



# **9001-9019 LONG BEACH BOULEVARD HABITAT FOR HUMANITY PROJECT**

Appendix B  
Cultural Resources Assessment

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# CULTURAL RESOURCE ASSESSMENT FOR THE 9001-9019 LONG BEACH BLVD HOUSING PROJECT, SOUTH GATE, LOS ANGELES COUNTY, CALIFORNIA

January 24, 2023



**CULTURAL RESOURCE ASSESSMENT FOR THE  
9001-9019 LONG BEACH BLVD HOUSING PROJECT,  
SOUTH GATE, LOS ANGELES COUNTY,  
CALIFORNIA**

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# ABSTRACT

PaleoWest, LLC (PaleoWest) was retained by De Novo Planning Group (on behalf of Partnership Housing) to conduct a Phase I cultural resource study for the 9001-9019 Long Beach Blvd Housing Project (Project) in the city of South Gate, Los Angeles County, California. The proposed Project involves the development of three separate parcels (APNs 6204-025-900, 6204-025-901, and 6204-025-902) that includes the new construction of fourteen (14), 3-story townhomes. Each townhome will be 1,348 square feet (sq. ft.) with 3 bedrooms, 2.5 bathrooms, a 2-car garage, and a 90-square-foot patio.

Project work will take place within 3 separate parcels that total 28,750 sq. ft. The parcels will be combined to create a single parcel, and the townhome units will be sold as condominiums. The project site will include 950 sq. ft. of open common space, a 1000-square foot community center for the residents, and 5 guest parking spaces. The proposed Project is roughly bounded by Willow Place on the north, Long Beach Boulevard on the east, residential buildings to the west, and commercial and residential buildings to the south. An existing building currently used as a tire shop constructed in 1941 would be demolished as part of the Project. The proposed Project is subject to the California Environmental Quality Act (CEQA) with the City of South Gate acting as the lead agency under CEQA. The Project seeks federal funding assistance and is also subject to the National Environmental Policy Act (NEPA) and Section 106 of the National Historic Preservation Act (Section 106).

This cultural resource assessment includes the delineation of an Area of Potential Effects (APE), a California Historical Resources Information System (CHRIS) records search, Native American consultation, archival and background research, a survey of the APE, California Register of Historical Resources (CRHR)/National Register of Historic Places (NRHP)-eligibility assessment of the historic period building, and preparation of this technical report and resource records. The CHRIS records search identified 11 prior cultural resource studies and 5 previously recorded cultural resources within a 0.5-mile radius of the APE. All of these cultural resources are historic built environment resources, none of which are within the APE.

PaleoWest requested a review of the Native American Heritage Commission's Sacred Land Files (SLF) on November 15, 2022. In anticipation of the results from the SLF, PaleoWest sent letters to local Native American contacts on November 16, 2022. Negative SLF search results were received on December 8, 2022. To date, no responses from tribal contacts have been received.

A survey of the APE was conducted on November 23, 2022. No archaeological resources were identified within the APE. During the field survey, the current condition of the building at 9019 Long Beach Boulevard was analyzed, photographed, and documented. The building was then evaluated for listing on the CRHR, NRHP, and the City of South Gate's Landmark designation. The evaluation concluded the building at 9019 Long Beach Boulevard is not eligible for inclusion in the CRHR or NRHP, nor locally significant per the City of South Gate General Plan and is, therefore, not a historical resource for the purposes of CEQA nor a historic property under Section 106.

Because of the absence of known prehistoric archaeological sites in the immediate area, the sensitivity of the Project area for containing intact buried prehistoric archaeological resources is considered low. However, the density of intensive historic-era development in the Project area

suggests that the potential to encounter buried historic period archaeological resources during Project construction is moderate to high.

Based on these results, PaleoWest recommends a finding of no impacts to historical resources under CEQA and no historic properties affected under Section 106. However, PaleoWest recommends the following best management practices be implemented during Project construction.

- If cultural resources are encountered during Project related activities, work in the immediate area must halt and a qualified archaeologist should be contacted immediately to evaluate the find. If the discovery proves to be significant for listing on the CRHR and/or NRHP, additional work such as data recovery excavations may be warranted to mitigate any impacts per CEQA or adverse effects under Section 106.
- If human remains are found, existing regulations outlined in the State of California Health and Safety Code Section 7050.5 state that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code § 5097.98. In the event of an unanticipated discovery of human remains, the County Coroner must be notified within 24 hours of positive identification as human. If the human remains are determined to be prehistoric, the Coroner will notify the NAHC, which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of being granted access and provide recommendations as to the treatment of the remains to the landowner.

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# 1 INTRODUCTION

PaleoWest, LLC (PaleoWest) was retained by De Novo Planning Group to conduct a Phase I cultural resource study for the 9001-9019 Long Beach Blvd Housing Project (Project) in the city of South Gate, Los Angeles County, California. The proposed Project involves the development of three separate parcels (APNs 6204-025-900, 6204-025-901, and 6204-025-902) that includes the construction of fourteen (14), 3-story townhomes. The proposed Project is subject to California Environmental Quality Act (CEQA) compliance with the City of South Gate acting as the lead agency under CEQA. The Project seeks federal funding assistance and is also subject to the National Environmental Policy Act (NEPA) and Section 106 of the National Historic Preservation Act (Section 106). This report documents the tasks conducted by PaleoWest, including a cultural resource records search, Native American outreach, survey, built environment resource eligibility evaluation, and preparation of this report.

## 1.1 PROJECT LOCATION AND DESCRIPTION

The proposed Project is located on three parcels within the addresses of 9001-9019 Long Beach Boulevard, and the APE is roughly bounded by Willow Place on the north, Long Beach Boulevard on the east, residential buildings to the west, and commercial and residential buildings to the south. (Figure 1-1). More specifically, it lies within unsectioned lands of the former San Antonio (Lugo) land grant, as depicted on the *South Gate, CA* U.S. Geological Survey (USGS) topographic quadrangle map. The Project area lies approximately 100 feet (ft) west of Long Beach Boulevard and 1.7-miles (mi) north of Interstate 105

The proposed Project would develop affordable housing on an approximately 0.6-acre area composed of three parcels (APNs 6204-025-900, 6204-025-901, and 6204-025-902). Two of the parcels are currently vacant, while the third parcel includes an extant building currently used as a tire shop, which would be demolished, as the three parcels will be combined into a single parcel. Fourteen three-story townhomes are being constructed within the single combined parcel. Each townhome will be 1,348 square feet (sq. ft.) with 3 bedrooms, 2.5 bathrooms, a 2-car garage, and a 90-square-foot patio. Project work will take place within three separate parcels that total 28,750 sq. ft. The parcels will be combined to create a single parcel, and the townhome units will be sold as condominiums. The project site will include 950 sq. ft. of open common space, a 1000- sq. ft. community center for the residents, and 5 guest parking spaces.

## 1.2 AREA OF POTENTIAL EFFECTS

The Area of Potential Effects (APE) of an undertaking is defined in 36 CFR 800.16(d) as the “geographic area or areas within which an undertaking may directly or indirectly cause changes in the character or use of historic properties if any such property exists.” The APE is three-dimensional (depth, length, width) and includes all areas directly and indirectly affected by the proposed construction.

The APE lies within a urbanized area bounded by Willow Place on the north, Long Beach Boulevard on the east, residential buildings to the west, and commercial and residential buildings to the south (Figure 1-2). The multistory buildings that are proposed for the Project are generally consistent with the existing conditions of the surrounding area. Indirect effects

(visual, auditory, and/or atmospheric) are expected to be limited to construction activities and will be temporary in nature. As such, the APE is limited to the 0.6-acre property site (Figure 1-2).

The APE must be considered as a three-dimensional space and as such, should include any vertical components of the undertaking that could result in directly or indirectly altering the character or use of historic properties. The vertical height of the APE extends up to approximately 36 feet above the current ground surface. The vertical depth of the APE is 8 feet below the current ground surface.

### 1.3 PERSONNEL

Associate Archaeologist, Paige Kohler, M.A., was the Project Manager, conducted the Native American outreach, and was the primary author of this report. Associate Archaeologist, Gena Severen, M.A., Registered Professional Archaeologist (RPA), conducted the cultural resources records search and the pedestrian survey. Senior Archaeologist, Robert Ramirez, M.A., RPA, served as Principal Investigator for the study. Mr. Ramirez meets the Secretary of the Interior's Professional Qualifications Standards for Prehistoric and Historic Archaeology (National Park Service [NPS] 1997). Office Principal Kevin Hunt, who meets the Secretary of the Interior's Professional Qualifications Standards for History, served as the Principal in Charge for this Project.

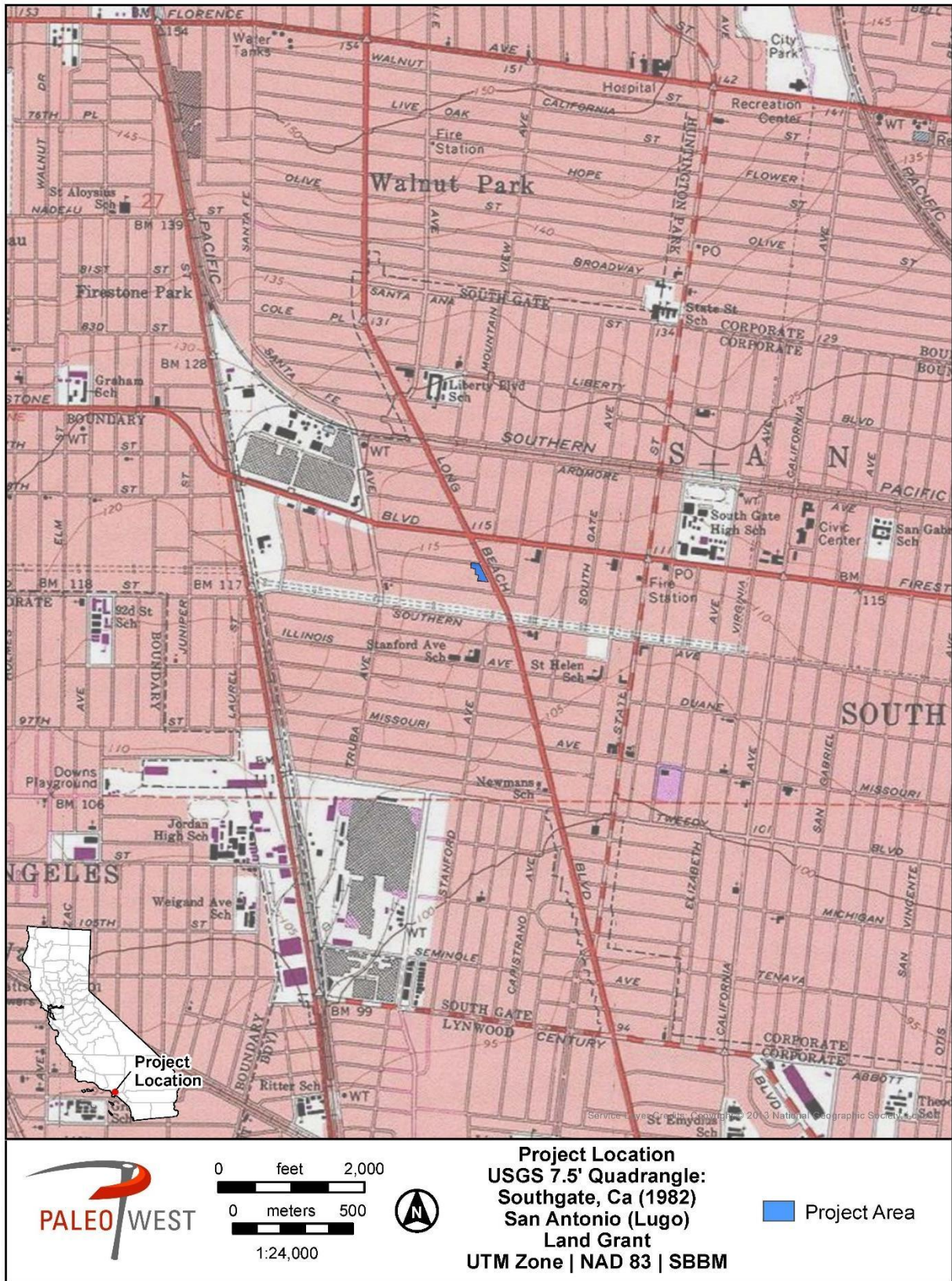


Figure 1-1. Project Location Map.

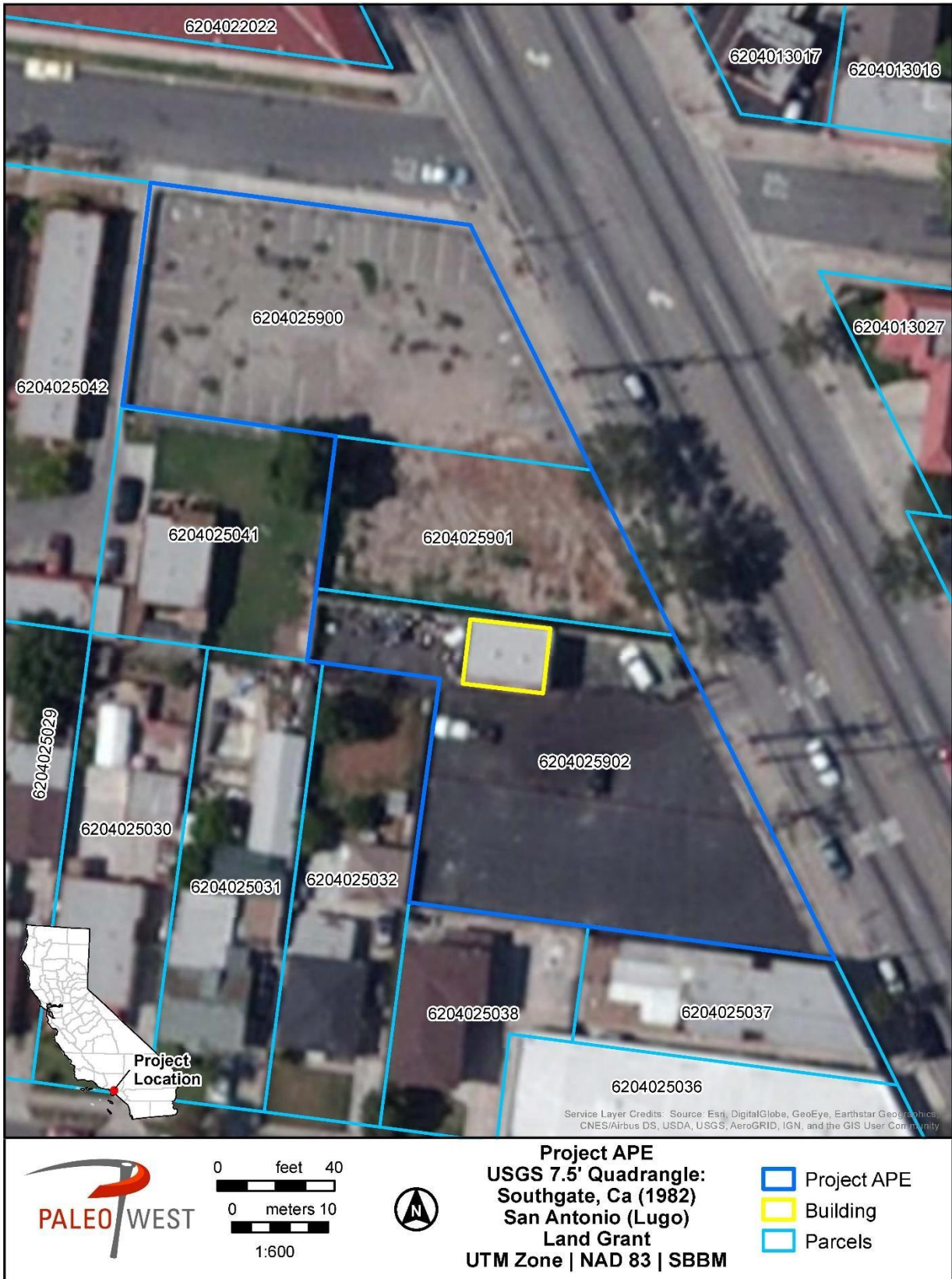


Figure 1-2. Map of Project APE.

## 2 REGULATORY SETTING

This section includes a discussion of the applicable laws, ordinances, regulations, and standards governing cultural resources that may pertain to the proposed Project.

### 2.1 FEDERAL REGULATIONS

#### 2.1.1 National Historic Preservation Act

The National Historic Preservation Act of 1966, as amended (54 United States Code [USC] 300101 et seq.) (NHPA), sets forth the responsibilities that federal agencies must meet in regard to cultural resources, especially Section 106 and its implementing regulations in 36 CFR Part 800. Federal agencies must conduct the necessary studies and consultations to identify cultural resources that may be affected by an undertaking, evaluate cultural resources that may be affected to determine if they are eligible for the National Register of Historic Places (NRHP) (that is, whether identified resources constitute historic properties) and assess the potential for effects (adverse or not) to historic properties associated with the proposed undertaking. Historic properties are resources that are listed on or eligible for listing in the NRHP (36 CFR 800.16[[1]). A property may be listed in the NRHP if it meets criteria provided in the NRHP regulations (36 CFR 60.4). Typically, such properties must also be 50 years or older (36 CFR 60.4[d]).

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, or association and

- That are associated with events that have made a significant contribution to the broad patterns of our history; or
- That are associated with the lives of persons significant in our past; or
- That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess artistic value, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- That have yielded, or may be likely to yield, information important in prehistory or history.

Section 106 defines an adverse effect as an effect that alters, directly or indirectly, the qualities that make a resource eligible for listing in the National Register (36 CFR 800.5[a][1]).

Consideration must be given to the property's location, design, setting, materials, workmanship, feeling, and association, to the extent that these qualities contribute to the integrity and significance of the resource. Adverse effects may be direct and reasonably foreseeable or may be more remote in time or distance (36 CFR 8010.5[a][1]).

## 2.2 STATE REGULATIONS

### 2.2.1 California Environmental Quality Act

The proposed Project is subject to compliance with CEQA, as amended. Compliance with CEQA statutes and guidelines requires both public and private projects with financing or approval from a public agency to assess their project's impact on cultural resources (Public Resources Code Sections 21082, 21083.2 and 21084 and California Code of Regulations [CCR] 10564.5). The first step in the process is to identify cultural resources that may be impacted by the project and then determine whether the resources are "historically significant" resources.

CEQA defines historically significant resources as "resources listed or eligible for listing in the California Register of Historical Resources (CRHR)" (Public Resources Code Section 5024.1). A cultural resource may be considered historically significant if the resource is 45 years old or older, possesses integrity of location, design, setting, materials, workmanship, feeling, and association.<sup>1</sup> In addition, it must meet at least one of the following criteria for listing in the CRHR:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or,
4. Has yielded, or may be likely to yield, information important in prehistory or history (Public Resources Code Section 5024.1).

Cultural resources are buildings, sites, humanly modified landscapes, traditional cultural properties, structures, or objects that may have historical, architectural, cultural, or scientific importance. CEQA states that if a project will have a significant impact on important cultural resources, deemed "historically significant," then project alternatives and mitigation measures must be considered.

#### **California Assembly Bill 52**

Signed into law in September 2014, California Assembly Bill 52 (AB 52) created a new class of resources—tribal cultural resources (TCRs)—for consideration under CEQA. TCRs may include sites, features, places, cultural landscapes, sacred places, or objects with cultural value to California Native American tribes that are listed or determined to be eligible for listing in the CRHR, included in a local register of historical resources, or a resource determined by the lead CEQA agency, in its discretion and supported by substantial evidence, to be significant and eligible for listing on the CRHR. AB 52 requires that the lead CEQA agency consult with California Native American tribes that have requested consultation for projects that may affect tribal cultural resources. The lead CEQA agency shall begin consultation with participating

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<sup>1</sup> The Office of Historic Preservation (OHP) guidelines recognize a 45-year-old criteria threshold for documenting and evaluating cultural resources (assumes a 5-year lag between resource identification and the date that planning decisions are made) (OHP 1995:2). The age threshold is an operational guideline and not specific to CEQA statutory or regulatory codes.

Native American tribes prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report. Under AB 52, a project that has potential to cause a substantial adverse change to a tribal cultural resource constitutes a significant effect on the environment unless mitigation reduces such effects to a less than significant level.

## 2.3 LOCAL

### 2.3.1 City of South Gate General Plan 2035

Within the section of the South Gate General Plan 2035 (City of South Gate 2009) discussing the goals, objectives, and policies of the General Plan, the City of South Gate states that the purpose of these is to provide citywide policy on topics such as regional coordination, the preservation of the identity of the community, and the preservation of existing neighborhood character. The following goal, objective, and policies are applicable to this Project:

**Goal CD 9:** Preservation and protection of places, buildings, and objects that embody the City's social, commercial, architectural, and agricultural history.

- **Objective 9.1** Identify and preserve cultural and historic resources.
  - P.1: Historic or culturally significant buildings and other resources in South Gate should be preserved and enhanced to contribute to the character of the community.
  - P.3: Through direct or indirect actions, the City will cause no substantial adverse change in the significance of a historical or archaeological resource as defined in the California Environmental Quality Act.
  - P.4: All new development should not disturb archaeological sites.

### 2.3.2 City of South Gate Landmark Designation

The City of South Gate (2009) defines a "Landmark" as any site or improvement, manmade or natural, which has special character or special historical, cultural, architectural, community or aesthetic value as part of the heritage of the city of South Gate, state of California, or the United States and which has been designated as a landmark pursuant to the provisions of this chapter (Ord. 1576 § 1 (part), 8-8-83).

A culturally significant landmark must manifest one or more of the following criteria:

- a) It possesses a significant character, interest or value attributable to the development, heritage or cultural characteristics of the city, the southern California region, the state of California or the United States of America or if it is associated with a person whose life is historically significant; or
- b) It is the site of an historic event with a significant place in history; or
- c) It exemplifies the cultural, political, economical, social or historical heritage of the community; or
- d) It portrays the environment in an era of history characterized by a distinctive architectural style; or

- e) It embodies those distinguishing characteristics of an architectural type or engineering specimen; or
- f) It is the work of a person or persons whose work has significantly influenced the development of the city or the southern California region; or
- g) It contains elements of design, detail, materials, or craftsmanship which represent a significant innovation; or
- h) It is a part of or related to a distinctive area that is developed according to a specific historical, cultural or architectural motif; or
- i) It represents an established and similar visual feature of a neighborhood or community due to its unique location or specific distinguishing characteristics; or
- j) It is, or has been, a valuable information source important to the prehistory or history of the city of South Gate, the southern California region, the state of California or the United States of America.

## 3 ENVIRONMENTAL AND CULTURAL SETTING

### 3.1 ENVIRONMENTAL SETTING

The City of South Gate is located within the southern portion of the Los Angeles Basin. The Los Angeles Basin or coastal plain, is bounded on the north by the Santa Monica Mountains; the Elysian, Repetto, Merced, and Puente Hills to the northeast; the Pacific Ocean to the south and west; and is bounded by the Los Angeles–Orange County line to the southeast. The climate of the Los Angeles Basin is Mediterranean and characterized by mild, sunny winters, and warm, dry summers. Extreme heat and cold are suppressed by the Pacific Ocean and the coastal mountain ranges, which act as buffers from these climatic extremes. Urbanization has largely resulted in the planting of non-native vegetation such as lawn grass, hedges, and citrus and ornamental trees. The surface geology of South Gate is described as younger Quaternary Alluvium, derived as fluvial deposits from the floodplain of the Los Angeles River (McLeod 2017).

### 3.2 CULTURAL SETTING

Over the last century, archaeologists developed chronological sequences to explain prehistoric cultural changes within all or portions of southern California (c.f., Jones and Klar 2007; Moratto 1984). Wallace (1955, 1978) devised a prehistoric chronology for the southern California coastal region based on early studies and focused on data synthesis that included four horizons: Early Man, Milling Stone, Intermediate, and Late Prehistoric. Though initially lacking the chronological precision of absolute dates (Moratto 1984:159), Wallace's (1955) synthesis has been modified and improved using thousands of radiocarbon dates obtained by southern California researchers over recent decades (Byrd and Raab 2007:217; Koerper and Drover 1983; Koerper et al. 2002; Mason and Peterson 1994). The prehistoric chronological sequence for southern California presented below is a composite based on Wallace (1955) and Warren (1968) as well as later studies, including Koerper and Drover (1983).

#### 3.2.1 Early Man Horizon (10,000 – 6,000 B.C.)

Numerous pre-8,000 B.C. sites have been identified along the mainland coast and Channel Islands of southern California (c.f., Erlandson 1991; Johnson et al. 2002; Jones and Klar 2007; Moratto 1984; Rick et al. 2001:609). The Arlington Springs site on Santa Rosa Island produced human femurs dated to approximately 13,000 years ago (Arnold et al. 2004; Johnson et al. 2002). On nearby San Miguel Island, human occupation at Daisy Cave (CA-SMI-261) has been dated to nearly 13,000 years ago and included basketry greater than 12,000 years old, the earliest recorded on the Pacific Coast (Arnold et al. 2004).

Although few Clovis or Folsom style fluted points have been found in southern California (e.g., Dillon 2002; Erlandson et al. 1987), Early Man Horizon sites are generally associated with a greater emphasis on hunting than later horizons. Recent data indicate that the Early Man economy was a diverse mixture of hunting and gathering, including a significant focus on aquatic resources in coastal areas (e.g., Jones et al. 2002) and on inland Pleistocene lakeshores (Moratto 1984). A warm and dry 3,000-year period called the Altithermal began around 6,000 B.C. The conditions of the Altithermal are likely responsible for the change in human subsistence patterns at this time, including a greater emphasis on plant foods and small game.

### 3.2.2 Milling Stone Horizon (6,000 – 3,000 B.C.)

Wallace (1955:219) defined the Milling Stone Horizon as “marked by extensive use of milling stones and mullers, a general lack of well-made projectile points, and burials with rock cairns.” The dominance of such artifact types indicates a subsistence strategy oriented around collecting plant foods and small animals. A broad spectrum of food resources was consumed including small and large terrestrial mammals, sea mammals, birds, shellfish and other littoral and estuarine species, near-shore fishes, yucca, agave, and seeds and other plant products (Kowta 1969; Reinman 1964). Variability in artifact collections over time and from the coast to inland sites indicates that Milling Stone Horizon subsistence strategies adapted to environmental conditions (Byrd and Raab 2007:220). Lithic artifacts associated with Milling Stone Horizon sites are dominated by locally available tool stone and in addition to ground stone tools, such as manos and metates, chopping, scraping, and cutting tools, are very common. Kowta (1969) attributes the presence of numerous scraper-plane tools in Milling Stone Horizon collections to the processing of agave or yucca for food or fiber. The mortar and pestle, associated with acorns or other foods processed through pounding, were first used during the Milling Stone Horizon and increased dramatically in later periods (Wallace 1955, 1978; Warren 1968).

Two types of artifacts that are considered diagnostic of the Milling Stone period are the cogged stone and discoidal, most of which have been found within sites dating between 4,000 and 1,000 B.C. (Moratto 1984:149), though possibly as far back as 5,500 B.C. (Couch et al. 2009). The cogged stone is a ground stone object that has gear-like teeth on the perimeter and is produced from a variety of materials. The function of cogged stones is unknown, but many scholars have postulated ritualistic or ceremonial uses (c.f., Dixon 1968:64-65; Eberhart 1961:367). Similar to cogged stones, discoidals are found in the archaeological record subsequent to the introduction of the cogged stone. Cogged stones and discoidals were often purposefully buried, or “cached.” Cogged stones have been collected in Los Angeles County though their distribution appears to center on the Santa Ana River basin (Eberhart 1961).

### 3.2.3 Intermediate Horizon (3,000 B.C. – A.D. 500)

Wallace’s Intermediate Horizon dates from approximately 3,000 B.C.-A.D. 500 and is characterized by a shift toward a hunting and maritime subsistence strategy, as well as greater use of plant foods. During the Intermediate Horizon, a noticeable trend occurred toward greater adaptation to local resources including a broad variety of fish, land mammal, and sea mammal remains along the coast. Tool kits for hunting, fishing, and processing food and materials reflect this increased diversity, with flake scrapers, drills, various projectile points, and shell fishhooks being manufactured.

Mortars and pestles became more common during this transitional period, gradually replacing manos and metates as the dominant milling equipment. Many archaeologists believe this change in milling stones signals a change from the processing and consuming of hard seed resources to the increasing reliance on acorn (e.g., Glassow et al. 1988; True 1993). Mortuary practices during the Intermediate typically included fully flexed burials oriented toward the north or west (Warren 1968:2-3).

### 3.2.4 Late Prehistoric Horizon (A.D. 500 – Historic Contact)

During Wallace's (1955, 1978) Late Prehistoric Horizon the diversity of plant food resources and land and sea mammal hunting increased even further than during the Intermediate Horizon. More classes of artifacts were observed during this period and high-quality exotic lithic materials were used for small finely worked projectile points associated with the bow and arrow. Steatite containers were made for cooking and storage and an increased use of asphalt for waterproofing is noted. More artistic artifacts were recovered from Late Prehistoric sites and cremation became a common mortuary custom. Larger, more permanent villages supported an increased population size and social structure (Wallace 1955:223).

Warren (1968) attributes this change in material culture, burial practices, and subsistence focus to the westward migration of desert people he called the Takic, or Numic, Tradition in Los Angeles, Orange, and western Riverside counties. This Takic Tradition was formerly referred to as the "Shoshonean wedge" (Warren 1968), but this nomenclature is no longer used to avoid confusion with ethnohistoric and modern Shoshonean groups (Heizer 1978:5; Shipley 1978:88, 90).

## 3.3 HISTORIC SETTING

The post European contact history of California is generally divided into three time periods: the Spanish period (1769–1822), the Mexican period (1822–1848), and the American period (1848–present). Each of these periods is briefly described below.

### 3.3.1 Spanish Period (1769-1822)

Spanish exploration of California began when Juan Rodriguez Cabrillo led the first European expedition into the region in 1542. For more than 200 years after his initial expedition, Spanish, Portuguese, British, and Russian explorers sailed the California coast and made limited inland expeditions, but they did not establish permanent settlements (Bean 1968; Rolle 2003). In 1769, Gaspar de Portolá and Franciscan Father Junipero Serra established the first Spanish settlement in what was then known as Alta (upper) California at Mission San Diego de Alcalá. This was the first of 21 missions erected by the Spanish between 1769 and 1823. It was during this time that initial Spanish settlement of the project vicinity began. Mission San Gabriel was first founded in 1771. In 1775, the mission was moved approximately three miles to its present location to improve conditions for planting and cultivating crops. Mission San Gabriel became one of the most productive and affluent missions in Alta California, providing support for surrounding missions (California Missions Foundation, n.d.). At its peak the mission population reached 1,701 people in 1817 (Bodkin, 1910:10). It was the fourth mission to be established in California and is located approximately 15 miles northeast of the project site (California Missions Foundation, n.d.).

### 1.1.1 Mexican Period (1822-1848)

The Mexican Period commenced when news of the success of the Mexican War of Independence (1810-1821) against the Spanish crown reached California in 1822. This period saw the privatization of mission lands in California with the passage of the Secularization Act of 1833. This Act federalized mission lands and enabled Mexican governors in California to distribute former mission lands to individuals in the form of land grants. Successive Mexican

governors made approximately 700 land grants between 1833 and 1846, putting most of the state's lands into private ownership for the first time (Shumway, 2007:10). After secularization, the San Gabriel Mission and its grounds deteriorated and the Native American population eventually dispersed (Bodkin, 1910:10-11).

In 1810 Antonio María Lugo was granted the 29,513-acre Rancho San Antonio (Lugo) by Mexican governor Argüello (Shumway 2007) and was confirmed in 1823 and 1827. The rancho property included the present-day cities of Bell, South Gate, Maywood, Vernon, Huntington Park, Walnut Park, Cudahy, South Gate, Lynwood, and Commerce. In 1838, the rancho was regranted by Governor Alvarado. In 1855, Lugo partitioned the rancho amongst his sons and daughters and reserved a homestead for himself. A patent was issued to A. M. Lugo in 1866 for the 29,513-acre rancho.

The Mexican Period for the Los Angeles County region ended in early January 1847. Mexican forces fought and lost to combined U.S. Army and Navy forces in the Battle of the San Gabriel River on January 8 and in the Battle of La Mesa on January 9 (Nevin 1978). On January 10, leaders of the pueblo of Los Angeles surrendered peacefully after Mexican General Jose Maria Flores withdrew his forces. Shortly thereafter, newly appointed Mexican Military Commander of California Andrés Pico surrendered all of Alta California to U.S. Army Lieutenant Colonel John C. Fremont in the Treaty of Cahuenga (Nevin 1978).

### 1.1.2 American Period (1848-Present)

The American Period officially began with the signing of the Treaty of Guadalupe Hidalgo on February 2, 1848, in which the United States agreed to pay Mexico \$15 million for conquered territory including California, Nevada, Utah, and parts of Colorado, Arizona, New Mexico, and Wyoming. Settlement of the Los Angeles region increased dramatically in the early American Period.

The discovery of gold in northern California in 1848 led to the California Gold Rush, though earlier California gold was previously discovered in Placerita Canyon in 1842 (Guinn 1977; Workman 1935:26). By 1853, the population of California exceeded 300,000. Thousands of settlers and immigrants continued to immigrate to the state, particularly after the completion of the First Transcontinental Railroad in 1869. The U.S. Congress in 1854 agreed to let San Pedro become an official port of entry. By the 1880s, the railroads had established networks from the port and throughout the county of Los Angeles, resulting in fast and affordable shipment of goods, as well as a means to transport new residents to the booming region (Dumke 1944). New residents included many health-seekers drawn to the area by the fabled southern California climate in the 1870s–1880s.

### 3.3.2 City of South Gate

The following description of the history of South Gate has been summarized based on the City of South Gate's webpage on the "History of South Gate" (City of South Gate 2022):

Much of the City of South Gate is situated on former Rancho San Antonio lands. Rancho San Antonio was established by Antonio Lugo in 1771 but grew to prominence under his son Don Antonio Maria Lugo in the early 1800s. By the 1870s, most of the rancho had been subdivided into 40-acre tracts, and by the 1880s agriculture had replaced ranching. In the early twentieth century, nearly all of the land in South Gate had been converted from agriculture to housing and

factories. In 1917, realtor Charles B. Hooper devised the name “South Gate Gardens—Gateway to the Sea” as a marketing pitch for the primarily half-acre lots he sold. The name stuck.

The early zoning of the city of South Gate that had occurred in 1918 resulted in 125 houses constructed and a population estimated at 500. The community of South Gate Gardens covered the area east from Long Beach Boulevard to Otis, and south from Santa Ana to Independence, and continued to grow. The streets encompassing Post, State, and Virginia came to be known as the “business district,” with two large lots set aside for a school and a church.

In 1923 the City of South Gate was officially incorporated. Famous residents of South Gate include Amelia Earhart, who learned to fly in 1921-22 at Kinner Field, a dirt field formerly located on Century Boulevard at Long Beach Boulevard. She became the first woman to fly solo across the Atlantic Ocean in 1932, vanishing only 5 years later during an attempt to fly globally.

The City Hall that had been erected at the intersection of Post and Victoria during 1923, the first year of South Gate’s incorporation, was replaced with a new building on California Avenue in 1942. This building is still in use today. The first City Hall building was demolished in 1964, with the mosaic that had decorated the front of the building being removed and mounted on a plaque in front of the new City Hall.

In 1928, one of the most notable local industries to South Gate was the Firestone Tire and Rubber Company. The factory for this industry was built on a 40-acre former bean field. On June 15, 1928, Firestone’s first tire rolled off the assembly line. The General Motors plant also began production in South Gate in 1936 with 1,000 employees, which soon increased to 4,000 employees. The cars produced in this plant included Pontiac, Oldsmobile and Buick.

Upon the end of World War II, the residents of South Gate awaited growth and prosperity on the horizon. A Chamber of Commerce was organized in 1945 by twenty local businesses in order to promote the economic welfare and happiness of the community through job creation and spurring commercial development.

In 1973, a new library was constructed on Tweedy Boulevard to replace the old library that had been erected on California Avenue between Firestone and Ardmore Boulevards in the early 1930s. A portion of the old library building was donated to the South Gate Art Association for a gallery. The building would go on to house a theater and the South Gate Museum. As part of the refurbishment of the old library in current times, the City of South Gate is working with the Getty Museum to restore interior murals that Works Project Act (WPA) artists during the early 1930s had painted to depict the history of writing.

## 4 BACKGROUND RESEARCH

### 4.1 CALIFORNIA HISTORICAL RESOURCE INFORMATION SYSTEM

On November 17, 2022, PaleoWest staff conducted a cultural resource records search of the California Historical Resources Information System (CHRIS) at the South Central Coastal Information Center (SCCIC), California State University, Fullerton. The purpose of the records search was to identify all previous cultural resource work and previously recorded cultural resources within a 0.5-mi radius of the APE (Appendix A). The CHRIS search included a review of the NRHP, CRHR, the California Points of Historical Interest list, the California Historical Landmarks list, the Archaeological Determinations of Eligibility list, and the California State Historic Resources Inventory list. The records search also included a review of available historical USGS topographic maps and General Land Office (GLO) plat maps.

#### 4.1.1 Previous Studies

The SCCIC records search identified 11 cultural resources studies that were conducted within a 0.5-mi radius of the APE. None of these studies intersected the APE. A list of previous studies and their relation to the APE is included as Table 4-1.

**Table 4-1. Previous Cultural Resource Studies within a 0.5-Mi Radius of the APE**

Report Number	Author	Year	Title	Proximity to Project APE
LA-00155	Stickel, Gary E.	1988	A Cultural Resources Assessment of the Bikeway Greenway Project, City of South Gate	0.3 mi east/southeast
LA-02644	Wlodarski, Robert J.	1992	The Results of a Phase 1 Archaeological Study for the Proposed Alameda Transportation Corridor Project, Los Angeles County, California	0.3-mi west/southwest
LA-03980	McLean, Deborah K.	1998	Archaeological Assessment for Pacific Bell Mobile Services Telecommunications Facility La156-03, 3170 Firestone Boulevard, City of South Gate, County of Los Angeles, California	0.35 mi east/northeast
LA-04834	Ashkar, Shahira	1999	Cultural Resources Inventory Report for Williams Communications, Inc. Proposed Fiber Optic Cable System Installation Project, Los Angeles to Anaheim, Los Angeles and Orange Counties	0.35 mi north
LA-07060	Padon, Beth	2002	Results From the Archaeological Records Search for South Gate Sewer Rehabilitation Project, Los Angeles County	0.4 mi east/southeast
LA-07664	Thal, Sean	2005	Historic Survey Report and View Shed Analysis Cultural Resource Assessment for the Truba (CA-6346b) Cellular Facility on 2906 Laurel Place, South Gate, Los Angeles County, Ca	0.15 mi north

Report Number	Author	Year	Title	Proximity to Project APE
LA-07978	Wlodarski, Robert J.	2006	Records Search and Field Reconnaissance for the Proposed Royal Street Communications Wireless Telecommunications Site La0325b (sbc Switch South Gate), Located at 9420 Long Beach Boulevard. South Gate, California 90280	0.3 mi southeast
LA-08255	Arrington, Cindy and Nancy Sikes	2006	Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project State of California: Volumes I and II	0.3 mi north
LA-09643	Smith, Francesca G. and Kip Harper	2008	Cultural Resources Initial Technical Report and Phase 1 Site Investigation, Proposed South Region Elementary School No. 9 Project, South Gate, Los Angeles County, California.	0.07 mi northwest
LA-09644	Smith, Francesca and Caprice D. Harper	2008	Cultural Resources Intensive Survey Report Proposed South Region Elementary School No. 9 Project, South Gate, Los Angeles County, California.	0.07 mi northwest
LA-10724	Bonner, Wayne and Kathleen Crawford	2010	Cultural Resources Records Search, Site Visit Results, and Direct APE Historic Architectural Assessment for Clearwire Candidate CA-LOS6618/LA03XC384, 8600 Santa Fe Avenue, South Gate, Los Angeles County, California	0.4 mi northwest

#### 4.1.2 Previously Recorded Resources

Five cultural resources are recorded within 0.5-mi of the APE. One resource is a segment of the Union Pacific Railroad, which is unevaluated for listing in the NRHP or CRHR (P-19-186110). Two other resources (P-19-188281 and P-19-188282) are historic-period buildings built in the 1930s and 1940s that have been found ineligible for listing in the NRHP or CRHR, as well as locally, through survey evaluation. Another resource is a historic-period steel water tank that has also been found ineligible for listing in the NRHP or CRHR, as well as locally, through survey evaluation (P-19-188838). The remaining resource is a historic period two-story commercial building, originally a restaurant, that has been found eligible for listing in the CRHR under Criterion 3 (P-13-0188398) (Table 4-2). No resources have been documented within or adjacent to the APE.

**Table 4-2. Previously Recorded Cultural Resources within a 0.5-Mi Radius of the APE**

Primary Number	Trinomial	Description	NRHP/CRHR Eligibility Status	Recorded Year	Relationship to Project APE
P-19-186110/P-30-176630	–	Union Pacific Railroad including Southern Pacific line, Pacific Electric line, the Los Angeles and San Pedro railroad line, and the Los Angeles and Salt Lake Railroad line.	Unevaluated	1999 (Jones & Stokes)	0.35-mi north
P-19-188281	–	A historic period single-story commercial building built in 1946	Code 6Z (Found ineligible for NR, CR or local designation through survey evaluation)	2008 (SWCA)	0.20 mi northwest

Primary Number	Trinomial	Description	NRHP/CRHR Eligibility Status	Recorded Year	Relationship to Project APE
P-19-188282	–	A historic period single-story multi-family residential bungalow court complex consisting of six separate units and two small garages at rear of property. Built in 1930.	Code 6Z (Found ineligible for NR, CR or local designation through survey evaluation)	2008 (SWCA)	0.18 mi northwest
P-19-188398		Two-story commercial building with large first floor additions on the main and east elevations. Constructed in 1941.	Code 3CS (Found eligible for the California Register under Criterion 3 for its notable theme architecture, which embodies the distinctive characteristics of the drive-in type, the late 1930s period, and typifies the Los Angeles suburban region).	2008 (SWCA)	0.08 mi north/northwest
P-19-188838		A historic-period 500,000 gallon welded steel water tank. Known as the South Gate Water Tank, it was constructed in 1946.	Code 6Z (Found ineligible for NR, CR or local designation through survey evaluation)	2010 (Michael Brandman Associates)	0.44 mi northwest

Source: SCIC, November 2022

## 4.2 HISTORIC AERIAL PHOTOGRAPHS AND MAPS

A review of historical aerial photographs available on Google Earth and HistoricAerials.com indicates that from at least 1952 until the present time, the APE has been heavily developed. The closest freshwater source to the APE is the Los Angeles River, approximately 8.6 mi southeast of the APE. The Project area lies 0.72-mile west/northwest of the divergence of the San Pedro Branch of the Southern Pacific Railroad running north-south from the main line of the Southern Pacific Railroad, which runs east-west. The railroads were present as early as 1896. In 1930, the area surrounding the Project including Long Beach Boulevard, Willow Place, and Glenwood Place was constructed. Between 1930 and 1937, numerous structures were built in the area around western South Gate. The earliest buildings near the Project area date to 1930, while an aerial from 1952 provides the earliest evidence of the building located at 9019 Long Beach Boulevard, which was officially erected in 1941 according to the assessor’s office (Los Angeles County Assessor’s Office 2022).

## 4.3 ADDITIONAL SOURCES

In addition to the records search, general contextual and site-specific research was conducted for the subject property and the surrounding area. Additional sources consulted include the National Register of Historic Places, the Office of Historic Preservation Directory of Properties in the Built Environment Resource Directory, Los Angeles County Assessor files, City of South Gate historical documents, historical newspapers databases, historic Sanborn Fire Insurance Maps, and the Los Angeles Public Library databases.

## 4.4 NATIVE AMERICAN OUTREACH

PaleoWest requested a review of the Native American Heritage Commission's (NAHC) Sacred Lands File (SLF) on November 15, 2022. In anticipation of the results from the SLF, PaleoWest sent letters to a list of contacts, based on prior projects in the immediate area, on November 16, 2022. Negative SLF results were received on December 8, 2022. PaleoWest made follow-up calls and emails to Native American contacts on November 30, 2022.

As of December 20, 2022, no responses have been received from contacts. A summary of the Native American outreach is provided in Appendix B.

# 5 FIELDWORK

## 5.1 SURVEY METHODS

PaleoWest Associate Archaeologist Gena Severen conducted a pedestrian survey of the APE on November 23, 2022. Severen surveyed the APE using transects spaced 5–10 m apart and generally oriented in a north-south direction. The entire 0.65-acre area of the APE was surveyed during the fieldwork effort.

Severen examined all exposed ground surface for artifacts (e.g., flaked stone tools and tool-manufacture debris, ground stone tools, ceramic sherds, fire-altered rock), ecofacts (marine shell, bone), soil discoloration that could indicate the presence of a cultural midden, soil depressions, and features indicative of the former presence of structures or buildings (e.g., standing exterior walls, postholes, foundations) or historic period debris (e.g., metal, glass, ceramic sherds, cut bone). Ground disturbances, such as burrows, were visually inspected. Photographs documenting the APE are maintained by PaleoWest in online cloud storage.

## 5.2 RESULTS

Results of the survey indicate the APE has been subject to development and urbanization. The three parcels making up the APE consist of an existing commercial building at 9019 Long Beach Blvd (APN 6204-025-902), as well as two vacant parcels which are 90% paved at 9001 Long Beach Blvd and 9015 Long Beach Blvd. Visibility was excellent (95-100%) in unpaved portions of the northernmost parcel (Figure 5-1 through 5-9). No prehistoric or historic archaeological resources were identified in the APE during the survey. However, the extant commercial building was documented and evaluated as it was constructed in 1941.

### 5.2.1 Historic Period Built Environment Resource

#### **Vallarta Tires**

The property at 9019 Long Beach Boulevard, the Vallarta Tires shop, was originally constructed in 1941 and consists of a commercial automotive repair and tire shop located on a 0.29-acre parcel (APN 6204-025-902, formerly 6204-025-039). The building measures 651 square feet and appears to have functioned as a greasing, gasoline, and oil facility in 1950, numerous gas stations between 1950 and 1970, and then finally as an automotive repair shop from 1970 through present-day (City of South Gate Housing Authority 2020). The building is situated along the center of the northern boundary of the parcel, with the entrance located on the south side.

The building is south-oriented toward Glenwood Place and is fronted by a surface parking lot where various tires are being stored, along with vehicles being serviced. An additional storage area house parked vehicles along the western elevation of the building. The concrete block commercial building features a rectangular plan with a north-south orientation. The building is one story in height and a brick wall extends generally east-west from the north side of the building. Based on field observation of the property, the condition of the building appears to be largely consistent with its original structure.

The south elevation of the building features a flat roof, an overhanging eave framing the office entryway at the southwest corner of the building, and a sliding garage door opening to the interior of the garage workspace in the southeast corner of the building. Flood lights are positioned two at each corner of the top corners of the building. The exterior walls of the tire shop building are clad primarily with brick and painted over with pale yellow paint. Paint appears to have been repainted within the last decade or two. A review of historic aerials indicate the building has existed at this location since at least 1952 (Historic Aerials 2022).

According to the Environmental Site Assessment (ESA) conducted by Rincon Consultants, Inc. in 2016 for the APE, the property at 9019 Long Beach Boulevard housed an automotive greasing and "gas and oil" business. This property was designed and historically used to provide gasoline, and sometimes additional services, to automobiles.



Figure 5-1. Overview of tire shop property (9019 Long Beach Blvd), facing north.



Figure 5-2. Overview of tire shop property (9019 Long Beach Blvd), facing northwest.



Figure 5-3. Overview of edge of tire shop property from sidewalk along Long Beach Blvd, facing southwest.



Figure 5-4. Overview of rear of tire shop at eastern edge of tire shop property, facing southwest.



Figure 5-5. Overview of rear of tire shop at eastern edge of tire shop property, facing southwest/west.



Figure 5-6. Overview of 9001 Long Beach Blvd property, facing northwest.



Figure 5-7. Overview of edge of 9001 Long Beach Blvd property at intersection of Long Beach Blvd with Willow Place, facing southwest.



Figure 5-8. Overview of edge of 9001 Long Beach Blvd property along sidewalk on Willow Place, facing west.



Figure 5-9. Northwest corner of 9001 Long Beach Blvd property, facing east.

## 6 EVALUATION OF SIGNIFICANCE

One historic period building – 9019 Long Beach Boulevard (Vallarta Tires) – is present within the APE. As discussed in Section 5.2.1, the building was constructed in 1941 during a period of growth for the city of South Gate. Though mostly lacking architectural features, the building can be ascribed to the Industrial architectural style, which discussed in Section 6.1 to provide context to this evaluation.

The City of Los Angeles established a relevant context for automotive properties that can also be applied to 9019 Long Beach Boulevard in the City of South Gate. The Car and Car Services sub-theme of the historic context related to Commercial Development and the Automobile describes how resources included in the sub-theme are those designed to provide services for the automobile; show accommodation to, and celebration of, the automobile in their design through the use of features such as canopies, show windows, and wide passageways, all linking the building to the car; and contain spatial arrangements in their site layouts allowing for maneuvering of the automobile, which differentiates them from pedestrian-oriented commercial structures. The main elements of the gas/service stations common throughout the Los Angeles area between 1920 and 1970 demonstrate buildings with a design and layout that accommodates the needs of the automobile and prioritize access to the street (SurveyLA 2016).

### 6.1 INDUSTRIAL STYLE

Industrial architecture can be traced from the first industrial revolution in England (ca. 1760-1830), though modern industrial architecture remains greatly influenced by the second industrial revolution of the late nineteenth and early twentieth centuries and its reliance on steel and concrete construction (MasterClass Staff 2022). Industrial building architecture prioritizes functionality and worker safety over aesthetically pleasing design.

The Industrial Style is characterized by the following features (MasterClass Staff 2022):

- Wide-open spaces, with open floor plans and high ceilings
- Minimalist aesthetic, prioritizing functionality over ornament
- Exposed materials and utilities, including concrete floors, exposed ductwork and utilities
- Natural light, through use of large metal-grid or floor-to-ceiling windows

### 6.2 NRHP AND CRHR ELIGIBILITY EVALUATION

The eligibility criteria for designating historic properties under federal and state criteria are essentially the same and are evaluated together for brevity.

Under **NRHP Criterion A** or **CRHR Criterion 1**, the property at 9019 Long Beach Boulevard is not significant because it does not have strong associations with important historic events. The commercial building was constructed in 1941 along Long Beach Boulevard, roughly eleven years after Long Beach Boulevard and the surrounding street grid was completed. While it was among the first commercial buildings constructed along this segment of Long Beach Boulevard in South Gate, it did not serve as a catalyst for rapid commercial development.

Research did not reveal that anyone associated with the development and use of this property, made demonstrably significant contributions to their field of occupation or history, therefore, this property is not eligible under **NRHP Criterion B or CRHR Criterion 2**.

The building on this property is not eligible under **NRHP Criterion C or CRHR Criterion 3** because it does not possess distinctive characteristics of a type, period, or method of construction, is not the work of a master, and does not represent high artistic value. The building is of simple utilitarian Industrial design, ubiquitous throughout the region during much of the twentieth century.

This property is not eligible under **NRHP Criterion D or CRHR Criterion 4** as a source (or likely source) of important information regarding history. The building on the property was also built using typical materials and does not have any likelihood of yielding important information about historic construction materials or technologies.

## 6.3 CITY OF SOUTH GATE LANDMARK ELIGIBILITY EVALUATION

This property is evaluated under the ten Landmark criteria in the Chapter 7.68, Preservation of Cultural Heritage, in the South Gate Municipal Code (City of South Gate Clerk's Office 2022).

### 1.1.3 City of South Gate Landmark Evaluation

**Criterion A:** This property does not possess a significant character, interest or value attributable to the development, heritage or cultural characteristics of the City of South Gate, the southern California region, the state of California or the United States of America or if it is associated with a person whose life is historically significant.

This property does not exemplify or reflect special elements of the City of South Gate's social, aesthetic, engineering, architectural, or natural history. The property was initially developed in 1941 as gasoline/service station, one of many in the region. The business operated as a greasing, gasoline, and oil facility in 1950, numerous gas stations between 1950 and 1970, and then finally as an automotive repair shop from 1970 through present-day (City of South Gate Housing Authority 2020). While the businesses in the commercial building served as a business dedicated to commercial development and the automobile, there is no indication that they exemplify or reflect special elements of the City of South Gate's history as it relates to the commercial development of the automobile. The commercial building was constructed in the utilitarian Industrial style and does not exemplify or reflect special elements of City of South Gate's, aesthetic, engineering, or architectural history. The built environment on this property does not contribute to the natural history of the City of South Gate.

**Criterion B:** This property is not the site of an historic event with a significant place in history.

This property is not associated with events that have made a significant contribution to the broad patterns of the City of South Gate or its regional history, or the cultural heritage of California or the United States. While the building was one of many that reflected the growing importance of the automobile in the development of the City of South Gate during the twentieth century, it does not serve as a unique or even strong reflection of that phenomenon.

**Criterion C:** This property does not exemplify the cultural, political, economic, social or historical heritage of the community.

Research did not reveal information that related to the original owner or subsequent owners, or anyone else associated with the development and use of this property and thus this property does not appear to have played a significant role in the history of the City of South Gate, California, or national history.

**Criterion D:** This property does not portray the environment in an era of history characterized by a distinctive architectural style.

This property has not yielded, or does not have the potential to yield, information important to the prehistory or history of the City of South Gate, California, or the nation. The building on the property was built using typical materials and does not have any likelihood of yielding important information about historic construction materials or technologies.

**Criterion E:** This property does not embody those distinguishing characteristics of an architectural type or engineering specimen.

This property does not embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master or possesses high artistic values. The building is an unremarkable example of simple, utilitarian Industrial style. The building style is common throughout South Gate, California, and the nation. The building is not the work of a master designer and lacks high artistic values.

**Criterion F:** This property is not the work of a person or persons whose work has significantly influenced the development of the city or the southern California region.

Extensive research into the history of 9019 Long Beach Boulevard did not yield any information as to the previous owners of the property. Similarly, the previous Environmental Sensitivity Assessment done by Rincon Consultants on this property in 2016 likewise did not find any relevant information regarding original or subsequent ownership of the property (Rincon Consultants, Inc. 2016).

**Criterion G:** This property does not contain elements of design, detail, materials, or craftsmanship which represent a significant innovation.

**Criterion H:** This property is not a part of or related to a distinctive area that is developed according to a specific historical, cultural or architectural motif.

**Criterion I:** This property does not represent an established and similar visual feature of a neighborhood or community due to its unique location or specific distinguishing characteristics.

**Criterion J:** This property is not or has not been a valuable information source important to the prehistory or history of the City of South Gate, the southern California region, the state of California or the United States of America.

This property does not retain sufficient integrity. The potential period of importance for this property is based on the construction date of the building: 1941. The following elements of integrity have been assessed to make a determination regarding the building's integrity:

- **Location:** The subject property retains integrity of location. The property is sited on the original location it was constructed in its original orientation.
- **Design:** The subject property retains weak integrity of design because there is no obvious design to the building, and the building is a poor example of the Industrial Style.

- **Setting:** The subject property lacks integrity of setting. The neighborhood has undergone significant changes since the subject property was constructed and is an area of major current redevelopment.
- **Materials:** The subject property retains some integrity of materials; however, expedient additions and modifications with cheap materials inconsistent with original design have diminished that integrity.
- **Workmanship:** The subject property retains little integrity of workmanship.
- **Feeling:** The subject property lacks integrity of feeling. This narrow and simple building provides little that evokes a sense of World War II feeling in South Gate.
- **Association:** The subject property lacks integrity of association. The property has no important associations with events, people, or important patterns of development in the City.

This property has been evaluated under the City of South Gate Landmark criteria and found ineligible for listing. The property does not have historical, architectural, community or aesthetic merit (i.e., does not meet eligibility Criteria A through J), does not display a National Register status code of 5 or above, and therefore is not eligible as a City of South Gate landmark.

# 7 SUMMARY AND RECOMMENDATIONS

## 7.1 SUMMARY OF RESULTS

This cultural resource assessment included a cultural resources records search, Native American outreach, and an intensive pedestrian survey of the APE. No archaeological resources were identified in the APE during these efforts. One built environment resource was identified in the APE, an extant commercial building located at 9019 Long Beach Boulevard. This resource was evaluated for this study and is recommended not eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, nor is it eligible as a City of South Gate Landmark.

Due to the paucity of available freshwater sources in the vicinity and the absence of known prehistoric archaeological sites in the immediate area, the sensitivity of the APE for containing intact buried prehistoric archaeological resources is considered low. Furthermore, an examination of historic topographic maps and aerial images indicates that the APE has largely been developed throughout the twentieth century, with many buildings being demolished and new buildings erected in their place. Though the extant building at 9019 Long Beach Boulevard appears to be unmodified, the other two parcels at 9001 Long Beach Boulevard and 9015 Long Beach Boulevard have undergone construction and demolition since the historic period. Due to the intensive development of the APE during the historic period, the potential to encounter buried historic period archaeological resources during Project construction is relatively low.

Based on these results, PaleoWest recommends a finding of no historic properties affected under Section 106 and no impacts to historical resources under CEQA. However, PaleoWest recommends the following best management practices be implemented during Project construction.

- If cultural resources are encountered during Project related activities, work in the immediate area must halt and the Project Archaeologist should be contacted immediately to evaluate the find. If the discovery proves to be significant for listing on the California Register of Historical Resources and/or the National Register of Historic Places, additional work such as data recovery excavations may be warranted to mitigate any impacts per CEQA or adverse effects under Section 106.
- If human remains are found, existing regulations outlined in the State of California Health and Safety Code Section 7050.5 state that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code § 5097.98. In the event of an unanticipated discovery of human remains, the County Coroner must be notified within 24 hours of positive identification as human. If the human remains are determined to be prehistoric, the Coroner will notify the NAHC, which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of being granted access and provide recommendations as to the treatment of the remains to the landowner.

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South Gate, City of

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# **Appendix A. Record Search Summary**

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PrimaryString	TrinomialString	ResourceName	Status	OtherIDs	Xrefs
P-19-186110		Union Pacific RR, Hobart Tower		Resource Name - Union Pacific RR, Hobart Tower; Other - Union Pacific RR; Other - C-Los Angeles-A-1; Other - #33, 34, & 100; Other - Hobart Tower	Extends into another county as 30-176630
P-19-188281		Marsal's Café		Resource Name - Marsal's Café; Other - South Gate Moose Lodge 857	
P-19-188282		K Hohman Bungalow Court		Resource Name - K Hohman Bungalow Court	
P-19-188398		McDonnell's Plantation		Resource Name - McDonnell's Plantation; Other - Property 17; Other - Elizabeth Bakery; Other - Cojutepeque Restaurant	
P-19-188838		S Gate Water Tank		OHP Property Number - 180209; Resource Name - S Gate Water Tank; Other - Cleanwire CA-LOS66218 (LA03XC384)	

ResType	Age	InfoBase	Attribs	ResourceDisclosure	ResourceCollections	AccessionNo	CollectionsFacility
Structure	Historic	Survey	HP11; HP17; HP39	Unrestricted	No		
Building	Historic	Other	HP06; HP13	Not for publication	No		
Building	Historic	Other	HP03	Not for publication	No		
Building	Historic		HP06	Not for publication	No		
Structure	Historic	Survey	HP11	Unrestricted			

ResourceNotes	RecordingEvents	Reports	CountyName
	<p>1999 (S. Ashkar, Jones &amp; Stokes);  2002 (D. Livingstone and C. Hamilton, Applied Earthworks);  2007 (Francesca G. Smith and Caprice D. Harper, Parsons);  2018 (Jessica B. Feldman, ICF);  2019 (Jenna Kachour, GPA)</p>	<p>LA-04834, LA-07532, LA-07658, LA-07662, LA-07664, LA-07934, LA-07943, LA-08315, LA-08733, LA-08857, LA-08858, LA-08862, LA-08892, LA-09115, LA-09190, LA-09634, LA-09635, LA-09636, LA-09638, LA-09649, LA-09900, LA-10199, LA-10284, LA-10285, LA-10320, LA-10324, LA-10430, LA-10452, LA-10506, LA-10541, LA-10633, LA-10700, LA-10723, LA-10724, LA-10836, LA-10891, LA-10942, LA-11048, LA-11208, LA-11211, LA-11338, LA-11346, LA-11405, LA-11429, LA-11506, LA-11600, LA-11719, LA-11965, LA-12019, LA-12211, LA-12302, LA-12349, LA-12434, LA-12445, LA-12446, LA-12452, OR-02094, OR-03861</p>	<p>Los Angeles</p>
	<p>2008 (Smith, Francesca and Samantha Murray, SWCA Environmental Consultants)</p>	<p>LA-09643, LA-09644, LA-10724</p>	<p>Los Angeles</p>
	<p>2008 (Smith, Francesca and Samantha Murray, SWCA Environmental Consultants)</p>	<p>LA-09643, LA-09644, LA-10724</p>	<p>Los Angeles</p>
	<p>2008 (Smith Francesca, Caprice "Kip" Harper, and Samantha Murray, SWCA Environmental Consultants)</p>	<p>LA-09644, LA-12446</p>	<p>Los Angeles</p>
	<p>2010 (K.A Crawford, Michael Brandman Associates)</p>	<p>LA-10724</p>	<p>Los Angeles</p>

Maps	Address	PLSS	UTM
ANAHEIM, LOS ALAMITOS, LOS ANGELES, SOUTH GATE, WHITTIER			
SOUTH GATE	2782 Firestone Blvd South Gate (APN 6204-022-004)		
SOUTH GATE	2773-2777 Willow Place South Gate (APN 6204-022-008); (APN 6204-022-008)		
SOUTH GATE	2828 Firestone Blvd South Gate (APN 6204-022-025); 2800 Firestone Blvd South Gate (APN 6204-022-025)		
SOUTH GATE	8600 Santa Fe Ave South Gate (APN 6204-18-900)		

# **Appendix B. Native American Outreach**

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Native American Contact/Response Matrix				
Recommended Contacts (Name and Tribal Affiliation)	Contact Info	Initial Contact	Follow up Attempts	Comments/Notes
Geneva Mojado, Chairwoman Soboba Band of Luiseno Indians, California PO Box 487 San Jacinto, CA 92581-0487	Phone: (951) 654-2765 Fax: (951) 654-4198 gmojado@soboba-nsn.gov	Sent email on 11/16/22	Left voicemail on 11/30/22	
Joseph Ontiveros, THPO Soboba Band of Luiseno Indians, California PO Box 487 San Jacinto, CA 92581-0487	Phone: (951) 654-2765x4137 Fax: (951) 654-4198 jontiveros@soboba-nsn.gov	Sent email on 11/16/22	Left voicemail on 11/30/22	
Thomas Torte Jr., Chairperson Torres Martinez Desert Cahuilla Indians, California PO Box 1160 Thermal, CA 92274-1160	Phone: (760) 397-0300 Fax: (760) 397-8146 thomas.tortez@torresmartinez-nsn.gov	Sent email on 11/16/22	Spoke with assistant in tribal office on 11/30/22	Requested on 11/30/22 that original email be forwarded to nmoreno@tmtanf.org who will ensure that cultural resources team see this letter. Forwarded same day.
Andrew Salas, Chairperson Gabrieleno Band of Mission Indians - Kizh Nation PO Box 393 Covina, CA 91723	Phone: (626) 926-4131 admin@gabrielenoindians.org	Sent email on 11/16/22	Called on 11/30/22	Mailbox is full and cannot accept messages on 11/30/22.
Anthony Morales, Chairperson Gabrieleno/Tongva San Gabriel Band of Mission Indians PO Box 693 San Gabriel, CA 91778	Phone: (626) 483-3564 Fax: (626) 286-1262 gtribalcouncil@gmail.com	Sent email on 11/16/22	Left voicemail on 11/30/22	
Sandonne Goad, Chairperson Gabrieleno/Tongva Nation 106 1/2 Judge John Aiso St., #231 Los Angeles, CA 90012	Phone: (951) 807-0479 sgoad@gabrielino-tongva.com	Sent email on 11/16/22	Left voicemail on 11/30/22	
Robert Dorame, Chairperson Gabrieleno Tongva Indians of California Tribal Council PO Box 490 Bellflower, CA 90707	Phone: (562) 761-6417 Fax: (562) 761-6417 gtongva@gmail.com	Sent email on 11/16/22	Call was answered and hung up on 11/30/22	
Charles Alvarez Gabrieleno-Tongva Tribe 23454 Vanowen Street West Hills, CA 91307	Phone: (310) 403-6048 roadkingcharles@aol.com	Sent email on 11/16/22	Left voicemail on 11/30/22	

Native American Contact/Response Matrix				
Recommended Contacts (Name and Tribal Affiliation)	Contact Info	Initial Contact	Follow up Attempts	Comments/Notes



T: 626.408.8006  
F: 602.254.6280  
info@paleowest.com

MONROVIA, CALIFORNIA  
517 S. Ivy Avenue,  
Monrovia, CA 91016

November 15, 2022

Charles Alvarez  
Gabrielino-Tongva Tribe  
23454 Vanowen Street  
West Hills, CA 91307

**RE: 9001-9019 Long Beach Blvd Housing Project, City of South Gate, Los Angeles County, California**

Dear Chairperson Alvarez,

PaleoWest is conducting a cultural resource investigation for the proposed 9001-9019 Long Beach Blvd Housing Project (Project) in the City of South Gate, Los Angeles County, California, and would like to invite you to share relevant information about the Project vicinity. The Project proposes the development of three separate parcels that total approximately 0.66 acres, located at 9001-9019 Long Beach Boulevard in South Gate, California, and roughly bounded by Willow Place on the north, Long Beach Boulevard on the east, residential buildings to the west, and commercial and residential buildings to the south. An existing tire shop building constructed in 1941 would be demolished as part of the Project. The Project is located on the South Gate, CA (1982) topographic quadrangle and is within unsectioned lands of the San Antonio (Lugo) Land Grant (Attachment A). The project is subject to the California Environmental Quality Act (CEQA) compliance and the City of South Gate is lead agency. The Project seeks federal funding assistance and is also subject to the National Environmental Policy Act (NEPA) and Section 106 of the National Historic Preservation Act (Section 106).

PaleoWest is conducting a cultural resources study related to this Project. A search of the Sacred Lands File was requested from the Native American Heritage Commission for the Project on November 14, 2022. PaleoWest has not yet received a response from the NAHC but anticipates that NAHC will suggest we contact you for comment.

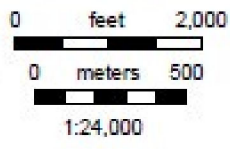
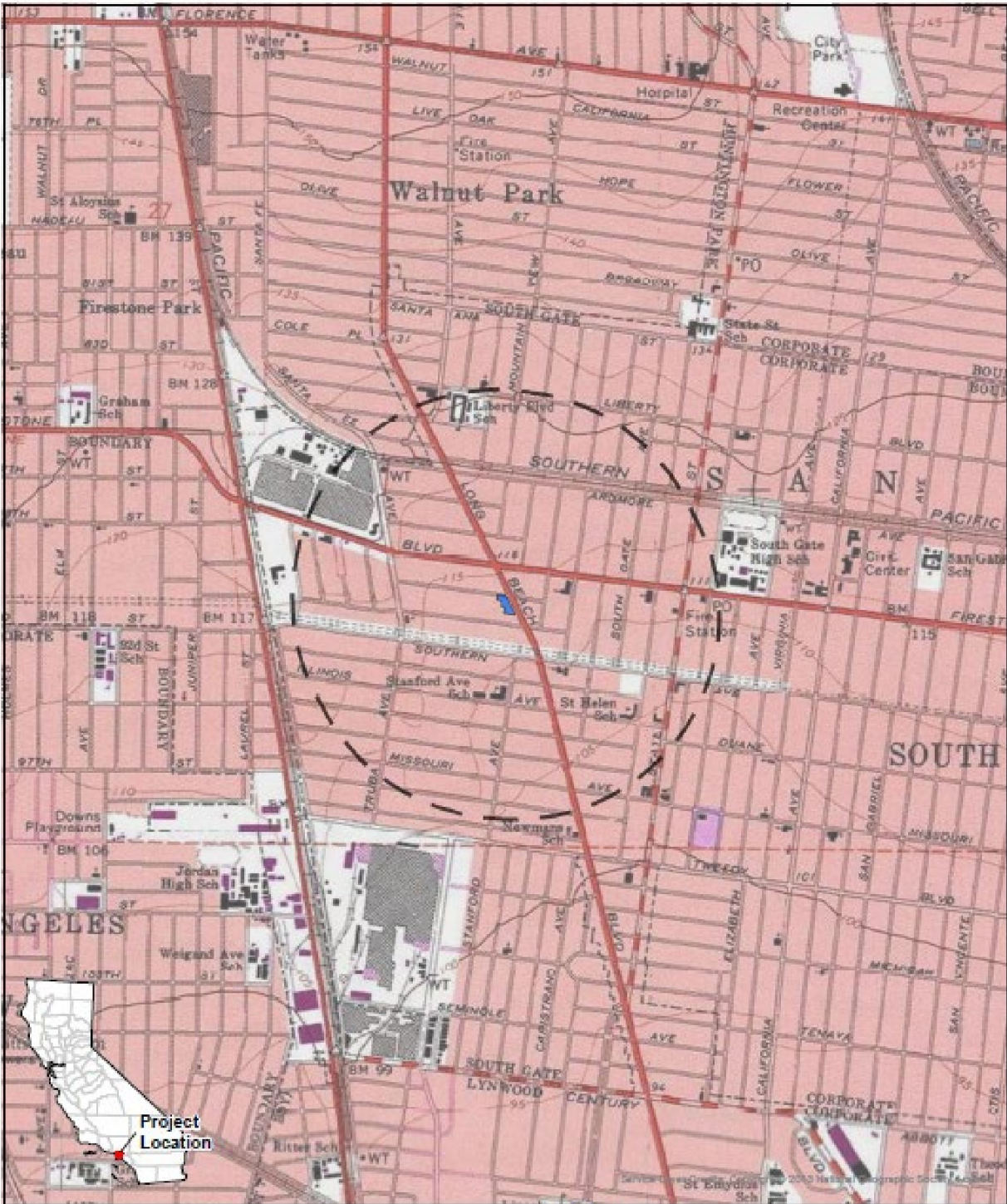
If you have knowledge of cultural resources that may exist within or near the project area, please contact me by email at [pkohler@paleowest.com](mailto:pkohler@paleowest.com) or by telephone at (805) 588-4186. We appreciate any information you can provide.

Sincerely,



**Paige Kohler**  
Associate Archaeologist  
PaleoWest LLC  
[pkohler@paleowest.com](mailto:pkohler@paleowest.com)  
(805) 588-4186

*Attachment A—9001-9019 Long Beach Blvd Housing Project Location Map*





RS Request  
 USGS 7.5' Quadrangle:  
 Southgate, Ca (1982)  
 San Antonio (Lugo)  
 Land Grant  
 UTM Zone | NAD 83 | SBBM

 Project Area  
 0.5 mi RS buffer





T: 626.408.8006  
F: 602.254.6280  
info@paleowest.com

MONROVIA, CALIFORNIA  
517 S. Ivy Avenue,  
Monrovia, CA 91016

November 16, 2022

Robert Dorame, Chairperson  
Gabrielino Tongva Indians of California Tribal Council  
PO Box 490  
Bellflower, CA 90707

**RE: 9001-9019 Long Beach Blvd Housing Project, City of South Gate, Los Angeles County, California**

Dear Chairperson Dorame,

PaleoWest is conducting a cultural resource investigation for the proposed 9001-9019 Long Beach Blvd Housing Project (Project) in the City of South Gate, Los Angeles County, California, and would like to invite you to share relevant information about the Project vicinity. The Project proposes the development of three separate parcels that total approximately 0.66 acres, located at 9001-9019 Long Beach Boulevard in South Gate, California, and roughly bounded by Willow Place on the north, Long Beach Boulevard on the east, residential buildings to the west, and commercial and residential buildings to the south. An existing tire shop building constructed in 1941 would be demolished as part of the Project. The Project is located on the South Gate, CA (1982) topographic quadrangle and is within unsectioned lands of the San Antonio (Lugo) Land Grant (Attachment A). The project is subject to the California Environmental Quality Act (CEQA) compliance and the City of South Gate is lead agency. The Project seeks federal funding assistance and is also subject to the National Environmental Policy Act (NEPA) and Section 106 of the National Historic Preservation Act (Section 106).

PaleoWest is conducting a cultural resources study related to this Project. A search of the Sacred Lands File was requested from the Native American Heritage Commission for the Project on November 14, 2022. PaleoWest has not yet received a response from the NAHC but anticipates that NAHC will suggest we contact you for comment.

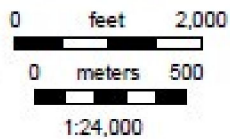
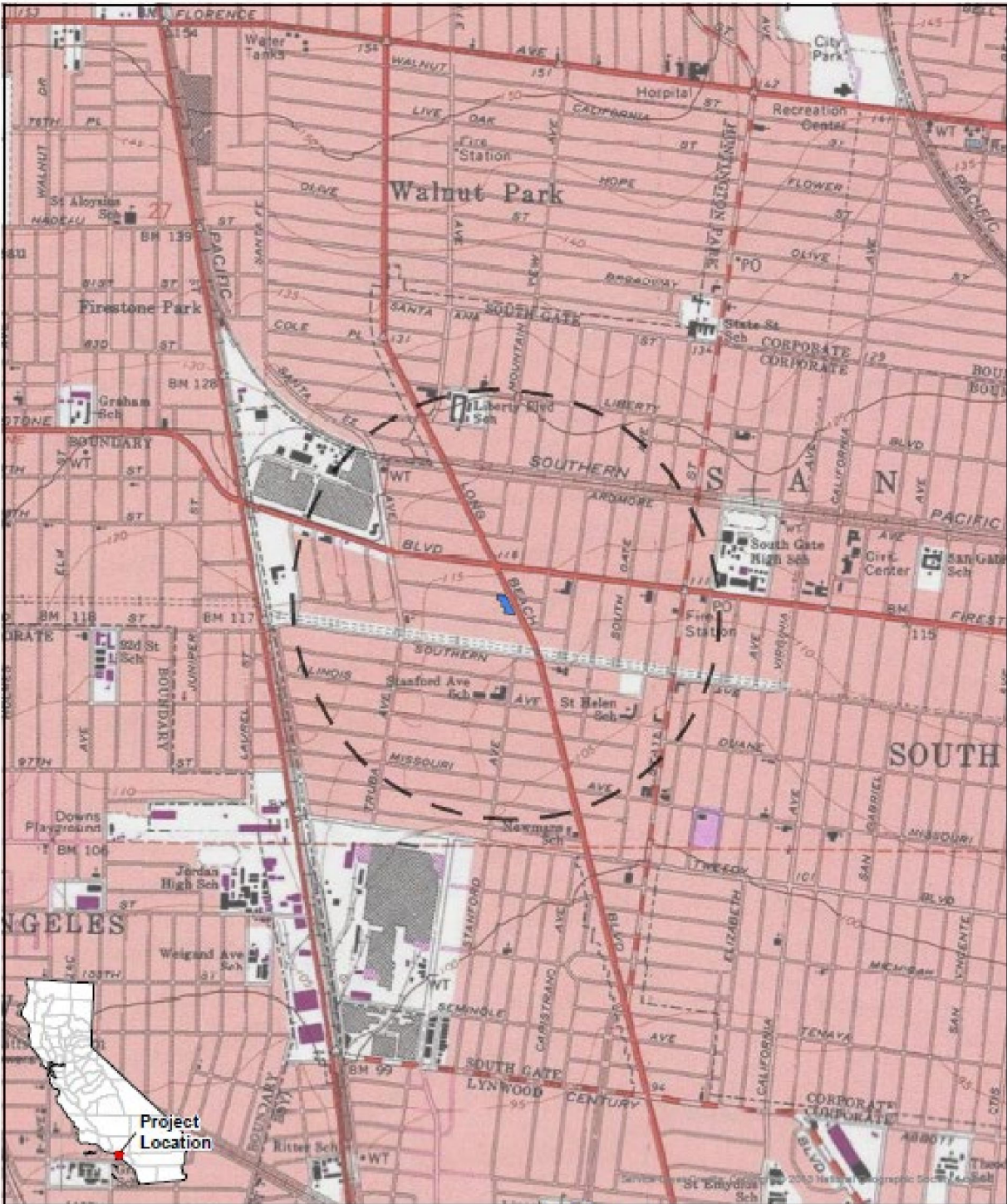
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Sincerely,

**Paige Kohler**  
Associate Archaeologist  
PaleoWest LLC  
[pkohler@paleowest.com](mailto:pkohler@paleowest.com)  
(805) 588-4186

*Attachment A—9001-9019 Long Beach Blvd Housing Project Location Map*





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 Project Area  
 0.5 mi RS buffer





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F: 602.254.6280  
info@paleowest.com

MONROVIA, CALIFORNIA  
517 S. Ivy Avenue,  
Monrovia, CA 91016

November 15, 2022

Sandonne Goad, Chairperson  
Gabrielino/Tongva Nation  
106 1/2 Judge John Aiso St., #231  
Los Angeles, CA 90012

**RE: 9001-9019 Long Beach Blvd Housing Project, City of South Gate, Los Angeles County, California**

Dear Chairperson Goad,

PaleoWest is conducting a cultural resource investigation for the proposed 9001-9019 Long Beach Blvd Housing Project (Project) in the City of South Gate, Los Angeles County, California, and would like to invite you to share relevant information about the Project vicinity. The Project proposes the development of three separate parcels that total approximately 0.66 acres, located at 9001-9019 Long Beach Boulevard in South Gate, California, and roughly bounded by Willow Place on the north, Long Beach Boulevard on the east, residential buildings to the west, and commercial and residential buildings to the south. An existing tire shop building constructed in 1941 would be demolished as part of the Project. The Project is located on the South Gate, CA (1982) topographic quadrangle and is within unsectioned lands of the San Antonio (Lugo) Land Grant (Attachment A). The project is subject to the California Environmental Quality Act (CEQA) compliance and the City of South Gate is lead agency. The Project seeks federal funding assistance and is also subject to the National Environmental Policy Act (NEPA) and Section 106 of the National Historic Preservation Act (Section 106).

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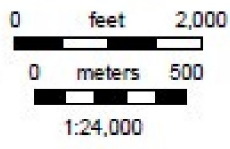
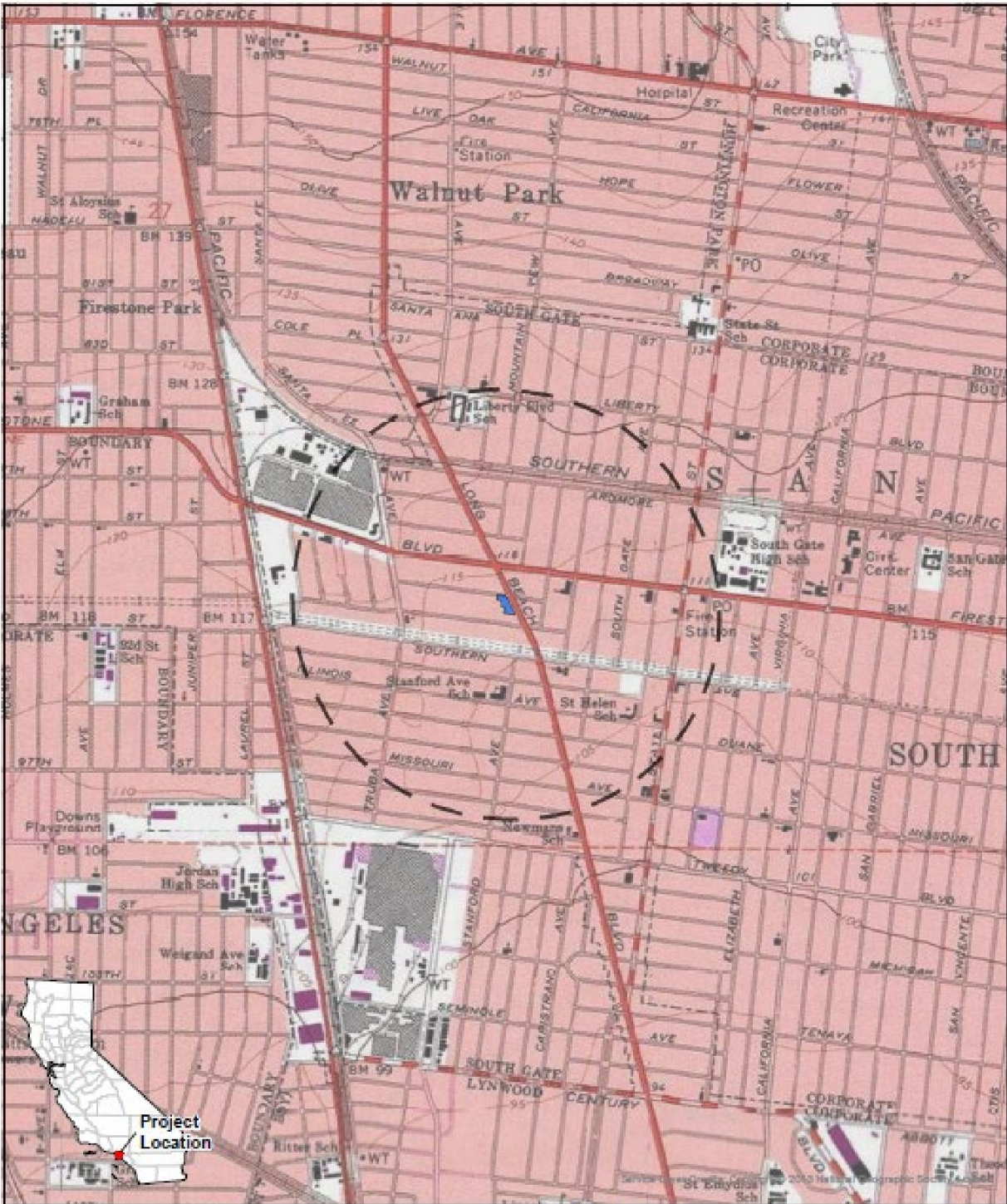
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Sincerely,



**Paige Kohler**  
Associate Archaeologist  
PaleoWest LLC  
[pkohler@paleowest.com](mailto:pkohler@paleowest.com)  
(805) 588-4186

*Attachment A—9001-9019 Long Beach Blvd Housing Project Location Map*





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 Land Grant  
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 Project Area  
 0.5 mi RS buffer





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MONROVIA, CALIFORNIA  
517 S. Ivy Avenue,  
Monrovia, CA 91016

November 15, 2022

Geneva Mojado  
Chairperson  
Soboba Band of Luiseno Indians,  
California  
PO Box 487  
San Jacinto, CA 92581-0487

**RE: 9001-9019 Long Beach Blvd Housing Project, City of South Gate, Los Angeles County, California**

Dear Chairperson Mojado,

PaleoWest is conducting a cultural resource investigation for the proposed 9001-9019 Long Beach Blvd Housing Project (Project) in the City of South Gate, Los Angeles County, California, and would like to invite you to share relevant information about the Project vicinity. The Project proposes the development of three separate parcels that total approximately 0.66 acres, located at 9001-9019 Long Beach Boulevard in South Gate, California, and roughly bounded by Willow Place on the north, Long Beach Boulevard on the east, residential buildings to the west, and commercial and residential buildings to the south. An existing tire shop building constructed in 1941 would be demolished as part of the Project. The Project is located on the South Gate, CA (1982) topographic quadrangle and is within unsectioned lands of the San Antonio (Lugo) Land Grant (Attachment A). The project is subject to the California Environmental Quality Act (CEQA) compliance and the City of South Gate is lead agency. The Project seeks federal funding assistance and is also subject to the National Environmental Policy Act (NEPA) and Section 106 of the National Historic Preservation Act (Section 106).

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If you have knowledge of cultural resources that may exist within or near the project area, please contact me by email at [pkohler@paleowest.com](mailto:pkohler@paleowest.com) or by telephone at (805) 588-4186. We appreciate any information you can provide.

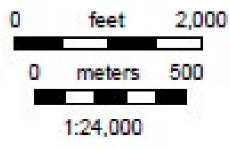
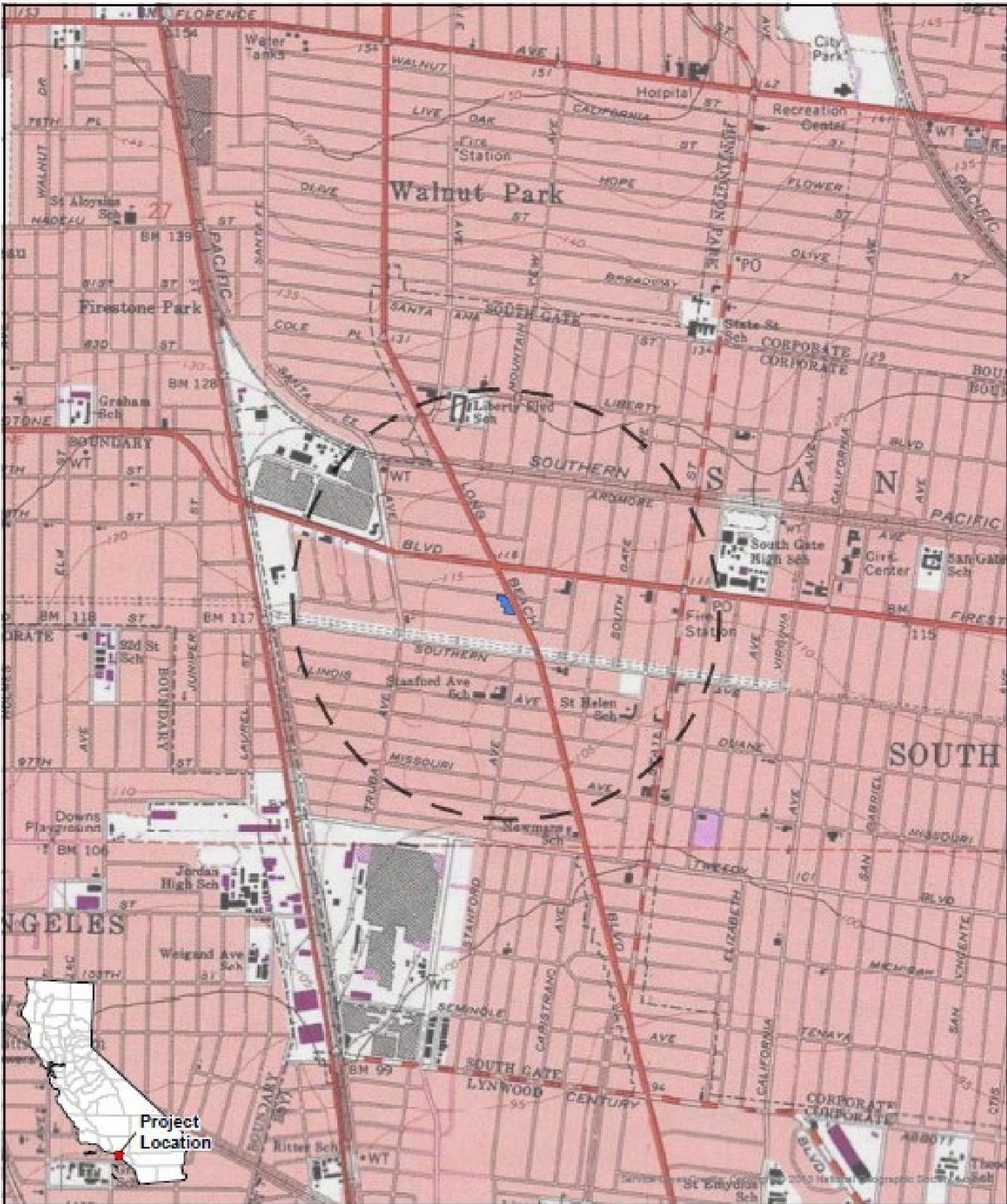
Sincerely,

A handwritten signature in black ink that reads "Paige Kohler".



**Paige Kohler**  
Associate Archaeologist  
PaleoWest LLC  
[pkohler@paleowest.com](mailto:pkohler@paleowest.com)  
(805) 588-4186

*Attachment A—9001-9019 Long Beach Blvd Housing Project Location Map*





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 Project Area  
 0.5 mi RS buffer





T: 626.408.8006  
F: 602.254.6280  
info@paleowest.com

MONROVIA, CALIFORNIA  
517 S. Ivy Avenue,  
Monrovia, CA 91016

November 15, 2022

Anthony Morales, Chairperson  
Gabrieleno/Tongva San Gabriel Band of Mission Indians  
PO Box 693  
San Gabriel, CA 91778

**RE: 9001-9019 Long Beach Blvd Housing Project, City of South Gate, Los Angeles County, California**

Dear Chairperson Morales,

PaleoWest is conducting a cultural resource investigation for the proposed 9001-9019 Long Beach Blvd Housing Project (Project) in the City of South Gate, Los Angeles County, California, and would like to invite you to share relevant information about the Project vicinity. The Project proposes the development of three separate parcels that total approximately 0.66 acres, located at 9001-9019 Long Beach Boulevard in South Gate, California, and roughly bounded by Willow Place on the north, Long Beach Boulevard on the east, residential buildings to the west, and commercial and residential buildings to the south. An existing tire shop building constructed in 1941 would be demolished as part of the Project. The Project is located on the South Gate, CA (1982) topographic quadrangle and is within unsectioned lands of the San Antonio (Lugo) Land Grant (Attachment A). The project is subject to the California Environmental Quality Act (CEQA) compliance and the City of South Gate is lead agency. The Project seeks federal funding assistance and is also subject to the National Environmental Policy Act (NEPA) and Section 106 of the National Historic Preservation Act (Section 106).

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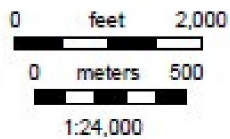
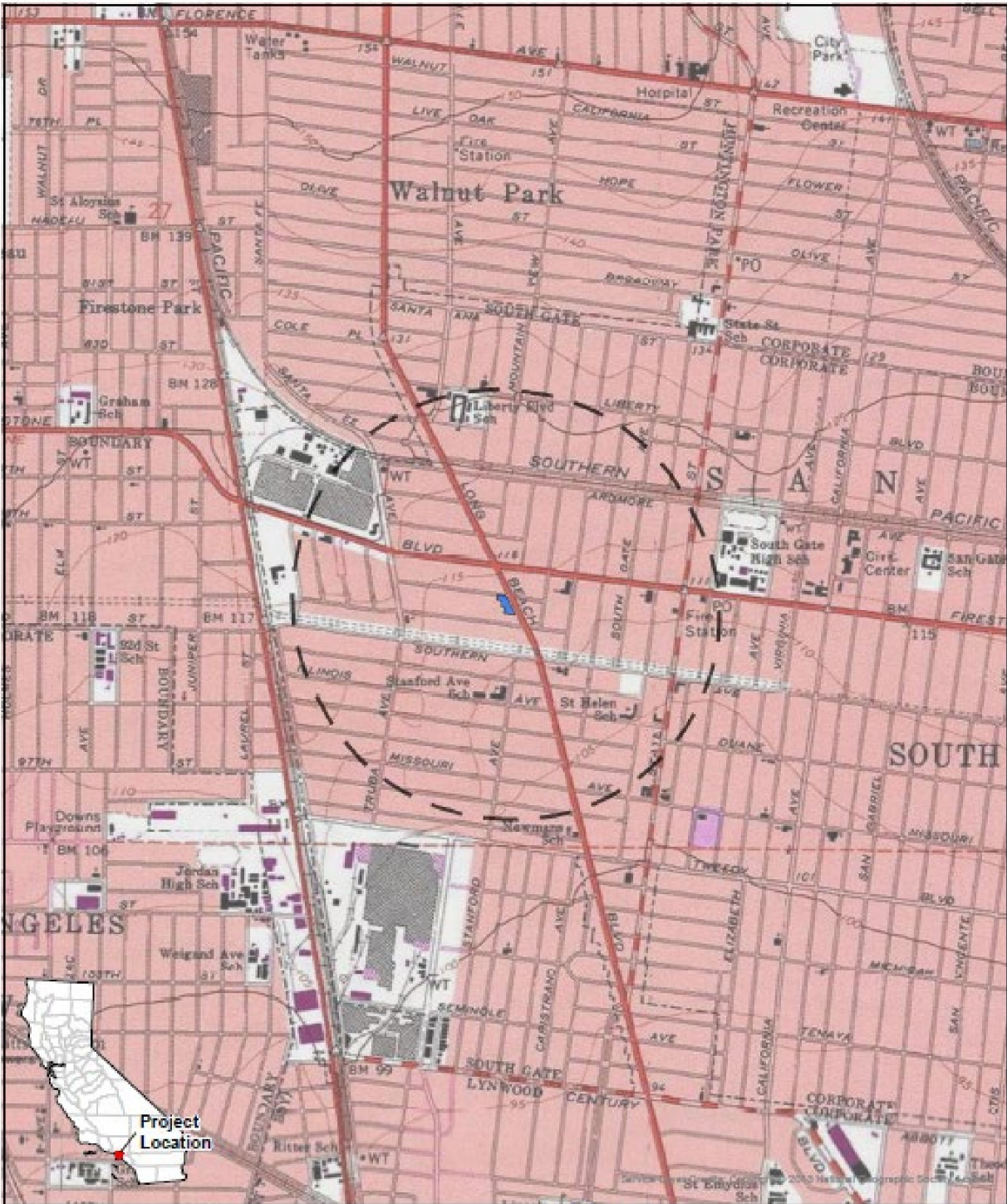
If you have knowledge of cultural resources that may exist within or near the project area, please contact me by email at [pkohler@paleowest.com](mailto:pkohler@paleowest.com) or by telephone at (805) 588-4186. We appreciate any information you can provide.

Sincerely,


**Paige Kohler**  
Associate Archaeologist  
PaleoWest LLC  
[pkohler@paleowest.com](mailto:pkohler@paleowest.com)  
(805) 588-4186

*Attachment A—9001-9019 Long Beach Blvd Housing Project Location Map*





RS Request  
 USGS 7.5' Quadrangle:  
 Southgate, Ca (1982)  
 San Antonio (Lugo)  
 Land Grant  
 UTM Zone | NAD 83 | SBBM

 Project Area  
 0.5 mi RS buffer





T: 626.408.8006  
F: 602.254.6280  
info@paleowest.com

MONROVIA, CALIFORNIA  
517 S. Ivy Avenue,  
Monrovia, CA 91016

November 15, 2022

Joseph Ontiveros, THPO  
Soboba Band of Luiseno Indians,  
California  
PO Box 487  
San Jacinto, CA 92581-0487

**RE: 9001-9019 Long Beach Blvd Housing Project, City of South Gate, Los Angeles County, California**

Dear Mr. Ontiveros,

PaleoWest is conducting a cultural resource investigation for the proposed 9001-9019 Long Beach Blvd Housing Project (Project) in the City of South Gate, Los Angeles County, California, and would like to invite you to share relevant information about the Project vicinity. The Project proposes the development of three separate parcels that total approximately 0.66 acres, located at 9001-9019 Long Beach Boulevard in South Gate, California, and roughly bounded by Willow Place on the north, Long Beach Boulevard on the east, residential buildings to the west, and commercial and residential buildings to the south. An existing tire shop building constructed in 1941 would be demolished as part of the Project. The Project is located on the South Gate, CA (1982) topographic quadrangle and is within unsectioned lands of the San Antonio (Lugo) Land Grant (Attachment A). The project is subject to the California Environmental Quality Act (CEQA) compliance and the City of South Gate is lead agency. The Project seeks federal funding assistance and is also subject to the National Environmental Policy Act (NEPA) and Section 106 of the National Historic Preservation Act (Section 106).

PaleoWest is conducting a cultural resources study related to this Project. A search of the Sacred Lands File was requested from the Native American Heritage Commission for the Project on November 14, 2022. PaleoWest has not yet received a response from the NAHC but anticipates that NAHC will suggest we contact you for comment.

If you have knowledge of cultural resources that may exist within or near the project area, please contact me by email at [pkohler@paleowest.com](mailto:pkohler@paleowest.com) or by telephone at (805) 588-4186. We appreciate any information you can provide.

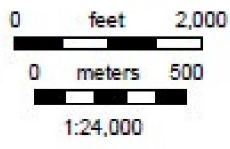
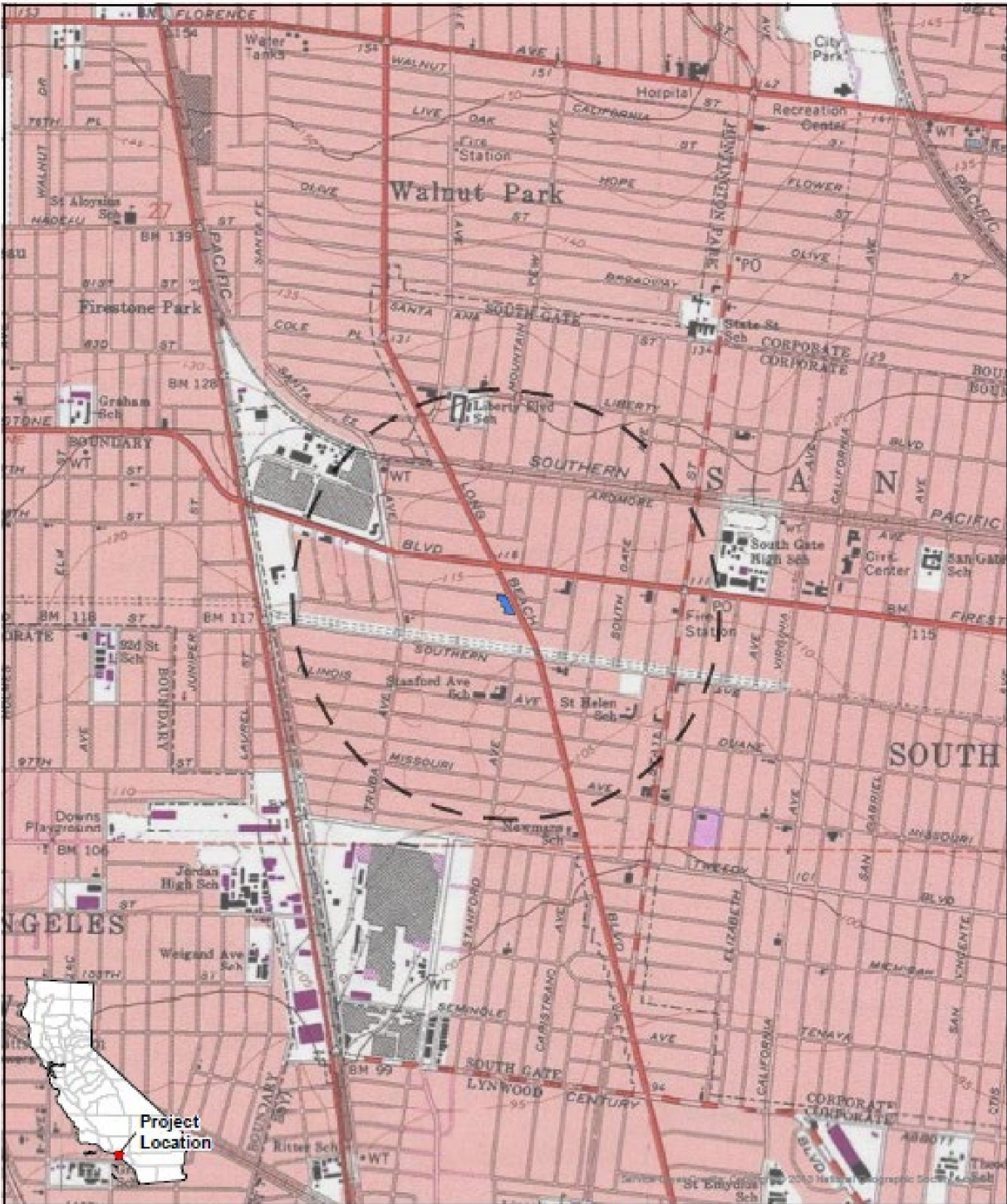
Sincerely,

A handwritten signature in black ink that reads "Paige Kohler".



**Paige Kohler**  
Associate Archaeologist  
PaleoWest LLC  
[pkohler@paleowest.com](mailto:pkohler@paleowest.com)  
(805) 588-4186

*Attachment A—9001-9019 Long Beach Blvd Housing Project Location Map*





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T: 626.408.8006  
F: 602.254.6280  
info@paleowest.com

MONROVIA, CALIFORNIA  
517 S. Ivy Avenue,  
Monrovia, CA 91016

November 16, 2022

Andrew Salas, Chairperson  
Gabrieleno Band of Mission Indians - Kizh Nation  
PO Box 393  
Covina, CA 91723

**RE: 9001-9019 Long Beach Blvd Housing Project, City of South Gate, Los Angeles County, California**

Dear Chairperson Salas,

PaleoWest is conducting a cultural resource investigation for the proposed 9001-9019 Long Beach Blvd Housing Project (Project) in the City of South Gate, Los Angeles County, California, and would like to invite you to share relevant information about the Project vicinity. The Project proposes the development of three separate parcels that total approximately 0.66 acres, located at 9001-9019 Long Beach Boulevard in South Gate, California, and roughly bounded by Willow Place on the north, Long Beach Boulevard on the east, residential buildings to the west, and commercial and residential buildings to the south. An existing tire shop building constructed in 1941 would be demolished as part of the Project. The Project is located on the South Gate, CA (1982) topographic quadrangle and is within unsectioned lands of the San Antonio (Lugo) Land Grant (Attachment A). The project is subject to the California Environmental Quality Act (CEQA) compliance and the City of South Gate is lead agency. The Project seeks federal funding assistance and is also subject to the National Environmental Policy Act (NEPA) and Section 106 of the National Historic Preservation Act (Section 106).

PaleoWest is conducting a cultural resources study related to this Project. A search of the Sacred Lands File was requested from the Native American Heritage Commission for the Project on November 14, 2022. PaleoWest has not yet received a response from the NAHC but anticipates that NAHC will suggest we contact you for comment.

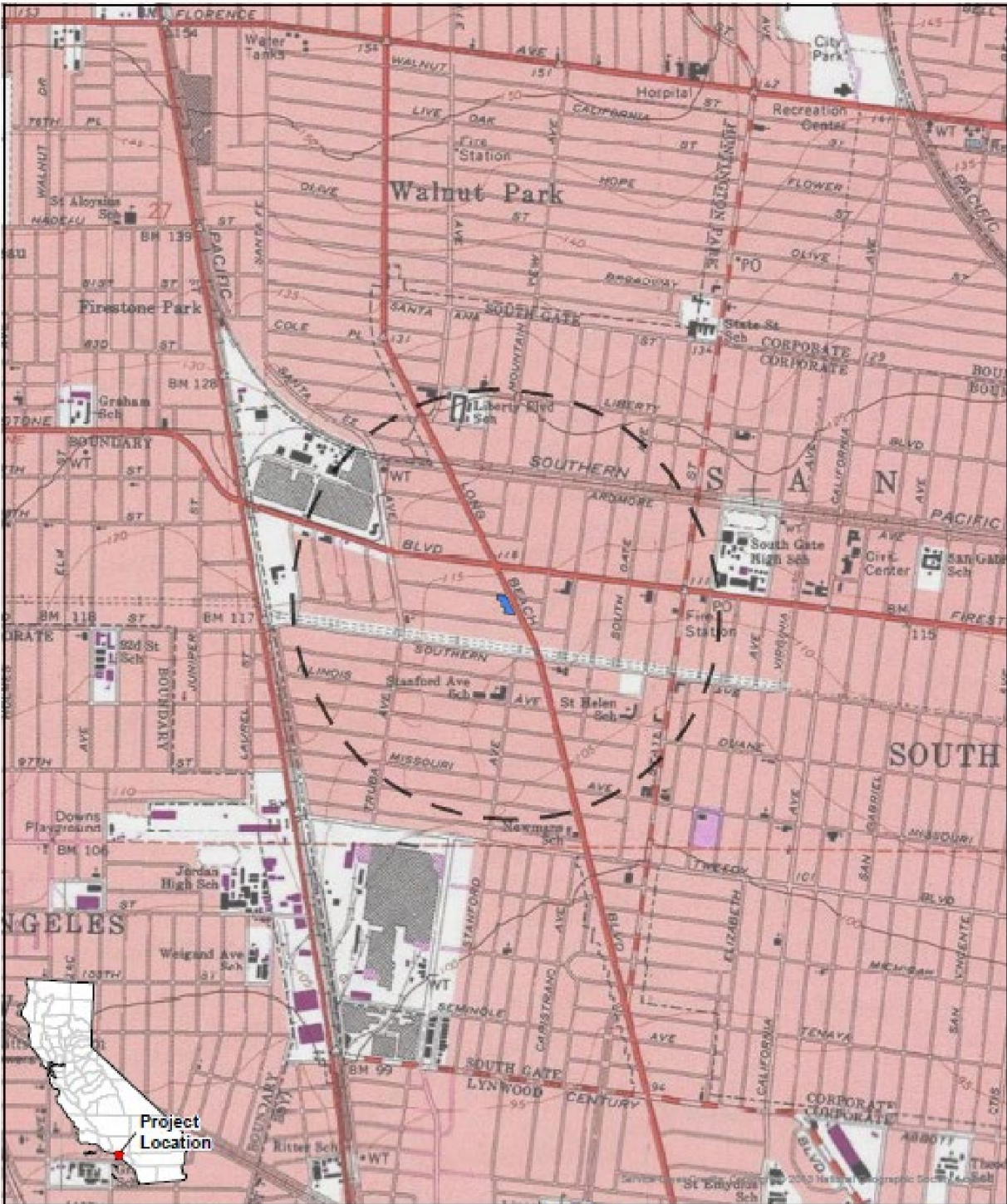
If you have knowledge of cultural resources that may exist within or near the project area, please contact me by email at [pkohler@paleowest.com](mailto:pkohler@paleowest.com) or by telephone at (805) 588-4186. We appreciate any information you can provide.

Sincerely,

**Paige Kohler**  
Associate Archaeologist  
PaleoWest LLC  
[pkohler@paleowest.com](mailto:pkohler@paleowest.com)  
(805) 588-4186

*Attachment A—9001-9019 Long Beach Blvd Housing Project Location Map*


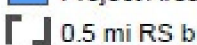




0 feet 2,000  
 0 meters 500  
 1:24,000



**RS Request**  
**USGS 7.5' Quadrangle:**  
**Southgate, Ca (1982)**  
**San Antonio (Lugo)**  
**Land Grant**  
**UTM Zone | NAD 83 | SBBM**

 Project Area  
 0.5 mi RS buffer





T: 626.408.8006  
F: 602.254.6280  
info@paleowest.com

MONROVIA, CALIFORNIA  
517 S. Ivy Avenue,  
Monrovia, CA 91016

November 15, 2022

Thomas Tortez Jr., Chairperson  
Torres Martinez Desert Cahuilla Indians,  
California  
PO Box 1160  
Thermal, CA 92274-1160

**RE: 9001-9019 Long Beach Blvd Housing Project, City of South Gate, Los Angeles County, California**

Dear Chairperson Tortez,

PaleoWest is conducting a cultural resource investigation for the proposed 9001-9019 Long Beach Blvd Housing Project (Project) in the City of South Gate, Los Angeles County, California, and would like to invite you to share relevant information about the Project vicinity. The Project proposes the development of three separate parcels that total approximately 0.66 acres, located at 9001-9019 Long Beach Boulevard in South Gate, California, and roughly bounded by Willow Place on the north, Long Beach Boulevard on the east, residential buildings to the west, and commercial and residential buildings to the south. An existing tire shop building constructed in 1941 would be demolished as part of the Project. The Project is located on the South Gate, CA (1982) topographic quadrangle and is within unsectioned lands of the San Antonio (Lugo) Land Grant (Attachment A). The project is subject to the California Environmental Quality Act (CEQA) compliance and the City of South Gate is lead agency. The Project seeks federal funding assistance and is also subject to the National Environmental Policy Act (NEPA) and Section 106 of the National Historic Preservation Act (Section 106).

PaleoWest is conducting a cultural resources study related to this Project. A search of the Sacred Lands File was requested from the Native American Heritage Commission for the Project on November 14, 2022. PaleoWest has not yet received a response from the NAHC but anticipates that NAHC will suggest we contact you for comment.

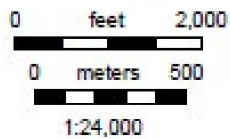
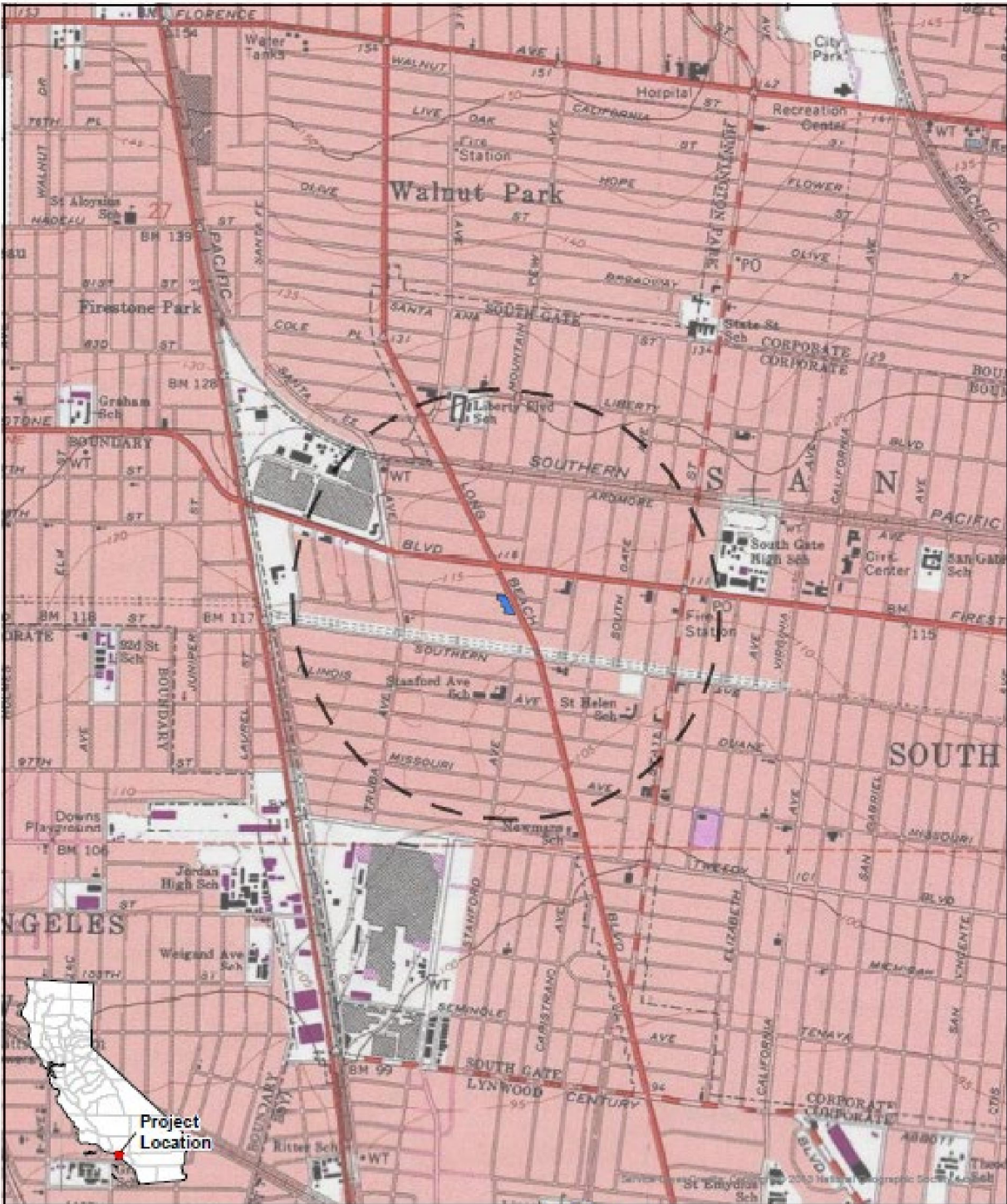
If you have knowledge of cultural resources that may exist within or near the project area, please contact me by email at [pkohler@paleowest.com](mailto:pkohler@paleowest.com) or by telephone at (805) 588-4186. We appreciate any information you can provide.

Sincerely,



**Paige Kohler**  
Associate Archaeologist  
PaleoWest LLC  
[pkohler@paleowest.com](mailto:pkohler@paleowest.com)  
(805) 588-4186

*Attachment A—9001-9019 Long Beach Blvd Housing Project Location Map*





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 Project Area  
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**Appendix C.**  
**Department of Parks and Recreation**  
**523 Forms**

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

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code

Other  
 Review Code

Reviewer

Date

Listings

Page 1 of 3 \*Resource Name or #: 9019 Long Beach Blvd  
 P1. Other Identifier: Vallarta Tires

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad South Gate Date 1964 (PR 1981) T 2S; R 13W; unsectioned; SB B.M.

c. Address 9019 Long Beach Boulevard City South Gate Zip 90280

d. UTM: (Give more than one for large and/or linear resources) Zone 11 m E/ m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)  
Los Angeles County Assessor's Parcel Number 6204-025-902

**\*P3a. Description:**

The subject property is an unremarkable single-story commercial tire shop consisting of a 651-square-foot concrete block building that functioned as a greasing, gasoline, and oil facility in 1950, numerous gas stations between 1950 and 1970, and as an automotive repair shop from 1970 through present-day. The rectangular plan building is situated along the center of the northern boundary of the parcel, with the entrance to the building located on the south side. The building is south-oriented toward Glenwood Place and is fronted by a surface parking lot where used tires are stored and vehicles being serviced. An additional parking area is adjacent to the western elevation of the building.

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



P5b. Description of Photo: Tire shop property – View northwest, November 23, 2022. IMG\_0419.

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both

1941

\*P7. Owner and Address:

City of South Gate Housing Authority  
8650 California Avenue  
South Gate, CA 90280

\*P8. Recorded by: Gena Severen and Paige Kohler  
PaleoWest, LLC  
517 S. Ivy Avenue  
Monrovia, CA 91016

\*P9. Date Recorded: 11/23/2022

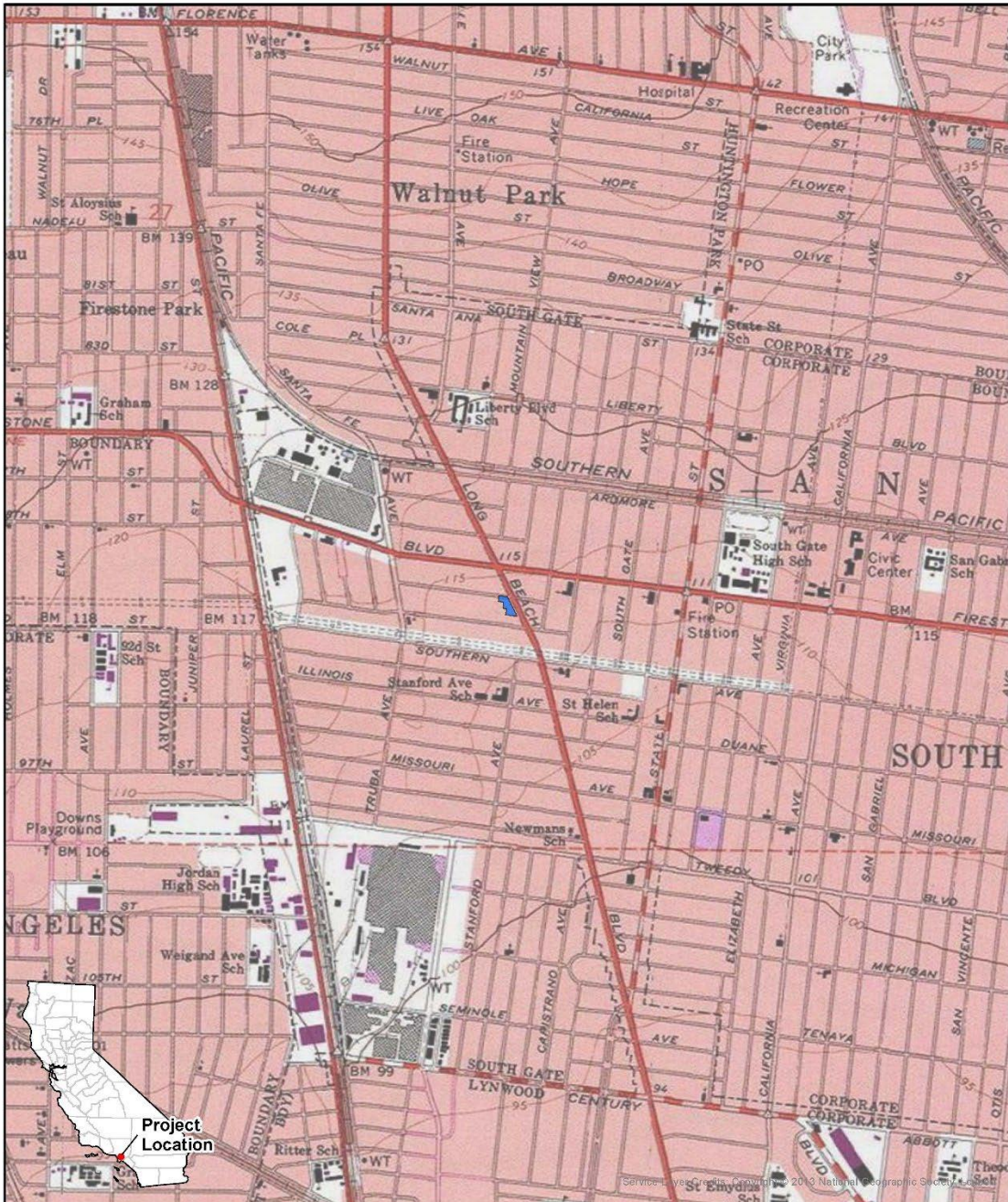
\*P10. Survey Type: (Describe)  
Intensive Pedestrian


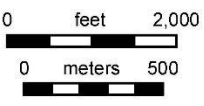


\*P11. Report Citation:

Cultural Resource Assessment for the 9001-9019 Long Beach Blvd Housing

Project, South Gate, Los Angeles County, California (Kohler, Paige, Kevin Hunt, and Robert Ramirez, 2022).

\*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): \_\_\_\_\_



**Project Location**  
USGS 7.5' Quadrangle:  
Southgate, Ca (1982)  
San Antonio (Lugo)  
Land Grant  
UTM Zone | NAD 83 | SBBM

State of California  The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION HRI# Primary #  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # 9019 Long Beach Blvd \*NRHP Status Code 6Z  
 Page 3 of 3

B1. Historic Name: 9019 Long Beach Blvd  
 B2. Common Name: Vallarta Tires  
 B3. Original Use: Gas/oil/service station B4. Present Use: Commercial tire shop  
 \*B5. Architectural Style: Industrial (utilitarian)  
 \*B6. Construction History: (Construction date, alterations, and date of alterations)  
 Built 1941. Unknown alterations

\*B7. Moved?  No  Yes  Unknown Date: n/a Original Location: n/a  
 \*B8. Related Features: brick walls attached to north elevation extending east and west from building.

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme n/a Area n/a  
 Period of Significance n/a Property Type n/a Applicable Criteria None

The concrete-block building at 9019 Long Beach Boulevard (Vallarta Tires) was constructed in 1941 during a period of rapid urbanization for the City of South Gate and greater Los Angeles. The 651 square-foot building appears to have been used for automotive services for the entirety of its existence and has not undergone any significant alterations. The building retains integrity of location, design, and materials, but lacks integrity of setting, workmanship, feeling, or association. The property was constructed roughly eleven years after Long Beach Boulevard and the surrounding street grid was completed. While it was among the first commercial buildings constructed along this segment of Long Beach Boulevard in South Gate, the property did not serve as a catalyst for further development and does not have strong associations with important historic events (does not satisfy NRHP/CRHR Criterion A/1). Ownership and occupant research did not reveal associations with important persons (does not satisfy NRHP/CRHR Criterion B/2). The building is utilitarian, completely unremarkable, and does not possess distinctive characteristics of a type, period, or method of construction (does not satisfy NRHP/CRHR Criterion C/3). This property is not a source (or likely source) of important information regarding history and the building was constructed using common materials with no likelihood of yielding important information about historic construction materials or technologies (does not satisfy NRHP/CRHR Criterion D/4). The property also does not meet any of the criteria for City of South Gate Landmark status.

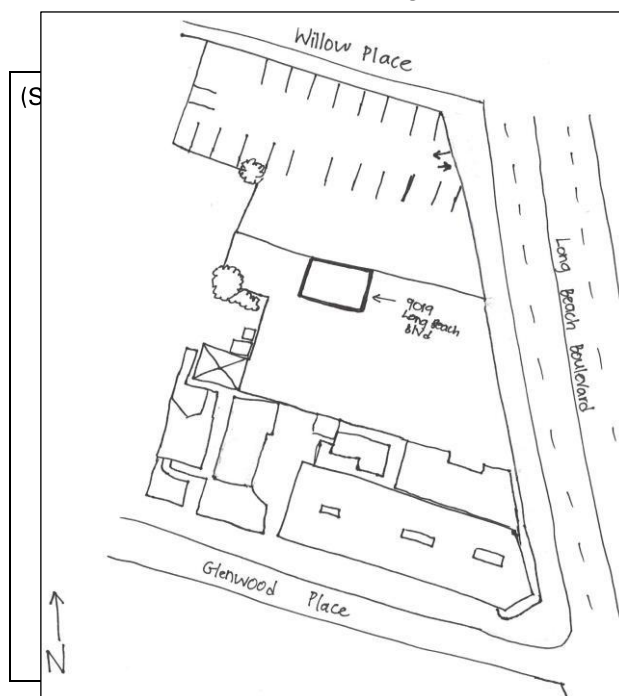
B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:  
 Kohler, Paige, Kevin Hunt, and Robert Ramirez. 2022. Cultural Resource Assessment for the 9001-9019 Long Beach Blvd Housing Project, South Gate, Los Angeles County, California.

B13. Remarks:

\*B14. Evaluator: Paige Kohler, M.A.  
 \*Date of Evaluation: December 19, 2022

(This space reserved for official comments.)



# Appendix D. Paleontological Resources Memo

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January 24, 2023

Starla Barker  
 De Novo Planning  
 sbarker@denovoplanning.com

**RE: Geology and Paleontology Background of the 9001-9019 Long Beach Boulevard Project, Los Angeles County, California**

Dear De Novo Planning Group,

The geology of the project site is mapped by Saucedo et al. (2016) and is entirely underlain by Quaternary young alluvium, unit 2 (Qya<sub>2</sub>). The Quaternary young alluvium was deposited during the Holocene and is composed of poorly consolidated floodplain deposits of clay, silt, and sand. Holocene alluvial deposits are typically too young to preserve paleontological resources. However, at depth the Holocene sediments may grade into older buried Pleistocene deposits that have the potential to preserve fossil remains. Pleistocene sedimentary deposits have yielded an abundant and diverse vertebrate fauna throughout California, especially within the Los Angeles Basin. Pleistocene vertebrate fossil specimens of ground sloth, bison, camel, mammoth, pocket gopher, and bird have been reported in older alluvial deposits in the Los Angeles Basin in the vicinity of the Project area (Agenbroad 2003; Bell et al. 2004; Jefferson 1991; Savage et al. 1954; University of California Museum of Paleontology [UCMP], 2022).

**Museum Fossil Locality Records**

The NHMLA reports that there are no previously recorded vertebrate fossil localities in the Project area; however, museum collections record at least 5 vertebrate localities identified from similar geologic deposits in the vicinity of the Project (Bell, 2023; Table 1). Recovered specimens include mammoth, unspecified vertebrates, and invertebrate fossils; from a depth of 15 feet to 20 feet below ground surface. The results of the museum records search and literature review are presented in Table 1.

**Table 1. Vertebrate Localities Reported from within Pleistocene Alluvial Deposits in vicinity of the Project**

Locality No.	Geologic Unit	Age	Taxa
LACM IP 2690	Unknown formation	Pleistocene	Acorn barnacle ( <i>Megabalanus</i> ), scaphopod ( <i>Dentalium</i> ), ( <i>Stagnicola</i> ), pond snails ( <i>Callianax</i> ), moon snail ( <i>Euspira</i> ), turban snail ( <i>Megastrea</i> ), Venus clam ( <i>Tivela</i> ), piddock ( <i>Penitella</i> ), cardita ( <i>Cyclocardia</i> ), tellin ( <i>Tellina</i> ), lucine ( <i>Lucinisca</i> , <i>Epilucina</i> ), cerith ( <i>Lirobittium</i> ), sand dollar ( <i>Dendraster</i> ), cowry ( <i>Neobernaya</i> ), tower shell ( <i>Turritella</i> ), dwarf-venus ( <i>Nutricola</i> )
LACM VP 3382	Unknown formation	Pleistocene	Mammoth ( <i>Mammuthus</i> )
LACM VP 3266	Unnamed formation (calcareous siltstone)	Pleistocene	Uncatalogued vertebrates

LACM VP 3365	Unnamed formation	Pleistocene	Mammoth (Mammuthus)
LACM VP 3382	Unknown formation (brown clay silt)	Pleistocene	Mammoth (Mammuthus)

Source: Bell, 2023

In accordance with Society of vertebrate Paleontology (2010) guidelines, the paleontological sensitivity of the project area was determined based on a literature review and online museum locality search at the UCMP. The results of the study indicate that the geologic units underlying the project area have a low paleontological sensitivity at the surface because Holocene sedimentary deposits, particularly those younger than 5,000 years old, are generally too young to contain fossilized material. The Holocene sediments may be underlain by older Quaternary (Pleistocene) alluvial deposits at an unknown depth. Pleistocene alluvium in the Los Angeles Basin typically has a high paleontological resource sensitivity due to the high potential of those deposits to yield significant vertebrate fossils.

In general, the potential for a given project to result in negative impacts to paleontological resources is directly proportional to the amount of ground disturbance associated with the project; thus, the higher the amount of ground disturbances within geological deposits with a known paleontological sensitivity, the greater the potential for negative impacts to paleontological resources. New ground disturbances are anticipated for the Project; however, the underlying sediment is likely to be Holocene in age to a significant depth, and ground disturbances are not anticipated to result in significant impacts to paleontological resources under Appendix G of State CEQA Guidelines. In the event that a Pleistocene sediments are encountered and a fossil discovery is made during the course of Project development, then in accordance with SVP (2010) guidelines, a qualified professional paleontologist should be retained in order to examine the find and to determine if further paleontological resource mitigation is warranted.

## SOURCES

Agenbroad, L.D. 2003. New localities, chronology, and comparisons for the pygmy mammoth (*Mammuthus exilis*). In J. Reumer (ed.) *Advances in Mammoth Research, Proceedings of the 2nd International Mammoth Conference*, Rotterdam, the Netherlands. DEINSEA 9, p. 1-16.

Bell, C.J., E.L. Lundelius, Jr., A.D. Barnosky, R.W. Graham, E.H. Lindsay, D.R. Ruez, Jr., H.A. Semken, Jr., S.D. Webb, and R.J. Zakrzewski. 2004. The Blancan, Irvingtonian, and Rancholabrean Mammal Ages. In Woodburne, M.O. (ed.) *Late Cretaceous and Cenozoic Mammals of North America: Biostratigraphy and Geochronology*. Columbia University Press, New York, p. 232-314.

Jefferson, G.T. 1991. A catalogue of late Quaternary vertebrates from California. Part two, mammals. *Natural History Museum of Los Angeles County Technical Report 7*, p. 1-129.

Saucedo, G. J., H. G. Greene, M.P. Kennedy, and S. P. Bezore. 2016. *Geologic Map of the Long Beach 30'x60' Quadrangle, California*. Department of Conservation, California Geologic Survey, Regional Geologic Map Series, scale 1:100,000.

Society of Vertebrate Paleontology. 2010. *Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources*. Society of Vertebrate Paleontology Impact Mitigation Guidelines Revision Committee.

University of California Museum of Paleontology (UCMP) Online Database. 2022. UCMP specimen search portal, <http://ucmpdb.berkeley.edu/>.

Sincerely,  
**PALEOWEST**



**For General Inquiries:**

T: 886.563.2536

T: 602.254.6280

info@paleowest.com

**San Diego, California**

T: 619.210.0199

3990 Old Town Avenue, Suite A105

San Diego, California 92110

pkohler@paleowest.com

