

# Appendix F

## **Cultural Resources**



For Public Distribution

# INGLEWOOD BASKETBALL AND ENTERTAINMENT CENTER PROJECT, INGLEWOOD, CALIFORNIA

Cultural Resources Assessment Report

Prepared for  
City of Inglewood  
One Manchester Boulevard  
Inglewood, CA 90301-1750

July 2019





For Public Distribution

# INGLEWOOD BASKETBALL AND ENTERTAINMENT CENTER PROJECT, INGLEWOOD, CALIFORNIA

## Cultural Resources Assessment Report

Prepared for:

July 2019

City of Inglewood  
One Manchester Boulevard  
Inglewood, CA 90301-1750

Prepared by:

ESA

Project Director:

Monica Strauss, M.A., RPA

Project Manager:

Sara Dietler, B.A.

Report Authors:

Amber Grady, M.A.

Michael Vader, B.A.

Project Location:

Inglewood (CA) USGS 7.5-minute Topographic Quad  
Section 3 and Unsectioned Portions of Township 3 South, Range 14 West

Acreage: Approx. 28 acres

Assessor Parcel Numbers: 4034-004-900 – 4034-004-909, 4034-004-911 – 4034-004-913, 4034-005-900 – 4034-005-905, 4034-005-907 – 4034-005-912, 4032-001-005 and 4032-001-006, 4032-001-033, 4032-001-039, 4032-001-048 and 4032-001-049, 4032-001-900 – 4032-001-913, 4032-002-913 – 4032-002-917, 4032-003-912, 4032-003-914 and 4032-003-915, 4032-004-913 and 4032-004-914, 4032-007-035, 4032-007-901 – 4032-007-905, 4032-008-001, 4032-008-034, 4032-008-900 – 4032-008-902, 4032-008-904 and 4032-008-905, 4032-008-907 and 4032-008-908

626 Wilshire Boulevard  
Suite 1100  
Los Angeles, CA 90017  
213.599.4300  
www.esassoc.com



Bend	Oakland	San Diego
Camarillo	Orlando	San Francisco
Delray Beach	Pasadena	Santa Monica
Destin	Petaluma	Sarasota
Irvine	Portland	Seattle
Los Angeles	Sacramento	Tampa

D171236.00

**OUR COMMITMENT TO SUSTAINABILITY** | ESA helps a variety of public and private sector clients plan and prepare for climate change and emerging regulations that limit GHG emissions. ESA is a registered assessor with the California Climate Action Registry, a Climate Leader, and founding reporter for the Climate Registry. ESA is also a corporate member of the US Green Building Council and the Business Council on Climate Change (BC3). Internally, ESA has adopted a Sustainability Vision and Policy Statement and a plan to reduce waste and energy within our operations. This document was produced using recycled paper.

# STATEMENT OF CONFIDENTIALITY

---

Cultural resources are nonrenewable, and their scientific, cultural, and aesthetic values can be significantly impaired by disturbance. To deter vandalism, artifact hunting, and other activities that can damage cultural resources, the locations of cultural resources are confidential. The legal authority to restrict cultural resources information is in subdivision (r) of Section 6254 and Section 6254.10 of the California Government Code; subdivision (d) of Section 15120 of Title 14 of the California Code of Regulations; Section 304 of the National Historic Preservation Act of 1966, as amended; and Section 9 of the Archaeological Resources Protection Act.

This page intentionally left blank



# TABLE OF CONTENTS

## Inglewood Basketball and Entertainment Center - Cultural Resources Assessment Report

	<u>Page</u>
<b>Statement of Confidentiality</b> .....	<b>i</b>
<b>Executive Summary</b> .....	<b>ES-1</b>
<b>Introduction</b> .....	<b>1</b>
Project Location and Description .....	1
<b>Background</b> .....	<b>8</b>
Natural Setting .....	8
Prehistoric Setting .....	8
Ethnographic Setting .....	10
Historic Setting .....	11
Architectural Themes .....	16
<b>Regulatory Framework</b> .....	<b>20</b>
State .....	20
<b>Archival Research</b> .....	<b>26</b>
SCCIC Records Search .....	26
Sacred Lands File Search .....	27
Geoarchaeological Review .....	27
Additional Research .....	29
<b>Cultural Resources Survey</b> .....	<b>35</b>
Methods .....	35
Results .....	35
<b>Resource Descriptions</b> .....	<b>39</b>
Architectural Resources .....	39
<b>Significance Evaluations</b> .....	<b>48</b>
Archaeological Resources .....	48
Architectural Resources .....	48
<b>Impacts Analysis</b> .....	<b>55</b>
Direct Impacts .....	55
Offsite Resources .....	55
<b>Conclusions and Recommendations</b> .....	<b>57</b>
Historic Architectural Resources .....	57
Archaeological Resources .....	57
<b>References</b> .....	<b>61</b>

## Appendices

- A. Personnel
- B. Sacred Lands File Search
- C. DPR 523 Forms

## List of Figures

Figure 1	Regional Location .....	2
Figure 2	Project Detail .....	3
Figure 3	Project Location .....	5
Figure 4	Project Variants .....	7
Figure 5	1937 Kirkman Map.....	13
Figure 6	The Bella Union hotel, as it appeared in 1871 after several remodels.....	16
Figure 7	The Hotel Nadeau circa 1905 in downtown Los Angeles.....	17
Figure 8	The Hotel Raymond in Pasadena circa 1890 .....	18
Figure 9	The Biltmore Hotel (1923) in downtown Los Angeles, as pictured circa 1937-1938 .....	18
Figure 10	The Hotel Statler at Figueroa and Wilshire, circa 1950s.....	19
Figure 11	Project Site Geology .....	28
Figure 12	1923 Historic Aerial Map.....	31
Figure 13	1928 Historic Aerial Map.....	32
Figure 14	1963 Historic Aerial Map.....	33
Figure 15	Confidential.....	36
Figure 16	Undeveloped Area within northern portion of Arena Site (previously used as a temporary construction staging area) (view to East).....	37
Figure 17	Survey conditions in Well Relocation Site (view to south) .....	37
Figure 18	Survey conditions in East Transportation and Hotel Site (view to SE).....	38
Figure 19	Survey conditions in West Parking Garage Site (view to north).....	38
Figure 20	Confidential.....	40
Figure 21	Confidential.....	40
Figure 22	Landscaping and hardscaping of the Hotel.....	41
Figure 23	North (front) façade, view facing south .....	42
Figure 24	North (primary) façade with a view into the courtyard.....	42
Figure 25	East (side) façade, view facing west.....	43
Figure 26	Turf and Sky Apartment Motel Postcard.....	44
Figure 27	10212 South Prairie Avenue, looking east.....	45
Figure 28	10204 South Prairie Avenue, looking southeast .....	46
Figure 29	10204 South Prairie Avenue, looking west .....	47
Figure 30	10226 South Prairie Avenue, looking west .....	48

## List of Tables

Table 1	Confidential.....	26
Table 2	City of Inglewood Building Permits .....	34
Table 3	Buildings Present on Project Site and Alternate Prairie Access Variant .....	39

# EXECUTIVE SUMMARY

---

**Introduction and Project Description Summary.** The City of Inglewood (City) has retained Environmental Science Associates (ESA) to conduct a cultural resources assessment for the Inglewood Basketball and Entertainment Center (Proposed Project) in support of an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA). The Project proposes the construction and operation of the Inglewood Basketball and Entertainment Center (IBEC), which would include an approximately 915,000-square-foot (sf), 18,000-fixed-seat arena suitable for National Basketball Association (NBA) games, public plaza, outdoor stage, community space, practice facility, sports medicine clinic, team offices, retail/restaurants, a hotel, employee access pavilion, and a parking facilities for team and public parking. These activities are referred to collectively as the Proposed Project. The City is the lead agency pursuant to CEQA.

The Project Site is located in the southwestern portion of the City of Inglewood within Los Angeles County, approximately 10 miles south/southwest of downtown Los Angeles. The 28-acre Project Site consists of five components (the Arena Site, the West Parking Garage Site, the East Transportation and Hotel Site, and the Well Relocation Site) situated on the south side of West Century Boulevard, near the intersection of South Prairie Avenue. There are two Project Variants that, while not part of the Proposed Project, are being identified and analyzed to provide the flexibility to allow the City to approve them. The West Century Boulevard Pedestrian Bridge Variant would result in the construction of a second pedestrian bridge across West Century Boulevard, connecting a retail portion of the Arena Site to the Hollywood Park Specific Plan (HPSP) area to the north. The Alternate Prairie Access Variant would expand the boundary of the Arena Site portion of the Project Site by adding two additional properties to the Proposed Project: 10204 South Prairie Avenue and 10226 South Prairie Avenue.

**Archival Research Summary.** A records search for the Proposed Project was conducted on May 7, 2018, by ESA staff at the California Historical Resources Information System (CHRIS) South Central Coastal Information Center (SCCIC) housed at California State University, Fullerton. The records search included a review of recorded archaeological resources and previous studies within the Project Site and a 0.5-mile radius of the Project Site, and historic architectural resource studies within or adjacent to the Project Site. Additionally, the National Register of Historic Places (National Register) and California Register of Historical Resources (California Register) were reviewed to determine if listed resources are located within 1 mile of the Project Site. The records search indicates that four cultural resources studies have been conducted within a 0.5-mile radius of the Project Site. Of the four previous studies, only two studies (LA-10567 and LA-11150) are adjacent. None of the previous studies overlaps the Project Site. The records search also indicates that no archaeological resources have been previously recorded within the Project Site or the 0.5-mile records search radius. The only National or California Register-listed architectural historical resource within 1 mile of the Project Site is The Forum (19-190892).

The California Native American Heritage Commission (NAHC) maintains a confidential Sacred Lands File (SLF) which contains sites of traditional, cultural, or religious value to the Native American community. The NAHC was contacted on April 24, 2018, to request a search of the SLF. The NAHC responded to the request in a letter dated April 25, 2018, with negative finding. Assembly Bill 52 (AB 52) and Senate Bill 18 (SB 18) consultation conducted for the Proposed Project by the City is separately documented in Section 3.4, Cultural and Tribal Cultural Resources, of the Draft EIR.

A geoarchaeological review was conducted by ESA. The review was informed by study of the geological mapping of the Project Site and vicinity, historic topographic maps, historic aerial photographs, mapped soils, and a review of the geotechnical data for the site. The purpose of the review was to characterize the geology of, and assess the potential for the presence of, subsurface archaeological resources in the Project Site. The geoarchaeological review indicates that much of the Project Site is underlain by Pleistocene-aged alluvium which has low potential for intact archaeological deposits. An area of Late Pleistocene to Holocene alluvium is mapped along South Doty Avenue between the northern portion of the Arena Site and East Transportation and Hotel Site; the Late Pleistocene to Holocene alluvium has high potential to contain buried archaeological deposits. However, the entirety of the Project Site has been subject to prior disturbance that includes some or all of the following: previous development, demolition of structures and removal of foundations and other components, and regular maintenance including grading and/or plowing. The likely net effect of these actions, particularly in areas with little to no younger alluvium, would have caused the disturbance or removal of cultural resources, which further reduces the prehistoric archaeological sensitivity of these areas.

Historic maps and aerial photographs were examined for historical information about the development of land uses on the Project Site and to contribute to an assessment of the Project Site's archaeological sensitivity. The review indicates the Project Site and its vicinity remained undeveloped until the 1920s—when residential development began. Between 1928 and 1963, the area became nearly fully developed with single- and multi-family residences, while the properties within the Project Site along West Century Boulevard and South Prairie Avenue transitioned from residential to commercial use. Between 1952 and 1963 many of the single family residences and lower density multi-family residences east of South Prairie Avenue were replaced with apartment buildings, hotels, and commercial buildings that encompassed most of any given parcel with zero or minimal lot line setbacks.

**Survey Summary.** Cultural resources surveys of the Project Site were conducted by ESA cultural resources specialists on April 24 and May 10, 2018. All individuals that conducted surveys are specialists in their field and meet the Secretary of the Interior's Professional Qualifications Standards. The surveys were aimed at identifying historic architectural resources and archaeological resources within the Project Site. Areas with visible ground surface were subject to pedestrian survey using transect intervals spaced no more than 10 meters (approximately 30 feet) apart. Existing on-site buildings and structures, as well as the immediate surroundings, were photographed. Two historic-age architectural resources (Turf and Sky Motel and 10212 South Prairie Avenue) were identified on the Project Site that required evaluation to determine if they

are historical resources for the purposes of CEQA. Two archaeological resources were identified on the Project Site as a result of the archaeological resources survey.

**Conclusions and Recommendations.** There are two historic-age architectural resources (Turf and Sky Motel and 10212 South Prairie Avenue) on the Project Site. They were evaluated and are not recommended eligible for listing in the National Register or California Register under Criteria A/1-D/4. As such, they do not qualify as historical resources under CEQA and the Proposed Project would not result in a direct impact to historical resources. Impacts to offsite historical resources were also analyzed. The only listed historical resource is The Forum, which is approximately 1 mile to the north. It was determined that the Proposed Project would not materially alter The Forum; therefore, the Proposed Project would not result in impacts to offsite historical resources. No further work is recommended for these resources.

The archaeological survey identified two archaeological resources within the Project Site. Due to their isolated nature and lack of clear cultural context, they are not eligible for listing in the National Register or California Register and do not otherwise qualify as historical or unique archaeological resources pursuant to CEQA. The likelihood of encountering prehistoric and/or historic-period archaeological deposits is low, especially given the degree of disturbance within the Project Site, which has included the construction and demolition of residential and commercial buildings; deposits that may have underlain the Project Site have likely been destroyed. However, there still exists the possibility that Project-related ground disturbance, which will extend to a maximum depth of 35-feet below ground surface, could encounter archaeological deposits that qualify as historical resources or unique archaeological resources pursuant to CEQA. Therefore, recommended mitigation measures for the retention of a qualified archaeologist, cultural resources sensitivity training, archaeological and Native American monitoring, and inadvertent discovery protocols are provided in the *Conclusion and Recommendations* section at the close of this report.

This page intentionally left blank

# INGLEWOOD BASKETBALL AND ENTERTAINMENT CENTER PROJECT

---

## Cultural Resources Assessment Report

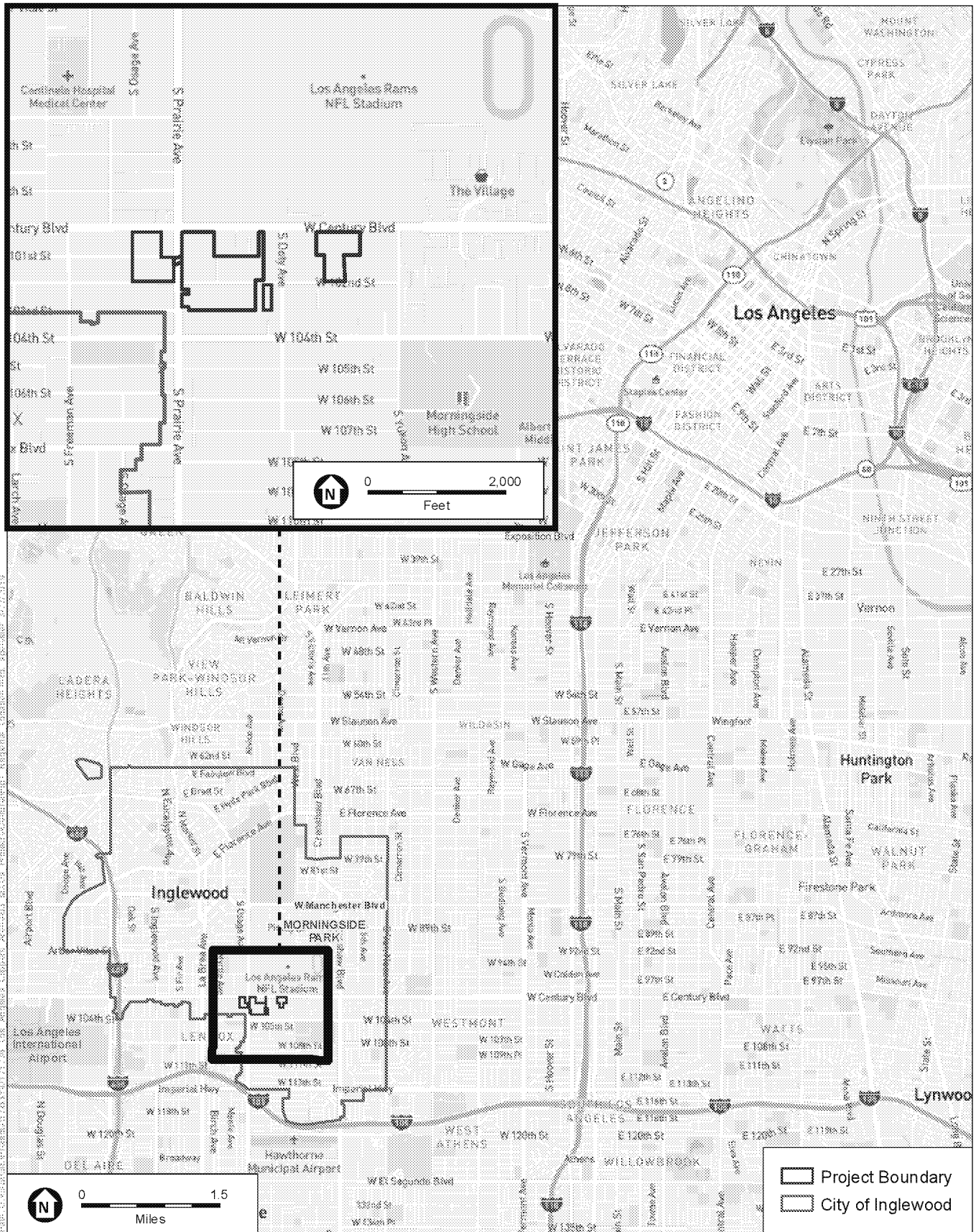
### Introduction

The City of Inglewood (City) has retained Environmental Science Associates (ESA) to conduct a cultural resources assessment for the Inglewood Basketball and Entertainment Center Project (Proposed Project) in support of an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA). The Project would include the construction and operation of the Inglewood Basketball and Entertainment Center (IBEC), an approximately 915,000 square foot (sf), 18,000-fixed-seat arena suitable for National Basketball Association (NBA) games, public plaza, outdoor stage, community space, practice facility, sports medicine clinic, team offices, retail/restaurants, employee access pavilion, and a parking facilities for team and public parking. These activities are referred to collectively as the Proposed Project. The City is the lead agency pursuant to CEQA.

ESA personnel involved in the preparation of this report are as follows: Monica Strauss, M.A., RPA, Project Director; Sara Dietler, B.A., Project Manager; Amber Grady, M.A. and Michael Vader, B.A., report authors; Chris Taylor, M.H.P., Vanessa Ortiz, M.A., RPA, and Amber-Marie Madrid, B.A., surveyors; Chris Lockwood, Ph.D. geoarchaeological review, and Jessie Lee, GIS specialist. Resumes of key personnel are included in **Appendix A**.

### Project Location and Description

The Project Site is located in the southwestern portion of the City of Inglewood within Los Angeles County, approximately 10 miles south/southwest of downtown Los Angeles (**Figure 1**). The 28-acre Project Site consists of five components (the Arena Site, the West Parking Garage Site, the East Transportation and Hotel Site, and the Well Relocation Site), situated south of West Century Boulevard, near its intersection with South Prairie Avenue (**Figure 2**). The Arena Site is bounded by West Century Boulevard on the north, South Prairie Avenue on the west, South Doty Avenue on the east, and an imaginary straight line extending east from West 103<sup>rd</sup> Street to South Doty Avenue to the south. A portion of West 102<sup>nd</sup> Street between South Prairie Avenue and the halfway point between South Prairie Avenue and South Doty Avenue would be vacated to allow construction on the Arena Site. The Arena Site would be occupied by a proposed event arena, team offices, a sports medicine clinic, a parking garage, a public plaza, community facilities, and retail and restaurant uses.

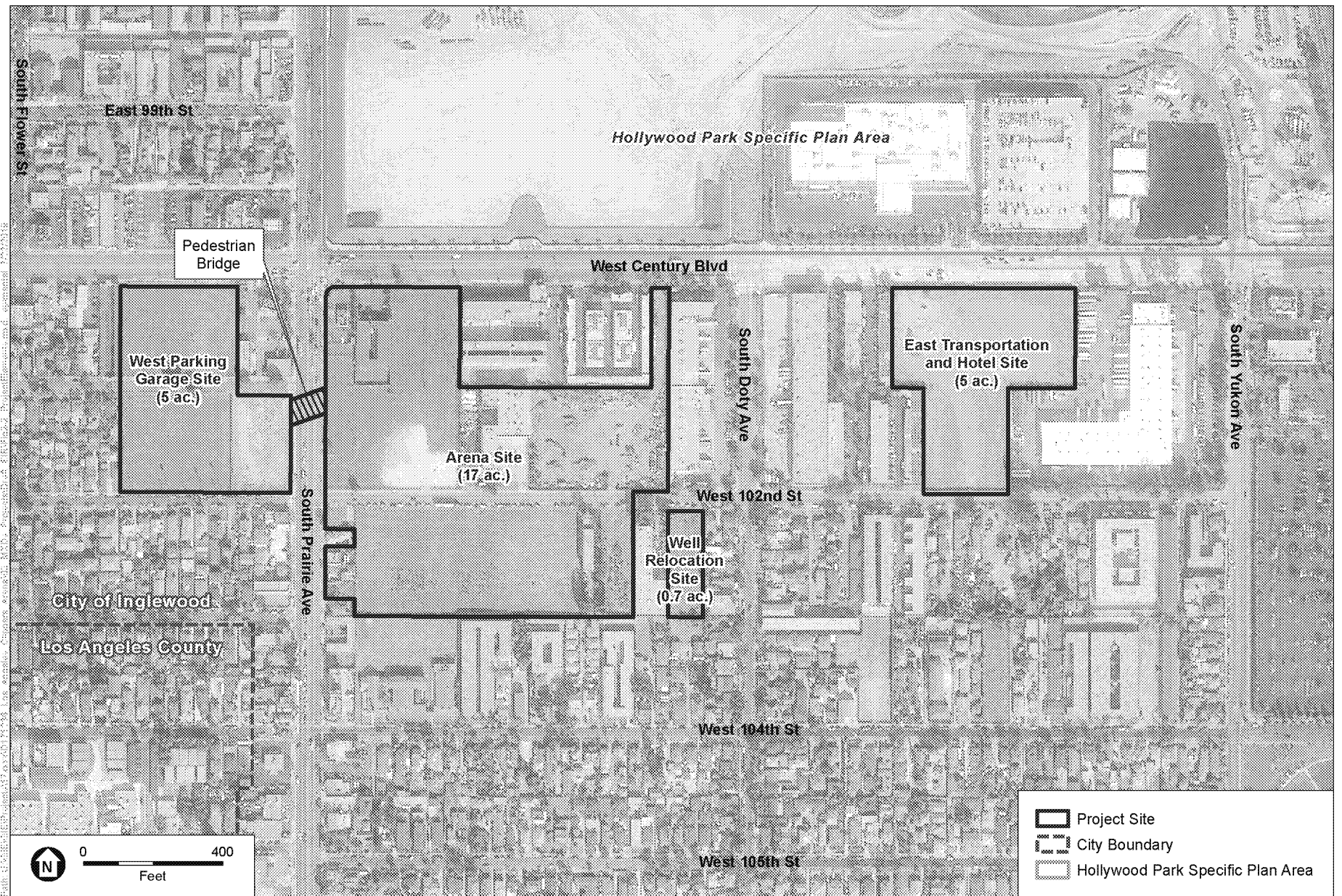


SOURCE: Open Streetmap, 2018; ESA, 2019.

Ingwood Basketball and Entertainment Center

**Figure 1**  
Regional Location





SOURCE: TerraServer, 2018; ESA, 2019.

Inglewood Basketball and Entertainment Center

**Figure 2**  
Project Elements

The West Parking Garage Site is an approximately 5-acre site on the north and south sides of West 101<sup>st</sup> Street, bounded by West Century Boulevard to the north, hotel and residential uses to the west, South Prairie Avenue to the east, and West 102<sup>nd</sup> Street to the south. A portion of West 101<sup>st</sup> Street between South Prairie Avenue and the western edge of the Project Site would be vacated to allow construction of the parking garage. This site would accommodate a new parking garage, and would include a pedestrian bridge across South Prairie Avenue connecting the parking garage to retail uses on the Arena Site.

The East Transportation and Hotel Site is an approximately 5-acre site bounded by West Century Boulevard to the north; vacant, industrial and commercial uses to the east and west; and West 102<sup>nd</sup> Street to the south. This site would include a two-story parking garage with the first floor serving as a transportation hub. The transportation hub includes a staging area for private or charter buses and a drop-off, staging, and pick-up area for Transportation Network Company (TNC) vehicles and taxis serving the Arena Site. The second floor of the garage would provide parking for patrons of the Arena Site.

The Well Relocation Site is an approximate 0.7-acre site located at 3812 West 102<sup>nd</sup> Street, surrounded by vacant land to the west and south and bounded by residential uses to the east. This parcel would accommodate a new Water Well #8, including its associated infrastructure.

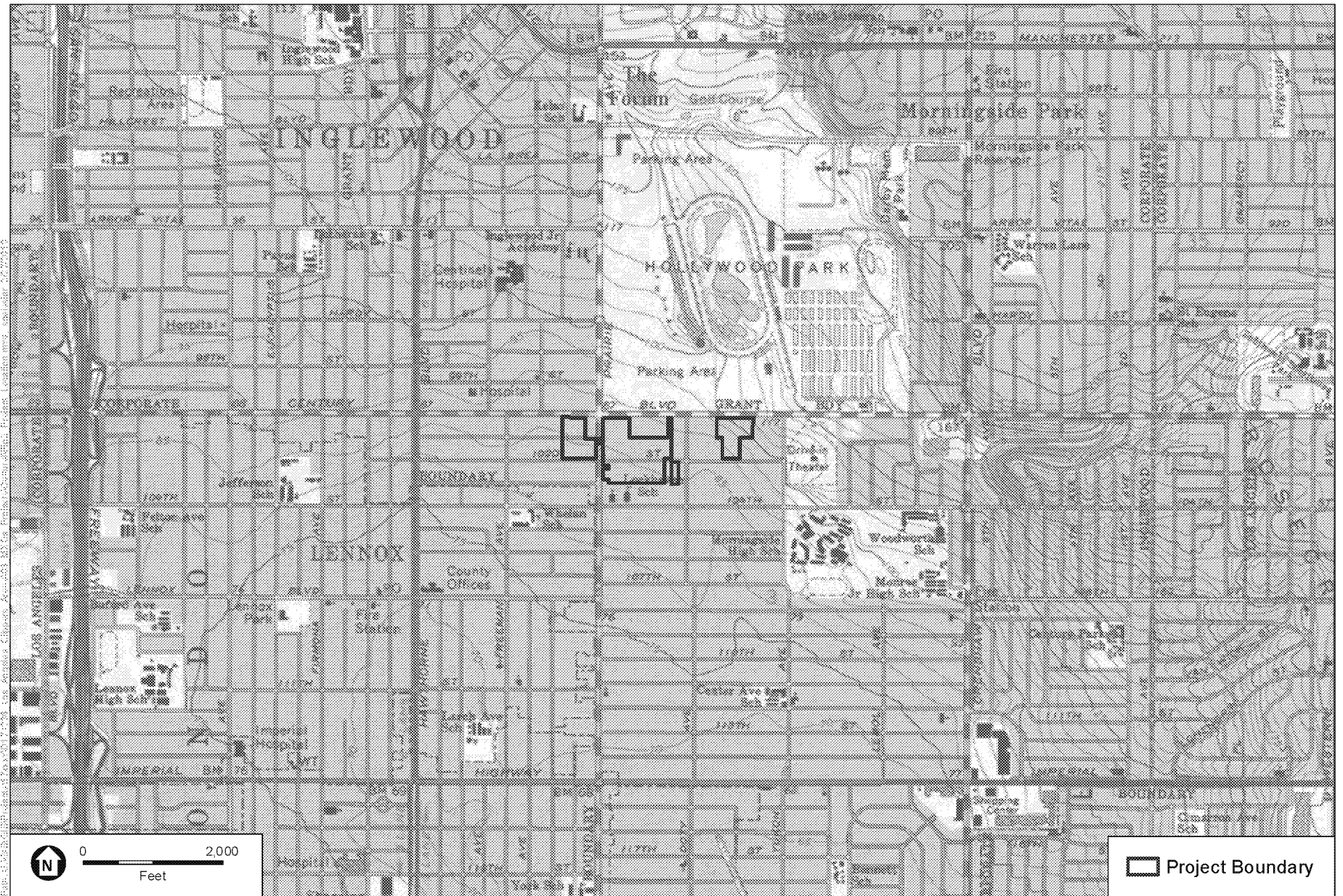
The Project Site is located within Section 3 and unsectioned portions of Township 3 South, Range 14 West on the Inglewood, CA (2018) 7.5-minute US Geologic Survey (USGS) topographic quadrangle (**Figure 3**).

The Proposed Project would include demolition of approximately 54,098 sf of existing on-site vacant and commercial uses across multiple parcels for the construction of the Proposed Project.

### ***Project Variants***

The Proposed Project includes two Project Variants that would alter circulation infrastructure. These Project Variants are briefly described in this chapter and are fully described in Chapter 5, Project Variants, of the EIR. These Project Variants are not proposed as part of the Project because there is some uncertainty about their feasibility. They are being identified and analyzed to provide the flexibility to allow the City to approve them as part of the Proposed Project, if desired. Therefore, analysis of the Project Variants is included in Chapter 5, Project Variants, of the EIR.

Each Project Variant would include the same parking/loading, mechanical equipment, vehicular circulation, Transportation Demand Management program, streetscape improvements, and sustainability features as the Proposed Project. The Project Variants are not mutually exclusive—the City potentially could approve either or both.



SOURCE: USGS 7.5' Topo Quad Inglewood 1978; 1982.

Inglewood Basketball and Entertainment Center

**Figure 3**  
Project Location

## **West Century Boulevard Pedestrian Bridge Variant**

The West Century Boulevard Pedestrian Bridge Variant would result in the construction of a second pedestrian bridge across West Century Boulevard, connecting a retail portion of the Arena Site to the HPSP area to the north. The pedestrian bridge would provide a vertical clearance of approximately 14-15 feet over West Century Boulevard. The pedestrian bridge would connect with similar retail uses on the north side of West Century Boulevard. The pedestrian bridge would be constructed of materials similar to the Proposed Project's retail building in the plaza or the Arena Structure. The West Century Boulevard Pedestrian Bridge Variant could be incorporated into the development of either the Proposed Project or the Alternate Prairie Access Variant. No additional parcels would need to be acquired to implement this Project Variant.

This Project Variant is being included because it is unknown whether the property owner north of the Project Site would agree to connect a pedestrian bridge to their property on the north side of West Century Boulevard. The pedestrian bridge connection north of West Century Boulevard could tie into future retail or other uses planned on that site. Because there is uncertainty about whether a pedestrian bridge could tie into the property to the north, this element is being evaluated as a Project Variant.

## **Alternate Prairie Access Variant**

This Project Variant would expand the boundary of the Arena Site portion of the Project Site by adding two additional properties to the Proposed Project: 10204 South Prairie Avenue and 10226 South Prairie Avenue (**Figure 4**). These two properties currently contain residential buildings; a single-family home and a triplex. Under this Project Variant, the properties would be acquired through voluntary sales by the property owners to the project applicant. The residential buildings on these two properties would be acquired and demolished as part of the Proposed Project, if this variant were implemented. The acquisition and demolition of these two structures would allow the Arena Structure to be shifted slightly. As part of the Alternate Prairie Access Variant, the drop-off area for employees, team members, and visitors to the Arena Site would also shift slightly south, and site access to South Prairie Avenue would be slightly shifted south to more closely align with West 103<sup>rd</sup> Street. However, the overall circulation plan for the Project Site would not change.

This Project Variant is being included because whether the owners of these residential properties will agree to sell them to the project applicant is unknown at this time. For this reason, there is uncertainty about whether these parcels will be acquired.



# Background

## Natural Setting

The Project Site is located within the fully urbanized City of Inglewood. The Project Site is surrounded by residential and commercial development to the west, south, and east, and the HPSP Area to the north. HPSP Adjusted Baseline project is under construction. The HPSP includes commercial, office, residential, parking, and sports stadium uses. Historic topographic maps dating to the 1920s and 1930s indicate a north-south trending ephemeral drainage originating north from the Baldwin Hills and ending just north of the Project Site's northern boundary. The drainage was eventually impacted by the development of Hollywood Park in the 1940s.

## Prehistoric Setting

Based on recent research in the region (Homburg et al., 2014), the following prehistoric chronology has been divided into four general time periods: the Paleocoastal Period (12,000 to 8,000 Before Present [B.P.]), the Millingstone Period (8,000 to 3,000 B.P.), the Intermediate Period (3,000 to 1,000 B.P.), and the Late Period (1,000 B.P. to the time of Spanish Contact in A.D. 1542). This chronology is manifested in the archaeological record by particular artifacts and burial practices that indicate specific technologies, economic systems, trade networks, and other aspects of culture

### **Paleocoastal Period (12,000–8,000 B.P.)**

While it is not certain when humans first came to California, their presence in southern California by about 11,000 B.P. has been well documented. At Daisy Cave, on San Miguel Island, cultural remains have been radiocarbon dated to between 11,100 and 10,950 B.P. (Byrd and Raab, 2007). During this time period, the climate of southern California became warmer and more arid and the human population, residing mainly in coastal or inland desert areas, began exploiting a wider range of plant and animal resources (Byrd and Raab, 2007).

Possible evidence of a Paleocoastal occupation comes from site CA-LAN-61, located on a bluff top east of Lincoln Boulevard about 4.75 miles northwest of the Project Site, and site CA-LAN-63, located to the west of Lincoln Boulevard about 4.80 miles northwest of the Project Site. The evidence of occupation includes artifact types that generally date to early periods, although no radiocarbon dates from either site confirm an early occupation (Homburg et al., 2014).

### **Millingstone Period (8,000–3,000 B.P.)**

During the Millingstone period, there is evidence for the processing of acorns for food and a shift toward a more generalized economy. The first definitive evidence of human occupation in the Los Angeles area dates to at least 8,000 years B.P. and is associated with the Millingstone cultures (Wallace, 1955; Warren, 1968).

Millingstone cultures were characterized by the collection and processing of plant foods, particularly acorns, and the hunting of a wider variety of game animals (Byrd and Raab, 2007; Wallace, 1955). Millingstone cultures also established more permanent settlements that were

located primarily on the coast and in the vicinity of estuaries, lagoons, lakes, streams, and marshes where a variety of resources, including seeds, fish, shellfish, small mammals, and birds, were exploited. Early Millingstone occupations are typically identified by the presence of handstones (manos) and millingstones (metates), while those Millingstone occupations dating later than 5,000 B.P. contain a mortar and pestle complex as well, signifying the exploitation of acorns in the region.

The earliest confirmed human occupation associated with the Millingstone Period dates to approximately 8,000 to 7,000 B.P. Site CA-LAN-64, located at the top of the Westchester Hills about 5.1 miles northwest of the Project Site, appears to have been occupied by small seasonal foraging groups subsisting on a mix of terrestrial and marine resources (Altschul et al., 2007).

### **Intermediate Period (3,000–1,000 B.P.)**

During the Intermediate period, many aspects of Millingstone culture persisted, but a number of socioeconomic changes occurred (Erlandson, 1994; Wallace, 1955; Warren, 1968). The native populations of southern California were becoming less mobile and populations began to gather in small sedentary villages with satellite resource-gathering camps. Increasing population size necessitated the intensified use of existing terrestrial and marine resources (Erlandson, 1994). Evidence indicates that the overexploitation of larger, high-ranked food resources may have led to a shift in subsistence, towards a focus on acquiring greater amounts of smaller resources, such as shellfish and small-seeded plants (Byrd and Raab, 2007).

This period is characterized by increased labor specialization, expanded trading networks for both utilitarian and non-utilitarian materials, and extensive travel routes. Although the intensity of trade had already been increasing, it now reached its zenith, with asphaltum (tar), seashells, and steatite being traded from southern California to the Great Basin. Use of the bow and arrow spread to the coast around 1,500 B.P, largely replacing the dart and atlatl (Homburg et al., 2014). Increasing population densities, with ensuing territoriality and resource intensification, may have given rise to increased disease and violence between 3,300 and 1,650 B.P. (Raab et al., 1995).

Archaeological sites with components that also date to this period include CA-LAN -61, -62, -63, -64, and -206, which are within 4.75 to 5.1 miles of the Project Site. Current data suggests that during the Intermediate Period, sites on bluff tops and lowland areas were occupied at the same time. At least some permanent settlements on bluff tops (CA-LAN-63, -64, and -206) appear to have been highly structured, with areas set aside for refuse disposal, burials, ritual activities, and food-processing. Sites in the lowland areas (CA-LAN-62) appear to have been utilized primarily for resource procurement and processing. Recovery of numerous microblades from CA-LAN-61 and the prevalence of stone beads with a decrease in shell beads, coupled with linguistic and osteological data, have been interpreted as representative of a migration of desert (or non-maritime) groups in to the area (Homburg et al., 2014; Sutton, 2009).

## Late Period (1,000 B.P.–A.D. 1542)

The Late Period is associated with the florescence of the people who later became known as the “Gabrielino,”<sup>1</sup> and who are estimated to have had a population numbering around 5,000 in the pre-contact period. The Gabrielino occupied what is presently Los Angeles County and northern Orange County, along with the southern Channel Islands, including Santa Catalina, San Nicholas, and San Clemente (Kroeber, 1925). This period saw the development of elaborate trade networks and use of shell-bead currency. Fishing became an increasingly significant part of subsistence strategies at this time, and investment in fishing technologies, including the plank canoe, are reflected in the archaeological record (Erlandson, 1994; Raab et al., 1995). Settlement at this time is believed to have consisted of dispersed family groups that revolved around a relatively limited number of permanent village settlements that were located centrally with respect to a variety of resources.

In contrast to other parts of southern California, occupation appears to decrease during the Late Period, possibly due to drier conditions in the area. Sites with Late Period components include CA-LAN-61, -62, and -63, which are within about 5 miles of the Project Site. During this time period, a formal or dedicated cemetery was established at site CA-LAN-62, which would continue in use into the Historic Period, which began after contact (Homburg et al., 2014).

## Ethnographic Setting

### Protohistoric Period (A.D. 1542 to 1771)

The Project Site is located in a region traditionally occupied by the Gabrielino Indians. The term “Gabrielino” is a general term that refers to those Native Americans who were administered by the Spanish at the Mission San Gabriel Arcángel. Their neighbors included the Chumash and Tataviam to the north, the Juañeno to the south, and the Serrano and Cahuilla to the east. The Gabrielino are reported to have been second only to the Chumash in terms of population size and regional influence (Bean and Smith, 1978). The Gabrielino language is part of the Takic branch of the Uto-Aztecan language family.

At the time of Spanish contact in A.D. 1542, also the beginning of what is known as the Protohistoric Period (A.D. 1542 to 1771), many Gabrielino practiced a religion that was centered around the mythological figure Chinigchinich (Bean and Smith, 1978). This religion may have been relatively new when the Spanish arrived, and at that time was spreading to other neighboring Takic groups. The Gabrielino practiced both cremation and inhumation of their dead. A wide variety of grave offerings, such as stone tools, baskets, shell beads, projectile points, bone and shell ornaments, and otter skins, were interred with the deceased.

Coming ashore on Santa Catalina Island in October of 1542, Juan Rodriguez Cabrillo was the first European to make contact with the Gabrielino; the 1769 expedition of Portolá also passed through Gabrielino territory (Bean and Smith, 1978). Native Americans suffered severe

---

<sup>1</sup> The term “Gabrielino” is a general term that refers to those Native Americans who were administered by the Spanish at the Mission San Gabriel Arcángel. Prior to European colonization, the Gabrielino occupied a diverse area that included: the watersheds of the Los Angeles, San Gabriel, and Santa Ana rivers; the Los Angeles basin; and the islands of San Clemente, San Nicolas, and Santa Catalina. Some modern tribal groups use alternative spellings.



depopulation and their traditional culture was radically altered after Spanish contact. Nonetheless, Gabrielino descendants still reside in the greater Los Angeles and Orange County areas and maintain an active interest in their heritage.

## Historic Setting

### Spanish Period (A.D. 1769 – 1821)

Although Spanish explorers made brief visits to the region in 1542 and 1602, sustained contact with Europeans did not commence until the onset of the Spanish Period. In 1769 Gaspar de Portolá led an expedition from San Diego, passing through the Los Angeles Basin and the San Fernando Valley, on its way to the San Francisco Bay (McCawley, 1996). Father Juan Crespi, who accompanied the 1769 expedition, noted the suitability of the Los Angeles area for supporting a large settlement. This was followed in 1776 by the expedition of Father Francisco Garcés (Johnson and Earle, 1990).

In the late 18th century, the Spanish began establishing missions in California and forcibly relocating and converting native peoples as well as exposing them to diseases that they had no resistance to. Mission San Gabriel Arcángel was founded on September 8, 1771, and Mission San Fernando Rey de España on September 8, 1797. By the early 1800s, the majority of the surviving Gabrielino had entered the mission system, either at San Gabriel or San Fernando. Mission life offered some degree of security in a time when traditional trade and political alliances were failing and epidemics and subsistence instabilities were increasing. This lifestyle change also brought with it significant negative consequences for Gabrielino health and cultural integrity.

On September 4, 1781, El Pueblo de la Reina de los Angeles was established not far from the site where Portolá and his men camped during their 1769 excursion, with a land grant of 28 acres issued to California Governor Felipe de Neve in 1781 (Gumprecht, 2001). The pueblo was established in response to the increasing agricultural needs of Spanish missions and presidios in California. The original pueblo consisted of a central square surrounded by twelve houses and a series of agricultural fields. Thirty-six fields occupied 250 acres between the town and the river to the east (Gumprecht, 2001).

By 1786, the flourishing pueblo attained self-sufficiency and funding by the Spanish government ceased. Fed by a steady supply of water and an expanding irrigation system, agriculture and ranching grew; and by the early 1800s the pueblo produced surplus wheat, corn, barley, and beans for export. A large number of livestock, including cattle and sheep, grazed in the surrounding lands (Gumprecht, 2001).

A Gabrielino village, or “rancheria,” known as Guaspét, or Guasna or Gaucha, appears to have been located northwest of the Project Site. Based on mission baptism records, the rancheria appears to have been occupied from about 1790 to 1820 (Reedy, 2015). At least 193 people are known to have lived at the rancheria and been baptized. Records suggest that recruitment into the mission system did not occur until native populations in closer proximity to Mission San Gabriel had been assimilated, and after grazing expanded into the Project Site vicinity, bringing native inhabitants of the region into closer contact with Spanish-era ranchers (Stoll et al., 2009).

A 1937 map titled *The Kirkman-Harriman Pictorial and Historical Map of Los Angeles County 1860 A.D.-1937 A.D.* depicts approximate locations of Gabrielino villages in Los Angeles (Figure 5). It depicts the location of unnamed villages about 2 to 5 miles north of the Project Site.

### **Mexican Period (A.D. 1821-1848)**

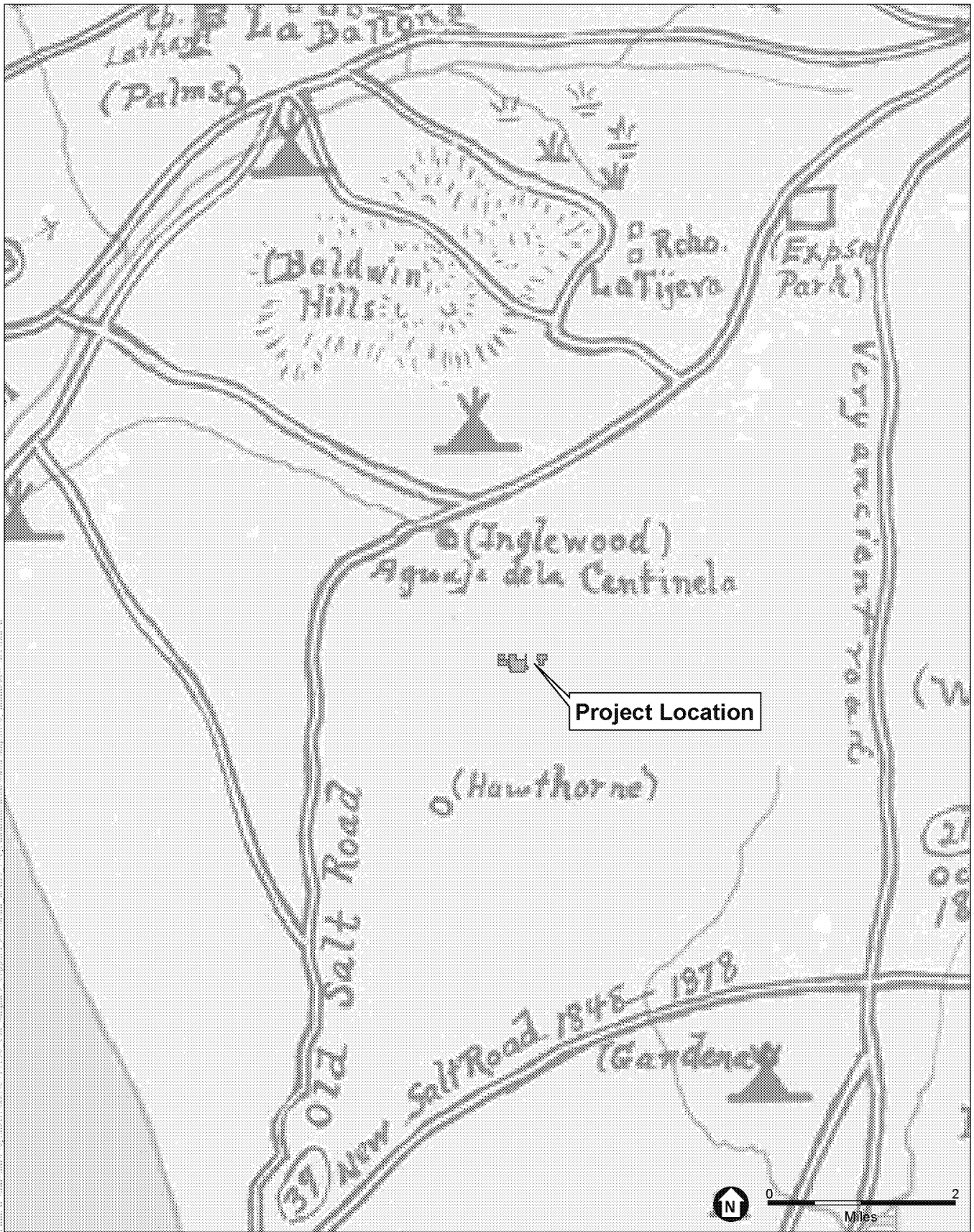
After Mexico gained its independence from Spain in 1821, Los Angeles became the capital of the California territory in 1835 (Gumprecht, 2001). Mexico continued to promote settlement of California with the issuance of land grants. In 1833, Mexico began the process of secularizing the California missions, reclaiming the majority of mission lands and redistributing them as land grants throughout California. According to the terms of the Secularization Law of 1833 and Regulations of 1834, at least a portion of the lands would be returned to the Native populations, but this did not always occur (Milliken et al., 2009). Because of the disbursement that the Gabrielino populations suffered during the Mission period no land was returned to the Gabrielino Tribes.

During the Mexican Period many ranchos continued to be used by settlers for cattle grazing. Hides and tallow from cattle became a major export for Mexican settlers in California, known as Californios, many of whom became wealthy and prominent members of society. The Californios led generally easy lives, leaving the hard work to vaqueros and Indian laborers (Pitt, 1994; Starr, 2007).

### **American Period (A.D. 1848-present)**

Mexico ceded California to the United States as part of the Treaty of Guadalupe Hidalgo in 1848. California officially became one of the United States in 1850. While the treaty recognized the right of Mexican citizens to retain ownership of land granted to them by Spanish or Mexican authorities, the claimant was required to prove their right to the land before a patent was given. The process was lengthy and generally resulted in the claimant losing at least a portion of their land to attorney's fees and other costs associated with proving ownership (Starr, 2007).

When the discovery of gold in northern California was announced in 1848, an influx of people from other parts of North America flooded into California and the population of Los Angeles tripled between 1850 and 1860. The increased population led to additional demand of the Californios' cattle. As demand increased, the price of beef skyrocketed and Californios reaped the benefits. However, a devastating flood in 1861, followed by droughts in 1862 and 1864, led to a rapid decline of the cattle industry; over 70 percent of cattle perished during these droughts (McWilliams, 1946; Dinkelspiel, 2008). These natural disasters, coupled with the burden of proving ownership, caused many Californios to lose their lands during this period. Former ranchos were subsequently subdivided and sold for agriculture and residential settlement (Gumprecht, 2001; McWilliams, 1946).



SOURCE: Kirkman, 1937

Inglewood Basketball and Entertainment Center

**Figure 5**

1937 Kirkman Map



Los Angeles was connected to the Transcontinental Railroad via San Francisco on September 5, 1876, and the population again exploded. The city would experience its greatest growth in the 1880s when two more direct rail connections to the East Coast were constructed. The Southern Pacific Railroad completed its second transcontinental railway, the Sunset Route from Los Angeles to New Orleans, in 1883 (Orsi, 2005). In 1885, the Santa Fe Railroad completed a competing transcontinental railway to San Diego, with connecting service to Los Angeles (Mullaly and Petty, 2002). The resulting fare wars led to an unprecedented real estate boom. Despite a subsequent collapse of the real estate market, the population of Los Angeles increased 350 percent from 1880 to 1890 (Dinkelspiel, 2008). Los Angeles continued on its upward trajectory in the first few decades of the 20th century with the rise of tourism, automobile travel, and the movie industry (McWilliams, 1946).

## History of Inglewood

### ***Settlement of Inglewood***

During the rancho period. The City of Inglewood was part of the *Rancho Aguaje de la Centinela* and the *Rancho Sausal Redondo*. A year after Mexico gained independence from Spain and control of California in 1822, Los Angeles resident Antonio Avila received a land grant for *Rancho Sausal Redondo* and grazed cattle there as well. The rancho encompassed the areas that are now the Cities of Redondo Beach, Inglewood, Hawthorne, El Segundo, Lawndale, Manhattan Beach and Hermosa Beach. In 1834 Ygnacio Machado, one of the original leather jacket soldiers that escorted settlers to Los Angeles, built the Centinela Adobe. The Centinela Adobe, located approximately 2.5 miles from the Project Site, was in the center of what became a 2,200-acre ranch on a portion of the *Rancho Sausal Redondo*. Machado had moved onto what he claimed was still public land, which was granted to him as the *Rancho Aguaje de la Centinela*.

Soon after, Machado traded the *Rancho Aguaje de la Centinela* for a keg of whiskey and a home in the Pueblo of Los Angeles. The property traded hands many times and was eventually acquired by a Scottish nobleman named Robert Burnett, who eventually added the much larger *Rancho Sausal Redondo* to his holdings and once again combined the ranchos. Burnette eventually returned to Scotland and leased the ranch to a Canadian immigrant who was considered by many to be the founding father of Inglewood: Daniel Freeman. In spite of drought and other hardship Freeman successfully farmed barley on the ranch, and purchased it from Burnette with gold in 1885. Freeman went on to become a major land developer in Inglewood (Kielbasa, 1998).

Centinella Springs (California Historical Landmark 363), or Aguaje de Centinela, was a valued source of spring water for the *Rancho Aguaje de la Centinela* and was described as continuously existing since the Pleistocene Era. The site is still located at the corner of Centinela Avenue and Florence Boulevard, approximately 2 miles north of the Project Site in the City of Inglewood (OHP 2019).

Excursion trains from Los Angeles brought many prospective land buyers to Inglewood and it was able to grow to 300 residents by 1888. On May 21, 1888, a school opened with 33 students. Around this time, businesses, including Mrs. Belden's Boarding House, two grocery stores, a drug store, a planning mill, a wagon repair shop, a plumbing shop, a livery stable, and five real estate offices, were built on Commercial Street (now La Brea) (Waddingham, 1994). With a

population of about 1,200, Inglewood was incorporated on February 10, 1908. That same year, the high school building was completed (Waddingham, 1994).

On the evening of June 21, 1920, a large earthquake struck Inglewood. While there was a lot of damage to buildings, there was no loss of life. The next few days saw a large number of tourists coming to Inglewood to view the damage. The climate impressed the visitors who had previously never been to Inglewood, and many settled there. The population grew to 3,286 in 1920, and in the next two years the population doubled, making Inglewood the fastest growing city in the nation at that time (Waddingham, 1994).

The Andrew Bennett Ranch was leased by the City of Los Angeles and converted into Mines Field in 1927, the airport of Los Angeles. National Air Races were held on Mines Field in 1927, and the first passenger flight landed in 1928. In 1929, the Graf Zeppelin (a German hydrogen filled ridged airship) landed on the Mines Field (Waddingham, 1994).

The 1932 Olympic Games were held in Los Angeles, and three Inglewood High School alumni won medals. Many buildings in Inglewood were used as training facilities, and the marathon route went through the town (Waddingham, 1994). Until World War II, Inglewood had largely been supported by agricultural industry. The defense industries, in response to WWII, transformed Inglewood into an urban community when industrial activities brought more people to live in the city. In 1946, major airlines moved operations to the LAX airport and two new hangars needed to be constructed (Waddingham, 1994). In 1949, the airport was designated as an intercontinental air terminal by the federal government (Waddingham, 1994).

In 1967, The Forum was opened as the home of the Los Angeles Lakers of the National Basketball Association and the Los Angeles Kings of the National Hockey League. It also hosted a number of events such as concerts, rodeos, boxing, the circus, and ice shows (Waddingham, 1994). The Forum is located approximately 1 mile north of the Project Site, near the intersection of South Prairie Avenue and Manchester Boulevard. The Forum underwent a rehabilitation, was listed on the National Register of Historic Places (National Register) and the California Register of Historical Resources (California Register), and reopened in 2014. Additionally, at that time, The Form underwent an adaptation from an arena primarily designed for sporting events to an arena primarily used for music and entertainment events.

In the 1970s, a new health center was built on Manchester, north of the Project Site, and high-rise office buildings were constructed on La Brea, northwest of the Project Site (Waddingham, 1994). A new civic center was dedicated in 1973. Airport Park View Motel opened between Hollywood Park Race Track and The Forum (Waddingham, 1994). Many senior housing developments were also built in Inglewood during the 1970s.

More recent developments include the closure of the Hollywood Park Race Track, in 2013, located adjacent and to the north of the Project Site, and demolition of the track in 2016. In 2015, a new NFL stadium was approved and is currently under construction on the site of the former race track, and a new Hollywood Park Casino was opened next door.

Project Site-specific history is included in the following sections.

## Architectural Themes

The following themes were developed to provide a context for evaluation of the existing buildings on the Project Site and their potential to qualify as historical resources: Hotels and Motels, and Apartment Hotels.

### Hotels and Motels

In early America, lodging for travelers typically took the form of the public house or tavern, establishments that were granted licenses to serve alcohol in exchange for offering public lodging (Sandoval-Strausz, 2007). Following the Revolution and the War of 1812, a new generation of American hotels emerged, with a boom in hotel construction from about 1820 to 1830. By 1840, the hotel was ubiquitous across the eastern half of the United States (Sandoval-Strausz, 2007). The first hotel in the City of Los Angeles was the Bella Union, built on Main Street in downtown Los Angeles in 1835 (**Figure 6**). The Bella Union was typical of mid-19th century hotels in Los Angeles, which tended to be small operations in modest buildings. After the Civil War, larger and more luxurious hotels began to appear in downtown Los Angeles, including the Pico House Hotel built in 1864, and the Hotel Nadeau, which opened in 1882 (**Figure 7**) (Wallach, et al., 2008).



SOURCE: University of Southern California

**Figure 6**  
The Bella Union hotel, as it appeared in 1871 after several remodels



SOURCE: University of Southern California

**Figure 7**  
The Hotel Nadeau circa 1905 in downtown Los Angeles

At the end of the 19th century, American tourism began to expand rapidly as a result of increased leisure time and the availability of long-distance transportation in the form of the railroad. The expansion of the rail lines to the West Coast allowed many middle-class Americans the chance to venture west, tempted by reports of dramatic landscapes and healthful climates. The first major hotel in southern California was the Hotel Raymond, built in the fledgling town of Pasadena in 1886 (**Figure 8**). The success of the Hotel Raymond and subsequent hotels established Pasadena as a resort destination and helped bring tourists and settlers to the greater Los Angeles area (Wallach et al., 2008). By the first decades of the 20th century, Los Angeles was experiencing tremendous growth. In the first thirty years of the century, the population of Los Angeles grew from 100,000 to 1,000,000, surpassing San Francisco as the largest city in the state. In accordance with this impressive growth, Los Angeles moved away from its humble pueblo beginnings as the commercial core shifted south to the new major thoroughfares of Main, Spring, Broadway, Hill, and Olive streets. The buildings (including hotels) that rose up in this new commercial district were architect-designed structures meant to rival the architecture of San Francisco and the cities of the East Coast. Major hotels in early 20th century Los Angeles included the Alexandria Hotel (1906), the Rosslyn Hotel (1914), and the Biltmore Hotel (1923) (**Figure 9**).



SOURCE: University of Southern California

**Figure 8**  
The Hotel Raymond in Pasadena circa 1890



SOURCE: University of Southern California

**Figure 9**  
The Biltmore Hotel (1923) in downtown Los Angeles,  
as pictured circa 1937-1938



The early 20th century also marked the beginning of a business model that would come to dominate the hotel industry by the postwar period: the chain hotel. Rather than catering to an elite class looking for luxurious accommodation, the chain hotels of the 20th century focused on appealing to the masses. An early champion of this model was E.M. Statler, who opened his first hotel in Buffalo, New York in 1908. Statler poured his money into designs and furnishings that exuded home comfort, de-emphasizing location and luxury in the process. For a price aimed to draw salesmen and families on the road, Statler’s hotel offered many of the amenities that are now the staple of every hotel in America, including “private baths, telephones, clocks, full-length mirrors, readings lamps, and stationery” (Wallach et al., 2008). The hotel was an instant success and launched Statler into a career running a national hotel chain, based on a foundation of standardization and affordability that became the new standard for American hotels (Wallach et al., 2008). Indeed, Statler’s influence was even felt in Los Angeles when in 1950 he opened the Hotel Statler at the corner of Figueroa Street and Wilshire Boulevard (**Figure 10**).

The rising importance of the automobile had a profound influence on the American hotel. Initially, car owners abandoned the hotel for “autocamping,” but the rise of the new motor hotel, or motel, offered the highway traveler a hotel experience along the roadside, often far from urban centers. By about 1940, motels outnumbered hotels in the United States and became the dominant form of lodging for the American traveler during the postwar years (Sandoval-Strausz, 2007).



SOURCE: University of Southern California

**Figure 10**  
The Hotel Statler at Figueroa and Wilshire, circa 1950s

The middle of the 20th century also saw the rise of the hotel chain. Among the largest and most successful American hotel chains were Holiday Inn (discussed further below), Hilton, and Sheraton. Conrad Hilton entered the hotel business in Texas in 1919 and opened the first Hilton in Dallas in 1925. His company expanded across the nation and in 1943 Hilton became the first coast-to-coast hotel chain. In 1954, Hilton acquired the Statler Hotels. Similarly, Sheraton began

in Springfield, Massachusetts in 1937 and quickly grew into a large chain with hotels stretching the length of the east coast from Florida to Maine (Sheraton, 2016). Both Sheraton and Hilton became publicly traded companies in the 1940s and ultimately became large international corporations.

Many smaller hotel chains also emerged during the postwar years. The Doric Company was a relatively small operator of hotels and motels in the western United States during this period. In 1963, operations included eight hotels/motels in Washington State, one in Oregon, three in Idaho, and eight in California. In contrast, while Holiday Inn had humble beginnings in the motor hotel sector it grew into a successful hotel chain in the second half of the 20th century. The first Holiday Inn was opened by Kemmons Wilson in Memphis, Tennessee, in 1952. Wilson developed his hotel after finding his lodging options during family road trips expensive and lacking in amenities. With considerable government funds pouring into highway expansion in 1956, Wilson expanded his operation to cover growing demand for motels on the nation's roads. The company went public in 1967. Holiday Inn grew to be an international hotel chain and in 1972 became the first chain to exceed \$1 billion in revenues (Orrill, 2015).

## Apartment Hotels

Apartment hotels are structures that provide a room or a suite of rooms, which include facilities for food preparation as well as amenities found in standard hotels such as traditional common spaces and housekeeping services. Buildings that were advertised as apartment hotels began to be built prior to World War I. Most of these structures were large, with around 100 units per building. They were fully furnished and usually located in central business districts (SurveyLA, 2017). The construction of apartment hotels tapered after the Great Depression and did not resume again after World War II because they were not well suited to the automobile. Their function was replaced with motels with kitchenettes after World War II (SurveyLA, 2017).

## Regulatory Framework

Numerous laws and regulations require state and local agencies to consider the effects a project may have on cultural resources. These laws and regulations define important cultural resources, stipulate a process for compliance, define the responsibilities of the various agencies proposing the action, and prescribe the relationship among other involved agencies.

### State

#### California Environmental Quality Act

CEQA is the principal statute governing environmental review of projects occurring in the state and is codified at Public Resources Code (PRC) section 21000 et seq. CEQA requires lead agencies to determine if a proposed project would have a significant effect on the environment, including significant effects on historical or unique archaeological resources. Under CEQA (PRC section 21084.1), a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

The *CEQA Guidelines* (Title 14 California Code of Regulations (CCR) section 15064.5) recognize that historical resources include: (1) a resource listed in, or determined to be eligible by

the State Historical Resources Commission, for listing in the California Register of Historical Resources (California Register); (2) a resource included in a local register of historical resources, as defined in PRC section 5020.1(k) or identified as significant in a historical resource survey meeting the requirements of PRC section 5024.1(g); and (3) any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. The fact that a resource does not meet the three criteria outlined above does not preclude the lead agency from determining that the resource may be an historical resource as defined in PRC sections 5020.1(j) or 5024.1.

If a lead agency determines that an archaeological site is a historical resource, the provisions of section 21084.1 of CEQA and section 15064.5 of the CEQA Guidelines apply. If an archaeological site does not meet the criteria for a historical resource contained in the CEQA Guidelines, then the site may be treated in accordance with the provisions of section 21083, which is as a unique archaeological resource. As defined in PRC section 21083.2, a "unique" archaeological resource is an archaeological artifact, object, or site, about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

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

Pursuant to PRC section 21083.2, if the lead agency determines that a project would have a significant effect on unique archaeological resources, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place (PRC section 21083.1(a)). If preservation in place is not feasible, mitigation measures are required. The CEQA Guidelines note that if an archaeological resource is neither a unique archaeological nor a historical resource, the effects of the project on those resources shall not be considered a significant effect on the environment (CEQA Guidelines section 15064.5(c)(4)).

A significant effect under CEQA would occur if a project results in a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines section 15064.5(a). Substantial adverse change is defined as "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired" (CEQA Guidelines section 15064.5(b)(1)). According to CEQA Guidelines section 15064.5(b)(2), the significance of a historical resource is materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics that:

- A. Convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or
- B. Account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the PRC or its identification in a historical resources survey meeting the requirements of PRC section 5024.1(g), unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- C. Convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a lead agency for purposes of CEQA.

In general, a project that complies with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Standards) (Weeks and Grimer, 1995) is considered to have mitigated its impacts to historical resources to a less-than-significant level (*CEQA Guidelines* section 15064.5(b)(3)).

## California Register of Historical Resources

The California Register is “an authoritative listing and guide to be used by State and local agencies, private groups, and citizens in identifying the existing historical resources of the State and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change” (PRC section 5024.1[a]). The criteria for eligibility for the California Register are based upon National Register criteria (PRC section 5024.1[b]). Certain resources are determined by the statute to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register.

To be eligible for the California Register, a prehistoric or historic-period property must be significant at the local, state, and/or federal level under one or more of the following four criteria:

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

A resource eligible for the California Register must meet one of the criteria of significance described above, and retain enough of its historic character or appearance (integrity) to be recognizable as a historical resource and to convey the reason for its significance. It is possible that a historic resource may not retain sufficient integrity to meet the criteria for listing in the National Register, but it may still be eligible for listing in the California Register.

Additionally, the California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed on the National Register and those formally determined eligible for the National Register;
- California Registered Historical Landmarks from No. 770 onward; and
- Those California Points of Historical Interest that have been evaluated by the State Office of Historic Preservation (OHP) and have been recommended to the State Historical Commission for inclusion on the California Register.

Other resources that may be nominated to the California Register include:

- Historical resources with a significance rating of Category 3 through 5 (those properties identified as eligible for listing in the National Register, the California Register, and/or a local jurisdiction register);
- Individual historical resources;
- Historical resources contributing to historic districts; and
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as an historic preservation overlay zone.

### **California Health and Safety Code Section 7050.5**

California Health and Safety Code section 7050.5 requires that in the event human remains are discovered, the County Coroner is required to be contacted to determine the nature of the remains. In the event the remains are determined to be Native American in origin, the Coroner is required to contact the NAHC within 24 hours to relinquish jurisdiction.

### **Public Resources Code Section 5097.98**

PRC section 5097.98, as amended by Assembly Bill 2641, provides procedures in the event human remains of Native American origin are discovered during implementation of a project. PRC section 5097.98 requires that no further disturbances occur in the immediate vicinity of the discovery, that until certain required steps have been taken the discovery is adequately protected according to generally accepted cultural and archaeological standards, and that further activities take into account the possibility of multiple burials. PRC section 5097.98 further requires the NAHC, upon notification by a County Coroner, designate and notify a Most Likely Descendant (MLD) regarding the discovery of Native American human remains. The MLD has 48 hours from the time of being granted access to the site by the landowner to inspect the discovery and provide recommendations to the landowner for the treatment of the human remains and any associated grave goods.

In the event that no descendant is identified, or the descendant fails to make a recommendation for disposition, or if the land owner rejects the recommendation of the descendant, the landowner may, with appropriate dignity, reinter the remains and burial items on the property in a location that will not be subject to further disturbance.

## Assembly Bill 52 and Related Public Resources Code Sections

Assembly Bill (AB) 52 was approved by Governor Brown on September 25, 2014. The act amended PRC section 5097.94, and added PRC sections 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3. AB 52 applies specifically to projects for which a Notice of Preparation (NOP) or a Notice of Intent to Adopt a Negative Declaration or Mitigated Negative Declaration (MND) is filed.

The primary intent of AB 52 is to include California Native American Tribes early in the environmental review process and to establish a new category of resources related to Native Americans, known as Tribal cultural resources, that require consideration under CEQA. PRC section 21074(a)(1) and (2) defines Tribal cultural resources as “sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American [T]ribe” that are either included or determined to be eligible for inclusion in the California Register or included in a local register of historical resources, or a resource that is determined to be a Tribal cultural resource by a lead agency, in its discretion and supported by substantial evidence. On July 30, 2016, the California Natural Resources Agency adopted the final text for Tribal cultural resources update to Appendix G of the CEQA Guidelines, which was approved by the Office of Administrative Law on September 27, 2016.

PRC section 21080.3.1 requires that within 14 days of a lead agency determining that an application for a project is complete, or a decision by a public agency to undertake a project, the lead agency provide formal notification to the designated contact, or a Tribal representative, of California Native American Tribes that are traditionally and culturally affiliated with the geographic area of the project (as defined in PRC section 21073) and who have requested in writing to be informed by the lead agency (PRC section 21080.3.1(b)). Tribes interested in consultation must respond in writing within 30 days from receipt of the lead agency’s formal notification and the lead agency must begin consultation within 30 days of receiving the Tribe’s request for consultation (PRC sections 21080.3.1(d) and 21080.3.1(e)).

PRC section 21080.3.2(a) identifies the following as potential consultation discussion topics: the type of environmental review necessary; the significance of Tribal cultural resources; the significance of the project’s impacts on the Tribal cultural resources; project alternatives or appropriate measures for preservation; and mitigation measures. Consultation is considered concluded when either: (1) the parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a Tribal cultural resource; or (2) a party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached (PRC section 21080.3.2(b)).

If a California Native American Tribe has requested consultation pursuant to PRC section 21080.3.1 and has failed to provide comments to the lead agency, or otherwise failed to engage in the consultation process, or if the lead agency has complied with Section 21080.3.1(d) and the California Native American Tribe has failed to request consultation within 30 days, the lead agency may certify an EIR or adopt an MND (PRC Section 21082.3(d)(2) and (3)).

PRC section 21082.3(c)(1) states that any information, including, but not limited to, the location, description, and use of the Tribal cultural resources, that is submitted by a California Native

American Tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public without the prior consent of the Tribe that provided the information. If the lead agency publishes any information submitted by a California Native American Tribe during the consultation or environmental review process, that information shall be published in a confidential appendix to the environmental document unless the Tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public.

## Senate Bill 18

Senate Bill 18 (SB 18) (Statutes of 2004, Chapter 905), which went into effect January 1, 2005, requires local governments (city and county) to consult with Native American Tribes before making certain planning decisions and to provide notice to Tribes at certain key points in the planning process. The intent is to “provide California Native American Tribes an opportunity to participate in local land use decisions at an early planning stage, for the purpose of protecting, or mitigating impacts to, cultural places” (Governor’s Office of Planning and Research, 2005).

The purpose of involving Tribes at these early planning stages is to allow consideration of cultural places in the context of broad local land use policy, before individual site-specific, project-level, land use designations are made by a local government. The consultation requirements of SB 18 apply to general plan or specific plan processes proposed on or after March 1, 2005.

According to the *Tribal Consultation Guidelines: Supplement to General Plan Guidelines* (Governor’s Office of Planning and Research, 2005), the following are the contact and notification responsibilities of local governments:

- Prior to the adoption or any amendment of a general plan or specific plan, a local government must notify the appropriate Tribes (on the contact list maintained by the NAHC) of the opportunity to conduct consultations for the purpose of preserving, or mitigating impacts to, cultural places located on land within the local government’s jurisdiction that is affected by the proposed plan adoption or amendment. Tribes have 90 days from the date on which they receive notification to request consultation, unless a shorter timeframe has been agreed to by the Tribe (Government Code section 65352.3).
- Prior to the adoption or substantial amendment of a general plan or specific plan, a local government must refer the proposed action to those Tribes that are on the NAHC contact list and have traditional lands located within the city or county’s jurisdiction. The referral must allow a 45-day comment period (Government Code section 65352). Notice must be sent regardless of whether prior consultation has taken place. Such notice does not initiate a new consultation process.
- Local government must send a notice of a public hearing, at least 10 days prior to the hearing, to Tribes who have filed a written request for such notice (Government Code section 65092).

## Archival Research

### SCCIC Records Search

A records search for the Proposed Project was conducted on May 7, 2018, by ESA staff at the California Historical Resources Information System (CHRIS) South Central Coastal Information Center (SCCIC) housed at California State University, Fullerton. The records search included a review of all recorded archaeological resources and previous studies within the Project Site and within a 0.5-mile radius of the Project Site, as well as listed historic architectural resources within 1 mile of the Project Site.

### Previous Cultural Resources Investigations

The records search results indicate that four cultural resources studies have been conducted within a 0.5-mile radius of the Project Site (Table 1). Of the four previous studies, two studies (LA-10567 and 11150) were performed in areas that are adjacent to the Project Site along West Century Boulevard. None of the study areas overlaps with the Project Site. LA-10567 is a linear survey report that covers several communities for a pipeline alignment, and LA-11150 is a memorandum from the Office of Historic Preservation regarding the Section 106 process for the same project.

**TABLE 1**  
**CONFIDENTIAL**



### Previously Recorded Cultural Resources

The records search results indicate that no archaeological resources have been previously recorded within the Project Site or the 0.5-mile records search radius. The records search also indicated that no historical architectural resources have been previously recorded within or adjacent to the Project Site. The Forum (19-190892) is located approximately 1 mile north of the Project Site and is listed on the National Register; it is the only National Register-listed property within 1 mile of the Project Site. Upon listing on the National Register a property is automatically listed on the California Register. There are no California Landmarks within 1 mile of the Project Site.



## Sacred Lands File Search

The NAHC maintains a confidential Sacred Lands File (SLF) which contains sites of traditional, cultural, or religious value to the Native American community. The NAHC was contacted on April 24, 2018, to request a search of the SLF. On April 25, 2018, the NAHC responded that there was no record of sacred lands in the SLF for the Project Site (Totton, 2018) (**Appendix B**).

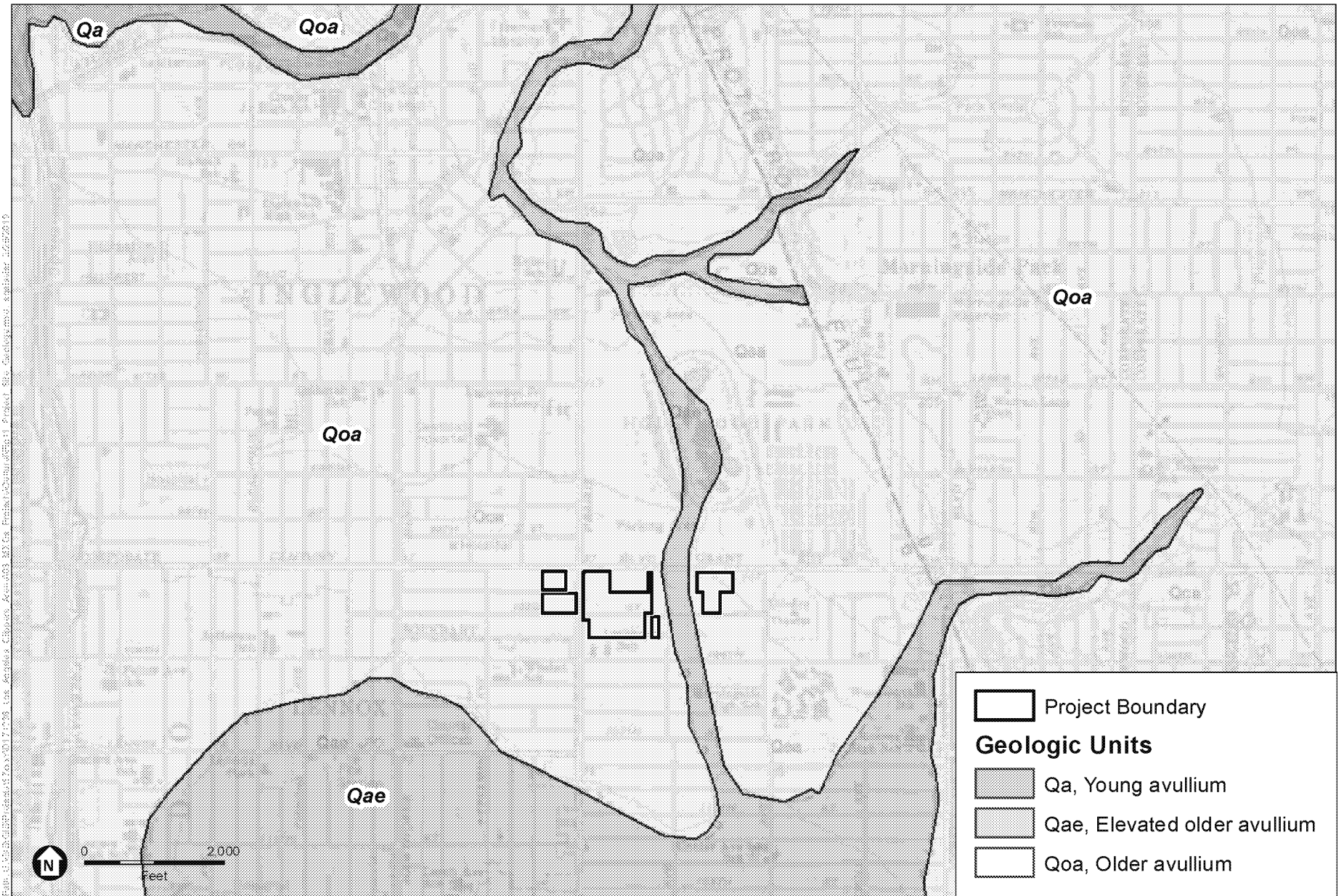
## Geoarchaeological Review

The following geoarchaeological review is provided to characterize the geology of the Project Site and assess the potential for the presence of subsurface archaeological resources in the Project Site. The review was informed by study of the geological mapping of the Project Site and vicinity, historic topographic maps, historic aerial photographs, mapped soils, and a review of the geotechnical data for the site.

### Geology

The Project Site is located on the alluvial Torrance Plan and is situated approximately 0.6 miles east of the Newport-Inglewood Fault Zone at the intersection of West Century Boulevard and Crenshaw Boulevard. Elevation within the Project Site ranges between 87 and 106 feet above mean sea level and slopes towards the south and west. The majority of the Project Site is previously disturbed, and previously contained residences but is currently vacant land with the exception of commercial properties including a motel, manufacturing and warehouse land uses, utilities, and paved roads and parking. In addition, the Arena Site includes a parcel containing a City water supply well and associated infrastructure.

Geologically, the Project Site is situated within the West Coast Basin portion of the greater Los Angeles Basin, a broad trough formed by tectonic activity and stream erosion of nearby mountains, and filled with Quaternary-aged terrestrial and shallow marine sediments overlying Tertiary-aged marine sediments. Older geological mapping (DWR, 1961) depicts shallow sediments underlying the Project Site as Pleistocene-aged Lakewood Formation sand, silt, silty sand, and silty clay with occasional gravel lenses (EKI, 2017). Jennings (1962) identifies sediments beneath the Project Site as river terrace deposits. Recent maps by Dibblee and Minch (2007) and Saucedo et al. (2016) are generally consistent with earlier maps in identifying Pleistocene-aged alluvium beneath the Project Site; however, these maps additionally identify a small area of Late Pleistocene to Holocene alluvial sediment (labeled Qae on the geological maps) in the vicinity of South Doty Avenue (**Figure 11**). A review of historic topographic maps (1921, 1924, and 1934) and aerial photos (1923 and 1928) shows an intermittent stream flowing from north to south across the Project Site suggesting a source of the sediment (USGS, 1921, 1924, 1934; EDR, 1923, 1928). As a result of the construction of the Hollywood Park racetrack in 1938, the stream is no longer evident on maps and aerial photographs.



SOURCE: Dibblee, T.W., and J.A. Minch. Geologic Map of the Venice and Inglewood Quadrangles, 2007;  
USGS 7.5' Topo Quad Inglewood 1978, 1982.

Inglewood Basketball and Entertainment Center

**Figure 11**  
Project Site Geology

## Soils

Mapped soils for the Project Site consist of Urban land-Windfetch-Centinelita complex east of South Doty Avenue, and Urban land-Windfetch-Typic Haploxerolls complex west of South Doty Avenue (NRCS, 2018). These soils develop on uplifted alluvial terraces and fan remnants in human transported material overlying alluvial parent material. The alluvial soil constituents exhibit well developed and deep soil B-horizons, which imply substantial landform stability over a long-period of time. However, the Urban land designation reflects a high degree of urbanization and development, which tends to obscure natural soil or pedological characteristics, and impart anthropogenic or artificial soil characteristics. Urban land is recognized by human disturbances to natural soil characteristics resulting from development such as grading and filling.

## Prehistoric Archaeological Sensitivity

Based on previous geological and geotechnical work, the Project Site is likely to contain alluvial sedimentary deposits dating to the Late Pleistocene and Holocene. These deposits are expected to be most prevalent in the vicinity of South Doty Avenue between the northern portion of the Arena Site and the East Transportation and Hotel Site, which formerly contained a drainage channel. Based on age and environment, these middle/late Holocene sediments are considered more sensitive for buried, intact cultural resources than areas to the east and west, which are underlain by older alluvium. The older alluvial unit has low sensitivity to contain buried cultural resources since these landforms remained have remained relatively stable through the Holocene; if cultural remains had been left behind they would have tended to remain at or near ground surface, and subject to decay or other destructive forces.

The entirety of the Project Site has been subject to prior disturbance that includes some or all of the following: development, demolition of development, and removal of foundations and other components; portions of the Project Site that are currently undeveloped have also been graded and/or plowed. The likely net effect of these actions, particularly in areas with little to no younger alluvium, would be to destroy or disturb cultural resources-further reducing the prehistoric archaeological sensitivity of these areas.

## Additional Research

Additional research included a review of online newspaper databases and photo collections, and census data. The results of this research have been incorporated into the *Historic Setting* section of this report. A review of historic maps, aerial photographs, and building permits was also conducted, and the results of this research are provided in the following section.

## Historic Maps and Aerial Photographs

Historic maps and aerial photographs were examined for historical information about land uses of the Project Site and to contribute to an assessment of the Project Site's archaeological sensitivity. Available topographic maps include the 7.5-minute series 1924 and 1934 Venice Quadrangles, the 7.5-minute series 1948 Inglewood Quadrangle, the 1896 and 1944 Redondo Quadrangles, and the 1902 and 1921 Santa Monica Quadrangles. Sanborn Fire Insurance maps were not available for the area (USGS, 1896, 1902, 1921, 1924, 1934, 1944, and 1948). However, aerial photographs were available for the years 1923, 1928, 1938, 1947, 1952, 1963, 1977, 1979, 1981,

1983, 1989, 1994, 2002, 2005, 2009, 2010, and 2012 (EDR, 1923, 1928, 1938, 1947, 1952, 1963, 1977, 1979, 1981, 1983, 1989, 1994, 2002, 2005, 2009, 2010, and 2012).

The available historic maps and aerial photographs indicate that the vicinity of the Project Site was largely rural until the early 1920s. An aerial image of the area from 1923 shows a mixture of residential development and agricultural properties (**Figure 12**). In 1928, the area remained sparsely developed but the agricultural properties appear uncultivated or developed with residential buildings (**Figure 13**). Between 1928 and 1963, the area became nearly fully developed with single- and multi-family residences, while the properties in the Project Site along West Century Boulevard and South Prairie Avenue transitioned from residential to commercial use (**Figure 14**). Between 1952 and 1963 many of the single family residences and lower density multi-family residences east of South Prairie Avenue were replaced with apartment buildings, hotels and commercial buildings that took up most of any given parcel with zero or minimal lot line setbacks. By 1972, the majority of the parcels on and around the project site west of South Prairie Avenue remained smaller, single-family homes; however, the project area east of South Prairie Avenue appears to be dominated by apartment buildings with some commercial and single family homes present. This level and type of development appears to have remained consistent according to the 1972 and 1980 aerials. By 2003, large portions of land were vacant on the north side of West 102<sup>nd</sup> Street in the project area on either side of South Prairie Avenue.

## **Building Permits**

Building permit information obtained from the City of Inglewood's Building Safety Division provide a history of ownership and construction within the Project Site for the four parcels (3940 West Century Boulevard and 10212, 10204, and 10226 South Prairie Avenue) containing historic age buildings (**Table 2** and Figure 4).



SOURCE: Aerial Photo, 1923; ESA, 2018.

Inglewood Basketball and Entertainment Center

**Figure 12**  
1923 Historic Aerial Map



SOURCE: Aerial Photo, 1928; ESA, 2018.

Inglewood Basketball and Entertainment Center

**Figure 13**  
1928 Historic Aerial Map



SOURCE: Aerial Photo, 1963; ESA, 2018.

Inglewood Basketball and Entertainment Center

**Figure 14**  
1963 Historic Aerial Map

**TABLE 2  
CITY OF INGLEWOOD BUILDING PERMITS**

Issued	Permit# (BLARC-)	Owner	Contractor	Architect	Valuation	Description
<b>3940 West Century Blvd.</b>						
6/25/1993	1993-06-00446	-	-	-	\$18,000	Mansard and canopy
8/19/1993	1993-08-00603	-	-	-	\$80,000	Remodel 32 units. Create arches along interior exit balconies
12/17/1993	1993-12-00910	-	-	-	\$3,600	10 foot high monument sign and 3 foot by 9 foot wall sign
3/30/1994	1994-03-00183	-	-	-	\$20,000	Add two laundry rooms on 1st floor and two linen rooms on 2nd floor
1/22/1999	1999-01-00037	-	-	-	\$20,000	Add two laundry rooms on 1st floor and two linen rooms on 2nd floor (renewed previous permit)
<b>10212 South Prairie Ave.</b>						
12/11/1953	41617	Chris Leserer	Chris Leserer	None	\$100	One room, one story, 25 sq. ft., wash room
5/27/1965	53687	Joseph Rosetti	Anthony J. Fisher	None	\$5,000	New building, 990 sq. ft., one story, stucco & masonry, delicatessen and beauty shop
5/27/1965	53689	None listed	Anthony J. Fisher	None	\$250	Demolish commercial building
9/27/1965	57686	Rosetti's Pizza	Hayden Small Associates	None	\$500	New building, 800 sq. ft., one story, stucco exterior walls, restaurant and beauty shop
5/24/1976	125586	Hoges B-B-Q	Lamb Sign Maintenance	None	\$1,000	Replace sign panel on existing pole structure, existing signs on parapet to be removed
3/7/1977	(Not legible)	(Not legible)	United Fire Intelligence	None	\$400	Dry chem hood system, piping and dry extinguisher system over hood
6/22/1977	141361	None listed	Owner	None	\$567	Interior alterations, 6' x 6' addition, café
7/10/1974	---	Talmus Hodges	Jim's Lighting	None	None listed	Change face of existing double faced sign (5'x5'), additional painted window sign
7/28/1998	8237-0109	Victor Morales	Victor Morales	Darrull Smith	\$30,000	Interior remodel
8/30/2000	0238-0238	Mi Terra	Alpha Systems	None	\$1,200	Hood & duct fire suppression system
<b>10204 South Prairie Ave.</b>						
10/20/1952	03226	Lottie T. Blake	Max Porter	None	\$12,480	New three unit apartment building, stucco, comp. roof, 12 rooms, 1560 sq. ft., lot size 58.6x87
10/20/1952	03227	Lottie T. Blake	Max Porter	None	\$1,020	New double garage, two rooms, stucco, comp. roof, 408 sq. ft., lot size 58.6x87
05/17/2005	5137-0118	(Not legible)	Five Constr.	None	\$5,900	Replace shingles
03/07/2011	1106601-1-222	Mohamad (Not legible)	(same as owner)	None	\$30,000	Remodel kitchens & baths in three (3) units; remove and install windows, doors and drywall throughout as needed.
<b>10226 South Prairie Ave.</b>						
No permits were on file for this property.						
SOURCE: City of Inglewood building permits, 2018						



# Cultural Resources Survey

## Methods

An initial site visit was conducted on April 24, 2018, by ESA staff Sara Dietler, B.A. and Christian Taylor, M.H.P, to develop the appropriate survey methodology. On May 10, 2018, ESA staff Vanessa Ortiz, M.A., RPA, and Amber-Marie Madrid, B.A. conducted an intensive survey of the entire Project Site for archaeological resources. The archaeological survey was aimed at identifying archaeological resources within the Project Site. Areas with visible ground surface were subject to pedestrian survey using transect intervals spaced no more than 10 meters (approximately 30 feet) apart. Existing on-site buildings and structures, as well as the immediate surroundings, were photographed. Due to the fully urbanized nature of the area surrounding the Project Site the possibility of impacts to offsite architectural historical resources diminishes greatly as distance from the Project Site increased. Additionally, South Prairie Avenue and West Century Boulevard are wide, four-lane roads that provide additional buffer between the Project Site and the areas to the west and north. All resources on the Project Site meeting the OHP's 45-year age threshold were documented on California Department of Parks and Recreation (DPR) 523 forms (**Appendix C**). Survey coverage is depicted in **Figure 15**.

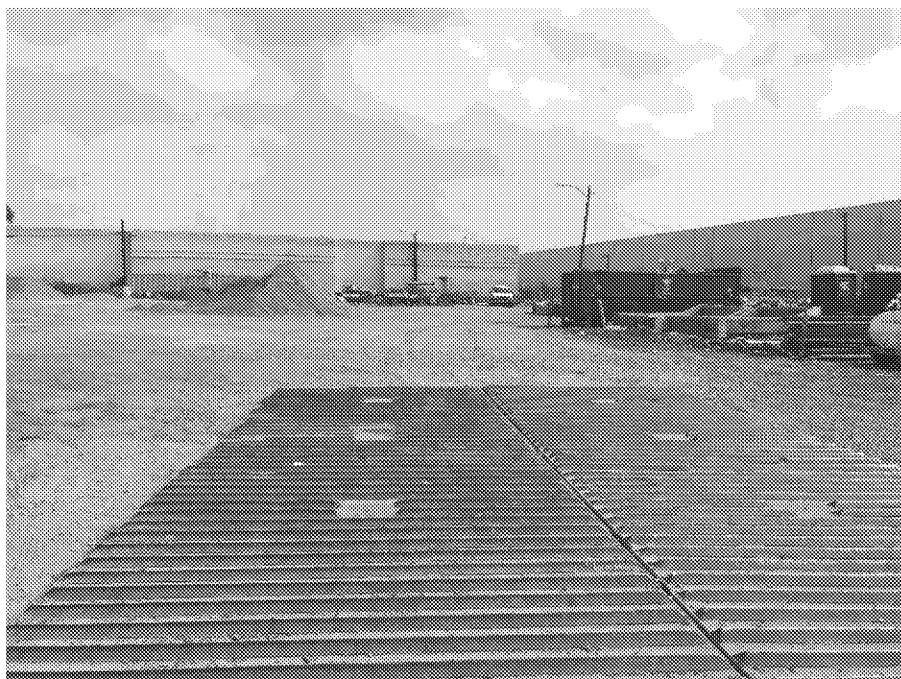
## Results

The Project Site is comprised of five discontinuous areas as described on page 1 under Project Description and Location, above. All but six parcels (4032-001-039 and -049; 4032-007-035; and 4032-008-002, -006, and -035) that make up the Project Site are currently vacant or undeveloped. The developed six parcels are all within the Arena Site. The northern portion of the Arena Site contains buildings within its northwestern and south-central portions, and disturbed vacant/undeveloped land in its eastern half (**Figure 16**). The undeveloped portions of the Project Site were subject to archaeological pedestrian survey and contain low-lying non-native grasses which obscured ground surface resulting in ground surface visibility ranging from 30 to 70 percent (**Figures 17, 18, and 19**). All undeveloped parcels contained modern debris including plastic, glass, metal, ceramic, cement, and brick fragments. Two isolates, were identified as a result of the survey (see Figure 15).

Two historic-age architectural resources were identified on the Project Site as a result of the survey. These buildings are the former Turf and Sky Motel (currently the Rodeway Inn & Suites Motel) located at 3940 West Century Boulevard within the northwest portion of Arena Site, and a commercial building (currently Let's Have a Cart Party) located at 10212 South Prairie Avenue, within the southern portion of the Arena Site (see Figure 15). Also, two historic-age architectural resources were identified within the Alternate Prairie Access Variant: 10204 South Prairie Avenue and 10226 South Prairie Avenue.

The resources documented as part of the survey are described in detail below.

**Figure 15    Confidential**



SOURCE: ESA 2018

**Figure 16**  
Undeveloped Area within northern portion of Arena Site  
(previously used as a temporary construction staging area)  
(view to East)



SOURCE: ESA 2018

**Figure 17**  
Survey conditions in Well Relocation Site (view to south)



SOURCE: ESA 2018

**Figure 18**  
Survey conditions in East Transportation and Hotel Site (view to SE)



SOURCE: ESA 2018

**Figure 19**  
Survey conditions in West Parking Garage Site (view to north)

# Resource Descriptions

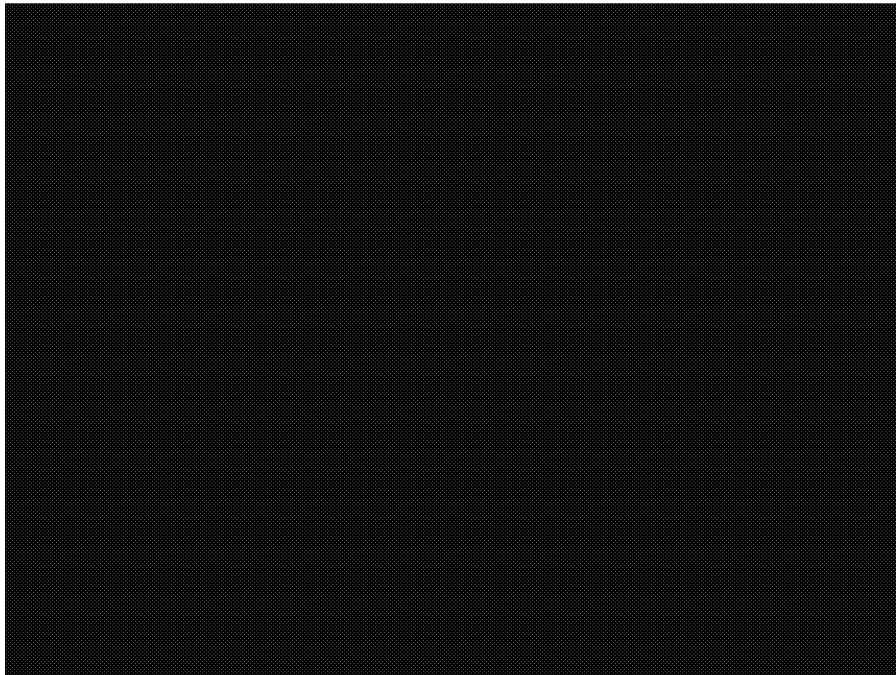
## Architectural Resources

The following includes evaluations of all historic-age architectural resources on the Project Site as well as within the footprint of the Alternate Prairie Access Variant. **Table 3** provides a list of all existing buildings located on the Project Site or on the project boundary expansion variant.

**TABLE 3**  
**BUILDINGS PRESENT ON PROJECT SITE AND ALTERNATE PRAIRIE ACCESS VARIANT**

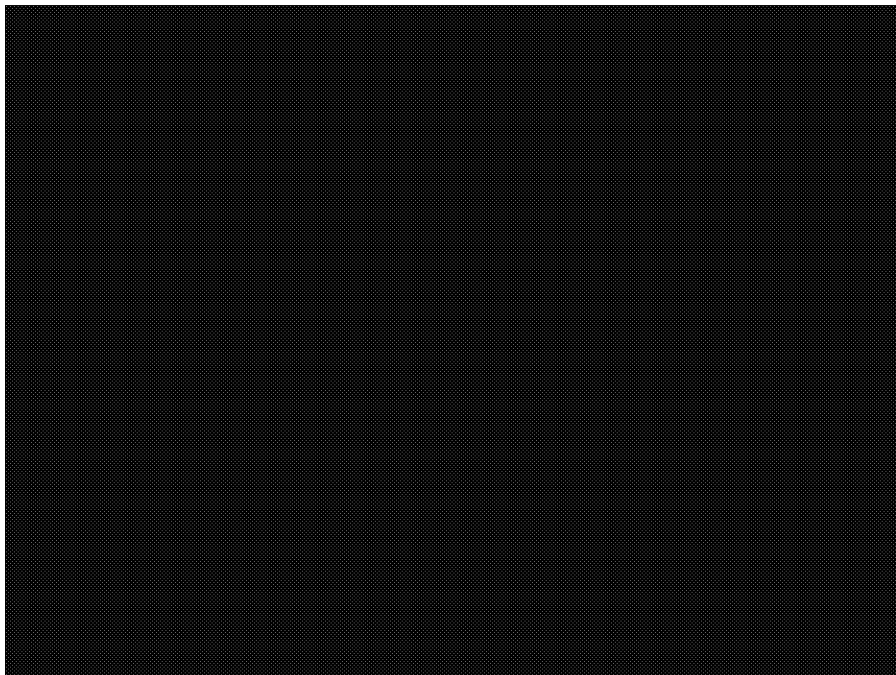
Address	Parcel #	Building Date(s) of Construction	Evaluated (Y/N)	Project Site or Project Variant
3940 West Century Boulevard	4032-001-049	1955	Y	Project Site
10212 South Prairie Avenue	4032-008-035	1965	Y	Project Site
10204 South Prairie Avenue	4032-008-002	1952	Y	Project Variant
10226 South Prairie Avenue	4032-008-006	1928	Y	Project Variant
10004 South Prairie Avenue	4032-001-039	1977	N	Project Site
3838 West 102 <sup>nd</sup> Street	4032-007-035	1990	N	Project Site

NOTE:  
Only buildings that are historic-age were evaluated.



SOURCE: ESA 2018

**Figure 20**  
Confidential



SOURCE: ESA 2018

**Figure 21**  
Confidential

## Turf and Sky Motel (Rodeway Inn & Suites)

### *Architectural Description*

The former Turf and Sky Motel (now the Rodeway Inn & Suites) is located at 3940 West Century Boulevard on the south side of West Century Boulevard and the east side of South Prairie Avenue (see Figure 15). It is a two-story hotel designed in a contemporary and modest interpretation of the Spanish Colonial Revival style. The hotel was originally constructed in 1955 and has an “O” shaped footprint with a rectangular courtyard situated in the middle that includes a driveway providing access to the surface parking lot at the rear of the property. The hotel building is oriented toward the north with horizontal massing. It is clad in stucco and has a mansard roof with clay tiles. The hotel is set back from the road behind an asphalt parking lot. Planters are located on the east and west sides of the parking lot with mature palm trees and shrubbery. There is also a planter centered on the front property line and flanked by two driveways (**Figure 22**). There is a concrete wall present at the side (east and west) and rear (south) property lines.



SOURCE: ESA 2018

**Figure 22**  
Landscaping and hardscaping of the Hotel

The north (front) façade has a large portico in the center leading to the courtyard and rear parking lot. On the second story, there are column and arch detailing. There are four aluminum sliding windows. The entrance is a wood and glass door located west of the portico under an awning. There are six aluminum sliding windows. There are box planters to the west of the entrance door (**Figure 23**). The hotel rooms are accessed from entrances in the center courtyard. All the hotel rooms have inward facing windows. There are balconies and stairs leading to the second story hotel rooms (**Figure 24**). The east and west (side) façades have no windows (**Figure 25**).



SOURCE: ESA 2018

**Figure 23**  
North (front) façade, view facing south



SOURCE: ESA 2018

**Figure 24**  
North (primary) façade with a view into the courtyard





SOURCE: ESA 2018

**Figure 25**  
East (side) façade, view facing west

### ***Construction History***

The building located at 3940 West Century Boulevard **Figure 26** was originally constructed in 1955 ((Los Angeles County Assessor's Records). A limited number of building permits were available for this property, and all were filed during the 1990s. Based on a review of available building permits, historic aerial photographs, and other archival materials, it is apparent that the building been significantly altered from its original date of construction. A number of alterations have been completed, including the removal of the pool, addition of a mansard roof and arches along the interior exit balconies, removal or stuccoing over of first floor siding, replacement of windows, alteration of window openings, and interior remodeling of rooms (addition of two laundry room, two linen rooms, and signs).



SOURCE: <https://picclick.com/>

**Figure 26**

Turf and Sky Apartment Motel Postcard

## 10212 South Prairie Avenue

### *Architectural Description*

The property at 10212 South Prairie Avenue (Figure 15) includes a one-story commercial building (Figure 27) that was constructed in 1965. The commercial building abuts the west property line, and the primary (west) façade faces South Prairie Avenue. It is rectangular in plan and does not represent any particular architectural style. It has a flat roof with a mansard parapet covered in Spanish-style roof tiles. The primary façade is symmetrical and features a pair of glazed, metal-frame doors flanked by two large plate glass windows. This façade is clad in stucco and large rocks while the secondary facades are clad only in stucco. One smaller accessory building, which is noted on one building permit application as a detached garage, is located along the east property line. This building is clad in stucco and has a hipped roof with shallow eaves and composite shingles.



SOURCE: ESA, 2018

**Figure 27**  
10212 South Prairie Avenue, looking east

### ***Construction History***

Early topographic maps and aerials indicate that the site was developed as early as 1930, likely with a residential building(s) similar to those still present in the neighborhoods to the south and west of the Project Site. The existing building located at 10212 South Prairie Avenue was constructed in 1965, replacing an earlier building (Los Angeles County Assessor's Records). In 1965, the one-story building measured 800 square feet, was clad in stucco, and featured a roof-mounted sign (City of Inglewood, 1965). The roof sign was altered and a new painted window sign was added in 1974 (City of Inglewood, 1974). In 1976, the signs on the parapet were removed and the sign panels on the existing pole sign were replaced (City of Inglewood, 1976). In 1977, a 36-square foot addition was constructed at the "left rear corner" of the building and a dry chemical hood system was installed (City of Inglewood, 1977a and 1977b). The interior was remodeled between 1998 and 2000 ((City of Inglewood, 1998). The site plan included in the permit application in 2000 shows a 1,158-square foot restaurant at the property line adjacent to the sidewalk; a detached two-car garage at the rear (east) property line; and a concrete block enclosure around a trash bin at the northeast corner of the parcel.

## **10204 South Prairie Avenue**

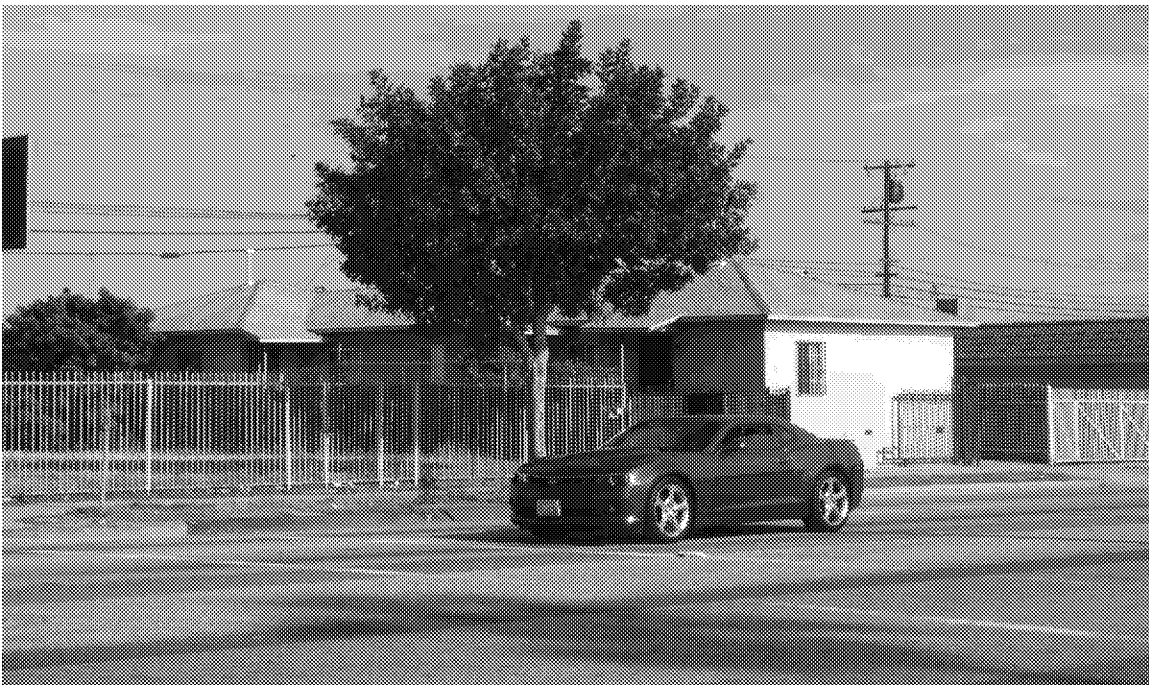
### ***Architectural Description***

There are two buildings on parcel 4032-008-002 (**Figures 15, 28, and 29**), addressed as 10204 South Prairie Avenue. The first building is a single story tri-plex. Entrances for the residences appear to be on the north and south sides of the main building with a secondary (side) façade

fronting South Prairie Avenue. The tri-plex has an irregular footprint and a cross-hipped roof that is clad in composite shingles. The exterior walls are clad in stucco. Windows and doors are modern replacements and there are no distinct architectural details. The second building is a detached, double garage. The garage has an L-shaped footprint and a flat roof. Modern roll up garage doors are located on the west façade. It is also clad in stucco and devoid of architectural detailing.

### ***Construction History***

The existing buildings located at 10204 South Prairie Avenue were constructed in 1952 (City of Inglewood, n.d.). A permit was issued in 2005 for replacement of roof shingles. In 2011, a permit was issued to remodel the kitchens and baths in all three units and install new windows, doors and drywall throughout as needed.



SOURCE: ESA, 2018

**Figure 28**  
10204 South Prairie Avenue, looking southeast



SOURCE: ESA, 2018

**Figure 29**  
10204 South Prairie Avenue, looking west

## 10226 South Prairie Avenue

### *Architectural Description*

A single family home currently occupies 10226 South Prairie Avenue (parcel 4032-008-006) (Figures 15 and 30). The residence appears to have been rectangular in plan originally. A large addition on the south side is visible from the right-of-way. A small addition is visible on aerial photographs. The front gabled roof projects out over a porch that runs the full length of the original, west (primary) façade. The west façade is asymmetrical and includes a single pedestrian door and two aluminum slider windows. The exterior is clad in stucco. Security bars cover many of the windows.

### *Construction History*

Assessor's records indicate that the residence was constructed in 1928. No permit records were on file; however, there are a number of obvious additions and alterations including the large addition to the south façade, the smaller addition on the east (rear) façade at the southeast corner, replacement of the windows and front door, and the addition of security bars over the window and door openings.



SOURCE: ESA, 2018

**Figure 30**  
10226 South Prairie Avenue, looking west

## Significance Evaluations

### Archaeological Resources

Two isolates were documented as a result of the cultural resources survey. Given the degree of previous disturbance associated with the Project Site it is unclear whether the isolates are in-situ. Due to the isolated nature and lack of clear cultural context, isolates are generally considered ineligible for inclusion in the California Register unless the artifact itself is of exceptional significance. The isolates do not appear to be of exceptional significance nor do they have the potential to yield information important to the study of history. Therefore, neither isolate is eligible for listing in the California Register, nor do they meet the criteria for an historical or unique archaeological resource under CEQA.

### Architectural Resources

#### Turf and Sky Motel (Now the Rodeway Inn)

The building located at 3940 West Century Boulevard was evaluated for eligibility for listing on the National and California registers under the following architectural theme: Hotels and Motels.

### ***Criterion A/1: Events***

Inglewood began to take shape in the late 19th century as the Butterfield Overland Stage route opened in 1858, followed by the California Southern Railroad line in 1882, which greatly increased the number of people coming to Southern California. Specifically, in 1888 excursion trains brought people to the area now known as Inglewood. The Project Site was initially developed for residential uses, generally single-family homes and low-density multi-family residences, on parcels measuring one-half acre or larger. Over time, portions of the Project Site were converted to denser multi-family residences, hotel/motels, commercial uses such as restaurants, and other community-serving uses such as churches and schools.

The building at 3940 West Century Boulevard was constructed in 1955 as the Turf & Sky Motel, and it was not one of the first commercial lodgings in Inglewood. The building contributed to the transition of this area from primarily single-family residences to commercial uses between 1953 and 1963.

The building at 3940 West Century Boulevard does not reflect the early settlement patterns of Inglewood. Although it is associated with the transition of this area from residential to more commercial uses during the mid-20th century, that is not considered a significant event in the history of the City of Inglewood or the more specific historic context of the vicinity. No evidence relating the building to any specific, significant historic events was identified during the course of this evaluation. Therefore, 3940 West Century Boulevard is not recommended eligible for listing under National Register Criterion A or California Register Criterion 1.

### ***Criterion B/2: Significant Persons***

The building at 3940 West Century Boulevard is listed in city directories as the “Turf & Sky Motel” until 1964, at which time it is listed as the “Turf Sky Apts Motel.” A limited number of building permits were available for this property, and all were filed during the 1990s. Archival research identified only one individual associated with the property: “H. Chittenden” is listed in the 1964 city directory. Research on H. Chittenden did not reveal that he/she was a prominent member of the local community or an important person in the development of the City of Inglewood.

There does not appear to be any known significant association between 3940 West Century Boulevard and persons important to national, state, or local history. For this reason, 3940 West Century Boulevard is not recommended eligible for listing under National Register Criterion B or California Register Criterion 2.

### ***Criterion C/3: Design/Construction***

A limited number of building permits were available for this property, and all were filed during the 1990s. Based on a review of available building permits, historic aerial photographs, and other archival materials, it is apparent that the building been significantly altered from its original construction. Alterations include the removal of the swimming pool, addition of a mansard roof and arches along the interior exit balconies, removal or stuccoing over of first-floor siding, replacement of windows, alteration of window openings, and interior remodeling of rooms (e.g., addition of two laundry rooms, two linen rooms, and signage). The building is not architecturally distinctive and does not exemplify any particular architectural style. The architect is unknown,

and the building does not appear to represent a notable work of a master builder or architect. Therefore, it is not recommended eligible under National Register Criterion C or California Register Criterion 3.

#### ***Criterion D/4: Data Potential***

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information. The building at 3940 West Century Boulevard does not appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known. Therefore, 3940 West Century Boulevard has not yielded and is not likely to yield information important to prehistory or history and do not appear to satisfy National Register Criterion D or California Register Criterion 4.

#### ***Integrity Analysis***

In order to be eligible for listing in the National and/or California registers, a property must be significant under one or more of the four criteria and retain sufficient integrity to convey that significance. As stated above, 3940 West Century Boulevard does not appear to be eligible for listing under any criteria. Therefore, an integrity analysis is not necessary.

#### ***Eligibility Assessment***

In summary, the building is not recommended eligible under any of the four criteria and is therefore not considered to be a historical resource pursuant to CEQA.

### **10212 South Prairie Avenue**

The building located at 10212 South Prairie Avenue was evaluated for eligibility for listing on the National and California registers.

#### ***Criterion A/1: Events***

Inglewood began to take shape in the late 19th century as the Butterfield Overland Stage route opened in 1858, followed by the California Southern Railroad line in 1882, which greatly increased the number of people coming to Southern California. Specifically, in 1888 excursion trains brought people to the area now known as Inglewood. The Project Site was initially developed for residential uses, generally single-family homes and low-density multi-family residences, on parcels measuring one-half acre or larger. Over time, portions of the Project Site were converted to denser multi-family residences, hotel/motels, commercial uses such as restaurants, and other community-serving uses such as churches and schools.

While the 10212 South Prairie Avenue property was developed as early as 1930, likely with a single-family residence, it is currently developed with a commercial building, a detached garage, and a walled enclosure. The detached garage likely predates the main building that now occupies the site. According to building permits, the main building at 10212 South Prairie Avenue was constructed in 1965 as a small commercial building to house Rosetti's Pizza, and/or a delicatessen, and a beauty shop. The owner is listed as Joseph Rosetti. City directories indicate



that Joseph and Angela Rosetti were residents of Los Angeles and that Angela Rosetti is associated with Angela's Hair Fashion. It is likely that Angela's Hair Fashion occupied 10212 South Prairie in 1965. A variety of business have occupied the site since its construction including Hoges (Hodges) BBQ, Mi Terra, and "Let's Have a Cart Party."

The buildings at 10212 South Prairie Avenue do not reflect the early settlement patterns of Inglewood. Furthermore, no evidence relating the buildings to any other specific significant historic events was identified during the course of this evaluation. Therefore, 10212 South Prairie Avenue is not recommended eligible for listing under National Register Criterion A or California Register Criterion 1.

### ***Criterion B/2: Significant Persons***

The commercial building currently at 10212 South Prairie Avenue was constructed in 1965 for commercial uses as a restaurant and beauty shop. Permit records indicated that by 1974 the property was owned by Talmus Hodges. Research on Joseph and Angela Rosetti and Talmus Hodges does not indicate that these individuals were significant to the development of the City of Inglewood or any other significant events.

There do not appear to be any known significant associations between 10212 South Prairie Avenue and persons important to national, state, or local history. The property is not recommended eligible for listing under National Register Criterion B or California Register Criterion 2.

### ***Criterion C/3: Design/Construction***

The buildings on the subject property are not architecturally distinctive and have undergone alterations including the addition of the mansard roof and various interior alterations. Research did not reveal any significant architects associated with either the original construction or any subsequent alterations to the property. Only one contractor was identified on the 1965 permit, Anthony J. Fisher. City directories indicate that in 1942 Mr. Fisher was an aircraft worker and in 1947 he was plasterer. The property does not represent a notable work of a master builder or architect.

For these reasons, 10212 South Prairie Avenue is not recommended eligible under National Register Criterion C or California Register Criterion 3.

### ***Criterion D/4: Data Potential***

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information. 10212 South Prairie Avenue does not appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known and it is not likely to yield information important to prehistory or history. Therefore, 10212 South Prairie Avenue is recommended not eligible under National Register Criterion D or California Register Criterion 4.

### ***Integrity Analysis***

In order to be eligible for listing in the National and/or California registers, a property must be significant under one or more of the four criteria and retain sufficient integrity to convey that significance. As stated above, 10212 South Prairie Avenue does not appear to be eligible for listing under any criteria. Therefore, an integrity analysis is not necessary.

### ***Eligibility Assessment***

In summary, 10212 South Prairie Avenue is not recommended eligible under any of the four criteria and is therefore not considered to be a historical resource pursuant to CEQA.

## **10204 South Prairie Avenue**

The building located at 10204 South Prairie Avenue was evaluated for eligibility for listing on the National and California registers.

### ***Criterion A/1: Events***

Inglewood began to take shape in the late 19<sup>th</sup> century as the Butterfield Overland Stage route opened in 1858, followed by the California Southern Railroad line in 1882, which greatly increased the number of people coming to Southern California. Specifically, in 1888 excursion trains brought people to the area now known as Inglewood. The Project Site was initially developed in 1920s for residential uses, generally single-family homes and low-density multi-family residences, on parcels measuring one-half acre or larger. Over time, portions of the Project Site were converted to denser multi-family residences, hotel/motels, commercial uses such as restaurants, and other community-serving uses such as churches and schools.

The 10204 South Prairie Avenue property is currently developed with a multi-family residence and a detached, double garage; it was constructed in 1952, well outside of the initial period of development for the neighborhood. The original owner is listed as Mrs. Lottie T. Blake. In the 1933 City Directory she is listed as living at 10200 South Prairie Avenue and in the 1947 City Directory she is listed as living at 10202 South Prairie Avenue. It is unclear whether this listing refers to one of the units on the subject property or to a residence next door.

The building at 10204 South Prairie Avenue does not reflect the early settlement patterns of Inglewood. Furthermore, no evidence relating the buildings to any other specific significant historic events was identified during the course of this evaluation. Therefore, 10204 South Prairie Avenue is not recommended eligible for listing under National Register Criterion A or California Register Criterion 1.

### ***Criterion B/2: Significant Persons***

The residential building currently at 10204 South Prairie Avenue was constructed in 1952 as a triplex. It is likely that the original owner, Lottie T. Blake, occupied one of the units, along with her husband Fred Blake, and rented out the other two. Research on Lottie and Fred Blake did not indicate that these individuals were significant to the development of the City of Inglewood or any other significant events. As a rental property there have likely been numerous tenants over the years. No evidence has been found regarding the identity of these tenants, or whether any of these individual were significant to the development of the City of Inglewood or other significant

events. It is highly unlikely that, even if a previous resident were an important figure in history, the resident's association with a rental property would be relevant to that significance.

There do not appear to be any known significant associations between 10204 South Prairie Avenue and persons important to national, state, or local history. The property is not recommended eligible for listing under National Register Criterion B or California Register Criterion 2.

### ***Criterion C/3: Design/Construction***

The buildings on the subject property are not architecturally distinctive and have undergone alterations including the replacement of doors and windows and various interior alterations. Research did not reveal any significant architects associated with either the original construction or any subsequent alterations to the property. One contractor was identified on the 1952 permit: Max Porter. No evidence has been found indicating that Mr. Porter was a master builder or architect and, therefore the property does not represent a notable work of a master builder or architect.

For these reasons, 10204 South Prairie Avenue is not recommended eligible under National Register Criterion C or California Register Criterion 3.

### ***Criterion D/4: Data Potential***

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information. 10204 South Prairie Avenue does not appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known and it is not likely to yield information important to prehistory or history. Therefore, 10204 South Prairie Avenue is recommended not eligible under National Register Criterion D or California Register Criterion 4.

### ***Integrity Analysis***

In order to be eligible for listing in the National and/or California registers, a property must be significant under one or more of the four criteria and retain sufficient integrity to convey that significance. As stated above, 10204 South Prairie Avenue does not appear to be eligible for listing under any criteria. Therefore, an integrity analysis is not necessary.

### ***Eligibility Assessment***

In summary, 10204 South Prairie Avenue is not recommended eligible under any of the four criteria and is therefore not considered to be a historical resource pursuant to CEQA.

## **10226 South Prairie Avenue**

The building located at 10226 South Prairie Avenue was evaluated for eligibility for listing on the National and California registers.

**Criterion A/1: Events**

Inglewood began to take shape in the late 19<sup>th</sup> century as the Butterfield Overland Stage route opened in 1858, followed by the California Southern Railroad line in 1882, which greatly increased the number of people coming to Southern California. Specifically, in 1888 excursion trains brought people to the area now known as Inglewood. The Project Site was initially developed for residential uses, generally single-family homes and low-density multi-family residences, on parcels measuring one-half acre or larger. Over time, portions of the Project Site were converted to denser multi-family residences, hotel/motels, commercial uses such as restaurants, and other community-serving uses such as churches and schools.

The residential building currently at 10226 South Prairie Avenue was constructed in 1928 likely as a single family residence. The building does not reflect the early settlement patterns of Inglewood. Furthermore, no evidence relating the buildings to any other specific significant historic events was identified during the course of this evaluation. Therefore, 10226 South Prairie Avenue is not recommended eligible for listing under National Register Criterion A or California Register Criterion 1.

**Criterion B/2: Significant Persons**

The residential building currently at 10226 South Prairie Avenue was constructed in 1928 likely as a single family residence. City directories revealed a number of occupants including J.A. Evans in 1933 and 1935, Mrs. A.B. Evans in 1940, D.R. Adams in 1942, F.B. Clay in 1947, R.O. Madden in 1950, and J. Anger in 1964. No evidence has been found that these individuals were significant to the development of the City of Inglewood or any other significant events. No other residents have been identified. It is highly unlikely that, even if a previous resident were an important figure in history, the resident's association with the building would be relevant to that significance.

There do not appear to be any known significant associations between 10226 South Prairie Avenue and persons important to national, state, or local history. The property is not recommended eligible for listing under National Register Criterion B or California Register Criterion 2.

**Criterion C/3: Design/Construction**

The buildings on the subject property are not architecturally distinctive and have undergone alterations including the large addition to the south façade, the smaller addition on the east (rear) façade at the southeast corner, replacement of the windows and front door, and the addition of security bars over the window and door openings. Research did not reveal any significant architects associated with either the original construction or any subsequent alterations to the property. The property does not represent a notable work of a master builder or architect.

For these reasons, 10226 South Prairie Avenue is not recommended eligible under National Register Criterion C or California Register Criterion 3.

### ***Criterion D/4: Data Potential***

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information. 10226 South Prairie Avenue does not appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known and it is not likely to yield information important to prehistory or history. Therefore, 10226 South Prairie Avenue is recommended not eligible under National Register Criterion D or California Register Criterion 4.

### ***Integrity Analysis***

In order to be eligible for listing in the National and/or California registers, a property must be significant under one or more of the four criteria and retain sufficient integrity to convey that significance. As stated above, 10226 South Prairie Avenue does not appear to be eligible for listing under any criteria. Therefore, an integrity analysis is not necessary.

### ***Eligibility Assessment***

In summary, 10226 South Prairie Avenue is not recommended eligible under any of the four criteria and is therefore not considered to be a historical resource pursuant to CEQA.

## **Impacts Analysis**

### **Direct Impacts**

The buildings at 3490 West Century Boulevard, 10212 South Prairie Avenue, 10204 South Prairie Avenue, and 10226 South Prairie Avenue are not recommended eligible for listing in the National Register or California Register. As such, they do not meet the definition historical resources as outlined in CEQA Guidelines section 15064.5(a)(1) or (2). For this reason, the Proposed Project, including the Alternate Prairie Access Variant, would not have a direct impact on historical resources.

### **Offsite Resources**

The Proposed Project was analyzed to determine if it would result in a substantial adverse change to the integrity of listed historical resources within the immediate surroundings of the Project Site. Currently, there are no National or California register-listed historic resources located adjacent to the Project Site. The Forum, located approximately 1 mile north, is the nearest listed historic resource to the Project Site (see Figure 3). The Forum underwent a rehabilitation, was listed on the National Register and the California Register, and reopened in 2014. "Following the rehabilitation, The Forum retains significant character-defining features...It retains integrity of location, design, setting, materials, workmanship, feeling, and association."<sup>2</sup> The Forum has been listed on the National and California Registers under Criterion C/3, respectively, for its embodiment of the distinctive characteristics of a type, period, or method of construction and its

<sup>2</sup> NRHP, 2014. National Register of Historic Places Registration Form, Forum, Los Angeles, CA., August 2014.

representative work of a master. It was designed by Charles Luckman and Associates in the New Formalist architectural style. The Forum is a multi-purpose indoor arena built in 1966, which hosted its first event in 1967. The following character-defining features were identified in the National Register Nomination:

Exterior:

- Symmetrical façade
- Central location on an open site with high visibility from adjacent streets and properties
- Low profile landscaping
- Raised podium
- Concrete ramps and railings
- Sculptural columnar supports that form an arcade and covered passage at the exterior
- Smooth surfaces of the exterior concrete columns
- Original roof fascia profile
- Flat roof
- Suspension roof system
- Metal panel exterior walls set back from colonnade
- Four main entrances with multiple personnel doors
- Original ticket windows

Interior:

- The interior bowl spatial volume, including the elliptical seating rows, an elliptical cross aisle at the main concourse level, congruent elliptical wall at the lower event level, and the circular wall enclosure at the top
- Seating tier: risers and treads that form the lower and upper seating bowls
- Perforated metal wall cladding
- Vomitoria, truck tunnel, and other exit passages
- Two public concourses formed by an exterior circular wall and an interior elliptical seating cross aisle
- Passages from concourses to cross aisles
- Ceiling shape, texture, and light fixtures in the public concourses

The Forum is located outside of the Project Site approximately 1 mile north of West Century Boulevard along South Prairie Avenue. The Proposed Project would not involve the demolition, destruction, relocation, or alternation of the resource or its immediate surroundings. The character-defining features that are associated with setting include landscaping surrounding The Forum and views of The Forum from adjacent streets and properties. However, the surrounding

views of The Forum from beyond properties and streets adjacent to The Forum (for example, from the Project Site) are not character-defining features of the resource and alterations to the surrounding setting in the area of the Project Site would not affect the resource's integrity. Therefore, the development of the HPSP Adjusted Baseline project under Adjusted Baseline Environmental Setting conditions would not affect the baseline for analysis of the historic resource. These features would be preserved and would not be materially altered in a manner as a result of the Proposed Project. The Project Site is approximately 1 mile away and would not be considered to be the resource's immediate surroundings. For these reasons, views to or from The Forum from the Project Site would not be relevant in assessing potential Project-related impacts to The Forum. The Forum is currently visible from the Project Site, and these views will be obscured as a result of the HPSP Adjusted Baseline project. However, the setting is fully urbanized, the distance between The Forum and the Project Site (approximately 1 mile) is too great to alter setting of The Forum, and the Proposed Project would not materially impair any of the character-defining features of The Forum. Altering the views to and from The Forum would not result in alterations to The Forum's integrity. The Forum would continue to retain all aspects of integrity and would remain eligible for listing in the National and California registers.

## Conclusions and Recommendations

### Historic Architectural Resources

Two historic-age buildings (Rodeway Inn & Suites, formerly the Turf and Sky Motel and 10212 South Prairie Avenue) were identified within the Project Site and two additional historic-age buildings (10202 and 10226 South Prairie Avenue) were identified within the Alternate Prairie Access Variant. None is considered eligible for listing in the National or California registers under Criteria A/1–D/4. As such, they do not qualify as historical resources under CEQA and the Proposed Project, including the Alternate Prairie Access Variant, would not result in a direct impact to historical resources. Additionally, the only listed resource in the vicinity of the Proposed Project is The Forum. The Forum is listed on the National Register and is located approximately 1 mile north of the Project Site. Potential impacts to offsite historical resources were analyzed; the Proposed Project, including the Alternate Prairie Access Variant, would not result in an impact to offsite historical resources. No further work with regards to historic architectural resources is recommended.

### Archaeological Resources

#### Known Resources

As a result of the archival research and archaeological resources survey two archaeological resources consisting of two isolates were identified within the Project Site. Due to their isolate nature and lack of clear cultural context, they are not eligible for listing in the California Register and do not otherwise qualify as historical or unique archaeological resources pursuant to CEQA.

#### Unknown Resources

The geoarchaeological review indicates that much of the Project Site is underlain by Pleistocene-aged alluvium which has low potential for intact archaeological deposits. An area of Late Pleistocene to Holocene alluvium is mapped along South Doty Avenue between the Arena Site

and the East Transportation and Hotel Site; the Late Pleistocene to Holocene alluvium has higher potential to contain buried archaeological deposits. Furthermore, the historic map and aerial photograph review indicates the Project Site was developed by the 1920s with residential subdivisions, which were largely replaced by commercial buildings sometime in the 1960s. As such, there may be historic-period archaeological deposits associated with the early residential development of the Project Site. Given the degree of disturbance within the Project Site, which has included the construction and demolition of residential and commercial buildings, prehistoric and/or historic-period archaeological deposits that may have underlain the Project Site were likely destroyed.

Tribal consultation conducted in accordance with AB 52 and summarized in Section 3.4, Cultural and Tribal Cultural Resources of the EIR, did not result in the finding of any known Tribal cultural resources within the Project Site. During the consultation process, Tribal representatives stated that Tribal resources could be present, and requested that the City incorporate Native American monitoring into recommended mitigation measures. Tribal representatives also requested that, if Tribal resources are found, then the resources should be either repatriated to the Tribe, or reburied, at the Tribe's direction. The Tribe's requests have been incorporated into Mitigation Measure CUL-1, as provided below.

Although the likelihood of encountering prehistoric and/or historic-period archaeological deposits is low, there remains the possibility that Project-related ground disturbance, which could extend to depths of 35 feet below ground surface, could encounter archaeological deposits that qualify as historical resources or unique archaeological resources pursuant to CEQA. Therefore, recommended mitigation measures for the retention of a qualified archaeologist, cultural resources sensitivity training, archaeological and Native American Monitoring, and inadvertent discovery protocols are provided below.

#### **Mitigation Measure CUL-1.**

- a) **Retention of Qualified Archaeologist.** Prior to the start of ground-disturbing activities associated with the Project, including demolition, trenching, grading, and utility installation, the project applicant shall retain a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (US Department of the Interior, 2008) to carry out all mitigation related to cultural resources.
  - i. **Monitoring and Mitigation Plan.** Prepare, design, and implement a monitoring and mitigation program for the Project. The Plan shall define pre-construction coordination, construction monitoring for excavations based on the activities and depth of disturbance planned for each portion of the Project Site, data recovery (including halting or diverting construction so that archaeological remains can be evaluated and recovered in a timely manner), artifact and feature treatment, procurement, and reporting. The Plan shall be prepared and approved by the City prior to the issuance of the first grading permit.
  - ii. **Cultural Resources Sensitivity Training.** The qualified archaeologist and Native American monitor shall conduct construction worker archaeological resources sensitivity training at the Project kick-off



meeting prior to the start of ground disturbing activities (including vegetation removal, pavement removal, etc.) and will present the Plan as outlined in (i), for all construction personnel conducting, supervising, or associated with demolition and ground disturbance, including utility work, for the Project. In the event construction crews are phased or rotated, additional training shall be conducted for new construction personnel working on ground-disturbing activities. Construction personnel shall be informed of the types of prehistoric and historic archaeological resources that may be encountered, and of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. Documentation shall be retained by the qualified archaeologist demonstrating that the appropriate construction personnel attended the training.

- iii. **Archaeological and Native American Monitoring.** The qualified archaeologist will oversee archaeological and Native American monitors who shall be retained to be present and work in tandem, monitoring during construction excavations such as grading, trenching, or any other excavation activity associated with the Project as defined in the Monitoring and Mitigation Plan. If, after advanced notice, the Tribe declines, is unable, or does not respond to the notice, construction can proceed under supervision of the qualified archaeologist. The frequency of monitoring shall be based on the rate of excavation and grading activities, the materials being excavated, and the depth of excavation, and if found, the quantity, and type of archaeological resources encountered. Full-time monitoring may be reduced to part-time inspections, or ceased entirely, if determined adequate by the qualified archaeologist and the Native American monitor.
- iv. In the event of the discovery of any archaeological materials during implementation of the Project, all work shall immediately cease within 50 feet of the discovery until it can be evaluated by the qualified archaeologist. Construction shall not resume until the qualified archaeologist has made a determination on the significance of the resource(s) and provided recommendations regarding the handling of the find. If the resource is determined to be significant, the qualified archaeologist will confer with the project applicant regarding recommendation for treatment and ultimate disposition of the resource(s).
- v. If it is determined that the discovered archaeological resource constitutes a historical resource or a unique archaeological resource pursuant to CEQA, avoidance and preservation in place is the preferred manner of mitigation. Preservation in place may be accomplished by, but is not limited to, avoidance, incorporating the resource into open space, capping, or deeding the site into a permanent conservation easement.
- vi. In the event that preservation in place is demonstrated to be infeasible and data recovery through excavation is the only feasible mitigation available, a Cultural Resources Treatment Plan shall be prepared and implemented by the qualified archaeologist in consultation with the project applicant, and appropriate Native American representatives (if

the find is of Native American origin). The Cultural Resources Treatment Plan shall provide for the adequate recovery of the scientifically consequential information contained in the archaeological resource through laboratory processing and analysis of the artifacts. The Treatment Plan will further make recommendations for the ultimate curation of any archaeological materials, which shall be curated at a public, non-profit curation facility, university or museum with a research interest in the materials, if such an institution agrees to accept them. If resources are determined to be Native American in origin, they will first be offered to the Tribe for permanent curation, repatriation, or reburial, as directed by the Tribe. If no institution or Tribe accepts the archaeological material, then the material shall be donated to a local school or historical society in the area for educational purposes.

- vii. If the resource is identified as a Native American, the qualified archaeologist and project applicant shall consult with appropriate Native American representatives, as identified through the AB 52 consultation process in determining treatment for prehistoric or Native American resources to ensure cultural values ascribed to the resource, beyond that which is scientifically important, are considered, to the extent feasible.
- viii. Prepare a final monitoring and mitigation report for submittal to the Applicant, City, and the SCCIC, to document the results of the archaeological and Native American monitoring. If there are significant discoveries, artifact and feature analysis and final disposition shall be included with the final report which will be submitted to the SCCIC, the Applicant, and the City. The final monitoring report shall be submitted to the Applicant within 90 days of completion of excavation and other ground disturbing activities that require monitoring.

- b) **Inadvertent Discovery of Human Remains.** In the event of the unanticipated discovery of human remains during excavation or other ground disturbance related to the Project, all work shall immediately cease within 100 feet of the discovery and the County Coroner shall be contacted in accordance with PRC section 5097.98 and Health and Safety Code section 7050.5. The Applicant shall also be notified. If the County Coroner determines that the remains are Native American, the California Native American Heritage Commission (NAHC) shall be notified in accordance with Health and Safety Code section 7050.5, subdivision (c), and PRC section 5097.98 (as amended by AB 2641). The NAHC shall designate a Most Likely Descendant (MLD) for the remains per PRC Section 5097.98. Until the landowner has conferred with the MLD, the Applicant shall ensure that a 50-foot radius around where the discovery occurred is not disturbed by further activity, is adequately protected according to generally accepted cultural or archaeological standards or practices, and that further activities take into account the possibility of multiple burials.

## References

- Altschul, Jeffrey H., John G. Douglass, Richard Ciolek-Torrello, Sarah Van Galder, Benjamin R. Vargas, Kathleen L. Hull, Donn R. Grenda, Jeffrey A. Homburg, Manuel R. Palacios-Fest, Steven D. Shelley, Angela Keller, and David Maxwell. 2007. Life at the Nexus of the Wetland and Coastal Prairie, West Los Angeles. *Proceedings of the Society for California Archaeology*, Vol. 20, edited by Sharon A. Waechter, Don Laylander, and Gregory G. White, pp. 34–42. Society for California Archaeology, Chico.
- Bean, L.J., and C.R. Smith. 1978. Gabrielino, in *California*, edited by R.F. Heizer, pp. 538-549 *Handbook of North American Indians*, Vol. 8, W. C. Sturtevant, general editor, Smithsonian Institution, Washington, D.C.
- Byrd, Brian F., and L. Mark Raab. 2007. Prehistory of the Southern Bight: Models for a New Millennium, in *California Prehistory: Colonization, Culture, and Complexity*, edited by Terry L. Jones and Kathryn A. Klar, pp. 215-227.
- California Department of Water Resources (DWR). 1961. *Planned Utilization of the Ground Water Basins of the Coastal Plain of Los Angeles County*. Bulletin 104.
- City Directories. Inglewood/Lennox 1931, 1933, 1935, 1938, 1940, 1942, 1947, 1950, 1960, and 1964. Available: [www.ancestry.com](http://www.ancestry.com). Accessed November 11, 2018.
- City of Inglewood
- n.d. Building Permit Application #03226.
  - 1965. Building Permit Application #57686, September 27, 1965.
  - 1974. Building Permit Application (no number), July 10, 1974.
  - 1976. Building Permit Application #125586, June 10, 1976.
  - 1977a. Building Permit Application #141361, June 22, 1977.
  - 1977b. Building Permit Application (no number), June 22, 1977.
  - 1998. Building Permit Application #8237-0109/Plan Check #8204-0011, August 28, 1998.
- Dibblee, T.W., and J.A. Minch. 2007. *Geologic Map of the Venice and Inglewood Quadrangles, Los Angeles County, California, Scale: 1:24,000*. Dibblee Geological Foundation Map DF-322.
- Dinkelspiel, Frances. 2008. *Towers of Gold*, St. Martin's Press, New York.
- EDR
- 1923. Historic Aerial. On file at ESA, Los Angeles. Ca.
  - 1928. Historic Aerial. On file at ESA, Los Angeles. Ca.
  - 1938. Historic Aerial. On file at ESA, Los Angeles. Ca.
  - 1947. Historic Aerial. On file at ESA, Los Angeles. Ca.

1952. Historic Aerial. On file at ESA, Los Angeles. Ca.
1963. Historic Aerial. On file at ESA, Los Angeles. Ca.
1977. Historic Aerial. On file at ESA, Los Angeles. Ca.
1979. Historic Aerial. On file at ESA, Los Angeles. Ca.
1981. Historic Aerial. On file at ESA, Los Angeles. Ca.
1983. Historic Aerial. On file at ESA, Los Angeles. Ca.
1989. Historic Aerial. On file at ESA, Los Angeles. Ca.
1994. Historic Aerial. On file at ESA, Los Angeles. Ca.
2002. Historic Aerial. On file at ESA, Los Angeles. Ca.
2005. Historic Aerial. On file at ESA, Los Angeles. Ca.
2009. Historic Aerial. On file at ESA, Los Angeles. Ca.
2010. Historic Aerial. On file at ESA, Los Angeles. Ca.
2012. Historic Aerial. On file at ESA, Los Angeles. Ca.
- Erlandson, Jon M. 1994. *Early Hunter-Gatherers of the California Coast*. Plenum Press, New York.
- Governor's Office Planning and Research. 2005. *State of California Tribal Consultation Guidelines*. Sacramento, Ca.
- Gumprecht, Blake. 2001. *Los Angeles River: Its Life, and Possible Rebirth*. The Johns Hopkins University Press, Baltimore, 1999, Reprinted 2001.
- Homburg, Jeffrey A., John G. Douglass, and Seeths N. Reddy (editors). 2014. *Paleoenvironment and Culture History*. In *People in a Changing Land: The Archaeology and History of the Ballona in Los Angeles, California*, Volume 1, series edited by D.R. Grenda, R. Ciolek-Torello and J.H. Altschul. Statistical Research, Redlands, California.
- Jennings, C.W. 2007. *Geologic Atlas of California – Long Beach Sheet, Scale: 1:250,000*, California Geological Survey, Geologic Atlas of California Map No. 007.
- Johnson, J. R., and D. D. Earle. 1990. *Tataviam Geography and Ethnohistory*. *Journal of California and Great Basin Anthropology*, Vol. 12, No. 2, pp. 191-214.
- Kielbasa, John, 1998. *Historic Adobes of Los Angeles County*. Dorrance Publishing Co. Pittsburgh, Pennsylvania.
- Kroeber, A. L. 1925. *Handbook of the Indians of California*. Dover Publications, Inc., New York, reprinted 1976.

- McCawley, William. 1996. *The First Angelinos: The Gabrielino Indians of Los Angeles*. Malki Museum Press, Banning, California.
- McWilliams, Carey. 1946. *Southern California: An Island on the Land*. Gibbs Smith, Layton, Utah.
- Milliken, Randall, Laurence H. Shoup, and Beverly R. Ortiz. 2009. *Ohlone/Costanoan Indians of the San Francisco Peninsula and their Neighbors, Yesterday and Today*, prepared by Archaeological and Historical Consultants, Oakland, California, prepared for National Park Service Golden Gate National Recreation Area, San Francisco, California, June 2009.
- Mullaly, Larry and Bruce Petty. 2002. *The Southern Pacific in Los Angeles, 1873-1996*. Golden West Books and the Los Angeles Railroad Heritage Foundation, San Marino, CA.
- National Register of Historic Places (NRHP), 2014. National Register of Historic Places Registration Form, *Forum, Los Angeles, Ca*. August, 2014.
- Natural Resources Conservation Service (NRCS). 2018. Available: <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>. Accessed July 16, 2018.
- Office of Historic Preservation, 2019. Available: <http://ohp.parks.ca.gov/ListedResources/Detail/363>. Accessed January 9, 2019.
- Orsi, Richard J. 2005. *Sunset Limited: The Southern Pacific Railroad and the Development of the American West, 1850-1930*. University of California Press, Berkeley.
- Pitt, Leonard. 1994. *The Decline of the Californios: A Social History of the Spanish-speaking Californians, 1846-1890*. University of California Press, Berkeley.
- Raab, L. Mark, Judith F. Porcasi, Katherine Bradford, and Andrew Yatsko. 1995. Debating Cultural Evolution: Regional Implications of Fishing Intensification at Eel Point, San Clemente Island. *Pacific Coast Archaeological Society Quarterly* 31(3):3-27.
- Reedy, Seetha N. 2015. Feeding Family and Ancestors: Persistence of Traditional Native American Lifeways during the Mission Period in Coastal Southern California. *Journal of Anthropological Archaeology*, 37:48-66.
- Sandoval-Strausz, A.K., 2007. *Hotel: An American History*. New Haven: Yale University Press.
- Saucedo, G.J., H.G. Greene, M.P Kennedy, and S.P. Bezore. 2016. *Geologic Map of the Long Beach 30' x 60' Quadrangle, California*. California Geological Survey, Regional Geologic Map Series, 1:100,000 Scale.
- Society for Historical Archaeology. 2018. Bottle Bases. Electronic resource, Available: <http://www.sha.org/bottle/bases.htm#Mac>. Accessed October 8, 2018.
- Starr, Kevin. 2007. *California: A History*. Modern Library, New York.
- Stoll, Anne Q., John G. Douglass, and Richard Ciolek-Torrello. 2009. Searching for Guaspet: A Mission Period Rancheria in West Los Angeles. *SCA Proceedings*, Vol. 22.
- SurveyLA. 2017. *Los Angeles Citywide Historic Context Statement, Hotels, 1870-1980*. City of Los Angeles.

- Sutton, Mark Q. 2009. People and Language: Defining the Takic Expansion into Southern California. *Pacific Coast Archaeological Society Quarterly* 41(2-3):31-93.
- Totton, Gayle. 2018. SLF Search Results for the Clippers Arena Project. On file at ESA, Los Angeles, Ca.
- USGS
1896. Redondo, CA 15-Minute Quadrangle, USGS.
1902. Santa Monica, CA 15-Minute Quadrangle, USGS.
1921. Santa Monica, CA 15-Minute Quadrangle, USGS.
1924. Venice, CA 7.5-Minute Quadrangle, USGS.
1934. Venice, CA 7.5-Minute Quadrangle, USGS.
1944. Redondo, CA 7.5-Minute Quadrangle, USGS.
1948. Inglewood, CA 7.5-Minute Quadrangle, USGS.
- 1982, Inglewood, CA 7.5-Minute Quadrangle, USGS.
- Waddingham, Gladys, 1994. The History of Inglewood. Historical Society of Centinela Valley. Los Angeles, California.
- Wallace, W. J. 1955. A Suggested Chronology for Southern California Coastal Archaeology. *Southwestern Journal of Anthropology* 11(3):214-230.
- Wallach, Ruth, Linda McCann, Dave Taube, Claude Zachary, and Curtis C. Roseman., 2008. Historic Hotels of Los Angeles and Hollywood. Images of America. California.
- Warren, C. N. 1968. Cultural Traditions and Ecological Adaptation on the Southern California Coast. *Archaic Prehistory in the Western United States*, edited by Cynthia Irwin-Williams. Eastern New Mexico University Contributions in Anthropology 1(3):1-14.
- Weeks, Kay D. and Anne E. Grimmer, 1995. The Secretary for the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstruction Historic Buildings. US Department of the Interior. Washington, D.C.

# Appendix A

## **Personnel**







# Monica Strauss, RPA

Director, Southern California  
Cultural Resources Group

## EDUCATION

M.A., Archaeology,  
California State  
University, Northridge

B.A., Anthropology,  
California State  
University, Northridge

AA, Humanities, Los  
Angeles Pierce College

## 20 YEARS EXPERIENCE

## SPECIALIZED EXPERIENCE

Treatment of Historic  
and Prehistoric Human  
Remains

Archaeological  
Monitoring

Complex Shell Midden  
Sites

Groundstone Analysis

## PROFESSIONAL AFFILIATIONS

Register of Professional  
Archaeologists (RPA),  
#12805

Society for California  
Archaeology (SCA)

Society for American  
Archaeology (SAA)

## QUALIFICATIONS

Exceeds Secretary of  
Interior Standards

CA State BLM  
Permitted

Monica has successfully completed dozens of cultural resources projects throughout California and the greater southwest, where she assists clients in navigating cultural resources compliance issues in the context of CEQA, NEPA, and Section 106. Monica has extensive experience with archaeological resources, historic buildings and infrastructure, landscapes, and Tribal resources, including Traditional Cultural Properties. Monica manages a staff of cultural resources specialists throughout the region who conduct Phase 1 archaeological/paleontological and historic architectural surveys, construction monitoring, Native American consultation, archaeological testing and treatment, historic resource significance evaluations, and large-scale data recovery programs. She maintains excellent relationships with agency staff and Tribal representatives. Additionally, Monica manages a general compliance monitoring team who support clients and agencies in ensuring the daily in-field compliance of overall project mitigation measures.

## Relevant Experience

**Orange County, Saddle Crest Homes Project EIR, Orange County, CA. Cultural Resources Project Director.** The Saddle Crest project includes the development of 65 residential homes on an approximately 113.7-acre site. Monica managed the preparation of a Cultural Resources EIR section as well as a Phase 1 archaeological resources assessment. As part of the Phase 1 archaeological resources assessment, a literature review, a pedestrian survey, and Native American outreach were undertaken to meet CEQA compliance requirements.

**Irvine Ranch Water District, Baker Treatment Plant, Orange County, CA. Cultural Resources Principal Investigator.** ESA was retained by the Irvine Ranch Water District to provide environmental compliance services. In support of an EIR for the upgrade of the IRWD's Baker Treatment Plant near Lake Forest, ESA cultural resources staff conducted a Phase I Cultural Resources Assessment. Monica directed the archival research, a series of pedestrian surveys, and oversaw the preparation of Phase I Cultural resources Technical reports and the cultural resources section of the EIR.

**Topock Compressor Station Remediation CEQA Services. Mohave County, AZ and San Bernardino County, CA. Cultural Resources Project Director.** Monica is overseeing the preparation of cultural resources EIR sections and is providing project support to the California Department of Toxic Substances Control (DTSC), including facilitating Native American involvement. DTSC provides oversight of the site investigation and cleanup activities for the Pacific Gas and Electric Company (PG&E) Topock Gas Compressor Station, located in San Bernardino County, 15 miles southeast of Needles, California. Groundwater samples taken under and near the Station were found to be contaminated with hexavalent chromium and other chemicals as result of past disposal activities. Soils contamination is also present at the site, requiring investigation and cleanup. These activities are highly scrutinized by the regional Native American Tribes because the area has important cultural and religious significance. ESA is currently preparing an EIR for soil investigations and will be conducting CEQA

evaluations that tier off of the Program EIR for the Groundwater Remedy. Additional project-specific EIRs may be required for the final remedy, which is currently undergoing engineering design. ESA will provide these services as well as lead the Native American and public participation efforts.

**Los Angeles Department of Water and Power, Path 46 Clearance Surveys, San Bernardino, CA.** *Project Director:* ESA has been tasked by Los Angeles Department of Water and Power (LADWP) to conduct required surveys for the Path 46 Transmission Line Clearances Project. The project's objective is to restore required code clearances to the transmission conductors, which will be accomplished by grading the ground surface underneath the transmission lines to achieve required height consistency. The work is being conducted in compliance with BLM guidelines and federal laws and statutes. Biological, archaeological, and paleontological resource surveys are currently being conducted for the 77 proposed grading areas, staging areas, and roads. Reports will be written documenting the results of the surveys and providing recommendations on the areas for access, staging areas, and soil distribution that would have the least amount of impacts on natural resources. Monica is providing support to LADWP in their coordination with the BLM, including providing oversight of map preparation, field surveys, and preparation of pre-field research designs and post-field technical reports.

**Ballona Wetlands Restoration EIR, Los Angeles County, CA.** *Cultural Resources Project Director:* As part of the development of the restoration plan for the Ballona Wetlands, the ESA project team characterized existing conditions that included water and sediment sampling and analysis. The water and sediment quality sampling was performed to develop and evaluate potential restoration alternatives, and to develop a conceptual plan. The ESA project team compiled existing data on and conducted additional sampling for water and sediment to assess potential effects on the proposed wetland restoration habitat from the use of urban runoff and tidal in-flow from Ballona Creek. These data were used to complete a baseline report and restoration alternatives assessment. Monica is assisting the CSCC in fulfilling Army Corps of Engineers requirements under Section 106 of the National Historic Preservation Act. In addition, she is coordinating with Tribal members and is overseeing a team of resource specialists who are compiling cultural resources technical in preparation of the EIR's Cultural Resources section.

**Los Angeles Department of Water and Power La Kretz Innovation Campus, Los Angeles County, CA.** *Project Director:* The project involved the rehabilitation of the 61,000-square-foot building located at 518-524 Colyton Street, demolition of the building located at 537-551 Hewitt Street, and construction of an open space public plaza and surface parking lot, and involved compliance with Section 106 of the National Historic Preservation Act and consultation with the California State Historic Preservation Officer. ESA is providing archaeological monitoring and data recovery services and is assisting LADWP with meeting their requirements for Section 106 of the National Historic Preservation Act. Monica is providing oversight to archaeological monitors and crew conducting resource data recovery and laboratory analysis, and is providing guidance to LADWP on meeting Section 106 requirements.

**Los Angeles Department of Water and Power Lone Pine Landfill Paleontological Resources Recovery, Inyo County, CA.** *Cultural Resources Project Director:* At the request of LADWP, ESA responded to a discovery of large mammal bone at the Lone Pine Landfill in an area where borrow materials were being excavated.



ESA conducted geologic map research and recovered what was identified as a mammoth tusk. The tusk was stabilized, prepared for curation, and transported to a storage facility. Monica provided senior oversight of the paleontological resources recovery team and conducted paleontological resources sensitivity training and guidance to landfill staff in the event additional material are encountered.

**City of Los Angeles Recreation and Parks, Hansen Dam Skate Park Project, Los Angeles County, CA.** *Cultural Resources Principal Investigator.* ESA prepared a joint EA and IS/MND for the Los Angeles Department of Recreation and Parks in coordination with the U.S. Army Corps of Engineers (Corps) for a proposed skate park facility within the Hansen Dam Recreation Area. Monica managed a Phase I Cultural resources Study, coordinated with the Army Corps of Engineers and provided senior review for the EA/IS/MND cultural resources section.

**Los Angeles Unified School District, Central Los Angeles High School #9. Los Angeles, CA.** *Project Director.* ESA contributed to Data Recovery Report sections for Los Angeles Unified School District's Central High School #9, constructed in downtown Los Angeles. Between 2004 and 2009, Monica led a team of archaeological staff of ten who conducted archaeological monitoring and data recovery of archaeological materials in connection with the 19th century Los Angeles City Cemetery. She coordinated with the Los Angeles County Coroner and office of Vital Statistics to obtain disinterment permits and developed a mitigation plan incorporating components related to the future disposition of remains, artifact curation, and commemoration. She directed an extensive historical research effort to identify the human remains, and at the request of the client, participated in public outreach and coordination with media.

**Bureau of Land Management, On-Call Cultural Resources Services, Riverside County, CA.** *Project Manager.* ESA has been retained by the Bureau of Land Management under an on-call contract to provide cultural resource services including compliance monitoring for projects under Bureau of Land Management (BLM) jurisdiction. Monica managed a number of projects for the BLM (Palm Springs South Coast Field Office) providing a wide range of cultural resources services for solar projects and other projects taking place on BLM lands in compliance with Section 106 and specified BLM protocols. Services that she and her staff provide under this contract include compliance monitoring and peer review, Phase I archaeological resources surveys, resource evaluations, the preparation of reports, and Native American consultation. Projects completed under this contract include Dos Palmas Phase I Survey and Archaeological Monitoring, National Monument Phase I Survey, Windy Pointe Archaeological Monitoring, and Fast and the Furious Phase I Survey.



# Sara Dietler

## Archaeologist

### EDUCATION

BA. Anthropology,  
San Diego State  
University

### 20 YEARS OF EXPERIENCE

### CERTIFICATIONS/ REGISTRATION

California BLM Permit,  
Principal Investigator,  
Statewide

Nevada BLM Permit,  
Paleontology, Field  
Agent, Statewide

### PROFESSIONAL AFFILIATIONS

Society for American  
Archaeology (SAA)

Society for California  
Archaeology (SCA)

Sara is a senior archaeology and paleontology lead with 20 years of experience in cultural resources management in Southern California. As a senior project manager, she manages technical studies including archaeological and paleontological assessments and surveys, as well as monitoring and fossil salvage for many clients, including public agencies and private developers. She is a cross-trained paleontological monitor and supervisor, familiar with regulations and guidelines implementing the National Historic Preservation Act (NHPA), National Environmental Policy Act (NEPA), California Environmental Quality Act (CEQA), and the Society of Vertebrate Paleontology guidelines. She has extensive experience providing oversight for long-term monitoring projects throughout the Los Angeles Basin for archaeological, Native American, and paleontological monitoring compliance projects and provides streamlined management for these disciplines.

### Relevant Experience

**Venice Dual Force Main Project, Venice, CA. Cultural Resources Lead.** The Venice Dual Force Main Project is an \$88 million sewer force main construction project spanning 2 miles within Venice, Marina del Rey, and Playa del Rey. Contracted to Vadnais Trenchless Services and reporting to the City of Los Angeles, Bureau of Engineering, Environmental Management Group, ESA is serving as the project's environmental resource manager. Sara provides quality control oversight for the archaeological and paleontological mitigation.

**Purple Line Extension Project Independent Compliance Manager, Beverly Hills, CA. Supervisor.** ESA conducted third-party general compliance monitoring during the advanced utilities relocation phase of construction for the segment of the Metro Purple Line in Beverly Hills. In this role, ESA is responsible for compliance oversight of provisions in a Memorandum of Agreement between Metro and the City of Beverly Hills. Significant issues include traffic, pedestrian access, haul routes, and noise. Sara provided scheduling and oversight of the field monitoring and day-to-day response to compliance issues.

**Advanced Water Treatment Facility Project Groundwater Reliability Improvement Project, Pico Rivera, CA. Project Manager.** ESA is providing environmental compliance monitoring for the Water Replenishment District to ensure compliance with the conditions contained in the Mitigation and Monitoring Reporting Programs associated with three environmental documents, including the Final EIR, a Mitigated Negative Declaration, and a Supplemental EIR, pertaining to three infrastructure components associated with the project. ESA provides general compliance monitoring at varying rates of frequency depending on the nature of the activities and is sometimes on-site for 4-hour spot checks and other times for full 24-hour rotations. The project is located near a residential neighborhood and adjacent the San Gabriel River. Issues of concern include

noise, vibration, night lighting, biological resources, cultural resources, and air quality. Sara provides quality assurance and oversight of the field monitoring, and day-to-day response to issues. She oversees archaeological and Native American monitoring for ground disturbance and coordinates all sub-consultants for the project. She provides daily, weekly, and quarterly reporting on project compliance to support permitting and agency oversight.

**Southern California Edison On-Call Master Services Agreement for Natural and Cultural Resources Services;** *Cultural Resources Task Manager.* Sara provides project management and senior archaeological support for an on-call Master Services Agreement with Southern California Edison for cultural and natural resources consulting services. This contract has included numerous surveys and monitoring projects for pole replacements and small- to mid-size reconductoring projects, substation maintenance, and construction projects. Sara has served as project manager for more than 25 projects under this contract. She is the go-to person for all water, gas, and power projects occurring in the city of Avalon on Santa Catalina Island. Sara is responsible for oversight of archaeological and paleontological monitors, serving as report author and report manager.

**Los Angeles Unified School District (LAUSD) Central Los Angeles High School #9; Los Angeles, CA.** *Senior Project Archaeologist & Project Manager.* Sara conducted on-site monitoring and investigation of archaeological sites exposed as a result of construction activities. During the data recovery phase in connection with a 19th century cemetery located on-site, she participated in locating of features, feature excavation, mapping, and client coordination. She organized background research on the cemetery, including genealogical, local libraries, city and county archives, other local cemetery records, internet, and local fraternal organizations. Sara advised on the lab methodology and setup and served as project manager. Sara was a contributing author and editor for the published monograph, which was published as part of a technical series, "Not Dead but Gone Before: The Archaeology of Los Angeles City Cemetery."

**Scattergood Olympic Transmission Line, Los Angeles, CA.** *Report Author.* The Los Angeles Department of Water and Power is proposing to construct and operate approximately 11.4 miles of new 230 kilovolt (kv) underground transmission line that would connect the Scattergood Generation Station and Olympic Receiving Station. The project includes monitoring of construction activities occurring in street rights-of-way. Sara is providing final reporting for the long-term monitoring and QA/QC of the field data.

**Veterans Administration Long Beach, Long Beach, CA.** *Senior Project Manager.* Sara managed a long term monitoring project which also includes implementation of a Memorandum of Agreement, a Plan of Action, and Historic Properties Treatment plan for the mitigation of disturbance to a prehistoric site on the campus.



**Downtown Cesar Chavez Median Project, City of Los Angeles, CA.** *Project Manager.* Sara assisted the City of Los Angeles Department of Public Works Bureau of Engineering with a Local Assistance Project requiring consultations with Caltrans cultural resources. Sara was responsible for Caltrans coordination, serving as contributing author and report manager for the required Archaeological Survey Report, Historic Properties Survey Report, and Historical Resources Evaluation Report prepared for the project.

**Long Beach Courthouse Project; Long Beach, CA.** *Senior Project Archaeologist and Project Manager.* Under contract to Clark Construction Sara directed the paleontological and archaeological monitoring for the construction of the New Long Beach Courthouse. She supervised monitors inspecting excavations up to 25 feet in depth. Nine archaeological features were recovered. Sara completed an assessment of the artifacts and fossil localities in a technical report at the completion of the project.

**Hellman Ranch Project, Orange County, CA.** *Lab Director.* Sara served as the lab director for the final monitoring phase of the John Laing Homes development project, cataloging and analyzing artifacts recovered from salvage monitoring and test units placed in relation to recovered intact burials. She conducted microscopic analysis of small items such as bone tools and shell and stone beads, directed lab assistants, and oversaw special studies, including the photo-documentation of the entire collection. Sara completed a section reporting on the results of the bead and ornament analysis in the final report, which was published as part of a technical series.

**Hansen Dam Golf Course Water Recycling Project, Los Angeles, CA.** *Senior Archaeologist and Project Manager.* Sara directed a phase I historical assessment for the Hansen Dam Golf Course Water Recycling Project located in the San Fernando Valley, City of Los Angeles, California. The project included the construction of an outdoor pumping station adjacent to the existing Hansen Tank located at the Los Angeles Department of Water and Power's (LADWP's) Valley Generating Station. In addition, a pipeline or distribution line was planned to be installed from the pumping station to the Hansen Dam Golf Course along the Tujunga Wash. The phase I study of this project included mitigation for the effects of the project on the portion of the golf course falling within the area of potential effects, which was potentially sensitive for buried cultural resources as the result of a complex of World War II housing units placed on the site between the 1940s and the 1960s. Sara conducted consultation with the USACE regarding the project.



# Amber L. Grady

## Senior Architectural Historian

### EDUCATION

M.A., Historic Preservation, Savannah College of Art & Design, Savannah, GA

B.A., Interior Design with a minor in Art History, California State University, Chico

### 16 YEARS EXPERIENCE

### PROFESSIONAL AFFILIATIONS

California Preservation Foundation

Society of Architectural Historians

Amber Grady is an expert in NEPA, CEQA, and Section 106 of the NHPA compliance with over 16 years of experience in cultural resources management. Amber has extensive experience in California architectural history with an emphasis on northern California. Her cultural resources management experience includes archival research, historic building and structure surveys and evaluations, and cultural resources documentation for NEPA and CEQA projects ranging from single building evaluations to district-wide surveys. Previously, Amber served as the Cultural Resources Manager for the State of California for the California Army National Guard (CA ARNG). At the CA ARNG Amber managed the cultural resources program, which included the management of over 100 archaeological sites as well as the State's historic armories and supervising three full time archaeologists. Prior to joining the CA ARNG Amber worked for the California Energy Commission as an Architectural Historian where she worked on a variety of energy project including one of the largest solar projects in California as the Cultural Resources lead. Prior to that Amber worked as an Architectural Historian and Project Manager for another employer on a variety of projects throughout California and Nevada completing project for City's, school districts, and private sector clients. Amber began her career in the public sector working as a planner for both the County of Santa Clara and the City and County of San Francisco. Amber's expertise includes all phases of environmental compliance from documentation to compliance during construction.

### Relevant Experience

**260 E San Antonio Road Local Landmark Evaluation, Long Beach, CA.** ESA evaluated the property for City of Long Beach Local Landmark status. Amber was the Lead Architectural Historian on the project, who was responsible for the research, survey, evaluation, and report completion.

**VIP Records Sign, Long Beach, CA.** *Senior Architectural Historian.* ESA evaluated the property for City of Long Beach Local Landmark status. Amber was the Lead Architectural Historian on the project, who was responsible for the research, survey, evaluation, and report completion.

**Fly DC Jets Sign, Long Beach, CA.** *Senior Architectural Historian.* ESA evaluated the property for City of Long Beach Local Landmark status. Amber was the Lead Architectural Historian on the project, who was responsible for the research, survey, evaluation, and report completion.

**Los Angeles Unified School District (LAUSD) President Elementary School Historic Resources Evaluation, Harbor City, CA.** *Senior Architectural Historian.* This is one of many historic resources evaluations that ESA has done for LAUSD. Amber assisted in the completion of the Historic Resources Evaluation report, which will be used in support of the Environmental Compliance documents.

**LAUSD 6th Avenue Elementary School, Los Angeles, CA.** *Senior Architectural Historian.* This is one of many historic resources evaluations that ESA has done for LAUSD. Amber assisted in the completion of the Historic Resources Evaluation report, which will be used in support of the Environmental Compliance documents.

**California Department of Water Resources (DWR), Oroville Spillway Emergency Repair Project, Oroville Dam, CA.** *Senior Architectural Historian.* Amber and her staff have been assisting DWR with Section 106 compliance for built environment resources for the emergency spillway repair project. She routinely advises DWR staff on portions of the project that affect contributing elements of the National Register eligible Oroville Division Historic District, and preparing Finding of Effect documents to ensure construction is not delayed. The project is ongoing and expected to extend through 2018.

**730 Stanyan, San Francisco, CA.** *Senior Architectural Historian.* ESA is currently assisting the MOHCD with Section 106 compliance for their 730 Stanyan project. Amber is the Lead Architectural Historian on the project and was responsible for research, survey, and evaluation of the historic-age properties within the APE. This project is in progress and ESA will also be preparing the HRE.

**City of Sacramento, Swanston Station Transit Village Specific Plan EIR, Sacramento, CA.** The Swanston Station Transit Village Plan (SSTVP) was prepared to implement transit-oriented development around the Swanston Light Rail Station in Sacramento's North Sacramento Community Plan Area by providing goals, policies and objectives, and implementation measures that will guide land use and development decisions around the station for 20 years. A series of concepts to construct an intermodal transit center linking the light rail service with bus service at the Swanston Station for the Sacramento Regional Transit District was developed. Amber was responsible for preparing the cultural resources and visual quality sections of the EIR.

**California High-Speed Rail Project, Environmental Compliance for San Francisco to San Jose Segment, CA.** *Senior Architectural historian, Topic Leader for Cultural Resources, Task Leader for Historic Architecture.* Amber was the Senior Architectural Historian on the project as well as the Topic Leader for Cultural Resources. Topic leader duties included coordinating the recording/evaluating efforts for Archaeological, Historic Architectural, and Paleontological resources. As the Senior Architectural Historian Amber and her team surveyed over 6,000 buildings/structures resulting in the evaluation of over 300 for National Register of Historic Places (National Register) and California Register of Historical Resources (California Register) eligibility.

**Rio Mesa Solar Project.** *Cultural Resources Lead/Built Environment Specialist.* The Rio Mesa Solar Electric Generating Facility consisted of two 250-megawatt solar concentration thermal power plants situated on the Palo Verde Mesa in Riverside County, California. A common facilities area included a combined administration, control, and maintenance facilities, a water treatment facility, and switchyard. The project total area, including the shared facilities and gen-tie line, was approximately 3,960 acres. Amber was responsible for coordinating the work of 3-4 staff and completing the built environment analysis of the Cultural Resources Section of the Staff Assessment.





# Michael Vader

## Senior Associate

### EDUCATION

BA, Physical Anthropology, University of California, Santa Barbara

### 12 YEARS OF EXPERIENCE

### PROFESSIONAL AFFILIATIONS

Society for California Archaeology (SCA)

Society for American Archaeology (SAA)

Pacific Coast Archaeological Society (PCAS)

### SPECIALIZED EXPERIENCE

Analysis of faunal remains including fish and shellfish species

Archaeological Monitoring

Paleontological Monitoring

Environmental Compliance Monitoring

Human osteology and bioarchaeology

Michael is cultural resources specialist with experience working on survey, data recovery, and monitoring projects. Michael has experience with project management, has led crews on multiple surveys and excavations, and is familiar with environmental compliance documents. He has worked on a variety of energy and water infrastructure projects throughout California, including projects in Riverside, San Diego, Imperial, San Bernardino, Los Angeles, Orange, Santa Barbara, San Luis Obispo, Kern, Fresno, Madera, and Inyo Counties, as well as in Clark County Nevada. Michael regularly works as part of a team, coordinating with field staff and agency leads.

### Relevant Experience

**City of Los Angeles Department of Water and Power, City Trunk Line Unit 3 Project, Los Angeles, CA. *Archaeologist.*** ESA has conducted a Phase 1 cultural resources assessment for the Los Angeles Department of Water and Power (LADWP), City Trunk Line Unit 3 Project. LADWP plans replacing a portion of the City Trunk Line on Coldwater Canyon Avenue between Vanowen Street and Magnolia Boulevard, within the City of Los Angeles. The proposed Project would involve the installation of approximately 10,250 linear feet of 60-inch diameter water pipeline constructed of welded steel. Michael led the Phase 1 cultural resources survey of the Project area and prepared the technical report and the cultural resources ISMND section.

**City of Los Angeles Department of Water and Power, Foothill Trunk Line Project, Los Angeles, CA. *Archaeologist.*** ESA was retained by the Los Angeles Department of Water and Power (LADWP) to conduct a Phase 1 cultural resources study for the Foothill Trunk Line Project. LADWP proposes to replace 16,600 feet of existing 24-inch, 26-inch, and 36-inch diameter welded steel pipe and 30-inch diameter riveted steel pipe with a 54-inch diameter welded steel pipe along Foothill Boulevard within the districts of Pacoima and Sylmar, in the City of Los Angeles. Michael prepared the Phase 1 technical report for the Project.

**City of Los Angeles Department of Water and Power, Scattergood Olympic Transmission Line Project, Los Angeles County, CA. *Archaeologist.*** ESA has conducted archaeological monitoring for the Los Angeles Department of Water and Power (LADWP) Scattergood Olympic Transmission Line, Vault Investigations Project, and has prepared a final archaeological monitoring report for the Project. The Project includes the construction a new 230 kilovolt underground transmission line connecting the Scattergood Generating Station in El Segundo and the Olympic Receiving Station in western Los Angeles that would be installed under existing streets. Michael prepared the final archaeological monitoring report for the Project.



# Ashley Brown

## Senior Architectural Historian

### EDUCATION

M.A. Public History:  
Historic Preservation,  
Middle Tennessee  
State University

B.A. History,  
California University  
of Pennsylvania

### 5 YEARS EXPERIENCE

### RECOGNITIONS

Minong, Traditional  
Cultural Property  
National Register  
Nomination – Agency:  
Grand Portage Band  
of Lake Superior  
Chippewa

Grand Portage CCC  
Indian Division Bridge  
– Agency: National  
Park Service and  
Grand Portage Band  
of Lake Superior  
Chippewa

Ashley Brown is a senior architectural historian with more than five years of academic and professional experience preparing documentation to address the restoration, rehabilitation, and adaptive reuse of historic properties—including historic structures reports, preservation and interpretation plans, and National Register of Historic Places nominations. Ashley also has experience contributing to California Environmental Quality Act CEQA-level documents. She is adept at developing and implementing historic resources surveys to address architectural, building, and cemetery condition assessments utilizing such programs ArcGIS and Survey123. Ashley continues to expand her knowledge of Southern California history by conducting primary source research and developing historic contexts.

### Relevant Experience

**Los Angeles Department of Water and Power (LADWP), East Hollywood District Yard Cultural Resources Technical Report, Los Angeles, CA.** *Architectural Historian and Report Author.* ESA prepared a Cultural Resources Assessment for the Los Angeles Department of Water and Power (LADWP) Distribution Yard No. 2, which was built by the Bureau of Power and Light in 1926. Ms. Brown evaluated the District Yard for architectural and historic significance at the local, state, and federal levels.

**Maguire Properties, 755 Figueroa Street Cultural Resources Technical Report, Los Angeles, CA.** *Cultural Resources Specialist.* Ms. Brown authored project specific historic context for the 755 Figueroa Street Cultural Resources Report and identified archaeological potential for Project site. The Report was used in a MND for two new residential tower units in downtown Los Angeles.

**Sportsmen’s Lodge Hotel Historic Resources Assessment, Studio City, Los Angeles, CA.** *Project Manager and Report Author.* Ms. Brown evaluated the Sportsmen’s Lodge Hotel, which was identified by SurveyLA as part of the Sportsmen’s Lodge Historic District for historic and architectural significance at the local, state, federal levels. The hotel was designed in the Mid-Century Modern style by James D. Barrington and was identified for its historical associations with the Sportsmen’s Lodge.

**3600 Wilshire Boulevard Historic Resource Assessment and Impacts Analysis, Los Angeles, CA.** *Project Manager and Report Author.* Ms. Brown evaluated 3600 Wilshire Boulevard, a Modern style office building designed by master architect Robert Tyler, of Welton Becket and Associates for significance at the local, state, federal levels. Included in this report was CEQA Impacts Analysis. This CEQA document was used to support a MND.



# Christian Taylor

## Senior Architectural Historian

### EDUCATION

Master's Degree,  
Historic Preservation,  
University of Southern  
California, Los Angeles

B.A., History, University  
of Oklahoma, Norman

### 5 YEARS EXPERIENCE

Christian Taylor is a historic resources specialist with academic and professional experience in assessing historic structures and contributing to California Environmental Quality Act (CEQA)-level documents. Throughout the course of his career, Christian has developed an interest in Los Angeles' industrial, economic, and transportation related history. Christian continues to hone his skills in management of rehabilitation and restoration projects, preparation of historic contexts, the use of non-invasive material investigation methods and advanced methods of documentation, and historic resource assessments.

Christian has completed and co-authored a wide range of architectural investigations including historic resources assessment and impacts analysis reports for compliance with CEQA, character-defining features reports, plan reviews, investment tax credit applications, Section 106 significance evaluations, and HABS/HAER documentations. He has also performed extensive research, survey work, and prepared landmark and preliminary assessment reports as a part of ESA's On-Call Historic Preservation Contract with the City of Santa Monica.

### Representative Experience

**344 8<sup>th</sup> Street, Long Beach, CA. Architectural Historian.** ESA prepared a historic resources analysis for the 344 8<sup>th</sup> Street project. This project included a physical inspection of a small corner store constructed in the early twentieth century. The building was recorded and evaluated on Department of Parks and Recreation (DPR) record forms based on relevant historic contexts surrounding its development. Recommendations for restoration treatments of the building were provided as a result of the investigation. Chris was responsible for conducting the site survey, archival research and preparing the DPR forms and restoration treatment recommendations.

**929 E. 2<sup>nd</sup> Street IS/MND, Los Angeles, CA. Architectural Historian.** ESA prepared an IS/MND for the 929 E. 2<sup>nd</sup> Street project. The project required a Historic Resources Assessment to evaluate the existing two-story industrial building for individual eligibility at the local, state, and national level. The results of the evaluation were that the former Challenge Creamery Association Building did not appear individually eligible under the applicable local, state, or national criteria. The building is located within the boundaries of a potential historic district identified by SurveyLA. The assessment of the property included a review of the potential district and its contributors. A district description was developed and the building was found eligible as a contributor. The proposed project was then reviewed for potential impacts to the district, nearby contributors and individual resources, and the contributor within the project area. Mitigation measures and project alterations were recommended to the client as a result of the investigations. Chris conducted the HRA and prepared the Historic Technical Report for the IS/MND.

**Boething Tree Farms EIR, 23475 Long Valley Road, Los Angeles, CA.**

*Architectural Historian.* ESA prepared an EIR for the Boething Tree Farms project in Los Angeles. The project included redevelopment of the site occupied by a single-family residence and nursery business established in 1956 by self-taught horticulturalist John Boething. ESA conducted a Historic Resources Assessment as part of the EIR, which included a site survey and evaluation of the site, resulting in a recommendation for ineligibility as a historical resource. The project was then evaluated for potential impacts to any historical resources identified in the surrounding area. The report found no direct or indirect impacts to historical resource. The nearby Leonis Adobe, Calenda Ostronic Residential Historic District and Los Encinos Residential Historic District would have no significant views of the project site and each of the historical resources would remain eligible despite project completion. Chris was responsible for preparing the HRA and Historic Technical Report for the EIR.

**670 Mesquit Street, Los Angeles, CA.** *Architectural Historian.* ESA prepared an IS/MND for the 670 Mesquit Street project in Los Angeles. As part of the IS/MND, a Historic Resources Assessment was prepared to determine if the project site was eligible for listing as a historical resource. The project site, originally occupied by the Los Angeles Ice and Cold Storage Company, was determined to lack integrity and therefore, ineligible for listing. Although the core of the building on the project site retained elements of the historic cold storage building, the facility was seismically upgraded resulting in significant alterations to its exterior. In its current condition, the facility does not convey its historical associations. The project was also evaluated to determine if it would result in any potential impacts to nearby historic resources. Located south of the project site is the Seventh Street Bridge, which is listed on the California Register of Historical Resources, and eligible for the National Register of Historic Places. The project would alter the setting of the bridge; however, the impact was determined to be less than significant. Chris was responsible for preparing the Historic Resources Assessment & Historic Technical Report for the IS/MND.

**Burbank Bob Hope Airport, 2627 N. Hollywood Way, Burbank, CA.** *Architectural Historian.* ESA evaluated the Burbank Airport for eligibility as a historic district, recommending ineligibility due to a lack of integrity. However, it was determined that a number of buildings on the property were individually significant. To make this determination, ESA architectural historians prepared a context covering the airport's historic development and its use by the Lockheed Martin Aircraft Company. ESA staff developed an airplane hangar property type, which was used to evaluate eleven of the airport's individual structures for architectural significance. The report evaluated three different options for the terminal replacement project, identifying the preferred arrangement with the least impact on identified historic resources. Chris assisted in conducting the site survey, archival research and preparation of the historic resource assessment and corresponding EIR section.

Appendix B  
**Sacred Lands File Search**





626 Wilshire Boulevard  
Suite 1100  
Los Angeles, CA 90017  
213.599.4300 phone  
213.599.4301 fax

www.esassoc.com

April 24, 2018

Gayle Totton  
Native American Heritage Commission  
1550 Harbor Boulevard, Suite 100  
West Sacramento, CA 95691  
FAX- 916-373-5471

**Subject: SLF Search Request for Clippers Arena Project (D171236.00)**

Dear Ms. Totton:

Environmental Science Associates (ESA) is preparing a Cultural Resources Assessment in support of an Environmental Impact Report (EIR) for the Clippers Arena Project (Project). The Project is located on approximately 27 acres along Century Boulevard between Yukon Avenue and Flower Street (Project area) in the City of Inglewood.

The Project consists of a Basketball Arena for the LA Clippers basketball team with up to 18,000 fixed seats for National Basketball Association (NBA) games, up to 500 additional temporary seats for events such as family shows, concerts, conventions and corporate events, and non-Clippers sporting events, and related facilities and amenities for such games and events. In addition, the Project includes an approximately 85,000 square foot team practice and athletic training facility; approximately 55,000 square feet of Clippers team office space; an approximately 25,000 square foot sports medicine clinic for team and potential general public use; approximately 40,000 square feet of retail and other ancillary uses that will include community and youth-oriented space; an outdoor plaza with an approximate site area of 260,000 square feet including landscaped areas, outdoor basketball courts, and outdoor community gathering space; and parking facilities serving such uses on the 17-acre main portion and on the two 5-acre areas described above.

The attached map depicts the Project area located in Section 3 and an Unsectioned portion of the Inglewood 7.5-minute USGS quadrangle, Township 3S, Range 14W.

In an effort to provide an adequate appraisal of all potential impacts to cultural resources that may result from the proposed Project, ESA is requesting that a records search be conducted for sacred lands or traditional cultural properties that may exist within the Project area.



626 Wilshire Boulevard  
Suite 1100  
Los Angeles, CA 90017  
213.599.4300 phone  
213.599.4301 fax

[www.esassoc.com](http://www.esassoc.com)

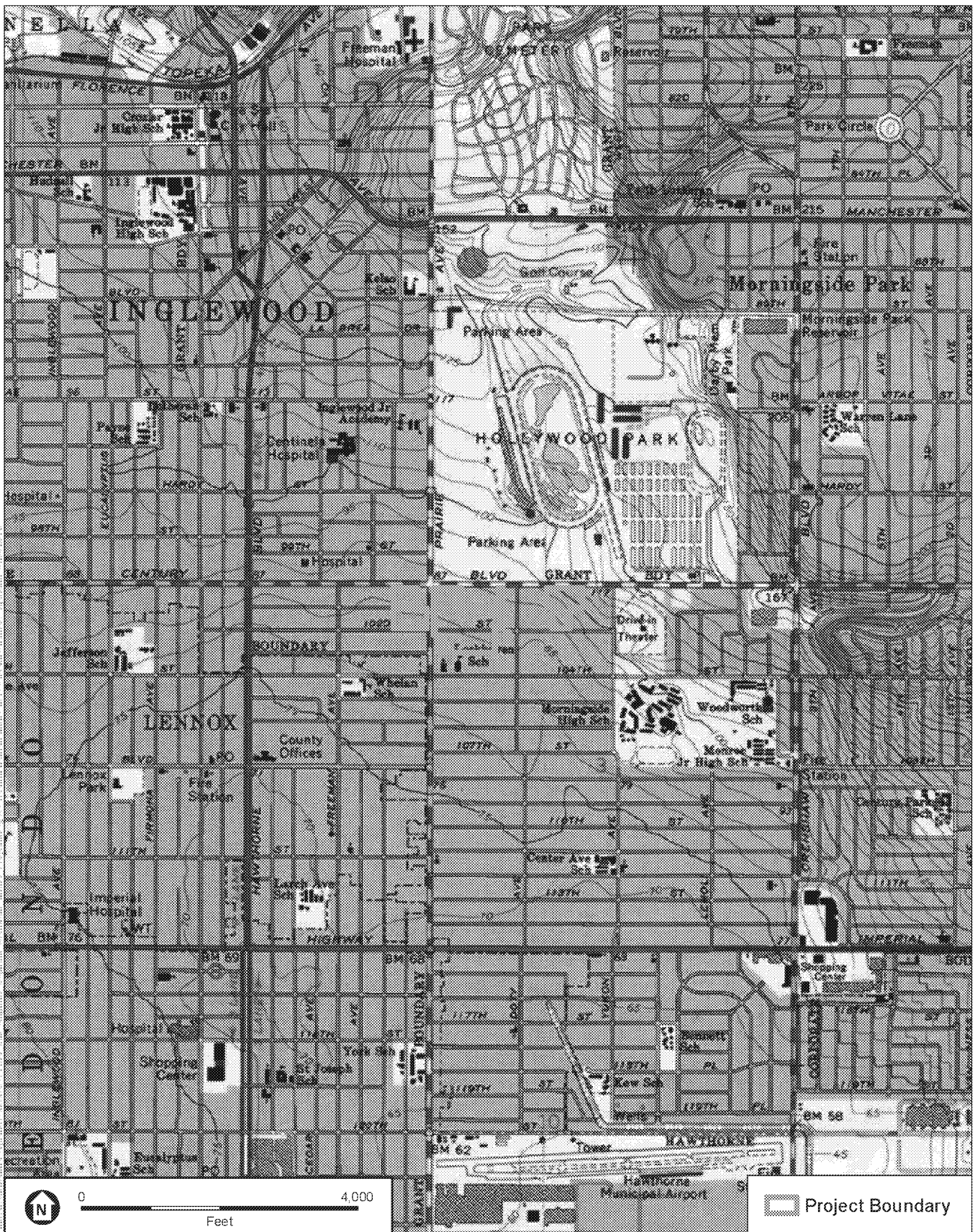
Thank you for your time and cooperation regarding this matter. To expedite the delivery of search results, please fax them to 213.599.4301. Please contact me at 323.246.6289 or [vortiz@esassoc.com](mailto:vortiz@esassoc.com) if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Vanessa Ortiz". The signature is written in a cursive, flowing style.

Vanessa Ortiz, M.A., RPA  
Cultural Resources Specialist





SOURCE: USGS Topographic Series (Inglewood, CA).

Clippers Arena



Figure 1  
Record Search Map

## NATIVE AMERICAN HERITAGE COMMISSION

Cultural and Environmental Department  
1550 Harbor Blvd., Suite 100  
West Sacramento, CA 95691  
(916) 373-3710



April 25, 2018

Christina Rathbone  
EBI Consultants, Inc.

Sent by E-mail: crathbone@ebiconsulting.com

RE: Proposed 6118003174/ ALT-17/ FA# 13799877 Project, City of Altadena; Pasadena USGS Quadrangle, Los Angeles County, California

Dear Ms. Rathbone:

A record search of the Native American Heritage Commission (NAHC) *Sacred Lands File* was completed for the area of potential project effect (APE) referenced above with negative results. Please note that the absence of specific site information in the *Sacred Lands File* does not indicate the absence of Native American cultural resources in any APE.

Attached is a list of tribes culturally affiliated to the project area. I suggest you contact all of the listed Tribes. If they cannot supply information, they might recommend others with specific knowledge. The list should provide a starting place to locate areas of potential adverse impact within the APE. By contacting all those on the list, your organization will be better able to respond to claims of failure to consult. If a response has not been received within two weeks of notification, the NAHC requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any of these individuals or groups, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact via email: [gayle.totton@nahc.ca.gov](mailto:gayle.totton@nahc.ca.gov).

Sincerely,

A handwritten signature in cursive script that reads "Gayle Totton".

Gayle Totton, M.A., PhD.  
Associate Governmental Program Analyst  
(916) 373-3714

**CONFIDENTIALITY NOTICE:** This communication with its contents may contain confidential and/or legally privileged information. It is solely for the use of the intended recipient(s). Unauthorized interception, review, use or disclosure is prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, please contact the sender and destroy all copies of the communication.

Appendix C  
**DPR 523 Forms**



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 7 \*Resource Name or #: (Assigned by recorder) 3940 West Century Boulevard

P1. Other Identifier: Rodeway Inn

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_; R \_\_\_; \_\_\_ of \_\_\_ of Sec \_\_\_; \_\_\_ B.M.

c. Address 3940 West Century Boulevard City Inglewood Zip 90303

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_ mE/ \_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)  
APN 4032-001-049

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

The subject property is located at 3940 West Century Boulevard on the south side of West Century Boulevard and the east side of South Prairie Avenue. It is improved with a two-story hotel designed in a contemporary and modest interpretation of the Spanish Colonial Revival style. The hotel was originally constructed in 1955 and has an "O" shaped footprint with a rectangular courtyard situated in the middle that includes a driveway providing access to the surface parking lot at the rear of the property. The hotel building is oriented toward the north with horizontal massing. It is clad in stucco and has a mansard roof with clay tiles. The hotel is set back from the road behind an asphalt parking lot. Planters are located on the east and west sides of the parking lot with mature palm trees and shrubbery. There is also a planter centered on the front property line and flanked by two driveways. There is a concrete wall present at the side (east and west) and rear (south) property lines.

The north (front) façade has a large portico in the center leading to the courtyard and rear parking lot. On the second story, there are column and arch detailing. There are four aluminum sliding windows. The entrance is a wood and glass door located west of the portico under an awning. There are six aluminum sliding windows. (Continued on page 3)

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



\*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: (view, date, accession #) North (primary) façade, view facing south. ESA, 2018.

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

1955 (building permit)

\*P7. Owner and Address: Bhagat Investments Century LLC  
3940 West Century Boulevard  
Inglewood, CA 90303

\*P8. Recorded by: (Name, affiliation, and address) Vanessa Ortiz  
and Amber-Marie Madrid / ESA  
626 Wilshire Boulevard, Suite 1100  
Los Angeles, CA 90017

\*P9. Date Recorded: May 10, 2018

\*P10. Survey Type: Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
ESA. Inglewood Basketball and Entertainment Center Project, Inglewood, California. January 2019. Prepared for City of Inglewood.

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 3940 West Century Boulevard \*NRHP Status Code 6Z  
Page 2 of 7

B1. Historic Name: Turf & Sky Motel  
B2. Common Name: Rodeway Inn  
B3. Original Use: Apartments B4. Present Use: Hotel

\*B5. Architectural Style: Contemporary and modest interpretation of Spanish Colonial Revival style

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

The building located at 3940 West Century Boulevard was originally constructed in 1955 (Los Angeles County Assessor's Records). A limited number of building permits are available for this property, and all were filed during the 1990s. Based on a review of available building permits, historic aerial photographs, and other archival materials, it is apparent that the building been significantly altered since its original date of construction. A number of alterations have been completed, including the removal of the pool, addition of a mansard roof and arches along the interior exit balconies, removal or stuccoing over of first floor siding, replacement of windows, alteration of window openings, and interior remodeling of rooms (addition of two laundry rooms, two linen rooms, and signs).

\*B7. Moved?  No  Yes  Unknown Date: N/A Original Location: N/A

\*B8. Related Features: None

B9a. Architect: None b. Builder: Arthur C. Bialac

\*B10. Significance: Theme Hotels and Motels Area Inglewood

Period of Significance N/A Property Type Hotel/Motel Applicable Criteria N/A

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

**Settlement of Inglewood**

During the rancho period. The City of Inglewood was part of the *Rancho Aguaje de la Centinela* and the *Rancho Sausal Redondo*. A year after Mexico gained independence from Spain and control of California in 1822, Los Angeles resident Antonio Avila received a land grant for *Rancho Sausal Redondo* and grazed cattle there as well. The rancho encompassed the areas that are now the Cities of Redondo Beach, Inglewood, Hawthorne, El Segundo, Lawndale, Manhattan Beach and Hermosa Beach. In 1834 Ygnacio Machado, one of the original leather jacket soldiers that escorted settlers to Los Angeles, built the Centinela Adobe, located 2.5-miles from the subject property, in the center of what became a 2,200-acre ranch overlooking the now gone Centinela Creek, on a portion of the *Rancho Sausal Redondo*. Machado had moved onto what he claimed was still public land, and built his adobe on a portion of the *Rancho Sausal Redondo*, which was granted to him as the *Rancho Aguaje de la Centinela*.

Soon after Machado traded the *Rancho Aguaje de la Centinela* for a keg of whiskey and a home in the Pueblo of Los Angeles. The property traded hands many times and was eventually acquired by a Scottish nobleman named Robert Burnett, who eventually added the much larger *Rancho Sausal Redondo* to his holdings and once again combined the ranchos. Burnette eventually returned to Scotland and leased the ranch to a Canadian immigrant who was considered by many to be the founding father of Inglewood: Daniel Freeman. In spite of drought and other hardship Freeman successfully farmed barley on the ranch, and purchased it from Burnette with gold in 1885. Freeman went on to become a major land developer in Inglewood (Kielbasa, 1998).

Centinella Springs, or Aguaje de Centinela, was a valued source of spring water for the *Rancho Aguaje de la Centinela* described as continuously existing since the Pleistocene Era, and is now California Historical Landmark 363. The site is still located at the corner of Centinela Avenue and Florence Boulevard, approximately 2-miles north of the subject property in the City of Inglewood (OHP 2019). (Continued on page 3)

B11. Additional Resource Attributes: None

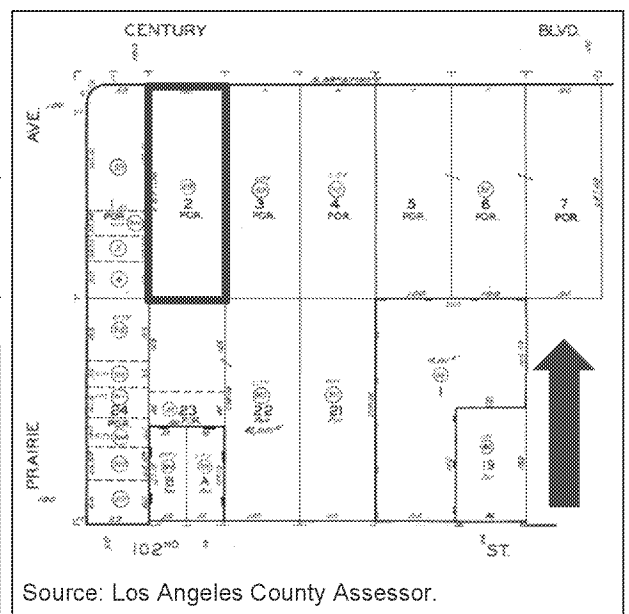
\*B12. References: See page 7

B13. Remarks: None

\*B14. Evaluator: Amber Grady, ESA

\*Date of Evaluation: January 2019

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 3940 West Century Boulevard

Page 3 of 7

### P3a. Description (continued):

There are box planters to the west of the entrance door. The hotel rooms are accessed from entrances in the center courtyard. All the hotel rooms have inward facing windows. There are balconies and stairs leading to the second story hotel rooms. The east and west (side) facades have no windows.



Landscaping and hardscaping. ESA, 2018.



East (side) façade, view facing west. ESA, 2018.

### B10. Significance (continued):

Excursion trains from Los Angeles brought many prospective land buyers to Inglewood and it was able to grow to 300 residents by 1888. On May 21, 1888, a school opened with 33 students. Businesses, including Mrs. Belden's Boarding House, two grocery stores, a drug store, a planning mill, a wagon repair shop, a plumbing shop, a livery stable, and five real estate offices, were built on Commercial Street (now La Brea) (Waddingham, 1994). With a

## CONTINUATION SHEET

Property Name: 3940 West Century Boulevard

Page 4 of 7

population of about 1,200, Inglewood was incorporated on February 10, 1908. That same year, the high school building was completed (Waddingham, 1994).

On the evening of June 21, 1920, a large earthquake struck Inglewood. While there was a lot of damage to buildings, there was no loss of life. The next few days saw a large number of tourists coming to Inglewood to check out the damage. The climate impressed many of the visitors who had previously never been to Inglewood, and many settled there. The population grew to 3,286 in 1920, and in the next two years, the population doubled, making Inglewood the fastest growing city in the nation at that time (Waddingham, 1994).

The Andrew Bennett Ranch was leased by the City of Los Angeles and converted into Mines Field in 1927, the airport of Los Angeles. National Air Races were held on Mines Field in 1927, and the first passenger flight to Mines field landed in 1928. In 1929, the Graf Zeppelin (a German hydrogen filled ridged airship) landed on the Mines Field (Waddingham, 1994).

The 1932 Olympic Games were held in Los Angeles, which was big news in Inglewood, as three Inglewood High School alumni won medals. Many buildings in Inglewood were used as training facilities, and the marathon route went through the town (Waddingham, 1994). Until World War II, Inglewood had largely been supported by agricultural industry. The defense industries in response to WWII, transformed Inglewood into an urban community when industrial activities brought more people to live in the city. In 1946, major airlines moved operations to the LAX airport and two new hangars needed to be constructed (Waddingham, 1994). In 1949, the airport was designated as an intercontinental air terminal by the federal government (Waddingham, 1994).

In 1967, The Forum was opened as the home of the Los Angeles Lakers of the National Basketball Association and the Los Angeles Kings of the National Hockey League. It also hosted a number of events such as concerts, rodeos, boxing, the circus, and ice shows (Waddingham, 1994). The Forum is located approximately three-quarters of a mile north of the subject property, near the intersection of South Prairie Avenue and Manchester Boulevard.

In the 1970s, a new health center was built on Manchester, north of the subject property, and high-rise office buildings were being constructed on La Brea, northwest of the subject property (Waddingham, 1994). A new civic center was dedicated in 1973. Airport Park Hotel opened between Hollywood Park Race Track and The Forum (Waddingham, 1994). Many senior housing developments were also built in Inglewood during the 1970s.

More recent developments include the closure of the Hollywood Park Race Track, located adjacent and to the north of the subject property, in 2013 and demolition in 2016. In 2016, a new NFL stadium was approved and is currently under construction on the site of the former race track, and a new Hollywood Park Casino was opened next door. Additionally, The Forum underwent a rehabilitation and reopened in 2014. "Following the rehabilitation, the Forum retains significant character-defining features...It retains integrity of location, design, setting, materials, workmanship, feeling, and association" (NRHP, 2014).

### Hotels and Motels

In early America, lodging for travelers typically took the form of the public house or tavern, establishments which were granted licenses to serve alcohol in exchange for offering public lodging (Sandoval-Strausz, 2007). Following the Revolution and the War of 1812, a new generation of American hotels emerged, with a boom in hotel construction from about 1820 to 1830. By 1840, the hotel was ubiquitous across the eastern half of the United States (Sandoval-Strausz, 2007). The first hotel in the City of Los Angeles was the Bella Union, built on Main Street in downtown Los Angeles in 1835. The Bella Union was typical of mid-19th century hotels in Los Angeles, which tended to be small operations in modest buildings. After the Civil War, larger and more luxurious hotels began to appear in downtown Los Angeles, including the Pico House Hotel built in 1864, and the Hotel Nadeau, which opened in 1882 (Wallach, et al., 2008).

At the end of the 19th century, American tourism began to expand rapidly as a result of increased leisure time and the availability of long-distance transportation in the form of the railroad. The expansion of the rail lines to the West Coast allowed many middle-class Americans the chance to venture west, tempted by reports of dramatic landscapes and healthful climates. The first major hotel in southern California was the Hotel Raymond, built in the fledgling town of Pasadena in 1886. The success of the Hotel Raymond and subsequent hotels established Pasadena as a resort destination and helped bring tourists and settlers to the greater Los Angeles area (Wallach et al., 2008). By the first decades of the 20th century, Los Angeles was experiencing tremendous growth. In the first thirty years of the century, the population of Los Angeles grew from 100,000 to 1,000,000, surpassing San Francisco as the largest city in the state. In accordance with this impressive growth, Los Angeles moved away from its humble pueblo beginnings as the



## CONTINUATION SHEET

Property Name: 3940 West Century Boulevard

Page 5 of 7

commercial core shifted south to the new major thoroughfares of Main, Spring, Broadway, Hill, and Olive streets. The buildings (including hotels) that rose up in this new commercial district were architect-designed structures meant to rival the architecture of San Francisco and the cities of the East Coast. Major hotels in early 20th century Los Angeles included the Alexandria Hotel (1906), the Rosslyn Hotel (1914), and the Biltmore Hotel (1923).

The early 20th century also marked the beginning of a business model that would come to dominate the hotel industry by the postwar period: the chain hotel. Rather than catering to an elite class looking for luxurious accommodation, the chain hotels of the 20th century focused on appealing to the masses. An early champion of this model was E.M. Statler, who opened his first hotel in Buffalo, New York in 1908. Statler poured his money into designs and furnishings that exuded home comfort, de-emphasizing location and luxury in the process. For a price aimed to draw salesmen and families on the road, Statler's hotel offered many of the amenities that are now the staple of every hotel in America, including "private baths, telephones, clocks, full-length mirrors, readings lamps, and stationery" (Wallach et al., 2008). The hotel was an instant success and launched Statler into a career running a national hotel chain, based on a foundation of standardization and affordability that became the new standard for American hotels (Wallach et al., 2008). Indeed, Statler's influence was even felt in Los Angeles when in 1950 he opened the Hotel Statler at the corner of Figueroa Street and Wilshire Boulevard.

The rising importance of the automobile had a profound influence on the American hotel. Initially, car owners abandoned the hotel for "autocamping," but the rise of the new motor hotel, or motel, offered the highway traveler a hotel experience along the roadside, often far from urban centers. By about 1940, motels outnumbered hotels in the United States and became the dominant form of lodging for the American traveler during the postwar years (Sandoval-Strausz, 2007).

The middle of the 20th century also saw the rise of the hotel chain. Among the largest and most successful American hotel chains were Holiday Inn (discussed further below), Hilton, and Sheraton. Conrad Hilton entered the hotel business in Texas in 1919 and opened the first Hilton in Dallas in 1925. His company expanded across the nation and in 1943 Hilton became the first coast-to-coast hotel chain. In 1954, Hilton acquired the Statler Hotels. Similarly, Sheraton began in Springfield, Massachusetts in 1937 and quickly grew into a large chain with hotels stretching the length of the east coast from Florida to Maine (Sheraton, 2016). Both Sheraton and Hilton became publicly traded companies in the 1940s and ultimately became huge international corporations.

Many smaller hotel chains also emerged during the postwar years. The Doric Company was a relatively small operator of hotels and motels in the western United States during this period. In 1963, operations included eight hotels or motels in Washington State, one in Oregon, three in Idaho, and eight in California. In contrast, while Holiday Inn had humble beginnings in the motor hotel sector it grew into a successful hotel chain in the second half of the 20th century. The first Holiday Inn was opened by Kemmons Wilson in Memphis, Tennessee, in 1952. Wilson developed his hotel after finding his lodging options during family road trips expensive and lacking in amenities. With considerable government funds pouring into highway expansion in 1956, Wilson expanded his operation to cover growing demand for motels on the nation's roads. The company went public in 1967, the same year it acquired the hotel on the subject property. Holiday Inn went on to be an international hotel chain and in 1972 became the first chain to exceed \$1 billion in revenues (Orrill, 2015).

### Apartment Hotels

Apartment hotels are structures that provide a room or a suite of rooms, which include facilities for food preparation as well as amenities found in standard hotels such as traditional common spaces and housekeeping services. Buildings that were advertised as apartment hotels began to be built prior to World War I. Most of these structures were large, with around 100 units per building. They were fully furnished and usually located in central business districts (SurveyLA, 2017). The construction of apartment hotels tapered after the Great Depression and did not resume again after World War II because they were not well suited to the automobile. Their function was replaced with motels with kitchenettes after World War II (SurveyLA, 2017).

### Significance Evaluation

The building located at 3940 West Century Boulevard was evaluated for eligibility for listing on the National and California registers under the following SurveyLA architectural theme: Hotels and Motels.

## CONTINUATION SHEET

Property Name: 3940 West Century Boulevard

Page 6 of 7

### ***Criterion A/1: Events***

Inglewood began to take shape in the late 19th century as the Butterfield Overland Stage route opened in 1858, followed by the California Southern Railroad line in 1882, which greatly increased the number of people coming to Southern California. Specifically, in 1888 excursion trains brought people to the area now known as Inglewood. The vicinity of the subject building was initially developed for residential uses, generally single-family homes and low-density multi-family residences, on parcels measuring one-half acre or larger. Over time, portions of the area were converted to denser multi-family residences, hotel/motels, commercial uses such as restaurants, and other community-serving uses such as churches and schools.

The building at 3940 West Century Boulevard was constructed in 1955 as the Turf & Sky Motel, and it was not one of the first commercial lodgings in Inglewood. The building was contributed to the transition of this area from primarily single-family residences to commercial uses between 1953 and 1963.

The building at 3940 West Century Boulevard does not reflect the early settlement patterns of Inglewood. Although it is associated with the transition of this area from residential to more commercial uses during the mid-20th century, that is not considered a significant event in the history of the City of Inglewood or the more specific historic context of the vicinity. No evidence relating the building to any specific, significant historic events was identified during the course of this evaluation. Therefore, 3940 West Century Boulevard is not recommended eligible for listing under National Register Criterion A or California Register Criterion 1.

### ***Criterion B/2: Significant Persons***

The building at 3940 West Century Boulevard is listed in city directories as the "Turf & Sky Motel" until 1964, at which time it is listed as the "Turf Sky Apts Motel." A limited number of building permits were available for this property, and all were filed during the 1990s. Archival research identified only one individual associated with the property: "H. Chittenden" is listed in the 1964 city directory. Research on H. Chittenden did not reveal that he/she was a prominent member of the local community or an important person in the development of the City of Inglewood.

There does not appear to be any known significant association between 3940 West Century Boulevard and persons important to national, state, or local history. For this reason, 3940 West Century Boulevard is not recommended eligible for listing under National Register Criterion B or California Register Criterion 2.

### ***Criterion C/3: Design/Construction***

A limited number of building permits were available for this property, and all were filed during the 1990s. Based on a review of available building permits, historic aerial photographs, and other archival materials, it is apparent that the building been significantly altered from its original date of construction. Alterations include the removal of the swimming pool, addition of a mansard roof and arches along the interior exit balconies, removal or stuccoing over of first-floor siding, replacement of windows, alteration of window openings, and interior remodeling of rooms (e.g., addition of two laundry rooms, two linen rooms, and signage). The building is not architecturally distinctive and does not exemplify any particular architectural style. The architect is unknown, and the building does not appear to represent a notable work of a master builder or architect. Therefore, it is not recommended eligible under National Register Criterion C or California Register Criterion 3.

### ***Criterion D/4: Data Potential***

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information. The building at 3940 West Century Boulevard does not appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known. Therefore, 3940 West Century Boulevard has not yielded and is not likely to yield information important to prehistory or history and do not appear to satisfy National Register Criterion D or California Register Criterion 4.

### ***Integrity Analysis***

In order to be eligible for listing in the National and/or California registers, a property must be significant under one or more of the four criteria and retain sufficient integrity to convey that significance. As stated above, 3940 West Century Boulevard does not appear to be eligible for listing under any criteria. Therefore, an integrity analysis is not necessary.

## CONTINUATION SHEET

Property Name: 3940 West Century Boulevard

Page 7 of 7

### ***Eligibility Assessment***

In summary, the building at 3940 West Century Boulevard is not recommended eligible under any of the four criteria and is therefore not considered to be a historical resource pursuant to CEQA.

### **B12. References (continued):**

City Directories. Inglewood/Lennox 1931, 1933, 1935, 1938, 1940, 1942, 1947, 1950, 1960, and 1964. Available: [www.ancestry.com](http://www.ancestry.com). Accessed November 11, 2018.

City of Inglewood. Building permits for 3940 West Century Boulevard.

Kielbasa, John, 1998. *Historic Adobes of Los Angeles County*. Dorrance Publishing Co. Pittsburgh, Pennsylvania.

NRHP, 2014. National Register of Historic Places Registration Form, *Forum, Los Angeles, Ca.* August, 2014.

Office of Historic Preservation, 2019. Available: <http://ohp.parks.ca.gov/ListedResources/Detail/363>. Accessed January 9, 2019.

Sandoval-Strausz, A.K., 2007. *Hotel: An American History*. New Haven: Yale University Press.

SurveyLA. 2017. *Los Angeles Citywide Historic Context Statement, Hotels, 1870-1980*. City of Los Angeles.

Waddingham, Gladys, 1994. *The History of Inglewood*. Historical Society of Centinela Valley. Los Angeles, California.

Wallach, Ruth, Linda McCann, Dave Taube, Claude Zachary, and Curtis C. Roseman., 2008. *Historic Hotels of Los Angeles and Hollywood*. Images of America. California.

Weeks, Kay D. and Anne E. Grimmer, 1995. *The Secretary for the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstruction Historic Buildings*. U.S. Department of the Interior. Washington, D.C.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 5 \*Resource Name or #: (Assigned by recorder) 10204 South Prairie Avenue

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T   ; R   ;  of  of Sec   ;    B.M.

c. Address 10204 South Prairie Avenue City Inglewood Zip 90303

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

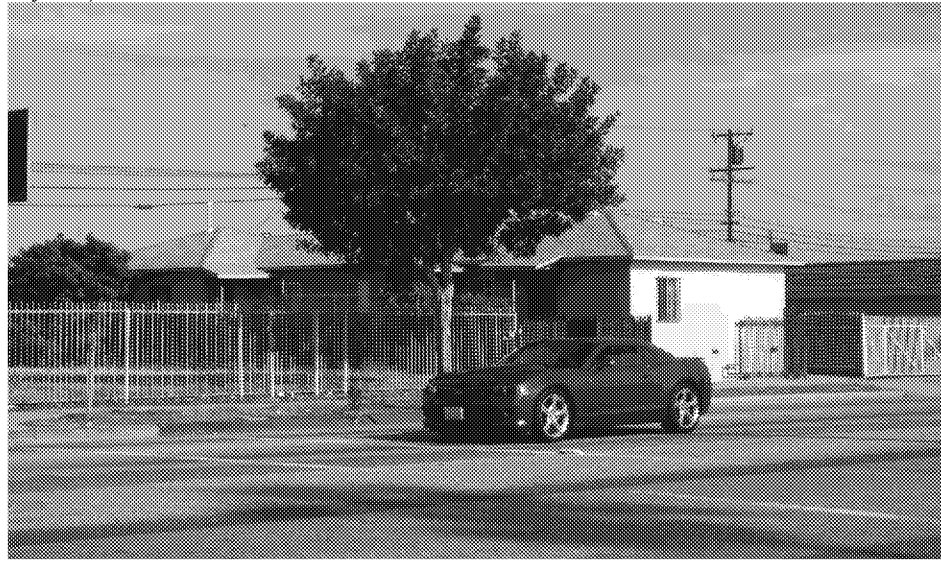
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)  
APN 4032-008-002

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

There are two buildings on the subject property, addressed as 10204 South Prairie Avenue. The first building is a single story tri-plex. Entrances for the residences appear to be on the north and south sides of the main building with a secondary (side) façade fronting South Prairie Avenue. The tri-plex has an irregular footprint and a cross-hipped roof that is clad in composite shingles. The exterior walls are clad in stucco. Windows and doors are modern replacements and there are no distinct architectural details. The second building is a detached, double garage. The garage has an L-shaped footprint and a flat roof. Modern roll up garage doors are located on the west façade. It is also clad in stucco and devoid of architectural detailing.

\*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

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



\*P4. Resources Present:

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

P5b. Description of Photo: (view, date, accession #) West (primary) façade, view facing southeast, ESA, 2018.

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

1952 (building permit)

\*P7. Owner and Address:

Yangtse A. Aceves & Eva A. Magallon  
10534 Burin Avenue  
Inglewood, CA 90304

\*P8. Recorded by: (Name, affiliation, and address) Vanessa Ortiz  
and Amber-Marie Madrid / ESA  
626 Wilshire Boulevard, Suite 1100  
Los Angeles, CA 90017

\*P9. Date Recorded: May 10, 2018

\*P10. Survey Type: Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
ESA. Inglewood Basketball and Entertainment Center Project, Inglewood, California. January 2019. Prepared for City of Inglewood.

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 10204 South Prairie Avenue \*NRHP Status Code 6Z

Page 2 of 5

B1. Historic Name: None  
 B2. Common Name: None  
 B3. Original Use: Multi-family residential B4. Present Use: Multi-family residential  
 \*B5. Architectural Style: Minimal traditional  
 \*B6. Construction History:

The existing buildings located at 10204 South Prairie Avenue were constructed in 1952. A permit was issued in 2005 for replacement of roof shingles. In 2011, a permit was issued to remodel the kitchens and baths in all three units and install new windows, doors and drywall throughout as needed.

\*B7. Moved?  No  Yes  Unknown Date: N/A Original Location: N/A

\*B8. Related Features: None

B9a. Architect: None b. Builder: Max Porter

\*B10. Significance: Theme N/A Area Inglewood  
 Period of Significance N/A Property Type Residential Applicable Criteria N/A

**Settlement of Inglewood**

During the rancho period. The City of Inglewood was part of the *Rancho Aguaje de la Centinela* and the *Rancho Sausal Redondo*. A year after Mexico gained independence from Spain and control of California in 1822, Los Angeles resident Antonio Avila received a land grant for *Rancho Sausal Redondo* and grazed cattle there as well. The rancho encompassed the areas that are now the Cities of Redondo Beach, Inglewood, Hawthorne, El Segundo, Lawndale, Manhattan Beach and Hermosa Beach. In 1834 Ygnacio Machado, one of the original leather jacket soldiers that escorted settlers to Los Angeles, built the Centinela Adobe, located 2.5-miles from the subject property in the center of what became a 2,200-acre ranch overlooking the now gone Centinela Creek, on a portion of the *Rancho Sausal Redondo*. Machado had moved onto what he claimed was still public land, and built his adobe on a portion of the *Rancho Sausal Redondo*, which was granted to him as the *Rancho Aguaje de la Centinela*.

Soon after Machado traded the *Rancho Aguaje de la Centinela* for a keg of whiskey and a home in the Pueblo of Los Angeles. The property traded hands many times and was eventually acquired by a Scottish nobleman named Robert Burnette, who eventually added the much larger *Rancho Sausal Redondo* to his holdings and once again combined the ranchos. Burnette eventually returned to Scotland and leased the ranch to a Canadian immigrant who was considered by many to be the founding father of Inglewood: Daniel Freeman. In spite of drought and other hardship Freeman successfully farmed barley on the ranch, and purchased it from Burnette with gold in 1885. Freeman went on to become a major land developer in Inglewood (Kielbasa, 1998).

Centinella Springs, or Aguaje de Centinela, was a valued source of spring water for the *Rancho Aguaje de la Centinela* described as continuously existing since the Pleistocene Era, and is now California Historical Landmark 363. The site is still located at the corner of Centinela Avenue and Florence Boulevard, approximately 2-miles north of the subject property in the City of Inglewood (OHP 2019). (Continued on page 3)

B11. Additional Resource Attributes: None

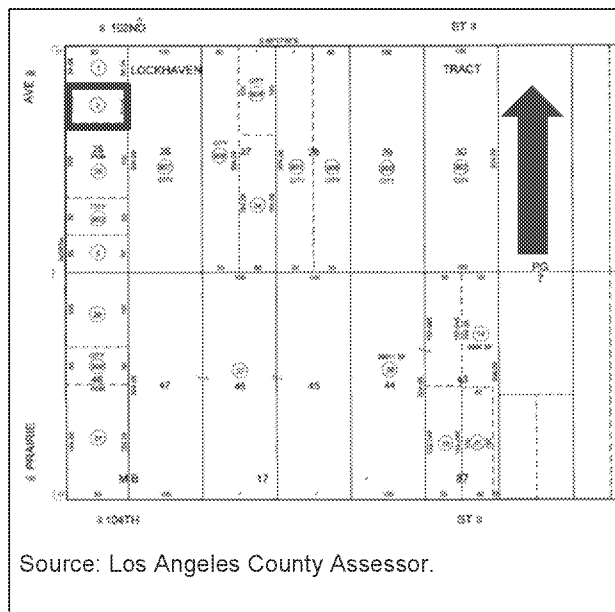
\*B12. References: See page 5

B13. Remarks: None

\*B14. Evaluator: Amber Grady, ESA

\*Date of Evaluation: January 2019

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 10204 South Prairie Avenue

Page 3 of 5

### **B10. Significance (continued):**

Excursion trains from Los Angeles brought many prospective land buyers to Inglewood and it was able to grow to 300 residents by 1888. On May 21, 1888, a school opened with 33 students. Businesses, including Mrs. Belden's Boarding House, two grocery stores, a drug store, a planning mill, a wagon repair shop, a plumbing shop, a livery stable, and five real estate offices, were built on Commercial Street (now La Brea) (Waddingham, 1994). With a population of about 1,200, Inglewood was incorporated on February 10, 1908. That same year, the high school building was completed (Waddingham, 1994).

On the evening of June 21, 1920, a large earthquake struck Inglewood. While there was a lot of damage to buildings, there was no loss of life. The next few days saw a large number of tourists coming to Inglewood to check out the damage. The climate impressed many of the visitors who had previously never been to Inglewood, and many settled there. The population grew to 3,286 in 1920, and in the next two years, the population doubled, making Inglewood the fastest growing city in the nation at that time (Waddingham, 1994).

The Andrew Bennett Ranch was leased by the City of Los Angeles and converted into Mines Field in 1927, the airport of Los Angeles. National Air Races were held on Mines Field in 1927, and the first passenger flight to Mines field landed in 1928. In 1929, the Graf Zeppelin (a German hydrogen filled ridged airship) landed on the Mines Field (Waddingham, 1994).

The 1932 Olympic Games were held in Los Angeles, which was big news in Inglewood, as three Inglewood High School alumni won medals. Many buildings in Inglewood were used as training facilities, and the marathon route went through the town (Waddingham, 1994). Until World War II, Inglewood had largely been supported by agricultural industry. The defense industries in response to WWII, transformed Inglewood into an urban community when industrial activities brought more people to live in the city. In 1946, major airlines moved operations to the LAX airport and two new hangers needed to be constructed (Waddingham, 1994). In 1949, the airport was designated as an intercontinental air terminal by the federal government (Waddingham, 1994).

In 1967, The Forum was opened as the home of the Los Angeles Lakers of the National Basketball Association and the Los Angeles Kings of the National Hockey League. It also hosted a number of events such as concerts, rodeos, boxing, the circus, and ice shows (Waddingham, 1994). The Forum is located approximately three-quarters of a mile north of the subject property, near the intersection of South Prairie Avenue and Manchester Boulevard.

In the 1970s, a new health center was built on Manchester, north of the subject property, and high-rise office buildings were being constructed on La Brea, northwest of the subject property (Waddingham, 1994). A new civic center was dedicated in 1973. Airport Park Hotel opened between Hollywood Park Race Track and The Forum (Waddingham, 1994). Many senior housing developments were also built in Inglewood during the 1970s.

More recent developments include the closure of the Hollywood Park Race Track, located north of the subject property, in 2013 and demolition in 2016. In 2016, a new NFL stadium was approved and is currently under construction on the site of the former race track, and a new Hollywood Park Casino was opened next door. Additionally, The Forum underwent a rehabilitation and reopened in 2014. "Following the rehabilitation, the Forum retains significant character-defining features...It retains integrity of location, design, setting, materials, workmanship, feeling, and association" (NRHP, 2014).

### **Significance Evaluation**

The building located at 10204 South Prairie Avenue was evaluated for eligibility for listing on the National and California registers.

#### ***Criterion A/1: Events***

Inglewood began to take shape in the late 19th century as the Butterfield Overland Stage route opened in 1858, followed by the California Southern Railroad line in 1882, which greatly increased the number of people coming to Southern California. Specifically, in 1888 excursion trains brought people to the area now known as Inglewood. The area surrounding the subject property was initially developed in 1920s for residential uses, generally single-family homes and low-density multi-family residences, on parcels measuring one-half acre or larger. Over time, portions of the surrounding area were converted to denser multi-family residences, hotel/motels, commercial uses such as restaurants, and other community-serving uses such as churches and schools.

## CONTINUATION SHEET

Property Name: 10204 South Prairie Avenue

Page 4 of 5

The 10204 South Prairie Avenue property is currently developed with a multi-family residence and a detached, double garage; it was constructed in 1952, well outside of the initial period of development for the neighborhood. The original owner is listed as Mrs. Lottie T. Blake. In the 1933 City Directory she is listed as living at 10200 South Prairie Avenue and in the 1947 City Directory she is listed as living at 10202 South Prairie Avenue. It is unclear whether this listing refers to one of the units on the subject property or to a residence next door.

The building at 10204 South Prairie Avenue does not reflect the early settlement patterns of Inglewood. Furthermore, no evidence relating the buildings to any other specific significant historic events was identified during the course of this evaluation. Therefore, 10204 South Prairie Avenue is not recommended eligible for listing under National Register Criterion A or California Register Criterion 1.

### ***Criterion B/2: Significant Persons***

The residential building currently at 10204 South Prairie Avenue was constructed in 1952 as a tri-plex. It is likely that the original owner, Lottie T. Blake, occupied one of the units, along with her husband Fred Blake, and rented out the other two. Research on Lottie and Fred Blake did not indicate that these individuals were significant to the development of the City of Inglewood or any other significant events. As a rental property there have likely been numerous tenants over the years. No evidence has been found regarding the identity of these tenants, or whether any of these individual were significant to the development of the City of Inglewood or other significant events. It is highly unlikely that, even if a previous resident were an important figure in history, the resident's association with a rental property would be relevant to that significance.

There do not appear to be any known significant associations between 10204 South Prairie Avenue and persons important to national, state, or local history. The property is not recommended eligible for listing under National Register Criterion B or California Register Criterion 2.

### ***Criterion C/3: Design/Construction***

The buildings on the subject property are not architecturally distinctive and have undergone alterations including the replacement of doors and windows and various interior alterations. Research did not reveal any significant architects associated with either the original construction or any subsequent alterations to the property. One contractor was identified on the 1952 permit: Max Porter. No evidence has been found indicating that Mr. Porter was a master builder or architect. The property does not represent a notable work of a master builder or architect.

For these reasons, 10204 South Prairie Avenue is not recommended eligible under National Register Criterion C or California Register Criterion 3.

### ***Criterion D/4: Data Potential***

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information. 10204 South Prairie Avenue does not appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known and it is not likely to yield information important to prehistory or history. Therefore, 10204 South Prairie Avenue is recommended not eligible under National Register Criterion D or California Register Criterion 4.

### ***Integrity Analysis***

In order to be eligible for listing in the National and/or California registers, a property must be significant under one or more of the four criteria and retain sufficient integrity to convey that significance. As stated above, 10204 South Prairie Avenue does not appear to be eligible for listing under any criteria. Therefore, an integrity analysis is not necessary.

### ***Eligibility Assessment***

In summary, the building at 10204 South Prairie Avenue is not recommended eligible under any of the four criteria and is therefore not considered to be a historical resource pursuant to CEQA.

## CONTINUATION SHEET

Property Name: 10204 South Prairie Avenue

Page 5 of 5

### B12. References (continued):

City Directories. Inglewood/Lennox 1931, 1933, 1935, 1938, 1940, 1942, 1947, 1950, 1960, and 1964. Available: [www.ancestry.com](http://www.ancestry.com). Accessed November 11, 2018.

City of Inglewood. Building permits for 10204 South Prairie Avenue.

Kielbasa, John, 1998. *Historic Adobes of Los Angeles County*. Dorrance Publishing Co. Pittsburgh, Pennsylvania.

NRHP, 2014. National Register of Historic Places Registration Form, *Forum, Los Angeles, Ca*. August, 2014.

Office of Historic Preservation, 2019. Available: <http://ohp.parks.ca.gov/ListedResources/Detail/363>. Accessed January 9, 2019.

Waddingham, Gladys, 1994. *The History of Inglewood*. Historical Society of Centinela Valley. Los Angeles, California.

Weeks, Kay D. and Anne E. Grimmer, 1995. *The Secretary for the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstruction Historic Buildings*. U.S. Department of the Interior. Washington, D.C.



**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 5 \*Resource Name or #: (Assigned by recorder) 10212 South Prairie Avenue

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T   ; R   ;  of  of Sec   ;    B.M.

c. Address 10212 South Prairie Avenue City Inglewood Zip 90303

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)  
APN 4032-008-035

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

The property at 10212 South Prairie Avenue includes a one-story commercial building that was constructed in 1965. The commercial building abuts the west property line, and the primary (west) façade faces South Prairie Avenue. It is rectangular in plan and does not represent any particular architectural style. It has a flat roof with a mansard parapet covered in Spanish-style roof tiles. The primary façade is symmetrical and features a pair of glazed, metal-frame doors flanked by two large plate glass windows. This façade is clad in stucco and large rocks while the secondary facades are clad only in stucco. One smaller accessory building, which is noted on one building permit application as a detached garage, is located along the east property line. This building is clad in stucco and has a hipped roof with shallow eaves and composite shingles.

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

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



\*P4. Resources Present:

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

P5b. Description of Photo: (view, date, accession #) West (primary) façade, view facing east. ESA, 2018.

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

1965 (building permit)

\*P7. Owner and Address:

Kenneth and Dawn Baines  
12045 Lucile Street  
Culver City, CA 90230

\*P8. Recorded by: (Name, affiliation, and address) Vanessa Ortiz and Amber-Marie Madrid / ESA  
626 Wilshire Boulevard, Suite 1100  
Los Angeles, CA 90017

\*P9. Date Recorded: May 10, 2018

\*P10. Survey Type: Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
ESA. Inglewood Basketball and Entertainment Center Project, Inglewood, California. January 2019. Prepared for City of Inglewood.

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 10212 South Prairie Avenue \*NRHP Status Code 6Z  
Page 2 of 5

B1. Historic Name: None  
B2. Common Name: None  
B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: 20th-century commercial with Mission Revival-style details

\*B6. Construction History: Early topographic maps and aerials indicate that the site was developed as early as 1930, likely with a residential building(s) similar to those still present in the neighborhoods to the south and west of the Project Site. The existing building located at 10212 South Prairie Avenue was constructed in 1965, replacing an earlier building (Los Angeles County Assessor's Records). In 1965, the one-story building measured 800 square feet, was clad in stucco, and featured a roof-mounted sign. The roof sign was altered and a new painted window sign was added in 1974. In 1976, the signs on the parapet were removed and the sign panels on the existing pole sign were replaced. In 1977, a 36-square foot addition was constructed at the "left rear corner" of the building and a dry chemical hood system was installed. The interior was remodeled between 1998 and 2000. The site plan included in the permit application in 2000 shows a 1,158-square foot restaurant at the property line adjacent to the sidewalk; a detached two-car garage at the rear (east) property line; and a concrete block enclosure around a trash bin at the northeast corner of the parcel.

\*B7. Moved?  No  Yes  Unknown Date: N/A Original Location: N/A

\*B8. Related Features: None

B9a. Architect: None b. Builder: Anthony J. Fisher

\*B10. Significance: Theme N/A Area Inglewood  
Period of Significance N/A Property Type Commercial Applicable Criteria N/A

**Settlement of Inglewood**

During the rancho period. The City of Inglewood was part of the *Rancho Aguaje de la Centinela* and the *Rancho Sausal Redondo*. A year after Mexico gained independence from Spain and control of California in 1822, Los Angeles resident Antonio Avila received a land grant for *Rancho Sausal Redondo* and grazed cattle there as well. The rancho encompassed the areas that are now the Cities of Redondo Beach, Inglewood, Hawthorne, El Segundo, Lawndale, Manhattan Beach and Hermosa Beach. In 1834 Ygnacio Machado, one of the original leather jacket soldiers that escorted settlers to Los Angeles, built the Centinela Adobe, located 2.5-miles from the subject property in the center of what became a 2,200-acre ranch overlooking the now gone Centinela Creek, on a portion of the *Rancho Sausal Redondo*. Machado had moved onto what he claimed was still public land, and built his adobe on a portion of the *Rancho Sausal Redondo*, which was granted to him as the *Rancho Aguaje de la Centinela*.

Soon after Machado traded the *Rancho Aguaje de la Centinela* for a keg of whiskey and a home in the Pueblo of Los Angeles. The property traded hands many times and was eventually acquired by a Scottish nobleman named Robert Burnette, who eventually added the much larger *Rancho Sausal Redondo* to his holdings and once again combined the ranchos. Burnette eventually returned to Scotland and leased the ranch to a Canadian immigrant who was considered by many to be the founding father of Inglewood: Daniel Freeman. In spite of drought and other hardship Freeman successfully farmed barley on the ranch, and purchased it from Burnette with gold in 1885. Freeman went on to become a major land developer in Inglewood (Kielbasa, 1998).

Centinella Springs, or Aguaje de Centinela, was a valued source of spring water for the *Rancho Aguaje de la Centinela* described as continuously existing since the Pleistocene Era, and is now California Historical Landmark 363. The site is still located at the corner of Centinela Avenue and Florence Boulevard, approximately 2-miles north of the subject property in the City of Inglewood (OHP 2019). (Continued on page 3)

B11. Additional Resource Attributes: None

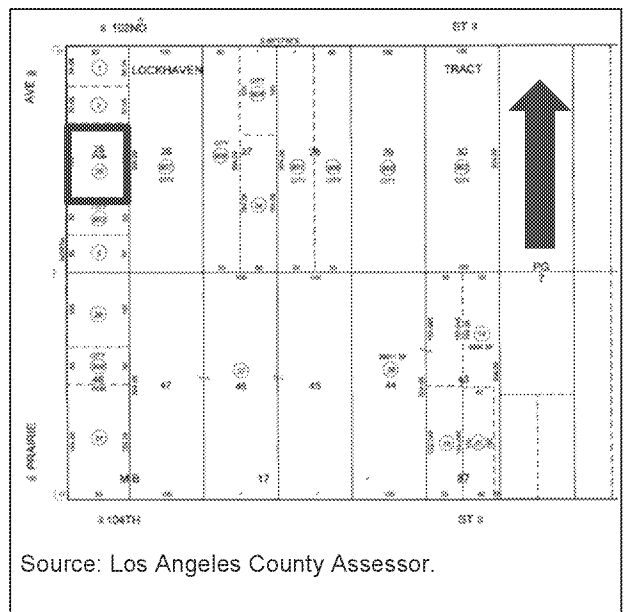
\*B12. References: See page 4

B13. Remarks: None

\*B14. Evaluator: Amber Grady, ESA

\*Date of Evaluation: January 2019

(This space reserved for official comments.)



Source: Los Angeles County Assessor.

## CONTINUATION SHEET

Property Name: 10212 South Prairie Avenue

Page 3 of 5

### **B10. Significance (continued):**

Excursion trains from Los Angeles brought many prospective land buyers to Inglewood and it was able to grow to 300 residents by 1888. On May 21, 1888, a school opened with 33 students. Businesses, including Mrs. Belden's Boarding House, two grocery stores, a drug store, a planning mill, a wagon repair shop, a plumbing shop, a livery stable, and five real estate offices, were built on Commercial Street (now La Brea) (Waddingham, 1994). With a population of about 1,200, Inglewood was incorporated on February 10, 1908. That same year, the high school building was completed (Waddingham, 1994).

On the evening of June 21, 1920, a large earthquake struck Inglewood. While there was a lot of damage to buildings, there was no loss of life. The next few days saw a large number of tourists coming to Inglewood to check out the damage. The climate impressed many of the visitors who had previously never been to Inglewood, and many settled there. The population grew to 3,286 in 1920, and in the next two years, the population doubled, making Inglewood the fastest growing city in the nation at that time (Waddingham, 1994).

The Andrew Bennett Ranch was leased by the City of Los Angeles and converted into Mines Field in 1927, the airport of Los Angeles. National Air Races were held on Mines Field in 1927, and the first passenger flight to Mines field landed in 1928. In 1929, the Graf Zeppelin (a German hydrogen filled ridged airship) landed on the Mines Field (Waddingham, 1994).

The 1932 Olympic Games were held in Los Angeles, which was big news in Inglewood, as three Inglewood High School alumni won medals. Many buildings in Inglewood were used as training facilities, and the marathon route went through the town (Waddingham, 1994). Until World War II, Inglewood had largely been supported by agricultural industry. The defense industries in response to WWII, transformed Inglewood into an urban community when industrial activities brought more people to live in the city. In 1946, major airlines moved operations to the LAX airport and two new hangers needed to be constructed (Waddingham, 1994). In 1949, the airport was designated as an intercontinental air terminal by the federal government (Waddingham, 1994).

In 1967, The Forum was opened as the home of the Los Angeles Lakers of the National Basketball Association and the Los Angeles Kings of the National Hockey League. It also hosted a number of events such as concerts, rodeos, boxing, the circus, and ice shows (Waddingham, 1994). The Forum is located approximately three-quarters of a mile north of the subject property, near the intersection of South Prairie Avenue and Manchester Boulevard.

In the 1970s, a new health center was built on Manchester, north of the subject property, and high-rise office buildings were being constructed on La Brea, northwest of the subject property (Waddingham, 1994). A new civic center was dedicated in 1973. Airport Park Hotel opened between Hollywood Park Race Track and The Forum (Waddingham, 1994). Many senior housing developments were also built in Inglewood during the 1970s.

More recent developments include the closure of the Hollywood Park Race Track, located north of the subject property, in 2013 and demolition in 2016. In 2016, a new NFL stadium was approved and is currently under construction on the site of the former race track, and a new Hollywood Park Casino was opened next door. Additionally, The Forum underwent a rehabilitation and reopened in 2014. "Following the rehabilitation, the Forum retains significant character-defining features...It retains integrity of location, design, setting, materials, workmanship, feeling, and association" (NRHP, 2014).

### **Significance Evaluation**

The building located at 10212 South Prairie Avenue was evaluated for eligibility for listing on the National and California registers.

#### ***Criterion A/1: Events***

Inglewood began to take shape in the late 19th century as the Butterfield Overland Stage route opened in 1858, followed by the California Southern Railroad line in 1882, which greatly increased the number of people coming to Southern California. Specifically, in 1888 excursion trains brought people to the area now known as Inglewood. The area was initially developed for residential uses, generally single-family homes and low-density multi-family residences, on parcels measuring one-half acre or larger. Over time, portions of the area were converted to denser multi-family residences, hotel/motels, commercial uses such as restaurants, and other community-serving uses such as churches and schools.

## CONTINUATION SHEET

Property Name: 10212 South Prairie Avenue

Page 4 of 5

While the 10212 South Prairie Avenue property was developed as early as 1930, likely with a single-family residence, it is currently developed with a commercial building, a detached garage, and a walled enclosure. The detached garage likely predates the main building that now occupies the site. According to building permits, the main building at 10212 South Prairie Avenue was constructed in 1965 as a small commercial building to house Rosetti's Pizza, and/or a delicatessen, and a beauty shop. The owner is listed as Joseph Rosetti. City directories indicate that Joseph and Angela Rosetti were residents of Los Angeles and that Angela Rosetti is associated with Angela's Hair Fashion. It is likely that Angela's Hair Fashion occupied 10212 South Prairie in 1965. A variety of business have occupied the site since its construction including Hoges (Hodges) BBQ, Mi Terra, and "Let's Have a Cart Party."

The buildings at 10212 South Prairie Avenue do not reflect the early settlement patterns of Inglewood. Furthermore, no evidence relating the buildings to any other specific significant historic events was identified during the course of this evaluation. Therefore, 10212 South Prairie Avenue is not recommended eligible for listing under National Register Criterion A or California Register Criterion 1.

### ***Criterion B/2: Significant Persons***

The commercial building currently at 10212 South Prairie Avenue was constructed in 1965 for commercial uses as a restaurant and beauty shop. Permit records indicated that by 1974 the property was owned by Talmus Hodges. Research on Joseph and Angela Rosetti and Talmus Hodges does not indicate that these individuals were significant to the development of the City of Inglewood or any other significant events.

There do not appear to be any known significant associations between 10212 South Prairie Avenue and persons important to national, state, or local history. The property is not recommended eligible for listing under National Register Criterion B or California Register Criterion 2.

### ***Criterion C/3: Design/Construction***

The buildings on the subject property are not architecturally distinctive and have undergone alterations including the addition of the mansard roof and various interior alterations. Research did not reveal any significant architects associated with either the original construction or any subsequent alterations to the property. Only one contractor was identified on the 1965 permit, Anthony J. Fisher. City directories indicate that in 1942 Mr. Fisher was an aircraft worker and in 1947 he was plasterer. The property does not represent a notable work of a master builder or architect.

For these reasons, 10212 South Prairie Avenue is not recommended eligible under National Register Criterion C or California Register Criterion 3.

### ***Criterion D/4: Data Potential***

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information. 10212 South Prairie Avenue does not appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known and it is not likely to yield information important to prehistory or history. Therefore, 10212 South Prairie Avenue is recommended not eligible under National Register Criterion D or California Register Criterion 4.

### ***Integrity Analysis***

In order to be eligible for listing in the National and/or California registers, a property must be significant under one or more of the four criteria and retain sufficient integrity to convey that significance. As stated above, 10212 South Prairie Avenue does not appear to be eligible for listing under any criteria. Therefore, an integrity analysis is not necessary.

### ***Eligibility Assessment***

In summary, the building at 10212 South Prairie Avenue is not recommended eligible under any of the four criteria and is therefore not considered to be a historical resource pursuant to CEQA.

### **B12. References (continued):**

City Directories. Inglewood/Lennox 1931, 1933, 1935, 1938, 1940, 1942, 1947, 1950, 1960, and 1964. Available: [www.ancestry.com](http://www.ancestry.com). Accessed November 11, 2018.

## CONTINUATION SHEET

Property Name: 10212 South Prairie Avenue

Page 5 of 5

City of Inglewood. Building permits for 10212 South Prairie Avenue.

Kielbasa, John, 1998. *Historic Adobes of Los Angeles County*. Dorrance Publishing Co. Pittsburgh, Pennsylvania.

NRHP, 2014. National Register of Historic Places Registration Form, *Forum, Los Angeles, Ca*. August, 2014.

Office of Historic Preservation, 2019. Available: <http://ohp.parks.ca.gov/ListedResources/Detail/363>. Accessed January 9, 2019.

Waddingham, Gladys, 1994. *The History of Inglewood*. Historical Society of Centinela Valley. Los Angeles, California.

Weeks, Kay D. and Anne E. Grimmer, 1995. *The Secretary for the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstruction Historic Buildings*. U.S. Department of the Interior. Washington, D.C.

# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 5 \*Resource Name or #: (Assigned by recorder) 10226 South Prairie Avenue

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T   ; R   ;  of  of Sec   ;    B.M.

c. Address 10226 South Prairie Avenue City Inglewood Zip 90303

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

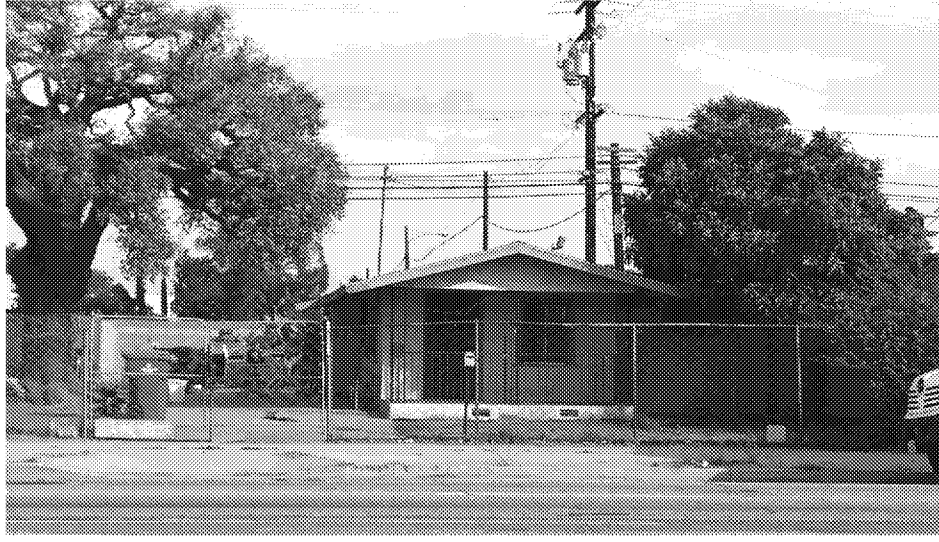
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)  
APN 4032-008-006

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

A single-family home currently occupies 10226 South Prairie Avenue. The residence appears to have been rectangular in plan originally. A large addition on the south side is visible from the right-of-way. A small addition is visible on aerial photographs. The front gabled roof projects out over a porch that runs the full length of the original, west (primary) façade. The west façade is asymmetrical and includes a single pedestrian door and two aluminum slider windows. The exterior is clad in stucco. Security bars cover many of the windows.

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

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



\*P4. Resources Present:

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

P5b. Description of Photo: (view, date, accession #) West (primary) facade, view facing east. ESA, 2018.

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

1928 (Assessor)

\*P7. Owner and Address:

Diego F. Cobo  
425 Arrow Highway, #702  
Glendora, CA 91740

\*P8. Recorded by: (Name, affiliation, and address) Vanessa Ortiz and Amber-Marie Madrid / ESA  
626 Wilshire Boulevard, Suite 1100  
Los Angeles, CA 90017

\*P9. Date Recorded: May 10, 2018

\*P10. Survey Type: Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
ESA. Inglewood Basketball and Entertainment Center Project, Inglewood, California. January 2019. Prepared for City of Inglewood.

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 10226 South Prairie Avenue \*NRHP Status Code 6Z  
 Page 2 of 5

B1. Historic Name: None  
 B2. Common Name: None  
 B3. Original Use: Single-family residential B4. Present Use: Single-family residential  
 \*B5. Architectural Style: Minimal traditional  
 \*B6. Construction History:

Assessor's records indicate that the residence was constructed in 1928. No permit records were on file; however, there are a number of obvious additions and alterations including the large addition to the south façade, the smaller addition on the east (rear) façade at the southeast corner, replacement of the windows and front door, and the addition of security bars over the window and door openings.

\*B7. Moved?  No  Yes  Unknown Date: N/A Original Location: N/A

\*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme N/A Area Inglewood  
 Period of Significance N/A Property Type Residential Applicable Criteria N/A

**Settlement of Inglewood**

During the rancho period. The City of Inglewood was part of the *Rancho Aguaje de la Centinela* and the *Rancho Sausal Redondo*. A year after Mexico gained independence from Spain and control of California in 1822, Los Angeles resident Antonio Avila received a land grant for *Rancho Sausal Redondo* and grazed cattle there as well. The rancho encompassed the areas that are now the Cities of Redondo Beach, Inglewood, Hawthorne, El Segundo, Lawndale, Manhattan Beach and Hermosa Beach. In 1834 Ygnacio Machado, one of the original leather jacket soldiers that escorted settlers to Los Angeles, built the Centinela Adobe, located 2.5-miles from the subject property in the center of what became a 2,200-acre ranch overlooking the now gone Centinela Creek, on a portion of the *Rancho Sausal Redondo*. Machado had moved onto what he claimed was still public land, and built his adobe on a portion of the *Rancho Sausal Redondo*, which was granted to him as the *Rancho Aguaje de la Centinela*.

Soon after Machado traded the *Rancho Aguaje de la Centinela* for a keg of whiskey and a home in the Pueblo of Los Angeles. The property traded hands many times and was eventually acquired by a Scottish nobleman named Robert Burnett, who eventually added the much larger *Rancho Sausal Redondo* to his holdings and once again combined the ranchos. Burnette eventually returned to Scotland and leased the ranch to a Canadian immigrant who was considered by many to be the founding father of Inglewood: Daniel Freeman. In spite of drought and other hardship Freeman successfully farmed barley on the ranch, and purchased it from Burnette with gold in 1885. Freeman went on to become a major land developer in Inglewood (Kielbasa, 1998).

Centinella Springs, or Aguaje de Centinela, was a valued source of spring water for the *Rancho Aguaje de la Centinela* described as continuously existing since the Pleistocene Era, and is now California Historical Landmark 363. The site is still located at the corner of Centinela Avenue and Florence Boulevard, approximately 2-miles north of the subject property in the City of Inglewood (OHP 2019). (Continued on page 3)

B11. Additional Resource Attributes: None

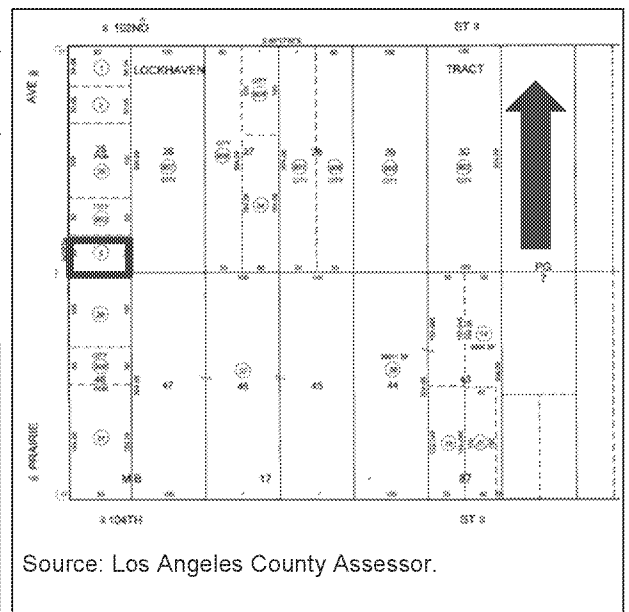
\*B12. References: See page 4

B13. Remarks: None

\*B14. Evaluator: Amber Grady, ESA

\*Date of Evaluation: January 2019

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 10226 South Prairie Avenue

Page 3 of 5

### **B10. Significance (continued):**

Excursion trains from Los Angeles brought many prospective land buyers to Inglewood and it was able to grow to 300 residents by 1888. On May 21, 1888, a school opened with 33 students. Businesses, including Mrs. Belden's Boarding House, two grocery stores, a drug store, a planning mill, a wagon repair shop, a plumbing shop, a livery stable, and five real estate offices, were built on Commercial Street (now La Brea) (Waddingham, 1994). With a population of about 1,200, Inglewood was incorporated on February 10, 1908. That same year, the high school building was completed (Waddingham, 1994).

On the evening of June 21, 1920, a large earthquake struck Inglewood. While there was a lot of damage to buildings, there was no loss of life. The next few days saw a large number of tourists coming to Inglewood to check out the damage. The climate impressed many of the visitors who had previously never been to Inglewood, and many settled there. The population grew to 3,286 in 1920, and in the next two years, the population doubled, making Inglewood the fastest growing city in the nation at that time (Waddingham, 1994).

The Andrew Bennett Ranch was leased by the City of Los Angeles and converted into Mines Field in 1927, the airport of Los Angeles. National Air Races were held on Mines Field in 1927, and the first passenger flight to Mines field landed in 1928. In 1929, the Graf Zeppelin (a German hydrogen filled ridged airship) landed on the Mines Field (Waddingham, 1994).

The 1932 Olympic Games were held in Los Angeles, which was big news in Inglewood, as three Inglewood High School alumni won medals. Many buildings in Inglewood were used as training facilities, and the marathon route went through the town (Waddingham, 1994). Until World War II, Inglewood had largely been supported by agricultural industry. The defense industries in response to WWII, transformed Inglewood into an urban community when industrial activities brought more people to live in the city. In 1946, major airlines moved operations to the LAX airport and two new hangers needed to be constructed (Waddingham, 1994). In 1949, the airport was designated as an intercontinental air terminal by the federal government (Waddingham, 1994).

In 1967, The Forum was opened as the home of the Los Angeles Lakers of the National Basketball Association and the Los Angeles Kings of the National Hockey League. It also hosted a number of events such as concerts, rodeos, boxing, the circus, and ice shows (Waddingham, 1994). The Forum is located approximately three-quarters of a mile north of the subject property, near the intersection of South Prairie Avenue and Manchester Boulevard.

In the 1970s, a new health center was built on Manchester, north of the subject property, and high-rise office buildings were being constructed on La Brea, northwest of the subject property (Waddingham, 1994). A new civic center was dedicated in 1973. Airport Park Hotel opened between Hollywood Park Race Track and The Forum (Waddingham, 1994). Many senior housing developments were also built in Inglewood during the 1970s.

More recent developments include the closure of the Hollywood Park Race Track, located north of the subject property, in 2013 and demolition in 2016. In 2016, a new NFL stadium was approved and is currently under construction on the site of the former race track, and a new Hollywood Park Casino was opened next door. Additionally, The Forum underwent a rehabilitation and reopened in 2014. "Following the rehabilitation, the Forum retains significant character-defining features...It retains integrity of location, design, setting, materials, workmanship, feeling, and association" (NRHP, 2014).

### **Significance Evaluation**

The building located at 10226 South Prairie Avenue was evaluated for eligibility for listing on the National and California registers.

#### ***Criterion A/1: Events***

Inglewood began to take shape in the late 19th century as the Butterfield Overland Stage route opened in 1858, followed by the California Southern Railroad line in 1882, which greatly increased the number of people coming to Southern California. Specifically, in 1888 excursion trains brought people to the area now known as Inglewood. The area surrounding the subject property was initially developed in 1920s for residential uses, generally single-family homes and low-density multi-family residences, on parcels measuring one-half acre or larger. Over time, portions of the surrounding area were converted to denser multi-family residences, hotel/motels, commercial uses such as restaurants, and other community-serving uses such as churches and schools.



## CONTINUATION SHEET

Property Name: 10226 South Prairie Avenue

Page 4 of 5

The residential building currently at 10226 South Prairie Avenue was constructed in 1928 likely as a single family residence. The building does not reflect the early settlement patterns of Inglewood. Furthermore, no evidence relating the buildings to any other specific significant historic events was identified during the course of this evaluation. Therefore, 10226 South Prairie Avenue is not recommended eligible for listing under National Register Criterion A or California Register Criterion 1.

### ***Criterion B/2: Significant Persons***

The residential building currently at 10226 South Prairie Avenue was constructed in 1928 likely as a single family residence. City directories revealed a number of occupants including J.A. Evans in 1933 and 1935, Mrs. A.B. Evans in 1940, D.R. Adams in 1942, F.B. Clay in 1947, R.O. Madden in 1950, and J. Anger in 1964. No evidence has been found that these individuals were significant to the development of the City of Inglewood or any other significant events. No other residents have been identified. It is highly unlikely that, even if a previous resident were an important figure in history, the resident's association with the building would be relevant to that significance.

There do not appear to be any known significant associations between 10226 South Prairie Avenue and persons important to national, state, or local history. The property is not recommended eligible for listing under National Register Criterion B or California Register Criterion 2.

The buildings on the subject property are not architecturally distinctive and have undergone alterations including the large addition to the south façade, the smaller addition on the east (rear) façade at the southeast corner, replacement of the windows and front door, and the addition of security bars over the window and door openings. Research did not reveal any significant architects associated with either the original construction or any subsequent alterations to the property. The property does not represent a notable work of a master builder or architect.

For these reasons, 10226 South Prairie Avenue is not recommended eligible under National Register Criterion C or California Register Criterion 3.

### ***Criterion D/4: Data Potential***

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information. 10226 South Prairie Avenue does not appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known and it is not likely to yield information important to prehistory or history. Therefore, 10226 South Prairie Avenue is recommended not eligible under National Register Criterion D or California Register Criterion 4.

### ***Integrity Analysis***

In order to be eligible for listing in the National and/or California registers, a property must be significant under one or more of the four criteria and retain sufficient integrity to convey that significance. As stated above, 10226 South Prairie Avenue does not appear to be eligible for listing under any criteria. Therefore, an integrity analysis is not necessary.

### ***Eligibility Assessment***

In summary, the building at 10226 South Prairie Avenue is not recommended eligible under any of the four criteria and is therefore not considered to be a historical resource pursuant to CEQA.

### **B12. References (continued):**

City Directories. Inglewood/Lennox 1931, 1933, 1935, 1938, 1940, 1942, 1947, 1950, 1960, and 1964. Available: [www.ancestry.com](http://www.ancestry.com). Accessed November 11, 2018.

Kielbasa, John, 1998. *Historic Adobes of Los Angeles County*. Dorrance Publishing Co. Pittsburgh, Pennsylvania.

NRHP, 2014. National Register of Historic Places Registration Form, *Forum*, Los Angeles, Ca. August, 2014.

## CONTINUATION SHEET

Property Name: 10226 South Prairie Avenue

Page 5 of 5

Office of Historic Preservation, 2019. Available: <http://ohp.parks.ca.gov/ListedResources/Detail/363>. Accessed January 9, 2019.

Waddingham, Gladys, 1994. *The History of Inglewood*. Historical Society of Centinela Valley. Los Angeles, California.

Weeks, Kay D. and Anne E. Grimmer, 1995. *The Secretary for the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstruction Historic Buildings*. U.S. Department of the Interior. Washington, D.C.

# Tribal Consultation





**CITY OF INGLEWOOD**  
ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT  
Planning Division



Christopher E. Jackson, Sr.  
Department Director

Mindy Wilcox  
Planning Manager

February 12, 2018

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

**RE: Notification of the Proposed Basketball Arena Project Pursuant to California Assembly Bill 52.**

Dear Mr. Salas,

Pursuant to California Assembly Bill (AB) 52, the City of Inglewood (City) is providing you with notification of a proposed basketball arena, located in the City of Inglewood in Los Angeles County, California. The City is the lead agency for the Murphy's Bowl Project in accordance with the California Environmental Quality Act (CEQA). The proposed project would redevelop vacant and underutilized sites in the City of Inglewood with a 18,000- to 20,000-seat basketball arena and associated facilities.

**Project Location**

The proposed project site is located within the City of Inglewood (Figure 1, Regional Map), an urbanized area situated in the northern portion of the South Bay, approximately 8 miles southwest of downtown Los Angeles. The project site consists of approximately 22-acres on vacant and underutilized parcels generally located south of Century Boulevard near the intersection with Prairie Avenue (Figure 2, Study Area Map).

**Project Description**

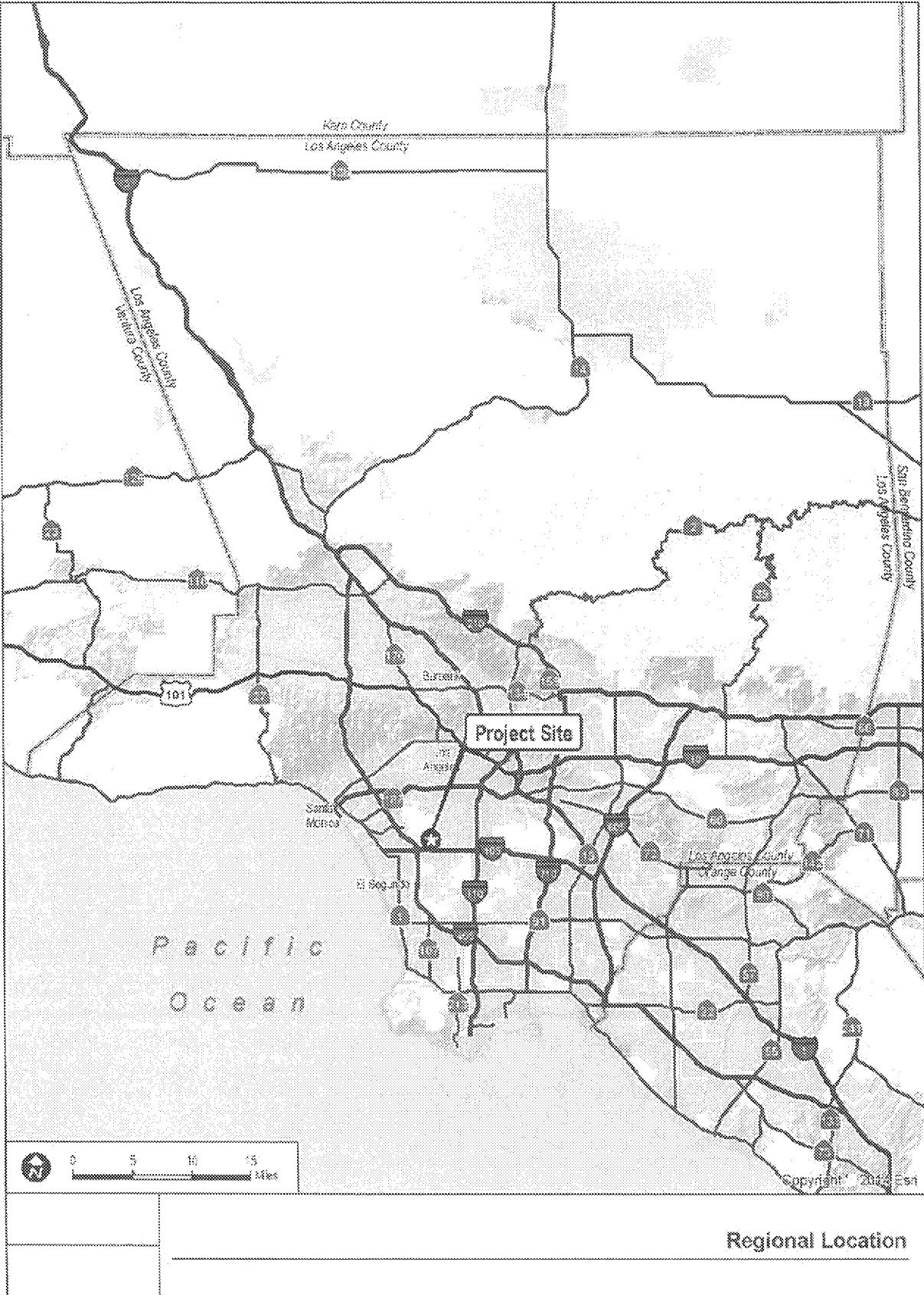
The proposed project would involve construction of a 18,000- to 20,000-seat basketball arena and associated facilities.

If you have any comments or concerns regarding potential impacts to tribal cultural resources (as defined in Public Resources Code § 21074) in relation to the proposed project, please provide a written request for consultation to the address below or via email to [mwilcox@cityofinglewood.org](mailto:mwilcox@cityofinglewood.org), within 30 days of receipt of this notice and include the name of a designated lead contact person.

Sincerely,

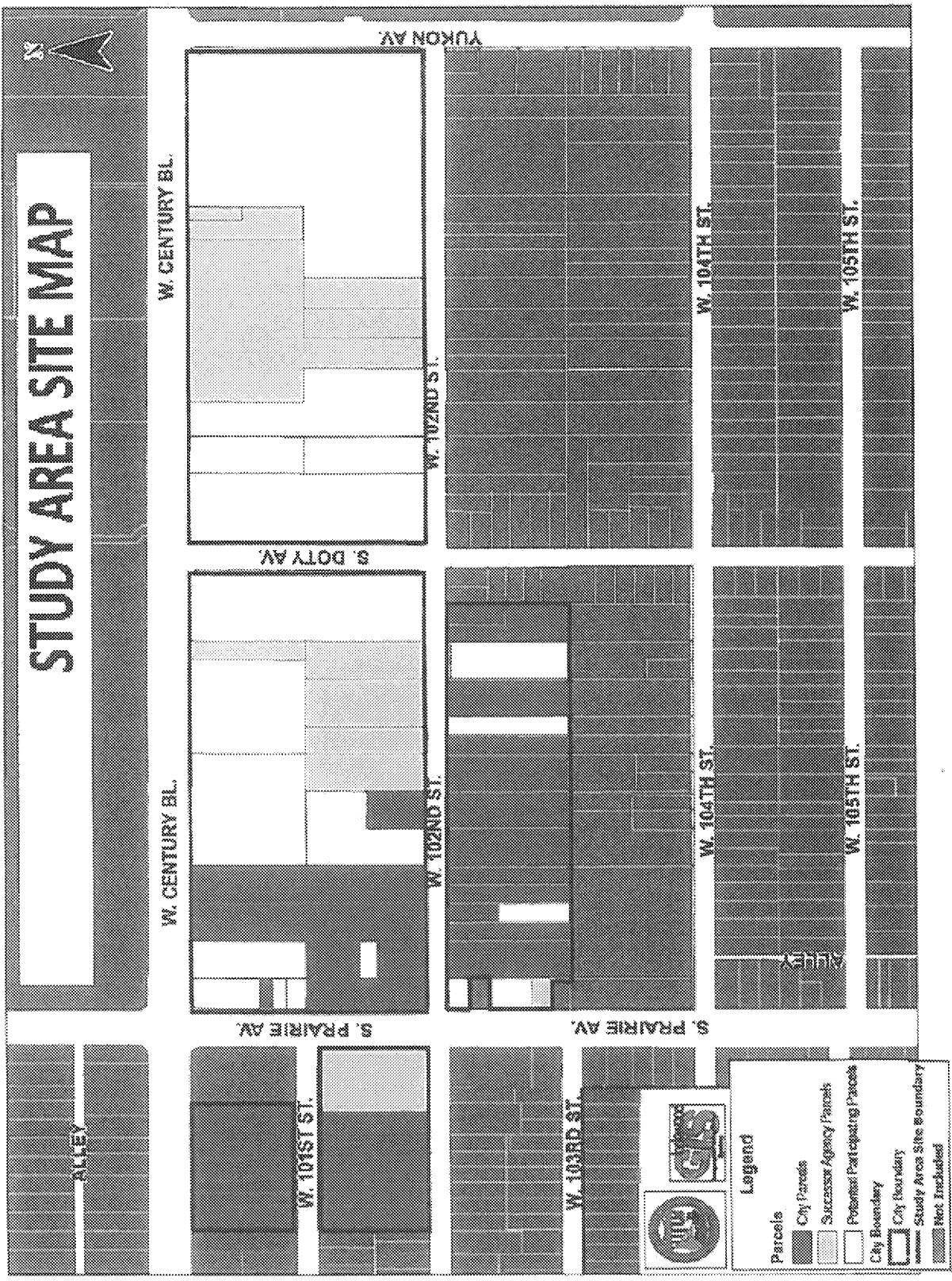
  
Mindy Wilcox, AICP, Planning Manager

*Attachments: Figure 1. Regional Map  
Figure 2. Study Area Site Map*



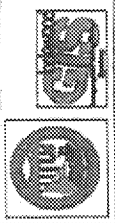
Regional Location

# STUDY AREA SITE MAP



**Legend**

- Parcels
- City Parcels
- Successor Agency Parcels
- Potential Participating Parcels
- City Boundary
- City Boundary
- Study Area Site Boundary
- Not Included





**CITY OF INGLEWOOD**  
 ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT  
 Planning Division



Christopher E. Jackson, Sr.  
 Department Director

Mindy Wilcox  
 Planning Manager

February 12, 2018

Charles Alvarez, Chairperson  
 Gabrieleno - Tongva Tribe  
 23454 Vanowen Street  
 West Hills, California 91307

**RE: Notification of the Proposed Basketball Arena Project Pursuant to California Assembly Bill 52.**

Dear Mr. Alvarez,

Pursuant to California Assembly Bill (AB) 52, the City of Inglewood (City) is providing you with notification of a proposed basketball arena, located in the City of Inglewood in Los Angeles County, California. The City is the lead agency for the Murphy's Bowl Project in accordance with the California Environmental Quality Act (CEQA). The proposed project would redevelop vacant and underutilized sites in the City of Inglewood with a 18,000- to 20,000-seat basketball arena and associated facilities.

**Project Location**

The proposed project site is located within the City of Inglewood (Figure 1, Regional Map), an urbanized area situated in the northern portion of the South Bay, approximately 8 miles southwest of downtown Los Angeles. The project site consists of approximately 22-acres on vacant and underutilized parcels generally located south of Century Boulevard near the intersection with Prairie Avenue (Figure 2, Study Area Map).

**Project Description**

The proposed project would involve construction of a 18,000- to 20,000-seat basketball arena and associated facilities.

If you have any comments or concerns regarding potential impacts to tribal cultural resources (as defined in Public Resources Code § 21074) in relation to the proposed project, please provide a written request for consultation to the address below or via email to [mwilcox@cityofinglewood.org](mailto:mwilcox@cityofinglewood.org), within 30 days of receipt of this notice and include the name of a designated lead contact person.

Sincerely,

Mindy Wilcox, AICP, Planning Manager

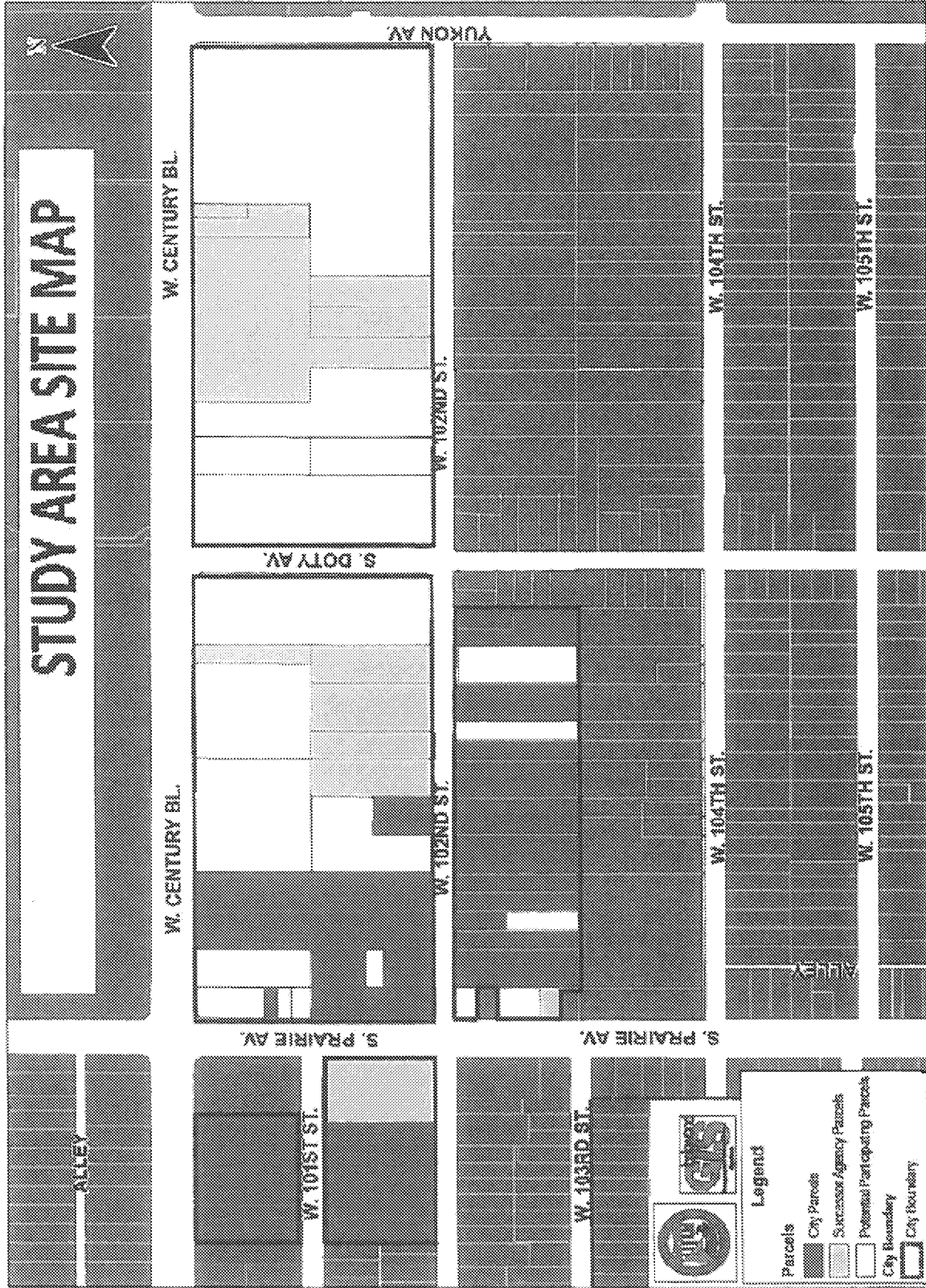
*Attachments: Figure 1. Regional Map  
 Figure 2. Study Area Site Map*





Regional Location

# STUDY AREA SITE MAP



**Legend**

**Parcels**

- City Parcels
- Successor Agency Parcels
- Potential Participating Parcels

**City Boundary**

- City Boundary
- Study Area Site Boundary
- Not Included





# CITY OF INGLEWOOD

## ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT

### Planning Division



Christopher B. Jackson, Sr.  
Department Director

Mindy Wilcox  
Planning Manager

February 12, 2018

Robert Dorame, Chairperson  
Gabrieleno Tongva Indians of California Tribal Council  
P.O. Box 490  
Bellflower, California 90707

RE: **Notification of the Proposed Basketball Arena Project Pursuant to California Assembly Bill 52.**

Dear Mr. Dorame,

Pursuant to California Assembly Bill (AB) 52, the City of Inglewood (City) is providing you with notification of a proposed basketball arena, located in the City of Inglewood in Los Angeles County, California. The City is the lead agency for the Murphy's Bowl Project in accordance with the California Environmental Quality Act (CEQA). The proposed project would redevelop vacant and underutilized sites in the City of Inglewood with a 18,000- to 20,000-seat basketball arena and associated facilities.

#### **Project Location**

The proposed project site is located within the City of Inglewood (Figure 1, Regional Map), an urbanized area situated in the northern portion of the South Bay, approximately 8 miles southwest of downtown Los Angeles. The project site consists of approximately 22-acres on vacant and underutilized parcels generally located south of Century Boulevard near the intersection with Prairie Avenue (Figure 2, Study Area Map).

#### **Project Description**

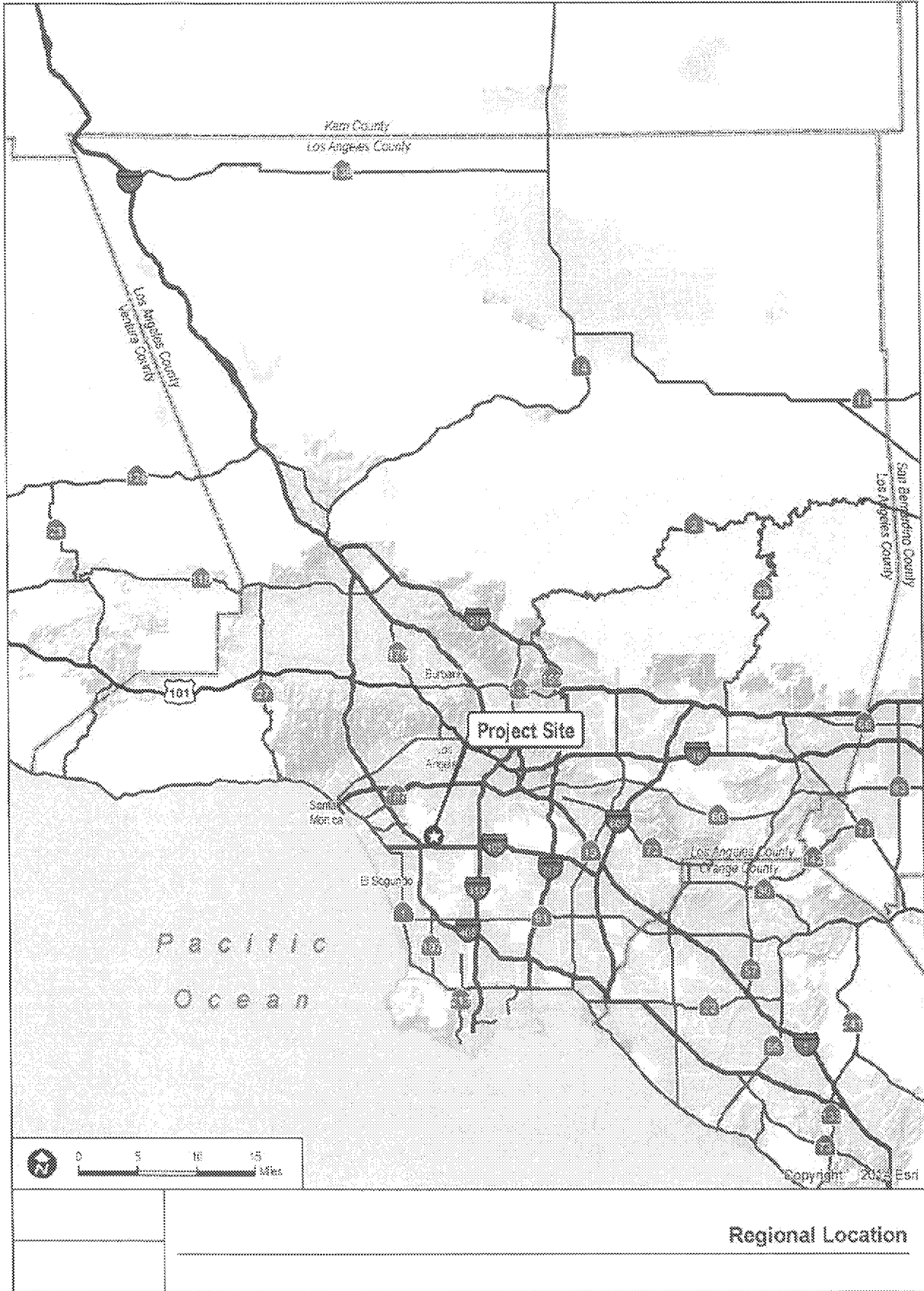
The proposed project would involve construction of a 18,000- to 20,000-seat basketball arena and associated facilities.

If you have any comments or concerns regarding potential impacts to tribal cultural resources (as defined in Public Resources Code § 21074) in relation to the proposed project, please provide a written request for consultation to the address below or via email to [mwilcox@cityofinglewood.org](mailto:mwilcox@cityofinglewood.org), within 30 days of receipt of this notice and include the name of a designated lead contact person.

Sincerely,

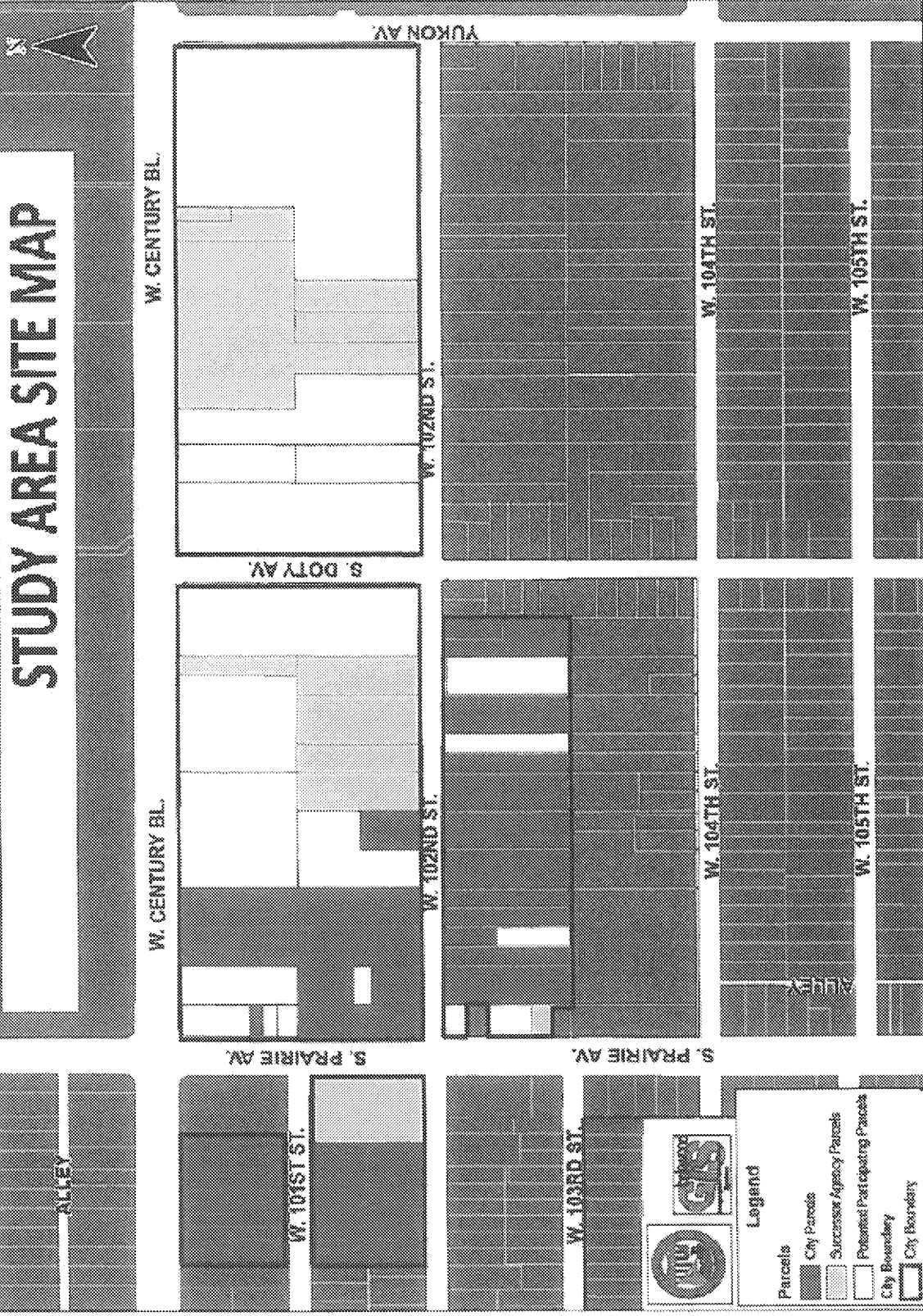
  
Mindy Wilcox, AICP, Planning Manager

Attachments: *Figure 1. Regional Map*  
*Figure 2. Study Area Site Map*



**Regional Location**

# STUDY AREA SITE MAP



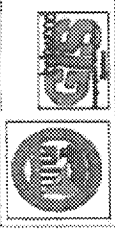
**Legend**

**Parcels**

- City Parcel
- Successor Agency Parcel
- Potential Participating Parcel

**City Boundary**

- City Boundary
- Study Area Site Boundary
- Not Included





**CITY OF INGLEWOOD**  
ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT  
Planning Division



Christopher E. Jackson, Sr.  
Department Director

Mindy Wilcox  
Planning Manager

February 12, 2018

Sandonne Goad, Chairperson  
Gabrieleno/Tongva Nation  
106 ½ Judge John Aiso Street, #231  
Los Angeles, California 90012

RE: **Notification of the Proposed Basketball Arena Project Pursuant to California Assembly Bill 52.**

Dear Mr. Goad,

Pursuant to California Assembly Bill (AB) 52, the City of Inglewood (City) is providing you with notification of a proposed basketball arena, located in the City of Inglewood in Los Angeles County, California. The City is the lead agency for the Murphy's Bowl Project in accordance with the California Environmental Quality Act (CEQA). The proposed project would redevelop vacant and underutilized sites in the City of Inglewood with a 18,000- to 20,000-seat basketball arena and associated facilities.

**Project Location**

The proposed project site is located within the City of Inglewood (Figure 1, Regional Map), an urbanized area situated in the northern portion of the South Bay, approximately 8 miles southwest of downtown Los Angeles. The project site consists of approximately 22-acres on vacant and underutilized parcels generally located south of Century Boulevard near the intersection with Prairie Avenue (Figure 2, Study Area Map).

**Project Description**

The proposed project would involve construction of a 18,000- to 20,000-seat basketball arena and associated facilities.

If you have any comments or concerns regarding potential impacts to tribal cultural resources (as defined in Public Resources Code § 21074) in relation to the proposed project, please provide a written request for consultation to the address below or via email to [mwilcox@cityofinglewood.org](mailto:mwilcox@cityofinglewood.org), within 30 days of receipt of this notice and include the name of a designated lead contact person.

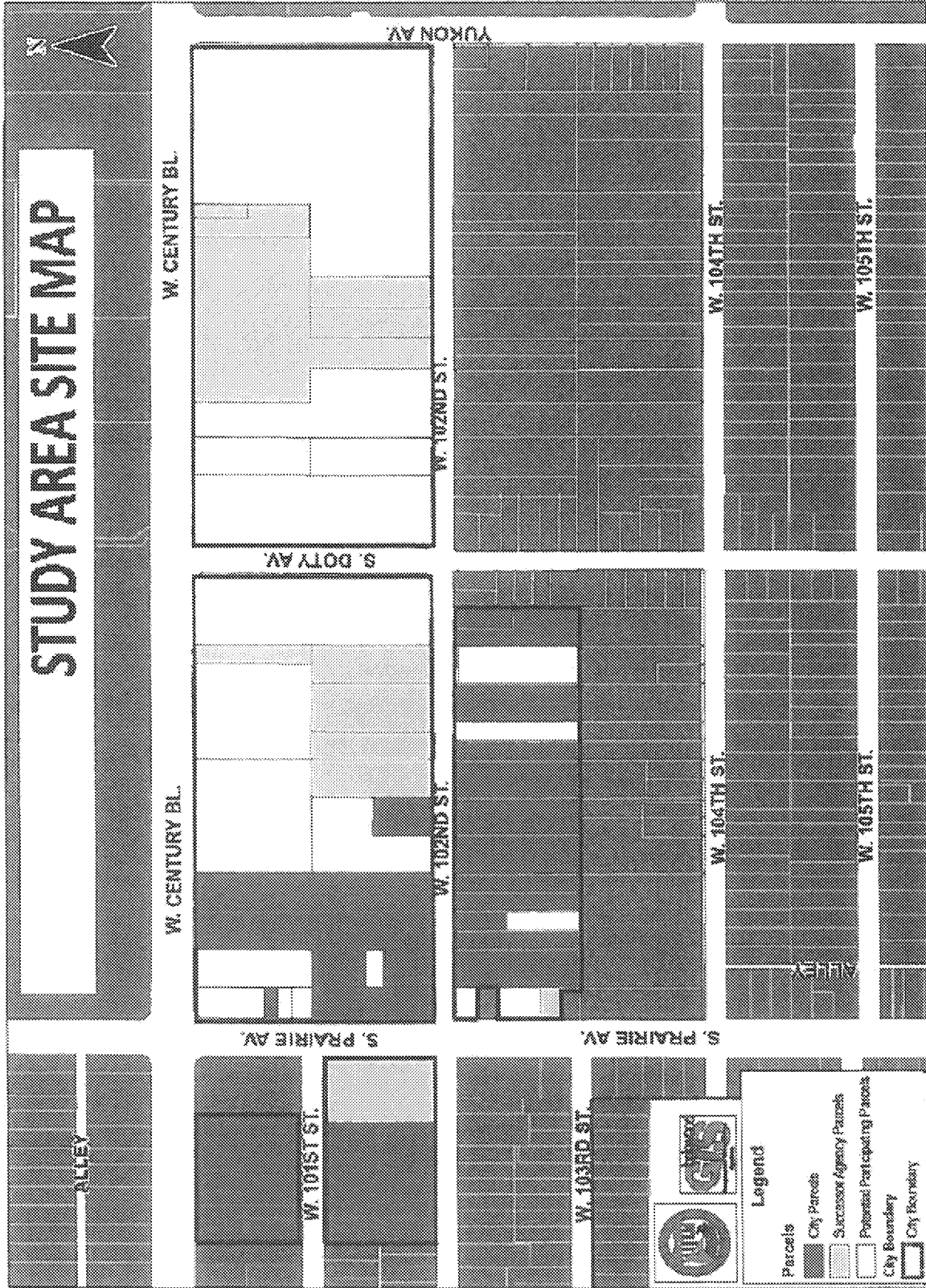
Sincerely,

  
Mindy Wilcox, AICP, Planning Manager

*Attachments: Figure 1. Regional Map  
Figure 2. Study Area Site Map*



# STUDY AREA SITE MAP



**Legend**

**Parcels**

- City Parcels
- Successor Agency Parcels
- Potential Participating Parcels

**City Boundary**

- City Boundary
- Study Area Site Boundary
- Not Included







# CITY OF INGLEWOOD

## ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT

### Planning Division



Christopher E. Jackson, Sr.  
Department Director

Mindy Wilcox  
Planning Manager

February 12, 2018

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

RE: **Notification of the Proposed Basketball Arena Project Pursuant to California Assembly Bill 52.**

Dear Mr. Morales,

Pursuant to California Assembly Bill (AB) 52, the City of Inglewood (City) is providing you with notification of a proposed basketball arena, located in the City of Inglewood in Los Angeles County, California. The City is the lead agency for the Murphy's Bowl Project in accordance with the California Environmental Quality Act (CEQA). The proposed project would redevelop vacant and underutilized sites in the City of Inglewood with a 18,000- to 20,000-seat basketball arena and associated facilities.

#### **Project Location**

The proposed project site is located within the City of Inglewood (Figure 1, Regional Map), an urbanized area situated in the northern portion of the South Bay, approximately 8 miles southwest of downtown Los Angeles. The project site consists of approximately 22-acres on vacant and underutilized parcels generally located south of Century Boulevard near the intersection with Prairie Avenue (Figure 2, Study Area Map).

#### **Project Description**

The proposed project would involve construction of a 18,000- to 20,000-seat basketball arena and associated facilities.

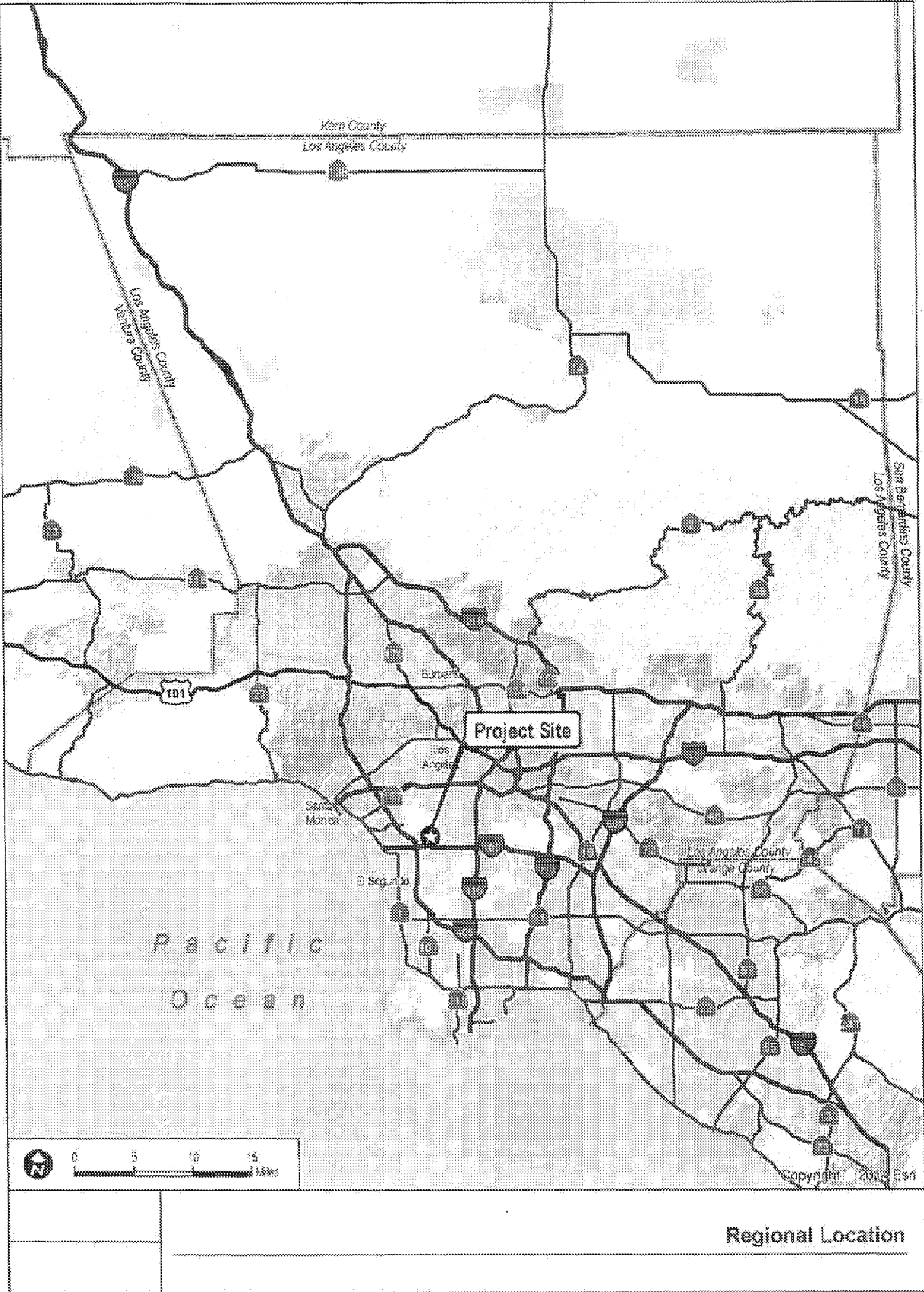
If you have any comments or concerns regarding potential impacts to tribal cultural resources (as defined in Public Resources Code § 21074) in relation to the proposed project, please provide a written request for consultation to the address below or via email to [mwilcox@cityofinglewood.org](mailto:mwilcox@cityofinglewood.org), within 30 days of receipt of this notice and include the name of a designated lead contact person.

Sincerely,



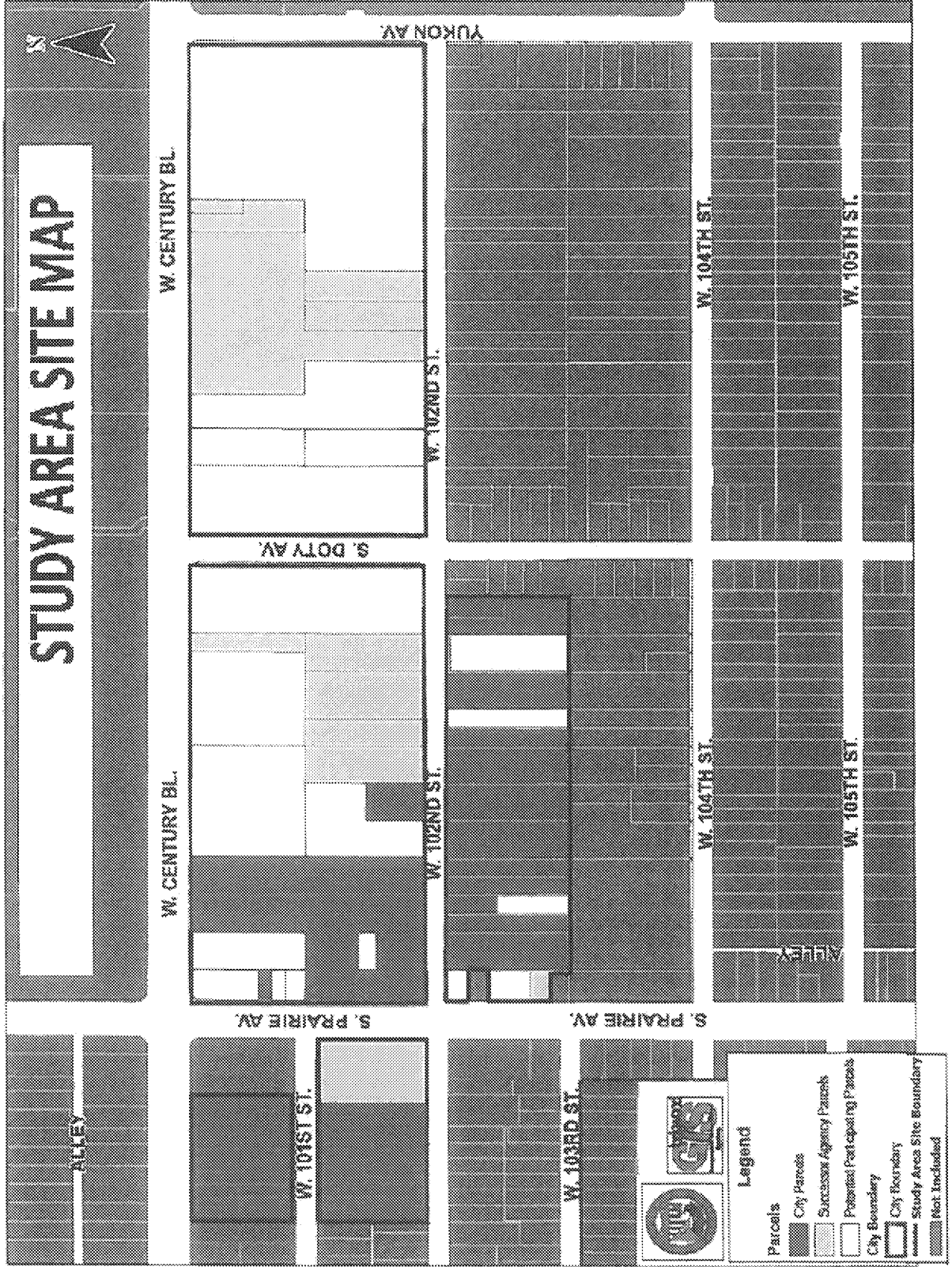
Mindy Wilcox, AJCP, Planning Manager

*Attachments: Figure 1. Regional Map  
Figure 2. Study Area Site Map*



Regional Location

# STUDY AREA SITE MAP



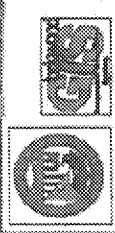
**Legend**

**Parcels**

- City Parcels
- Successor Agency Parcels
- Potential Participating Parcels

**City Boundary**

- City Boundary
- Study Area Site Boundary
- Not Included



## NATIVE AMERICAN HERITAGE COMMISSION

Environmental and Cultural Department  
1550 Harbor Blvd., Suite 100  
West Sacramento, CA 95691  
Phone (916) 373-3710



February 23, 2018

Mindy Wilcox  
City of Inglewood  
One West Manchester Boulevard, 4<sup>th</sup> Floor  
Inglewood, CA 90301

Sent via e-mail: [mwilcox@cityofinglewood.org](mailto:mwilcox@cityofinglewood.org)

RE: SCH# 2018021056; Inglewood Basketball and Entertainment Center Project, City of Inglewood; Los Angeles County, California

Dear Ms. Wilcox:

The Native American Heritage Commission has received the Notice of Preparation (NOP) for Draft Environmental Impact Report for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000 et seq.), specifically Public Resources Code section 21084.1, states that a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit. 14, § 15064.5 (b) (CEQA Guidelines Section 15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an environmental impact report (EIR) shall be prepared. (Pub. Resources Code § 21080 (d); Cal. Code Regs., tit. 14, § 15064 subd. (a)(1) (CEQA Guidelines § 15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources with the area of project effect (APE).

**CEQA was amended significantly in 2014.** Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a **separate category of cultural resources**, "tribal cultural resources" (Pub. Resources Code § 21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment (Pub. Resources Code § 21084.2). Please reference California Natural Resources Agency (2016) "Final Text for tribal cultural resources update to Appendix G: Environmental Checklist Form,"

<http://resources.ca.gov/ceqa/docs/ab52/Clean-final-AB-52-App-G-text-Submitted.pdf>. Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code § 21084.3 (a)). **AB 52 applies to any project for which a notice of preparation or a notice of negative declaration or mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. § 800 et seq.) may also apply.

The NAHC recommends **lead agencies consult with all California Native American tribes** that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments. **Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

## AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a **lead agency** shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
  - a. A brief description of the project.
  - b. The lead agency contact information.
  - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code § 21080.3.1 (d)).
  - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code § 21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A **lead agency** shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code § 21080.3.1, subs. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or environmental impact report. (Pub. Resources Code § 21080.3.1(b)).
  - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code § 65352.4 (SB 18). (Pub. Resources Code § 21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
  - a. Alternatives to the project.
  - b. Recommended mitigation measures.
  - c. Significant effects. (Pub. Resources Code § 21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
  - a. Type of environmental review necessary.
  - b. Significance of the tribal cultural resources.
  - c. Significance of the project's impacts on tribal cultural resources.
  - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code § 21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code § 21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
  - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
  - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code section 21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code § 21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
- The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
  - A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code § 21080.3.2 (b)).
8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code section 21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code § 21082.3 (a)).
9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code section 21084.3 (b). (Pub. Resources Code § 21082.3 (e)).
10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
- Avoidance and preservation of the resources in place, including, but not limited to:
    - Planning and construction to avoid the resources and protect the cultural and natural context.
    - Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
  - Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
    - Protecting the cultural character and integrity of the resource.
    - Protecting the traditional use of the resource.
    - Protecting the confidentiality of the resource.
  - Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
  - Protecting the resource. (Pub. Resource Code § 21084.3 (b)).
  - Please note that a federally recognized California Native American tribe or a nonfederally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code § 815.3 (c)).
  - Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code § 5097.991).
11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An environmental impact report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 21080.3.2.
  - The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
  - The lead agency provided notice of the project to the tribe in compliance with Public Resources Code section 21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code § 21082.3 (d)).

*This process should be documented in the Cultural Resources section of your environmental document.*

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: [http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation\\_CalEPAPDF.pdf](http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf)

## SB 18

SB 18 applies to local governments and requires **local governments** to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code § 65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: [https://www.opr.ca.gov/docs/09\\_14\\_05\\_Updated\\_Guidelines\\_922.pdf](https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf)

Some of SB 18's provisions include:

1. **Tribal Consultation**: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code § 65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation**. There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality**: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code section 65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code sections 5097.9 and 5097.993 that are within the city's or county's jurisdiction. (Gov. Code § 65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation**: Consultation should be concluded at the point in which:
  - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
  - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

## NAHC Recommendations for Cultural Resources Assessments

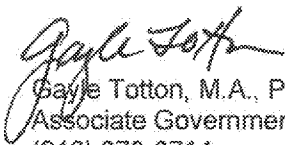
To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center ([http://ohp.parks.ca.gov/?page\\_id=1068](http://ohp.parks.ca.gov/?page_id=1068)) for an archaeological records search. The records search will determine:
  - a. If part or all of the APE has been previously surveyed for cultural resources.
  - b. If any known cultural resources have been already been recorded on or adjacent to the APE.
  - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
  - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.

- b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.
- 3. Contact the NAHC for:
  - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
  - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
- 4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
  - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, section 15064.5(f) (CEQA Guidelines section 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
  - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
  - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code section 7050.5, Public Resources Code section 5097.98, and Cal. Code Regs., tit. 14, section 15064.5, subdivisions (d) and (e) (CEQA Guidelines section 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

Please contact me if you need any additional information at [gayle.totton@nahc.ca.gov](mailto:gayle.totton@nahc.ca.gov).

Sincerely,



Gayle Totton, M.A., PhD.  
Associate Governmental Program Analyst  
(916) 373-3714

cc: State Clearinghouse





# GABRIELEÑO BAND OF MISSION INDIANS - KIZH NATION

Historically known as The San Gabriel Band of Mission Indians  
recognized by the State of California as the aboriginal tribe of the Los Angeles basin

City of Inglewood  
Economic and Community Development Department  
One West Manchester blvd 4<sup>th</sup> Floor  
Inglewood, CA 90301

February 16, 2018

Re: AB52 Consultation request for Basketball Arena Project

Dear Mindy Wilcox,

Please find this letter as a written request for consultation regarding the above-mentioned project pursuant to Public Resources Code § 21080.3.1, subd. (d). Your project lies within our ancestral tribal territory, meaning belonging to or inherited from, which is a higher degree of kinship than traditional or cultural affiliation. Your project is located within a sensitive area and may cause a substantial adverse change in the significance of our tribal cultural resources. Most often, a records search for our tribal cultural resources will result in a "no records found" for the project area. The Native American Heritage Commission (NAHC), ethnographers, historians, and professional archaeologists can only provide limited information that has been previously documented about California Native Tribes. This is the reason the NAHC will always refer the lead agency to the respective Native American Tribe of the area because the NAHC is only aware of general information and are not the experts on each California Tribe. Our Elder Committee & tribal historians are the experts for our Tribe and are able to provide a more complete history (both written and oral) regarding the location of historic villages, trade routes, cemeteries and sacred/religious sites in the project area. Therefore, to avoid adverse effects to our tribal cultural resources, we would like to consult with you and your staff to provide you with a more complete understanding of the prehistoric use(s) of the project area and the potential risks for causing a substantial adverse change to the significance of our tribal cultural resources.

Consultation appointments are available on Wednesdays and Thursdays at our offices at 910 N. Citrus Ave. Covina, CA 91722 or over the phone. Please call toll free 1-844-390-0787 or email [gabrielenoindians@yahoo.com](mailto:gabrielenoindians@yahoo.com) to schedule an appointment.

\*\* Prior to the first consultation with our Tribe, we ask all those individuals participating in the consultation to view a video produced and provided by CalEPA and the NAHC for sensitivity and understanding of AB52. You can view their videos at: <http://calepa.ca.gov/Tribal/Training/> or <http://nahc.ca.gov/2015/12/ab-52-tribal-training/>.

With Respect,

Andrew Salas, Chairman

Andrew Salas, Chairman

Albert Perez, treasurer

PO Box 393, Covina, CA 91723

Nadine Salas, Vice-Chairman

Martha Gonzalez Lemos, treasurer

[www.gabrielenoindians.org](http://www.gabrielenoindians.org)

Christina Swindall Martinez, secretary

Richard Gradias, Chairman of the Council of Elders

[gabrielenoindians@yahoo.com](mailto:gabrielenoindians@yahoo.com)



# GABRIELEÑO BAND OF MISSION INDIANS - KIZH NATION

Historically known as The San Gabriel Band of Mission Indians  
recognized by the State of California as the aboriginal tribe of the Los Angeles basin

City of Inglewood  
Economic and Community Development Department  
One West Manchester Blvd 4<sup>th</sup> Floor  
Inglewood, CA 90301

March 2, 2018

Re: AB52 Consultation request for the Inglewood Basketball and Entertainment Center

Dear Mindy Wilcox,

Please find this letter as a written request for consultation regarding the above-mentioned project pursuant to Public Resources Code § 21080.3.1, subd. (d). Your project lies within our ancestral tribal territory, meaning belonging to or inherited from, which is a higher degree of kinship than traditional or cultural affiliation. Your project is located within a sensitive area and may cause a substantial adverse change in the significance of our tribal cultural resources. Most often, a records search for our tribal cultural resources will result in a "no records found" for the project area. The Native American Heritage Commission (NAHC), ethnographers, historians, and professional archaeologists can only provide limited information that has been previously documented about California Native Tribes. This is the reason the NAHC will always refer the lead agency to the respective Native American Tribe of the area because the NAHC is only aware of general information and are not the experts on each California Tribe. Our Elder Committee & tribal historians are the experts for our Tribe and are able to provide a more complete history (both written and oral) regarding the location of historic villages, trade routes, cemeteries and sacred/religious sites in the project area. Therefore, to avoid adverse effects to our tribal cultural resources, we would like to consult with you and your staff to provide you with a more complete understanding of the prehistoric use(s) of the project area and the potential risks for causing a substantial adverse change to the significance of our tribal cultural resources.

Consultation appointments are available on Wednesdays and Thursdays at our offices at 910 N. Citrus Ave. Covina, CA 91722 or over the phone. Please call toll free 1-844-390-0787 or email [gabrielenoindians@yahoo.com](mailto:gabrielenoindians@yahoo.com) to schedule an appointment.

\*\* Prior to the first consultation with our Tribe, we ask all those individuals participating in the consultation to view a video produced and provided by CalEPA and the NAHC for sensitivity and understanding of AB52. You can view their videos at: <http://calepa.ca.gov/Tribal/Training/> or <http://nahc.ca.gov/2015/12/ab-52-tribal-training/>.

With Respect,

Andrew Salas, Chairman

Andrew Salas, Chairman

Albert Perez, treasurer

PO Box 393, Covina, CA 91723

Nadine Salas, Vice-Chairman

Martha Gonzalez Lemos, treasurer

[www.gabrielenoindians.org](http://www.gabrielenoindians.org)

Christina Swindall Martinez, secretary

Richard Gradias, Chairman of the Council of Elders

[gabrielenoindians@yahoo.com](mailto:gabrielenoindians@yahoo.com)



# CITY OF INGLEWOOD

## ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT



Christopher E. Jackson, Sr.  
Director

Mindy Wilcox, AICP  
Planning Manager

July 15, 2019

Andrew Salas, Chairman  
Gabrieleño Band of Mission Indians-Kizh Nation  
PO Box 393  
Covina, California 91723

RE: Tribal Consultation for Inglewood Basketball and Entertainment Center (IBEC)

Dear Chairman Salas,

Thank you for taking the time to participate in the City's request for Tribal Consultation for the proposed Inglewood Basketball and Entertainment Center (IBEC) Project. We appreciate the information provided by the tribe throughout the consultation process and as discussed on our most recent call on June 20, 2019, in consideration of the information received, the City is incorporating a mitigation measure in the EIR to require the following:

- The Archaeologist and Native Monitor will conduct sensitivity training for construction personnel prior to ground disturbance.
- A tribal monitor shall be present during construction activities, as defined in a Monitoring and Mitigation Plan.
- If a resource is discovered and preservation in place is infeasible, a Cultural Resources Treatment Plan shall be prepared by the qualified archaeologist in consultation with the project applicant and appropriate Native American representatives if the find is Native American in origin.
- The Cultural Resources Treatment Plan will provide for laboratory processing and analysis of the artifacts, and any materials determined to be Native American in origin shall first be offered to the Tribe for permanent curation or repatriation as appropriate.
- A final monitoring report will be prepared and submitted to the South Central Coastal Information Center (SCCIC).

This letter concludes the tribal consultation process conducted pursuant to AB 52. If you require any additional information or have any questions, please contact me at (310) 412-5230 or via e-mail at [mwilcox@cityofinglewood.org](mailto:mwilcox@cityofinglewood.org). Thank you for your assistance.

Sincerely,



Mindy Wilcox, AICP  
Planning Manager



The following page is added to  
Appendix F



APPENDIX 1: Map 1-2; Bean and Smith 1978 map.

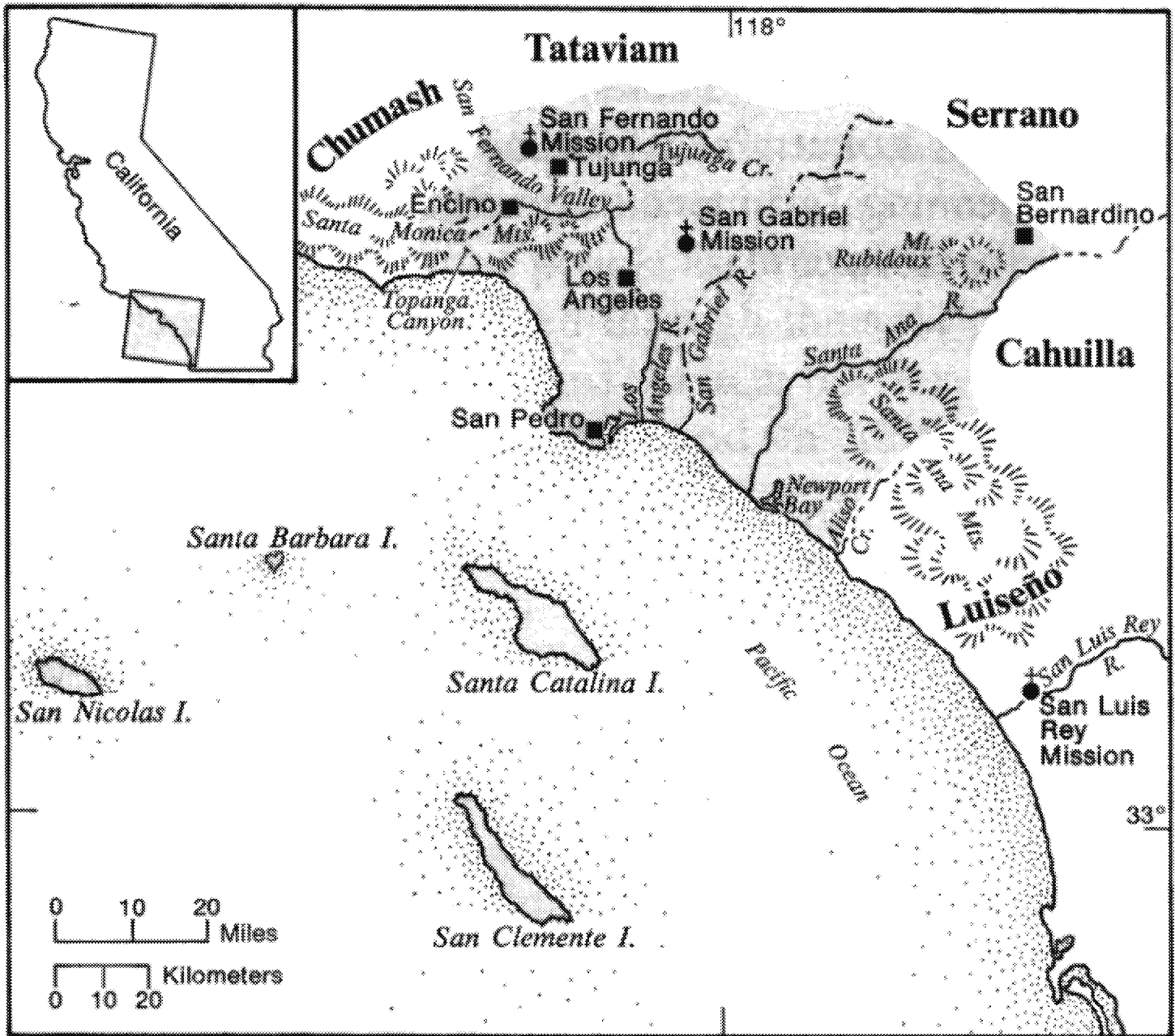


Fig. 1. Tribal territory.

The United States National Museum's Map of Gabrielino Territory:

Bean, Lowell John and Charles R. Smith  
1978 Gabrielino IN *Handbook of North American Indians, California*, Vol. 8, edited by R.F. Heizer, Smithsonian Institution Press, Washington, D.C., pp. 538-549

