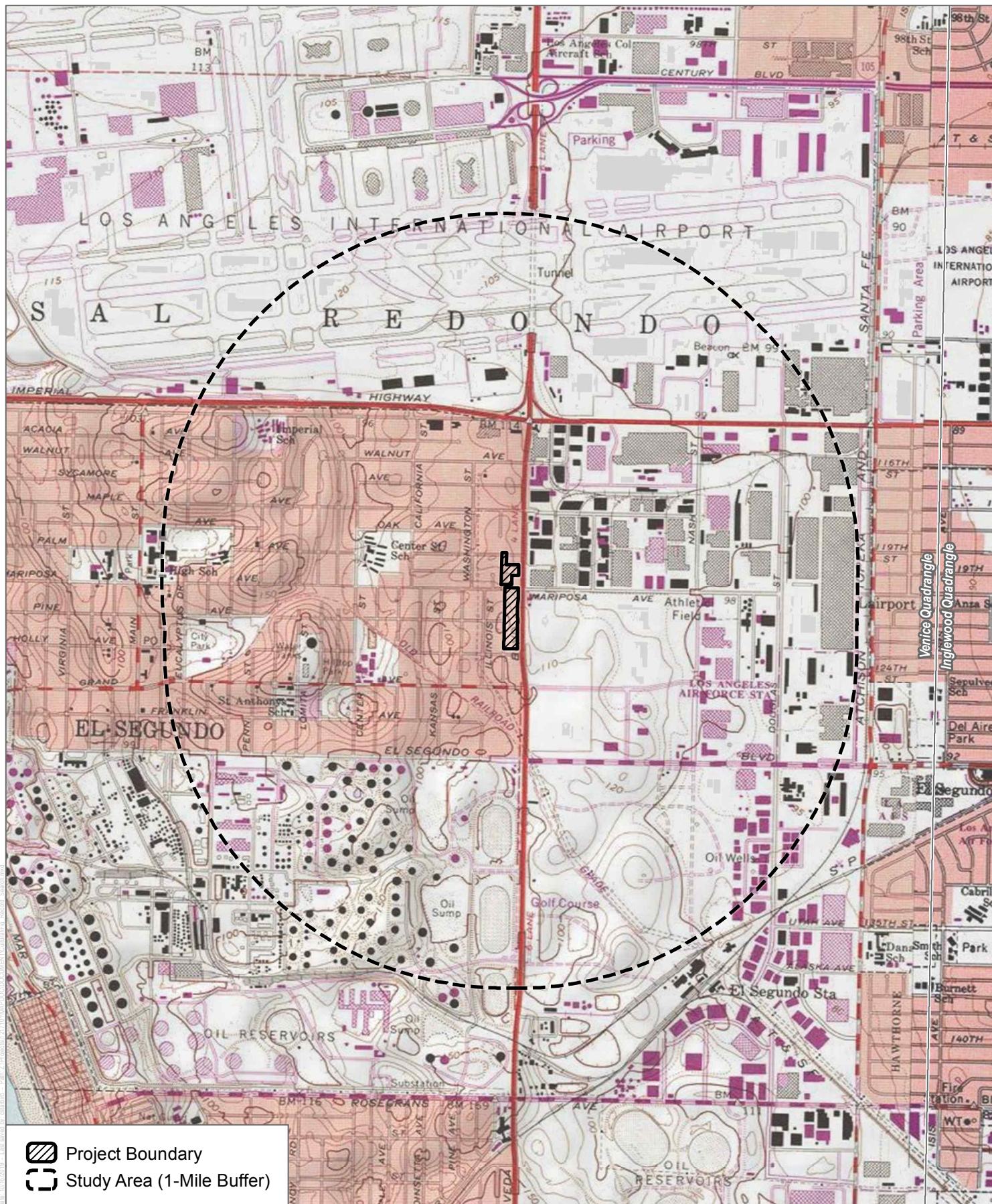
Phone: _____ Extension: _____

Fax: _____

Email: _____

Project Description:

____ Project Location Map is attached



SOURCE: USGS 7.5-Minute Quadrangle, Venice CA
 Township 3S, Range 15W, Section 12; Township 3S, Range 14W, Section 07

NATIVE AMERICAN HERITAGE COMMISSION
Cultural and Environmental Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Phone: (916) 373-3710
Email: nahc@nahc.ca.gov
Website: <http://www.nahc.ca.gov>
Twitter: @CA_NAHC



October 28, 2019

Ted Roberts
Dudek

VIA Email to: troberts@dudek.com

RE: Pacific Coast Commons Project, Los Angeles County

Dear Mr. Roberts:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

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 lists contain current information. If you have any questions or need additional information, please contact me at my email address: steven.quinn@nahc.ca.gov.

Sincerely,

A handwritten signature in blue ink that reads "Steven Quinn".

Steven Quinn
Associate Governmental Program Analyst

Attachment

**Native American Heritage Commission
Native American Contact List
Los Angeles County
10/28/2019**

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

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

Gabrieleno

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

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

Gabrieleno

Gabrielino /Tongva Nation

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

Gabrielino

***Gabrielino Tongva Indians of
California Tribal Council***

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

Gabrielino

Gabrielino-Tongva Tribe

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

Gabrielino

This list is current only as of the date of this document. 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 Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Pacific Coast Commons Project, Los Angeles County.

Appendix D

DPR form for Fairfield Inn & Suites (525 Sepulveda
Boulevard; APN: 4139-025-091) Property

State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 16 *Resource Name or #: (Assigned by recorder) Fairfield Inn & Suites

P1. Other Identifier: Thunderbird Hotel; Hacienda Hotel

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Venice, Calif. Date 1981 Legal: Sausal Redondo Land Grant

c. Address 525 N. Sepulveda Boulevard City El Segundo Zip 90245

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 370893 mE/ 3754476 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

The proposed Project site is located in the City of El Segundo (City) within the County of Los Angeles, approximately 20 miles southwest from downtown Los Angeles. The subject property, Fairfield Inn & Suites, is located on the southwest corner of Sepulveda Boulevard and Mariposa Avenue. Parcel #: 4139-025-091; Elevation: 122 ft. amsl; Decimal degrees: 33.923061, -118.396705

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Fairfield Inn & Suites (525 Sepulveda Boulevard) presents as three wings, a main hotel volume which contains the hotel lobby and hotel rooms around an open-air courtyard and pool area, an 8-story wing along Indiana Street, added circa 1960-1962, and a Conference room wing extending the property to Mariposa Avenue, north of the main hotel volume. The buildings are connected by hallways, and suspended pedestrian walkways, and open-wall building connections

*P3b. Resource Attributes: (List attributes and codes) HP5. Hotel/Motel

*P4. Resources Present: ☒

Building ☐ Structure ☐ Object ☐ Site ☐
District ☐ Element of District ☐ Other
(Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) East and North elevation of Fairfield Inn & Suites complex, View looking southwest (IMG 8844)

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric ☐ Both
1959 (1961 addition)

*P7. Owner and Address:
Fairfield Inn & Suites
525 N Sepulveda Boulevard
El Segundo, CA 90245

*P8. Recorded by: (Name, affiliation, and address) Kate Kaiser, Dudek
38 N Marengo Ave
Pasadena, CA 91101

*P9. Date Recorded: 2/24/2020

*P10. Survey Type: (Describe)
pedestrian

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Dudek. 2020. Cultural Resources Technical Report for the Pacific Coast Commons Specific Plan Project, El Segundo, California

*Attachments: ☐ NONE ☒ Location 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 (List): _____

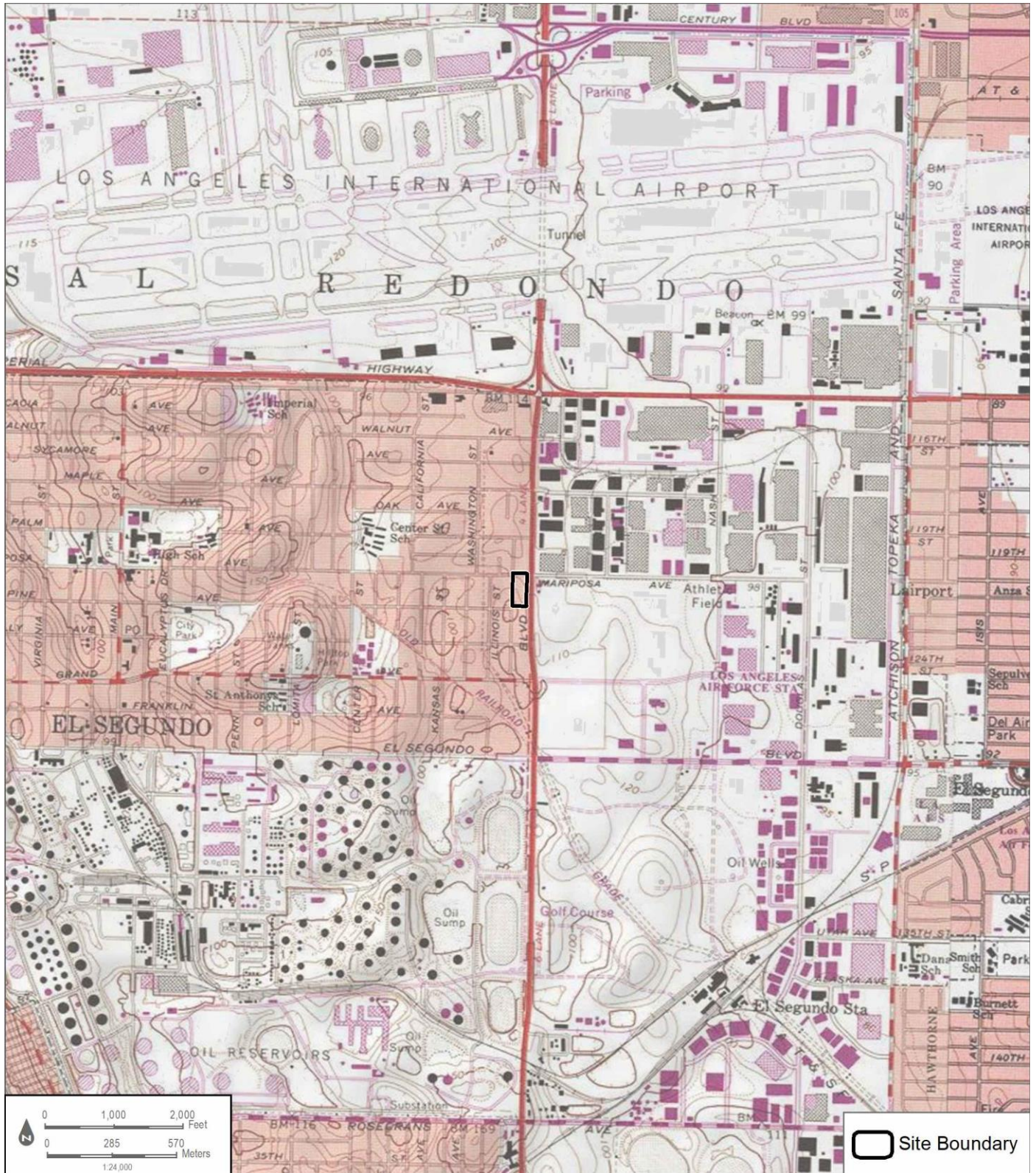
State of California ♦ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #

HRI#

Trinomial

Page 2 of 16 *Resource Name or # (Assigned by recorder) Fairfield Inn & Suites
*Map Name: Venice, Calif *Scale: 1:24,000 *Date of map: 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Fairfield Inn & Suites *NRHP Status Code 6Z
Page 3 of 16

B1. Historic Name: Thunderbird Hotel (1959-1965); Hacienda Hotel (1965-circa 2010)

B2. Common Name: Fairfield Inn & Suites

B3. Original Use: Hotel

B4. Present Use: Hotel

*B5. Architectural Style: Mid-Century Modern

*B6. Construction History: (Construction date, alterations, and date of alterations)

(See Continuation Sheet)

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

*B8. Related Features: N/A

B9a. Architect: Raymond A. Stickdale (1959), Maxwell Starkham & Associates (1961)

b. Builder: Tom Fellows & Associates (1961)

*B10. Significance: Theme _____ Area _____

Period of Significance _____

Property Type _____

Applicable Criteria _____

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

(See Continuation Sheet)

B13. Remarks:

B14. Evaluator: Kate Kaiser, MSHP

*Date of Evaluation: 3/19/2020

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Property Name: Fairfield Inn & Suites

Page 4 of 16

P3a Description (Continued):

Main Hotel Volume (1959)

The main hotel volume presents as a four-story, square plan building with an open-air courtyard and pool in the center. The east elevation presents as only two stories, providing visual access from Sepulveda Boulevard and public right of way into the hotel room area and courtyard. The building features a flat roof with parapet and railing, but have variable heights due to different side heights and protruding elevator towers projecting above the roofline (Figure 1).



Figure 1. Main Hotel volume north (main) and east elevation, porte-cochere at right, view looking southwest (IMG_8858)

Cladding is concrete with regular scoring on the east and north (main) elevations, and painted brick on the south and west elevation (Figure 2). On the west elevation there is an additional, Mid-Century Modern-style, geometric sun shade over the hallway windows, adding restrained decoration to that elevation. The building also features cantilevered porches on the south elevation, separating the individual rooms with metal barriers and railings (Figure 3). Fenestration consists of occasional fixed metal windows on the east elevation; metal-framed, sliding sash glass doors on the south elevation; tripartite sliding windows singly and in pairs as well as metal service doors at the grounds level on the east elevation; and tall, fixed full-height windows and automatic sliding doors, at the lobby level on the main (north) elevation. The main (north) elevation has a covered porte-cochere, providing access from Sepulveda Boulevard. The porte-cochere features four round support posts and a segmental arch roof with skylight.

CONTINUATION SHEET

Property Name: Fairfield Inn & Suites

Page 5 of 16



Figure 2. Main Hotel volume, west elevation, view looking southeast
(IMG 8785)



Figure 3. Main Hotel volume, south elevation, view looking northeast
(IMG_8800)

CONTINUATION SHEET

Property Name: Fairfield Inn & Suites

Page 6 of 16

Conference Room and Restaurant Wing (1959)

The conference room and restaurant wing presents as multiple volumes with an irregular plan; with one story in front (east elevation) two stories in rear (west elevation). The building's roof presents as multiple roof forms with flat and flat-with parapet roofs as well as a distinctive Mid-Century Modern-style geometric "quilted" roof (variation on a folded plate roof) (Figure 4).



Figure 4. Conference room and restaurant wing, main (east) elevation
(IMG_8850)

This wing's main (east) elevation presents as a concrete arcade and shaded walkway on the left, and a late-twentieth century modern building on the right. It features continuous fixed ribbon windows, stucco textured concrete cladding, and neo-traditional Mediterranean details such as a faux stucco, belt course, tilework, and tower volume. The doors on this elevation present as wood and glass doors and a pair of wood double doors surrounded by decorative tilework, keeping with the Mediterranean theme. This wing's north elevation presents as a scored concrete wall on the left (east) side, broken by belt course detailing, and a single wood door surrounded by tile detailing; and a mid-century modern textured (pimpled) brick cladding on the right (west) side. The textured/pimpled brick continues onto the west elevation. Fenestration on this elevation is limited to a single door in a recessed vestibule and metal louvered vents (Figure 5). Texture continued partially onto the south elevation, however much of the southern elevation of the building connects to the main hotel volume and was not visible or presented as smooth walled concrete. An entrance along this elevation has a red clay tile stair and metal railing and a glass and steel double door with transom and sidelights. There is a modern mural on the south elevation of this wing, facing towards the hotel entrance and porte-cochere.

CONTINUATION SHEET

Property Name: Fairfield Inn & Suites

Page 7 of 16



Figure 5. Conference room and restaurant wing, north and west elevations
(IMG_8839)

Indiana Street Wing (1961)

The Indiana Street wing is an 8-story, narrow, rectangular-plan building. The building features a flat roof with parapet and railing. The building is banked slightly into the hillside, with the uphill portion towards Mariposa Avenue, and a concrete masonry unit (CMU), clad parking level and foundation as the hillside slopes downward and south (Figure 6). The parking area is open area and has regular concrete piers. This building is connected to the main hotel volume by a suspended walkway over a narrow alley and to the restaurant and conference room wing by an open wall connection and stairwell (Figure 7). This building has less overall cladding, and window and plan variability than its connected hotel buildings. Cladding consists of scored concrete on the north and south elevations, and vertically-oriented wood cladding on the east and west elevations. Fenestration is limited to the east and west elevations and consists of single fixed steel-frame windows, over metal louvered vent (air conditioning vent) single and in pairs on the west elevation, and long, full height, fixed window singly or in pairs with metal sun shades or louvered sun shades at top-most portion on the east elevation. Also on the east elevation, there was a large, full height window and large metal louvered vent at south end of east elevation, likely the stairwell and elevator tower.

CONTINUATION SHEET

Property Name: Fairfield Inn & Suites

Page 8 of 16



Figure 6. Indiana Avenue Wing: south and west elevation, looking northeast (IMG_8764)

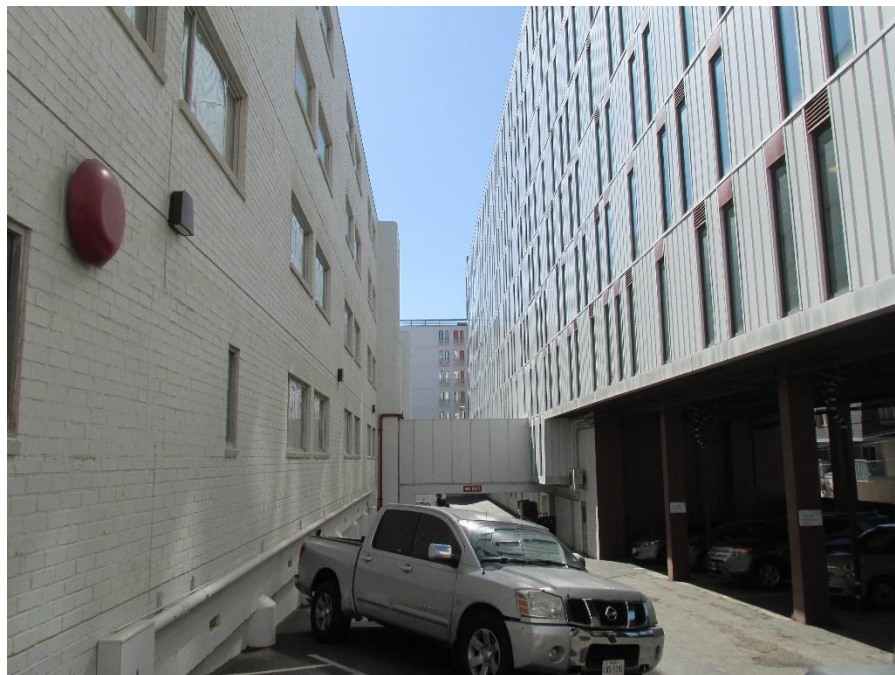


Figure 7. Indiana Avenue Wing: east elevation and alley, showing hallway connection to main hotel volume, looking south (IMG_8814)

CONTINUATION SHEET

Property Name: Fairfield Inn & Suites

Page 9 of 16

Identified Alterations

Dudek staff visited the City of El Segundo Department on February 25, 2020 and reviewed all available permits pertaining to the subject property (AIN 4139-025-091) The City of El Segundo Department had no permits for the subject property prior to 1980. Observed alterations are also included in this section, and dates stated if known:

- 1961. Indiana Wing addition (no permit #)
- 1965. Name changed to Hacienda Hotel (no permit #)
- 1968. Thunderbird restaurant and coffee shop converted to the Huki Lau, a Polynesian-themed tiki bar (no permit #)
- 1979. 9-story South Tower (now Aloft Hotel) addition completed (ESH 1979)
- 1983. Reroof main hotel volume: change in materials from gravel roof to urethane foam and coating roof system (#A039)
- 1984. Demolish portion of existing sign due to "hazardous condition" (#A285)
- 1987. Remodel of exterior façade (main hotel and restaurant and conference room wing) and accessory structures. Removal and replacement of original canopy and trellis in restaurant and conference room wing. Architect: Albert C Martin & Associates; Contractor KIP Construction (#1337-86)
- 1988. Add 4'x10' sign to wall of existing structure. Contractor: Heath & Co. (#0186-88)
- 1995. Reroof flat roof portions of restaurant and conference room wing. (#1067-95)
- 1998. Replacement exit door. (#0855-98)
- 1999. New pool deck restroom and maintenance room building (#1206-99)
- Date Unknown: Observed cladding replacement in Indiana Street wing
- Date Unknown: Observed window replacement in Indiana Street wing
- Date Unknown: Observed window and door replacements on north elevation of main hotel

B6. Construction History (Continued):

With the rebranding of LAX as an international airport in 1949, large hotels began to be established along Sepulveda Boulevard, the major artery leading to LAX from the south. Prior to the establishment of the hotel, there had been a modest multi-family residential complex at the subject property, surrounded by agricultural fields. In 1957, the City of El Segundo approved preliminary sketches for a \$1.5 million hotel, the largest ever in the city, proposed for development by Allen E. Siegal a Hollywood-based hotelier and son, Marc Siegal. The plans, by Southern California architect Raymond A. Stockdale, proposed a 220-room 4-story hotel called the International Thunderbird Hotel and Restaurant. The new hotel was proposed for Sepulveda Boulevard just 1.5-miles south of LAX terminals. The sketches detail a 4-story hotel with two elevators and a swimming pool as well as space on the ground floor for retail shops, a drug store, barbershop, and dry cleaners (Figure 5). The plans also called for a two-story building with a dining room, coffee shop, cocktail lounge, banquet hall for 400 people, and smaller "key room" or conference room. In June 1958, construction of the hotel began (ESH 1957, 1958a, 1958b; UCSB 2020).

CONTINUATION SHEET

Property Name: Fairfield Inn & Suites

Page 10 of 16



Figure 8. Thunderbird Hotel postcard, Hotels subject file, Local History Collection, El Segundo Public Library

In April 1959, the hotel and five retail stores opened to some fanfare. The retail shops included De Mere fashions, Flair for Beauty, Allen Rabinoff's Shop for Men, Thunderbird Sundries, and Thunderbird Barbershop. The hotel quickly became an activity and event center for the local El Segundo Community, hosting social club dinners and fundraisers. Just six months after their opening, co-owner Marc Siegal submitted an application for zone changes and permits to erect a 7-story, 180-room hotel wing on the rear (west) portion of the property. The new wing was designed by Maxwell Starkham & Associates and contractor Tom Fellows & Associates, and completed in 1961. The construction of the new wing incorporated the "lift-slab" technique to erect the reinforced concrete and curtain wall exterior (Figure 6). The new wing was the first of ten new hotel projects by the father-and-son Siegal team. The Seigals proceeded to open Thunderbird Hotels in San Francisco (1961), Oakland (1962), and two in Hollywood (1963) as part of this three-year expansion plan (ESH 1959a, 1959b; IPT 1963; LAT 1961; Oakland Tribune 1961; SFE 1961).

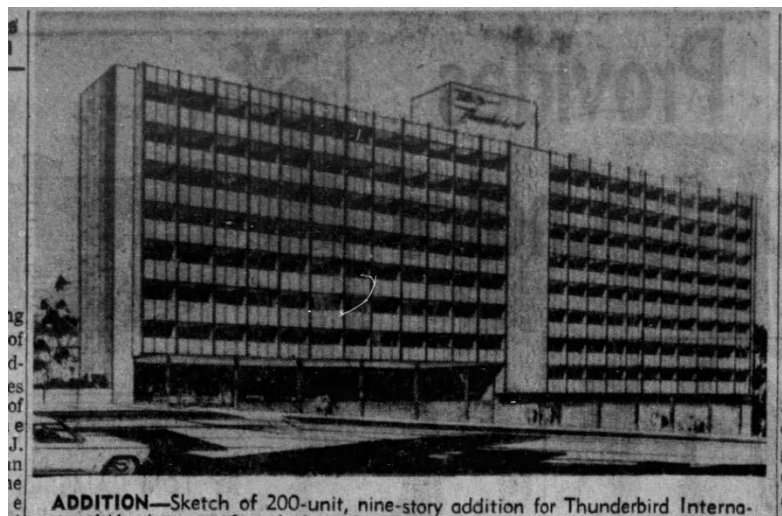


Figure 9. Indiana Street Wing Addition (LAT 1961)

Minor changes to the property occurred in the 1960s. In 1964, a large surface parking lot was added north of the hotel. In 1965, the hotel was sold to the Hacienda hotel chain

CONTINUATION SHEET

Property Name: Fairfield Inn & Suites

Page 11 of 16

based in Las Vegas, Nevada and the hotel name changed to Hacienda Hotel. The hotel sign was changed in 1966. In 1968, the Thunderbird Coffee Shop was converted to the Hukilau Tiki Bar, and a large, abstract, wood boat prow-bird sculpture was added to the front of the restaurant wing (ESH 1964, 1965, 1968; Hotels subject file, Local History Collection, El Segundo Public Library).

In 1979, the hotel added another wing. The 9-story "South Tower" was added as part of a three-phase improvement project. Later this tower was sold and became an independent hotel. Today it is the Aloft Hotel. Probably the biggest change for the property came in 1987, when the entire exterior of the hotel was remodeled by A.C. Martin & Associates (Figure 7). Remodeling resulted in the loss of the original decorative colored curtain wall paneling and pierced, Mid-century Modern-style screens on the main, Sepulveda Boulevard elevations (ESH 1979; Hotels subject file, Local History Collection, El Segundo Public Library).

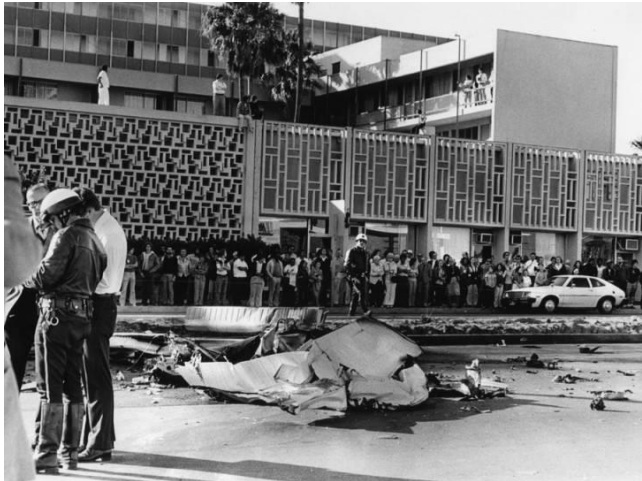


Figure 10. Left: view of decorative screen before remodeling, 1980 (Herald Examiner Collection, LAPL); right: same view in 2020 (IMG 8870)

Project Site Architectural Styles

Mid-Century Modern (1933-1965)

Mid-century Modern style is reflective of International and Bauhaus styles popular in Europe in the early 20th century. This style and its living designers (e.g., Mies Van der Rohe and Gropius) were disrupted by WWII and moved to the United States. During WWII, the United States established itself as a burgeoning manufacturing and industrial leader, with incredible demand for modern buildings to reflect modern products in the mid-20th century. As a result, many industrial buildings are often "decorated boxes"—plain buildings with applied ornament to suit the era and appear more modern without detracting from the importance of the activity inside the building. Following WWII, the United States had a focus on forward thinking, which sparked architectural movements like Mid-Century Modern. Practitioners of the style were focused on the most cutting-edge materials and techniques. Architects throughout Southern California implemented the design aesthetics made famous by early Modernists like Richard Neutra and Frank Lloyd Wright, who created a variety of modern architectural forms. Like other buildings of this era, Mid-century Modern buildings had to be quickly assembled, and use modern materials that could be mass-produced. Both residences and offices designed in this style expressed its structure and materials,

CONTINUATION SHEET

Property Name: Fairfield Inn & Suites

Page 12 of 16

displayed large expanses of glass, and had an open interior plan (McAlester 2013; Morgan 2004).

Characteristics of the Mid-Century Modern style:

- One- to two-stories in height
- Low, boxy, horizontal proportions
- Simple geometric forms with a lack of exterior decoration
- Commonly asymmetrical
- Flat roofed without coping at roof line; flat roofs hidden behind parapets or cantilevered canopies
- Expressed post-and-beam construction in wood or steel
- Exterior walls are flat with smooth sheathing and typically display whites, buffs, and pale pastel colors
- Mass-produced materials
- Simple windows (metal or wood) flush-mounted and clerestory
- Industrially plain doors
- Large window groupings

Project Site Architects and Designers

Architect: Raymond A. Stockdale, AIA (1905-1998)

Stockdale was born in London in 1905 and emigrated to the United States in 1922 as a young man. His family lived in Santa Monica and his father worked managing a café. Stockdale worked first as general contractor and draftsman in the 1930s, then received his architect's license in 1943. He joined the Southern California chapter of the American Institute of Architects (AIA) in 1943. Stockdale tended to design residences, banks, and recreation centers in the greater Los Angeles Area in popular modern styles throughout his career such as Mid-Century Modernism, Art Moderne, and New Formalism. He is not associated with any specific styles or trends.

A sample of Stockdale's known work is included below (Koyl 1962; LAC 2020; LAT 1963, 1988; Pomona Progress Bulletin 1958; TJMM 1962):

- Gas station, 110 S Barrington Avenue, Brentwood, Los Angeles (1938)
- Stockdale House, 3256 Hillock Drive, Hollywood Hills, Los Angeles (1949)
- Pomona Grove Apartments, East End Avenue, Pomona (1958)
- Bank of America building, 22241 Pacific Coast Highway, Malibu (1962)
- Malibu Sports and Raquet Club, Malibu (1963)
- Pan American Bank, 3626 E First Street, Los Angeles (1965)

Maxwell Starkham & Associates (1953-present)

Maxwell Starkham & Associates was a Los Angeles-based architecture firm that operated from 1953 to 1987. Mark Starkman, the founder was born in Toronto, Canada, served with the Royal Canadian Engineers during World War II, and then earned an architecture degree from University of Manitoba. Starkman moved to Los Angeles in 1950 and briefly worked for Richard Neutra's firm. The firm began Starkman designing tract homes in the post-World War II housing boom in Southern California. Starkman partnered with Fritz Reichl in the mid-1950s, starting the Maxwell Starkman & Associates firm. The firm specialized in investor-started commercial development with quick turnaround in order to return profits to investors. These were typically office buildings, luxury condominiums, hotels, and mixed-use projects. Later in the company's history they developed specialized large-scale projects such as Melodyland Theater in Anaheim, and the Sony Pictures Plaza in Culver City. Starkman retired from the firm in 1987 and the firm continues the same work through present (LAT 2004).

CONTINUATION SHEET

Property Name: Fairfield Inn & Suites

Page 13 of 16

Notable examples of Maxwell Starkham & Associates work consists of (LAT 2004; PCAD 2020):

- Glendale Federal Savings and Loan, Glendale, 1959
- Melodyland Theater, Anaheim, 1963
- First Los Angeles Bank, Century City, 1975
- Cedars-Sinai Medical Center, Office Buildings, Los Angeles, 1978-1980
- Filmland Corporate Center (now Sony Pictures plaza), Culver City, 1986

B10. Significance (Continued):

The Fairfield Inn & Suites property (525 Sepulveda Boulevard; APN: 4139-025-091) does not meet any of the criteria for listing in the NRHP or CRHR, either individually or as part of an existing historic district, based on the following significance evaluation.

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Archival research indicated that at the time of construction, the Thunderbird Hotel (now Fairfield Inn & Suites) was one of the largest hotel projects in Southern California; however, this achievement was subsequently overshadowed by a suburban hotel building boom throughout the state that persisted alongside a housing and population boom in the 1950s and 1960s. The size of the Thunderbird Hotel and its status as a popular, local banquet hall and meeting center do not appear to have made a significant contribution to the history of the City of El Segundo or State of California's development. Moreover, with subsequent additions and alterations, the building no longer adequately represents the time period in which these events took place. Therefore, the property does not appear eligible under Criterion A of the NRHP or Criterion 1 of the CRHR.

Criterion B/2: That are associated with the lives of persons significant in our past.

Archival research did not indicate that any previous property owners, employees, or long-term guests are known to be historically significant figures at the national, state, or local level. As such, this property is not known to have any historical associations with people important to the nation's or state's past. Therefore, the property does not appear eligible for the NRHP under Criterion B or CRHR under Criterion 2.

Criterion C/3: That 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.

The Fairfield Inn & Suites property was constructed in 1959 and received two major additions in 1961 and 1979. The original 1959 hotel volume, 1959 conference room and restaurant wing, and 1961 addition at the time of these construction were excellent examples of the highly artistic Mid-Century Modern-style buildings designed by local Southern California-practicing architects Raymond Stockdale and Maxwell Starkham & Associates. The now-lost character-defining features would have been the curtain wall construction, colored spandrel paneling, cantilevered porches, rectangular and boxy proportions, and decorative concrete and metal screens on the main elevation. Though neither architect could be considered a master architect, the buildings were good examples of their work. However, due to major exterior alterations in 1987, none of the original decorative elements and character-defining features of the Mid-Century Modern buildings remain. The property as a whole has been altered beyond recognition, diminishing the once high artistic value of the property. Finally, due to extensive exterior alterations, the property may no longer be considered representative of a significant and distinguishable entity whose components lack individual distinction. For these reasons, the Fairfield Inn

CONTINUATION SHEET

Property Name: Fairfield Inn & Suites

Page 14 of 16

& Suites property at 525 N Sepulveda Boulevard does not appear eligible for listing in the NRHP under Criterion C or CRHR under Criterion 3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The property is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

City of El Segundo Statement of Significance

The City of El Segundo's cultural resource designation criteria is based on a combination of age and NRHP/CRHR designation criteria and integrity requirements. Therefore, for all of the reasons identified in the discussion of NRHP and CRHR eligibility, the subject property does not appear eligible under any local designation criteria, either individually or as part of a district.

Integrity Discussion

The Fairfield Inn & Suites property maintains integrity of location, as it remains in its original location. The Fairfield Inn & Suites property, including all three wings have had major exterior renovations since 1987. While the buildings maintain much of their original plan and structure, key-character defining features of the Mid-Century Modern style building were removed and replaced with ordinary modern materials. Therefore, the Fairfield Inn & Suites property does not maintain integrity of design. The property does not retain integrity of setting, as the setting in all directions has been altered into parking lots, high-rise office or hotels, or strip malls with anchoring grocery and retail stores, in the late 1980s and 1990s. The size, scale, and density of this modern setting would be unrecognizable to a person from the late 1950s or early 1960s. Similar to integrity of design, the Fairfield Inn & Suites property does not maintain integrity of materials and workmanship, due to the loss of the highly artistic concrete and metal screens and introduction of modern materials on the main and side elevations. Key original elements such as the cladding, signage, porte-cochere, decorative elements, windows, and doors have all been removed and replaced. The Fairfield Inn & Suites property does not retain integrity of feeling, as the property no longer retains the ability to express itself as an hotel building constructed in the 1950s, built in the early years of LAX's "jet-age" modernistic expansion. Finally, the property no longer retains integrity of association either with original owners Allen E. and Marc Siegal, or with the original companies: Thunderbird hotel Corporation or Hacienda Hotels. In summary, Fairfield Inn & Suites property does not retain the requisite integrity for designation, and does not rise to the level of significance required for designation at the national, state or local levels.

B12. References (Continued):

El Segundo Chamber of Commerce. 2017. El Segundo Centennial 1917-2017. 2017/2018 Community and Business Directory. El Segundo, Ca: Atlantic West Publishers. Accessed March 12, 2020.
https://issuu.com/atlanticwestpublishers/docs/issuu_elsegbk17

CONTINUATION SHEET

Property Name: Fairfield Inn & Suites

Page 15 of 16

- ESH (El Segundo Herald). 1957. "City Receives Tentative Plan for \$1,500,000 Hotel." October 10, 1957, pg. 1. *El Segundo Herald* digital archives, hosted by El Segundo Library.
- ESH. 1958a. "Groundbreaking Expected Soon for Thunderbird Hotel on Sepulveda Blvd". February 13, 1958, pg. 3. June 5, 1958, pg. 1. *El Segundo Herald* digital archives, hosted by El Segundo Library.
- ESH. 1958b. "Thunderbird Hotel Groundbreaking Set for June 18 Ceremony." June 5, 1958, pg. 1. *El Segundo Herald* digital archives, hosted by El Segundo Library.
- ESH. 1959a. "Ribbon Cutting." April 30, 1959, pg. 1. *El Segundo Herald* digital archives, hosted by El Segundo Library.
- ESH. 1959b. "Zone Change Asked for Thunderbird Plans." November 26, 1959, pg. 1. *El Segundo Herald* digital archives, hosted by El Segundo Library.
- ESH. 1959c. "Conditional Approval for T-bird." December 31, 1959, pg. 2. *El Segundo Herald* digital archives, hosted by El Segundo Library.
- ESH. 1964. "Parking Lot approved." *El Segundo Herald* digital archives, hosted by El Segundo Library.
- ESH. 1965. "Workman Shown." August 19, 1965, pg. 10. *El Segundo Herald* digital archives, hosted by El Segundo Library.
- ESH. 1968. Advertisement. "Tiki Hut Opening!" April 3, 1968, pg. 3. *El Segundo Herald* digital archives, hosted by El Segundo Library.
- ESH. 1979. "Hacienda Hotel." *El Segundo Herald*. August 9, 1979. Hotels subject File El Segundo Public Library
- Hunter, Eileen Curry. 1991. *El Segundo Seventy Five Years: A Pictorial History of El Segundo California*. El Segundo: H2 Limited Publishers.
- IPT (Independent Press Telegram). 1963. "Hollywood Once More on Its Way Up." Newspapers.com: *Independent Press-Telegram* (Long Beach, California). July 21, 1963, pg. 8, 18.
- LAT (Los Angeles Times). 1961. "Airport hotel adds facilities." Newspapers.com: *Los Angeles Times* (Los Angeles, California). August 13, 1961, pg. 100.
- LAT. 1962. "Suburban Hotel Building Boom On." Newspapers.com: *Los Angeles Times* (Los Angeles, California). March 11, 1962, pg. 232.
- NETR (Nationwide Environmental Title Research LLC). 2020. Historic Aerial Photographs of Sepulveda Boulevard, El Segundo, CA dating from 1952, 1953, 1963, 1972, 1980, 1994, 2003, 2004, 2005, 2009, 2010, 2012, 2014, and 2016. Accessed February 25, 2020. <https://www.historicaerials.com/viewer>

CONTINUATION SHEET

Property Name: Fairfield Inn & Suites

Page 16 of 16

Oakland Tribune. 1961. "\$9 Million Oakland Hotel Plan Bared." Newspapers.com: *the Oakland Tribune* (Oakland California), September 20, 1961, pg. 9.

Pomona Progress Bulletin. 1958. "Completion of Apartment Project Nears." Newspapers.com: *The Pomona Progress Bulletin*. September 19, 1958, pg. 8

SFE (San Francisco Examiner). 1961. "\$5,250,000 Hotel Planned at Airport." Newspapers.com: *The San Francisco Examiner*. September 14, 1961, pg. 36.

TJMM (Topanga Journal and Malibu Monitor). 1962. "New Bank Site Dedicated." Newspapers.com: *Topanga Journal and Malibu Monitor*. July 5, 1962, pg. 3.

UCSB (University of California, Santa Barbra). 2020. Historic Aerial Photographs of Sepulveda Boulevard, El Segundo, CA dating from 1927, 1937, 1941, 1947, 1952, 1956, 1960, 1962, 1965, 1967, 1971, 1976, 1979, 1983, and 1985. Map & Imagery Laboratory (MIL) UCSB Library, Electronic Resource, http://mil.library.ucsb.edu/ap_indexes/FrameFinder. Accessed February 25, 2020.

