

APPENDIX B
Cultural Report

March 14, 2016

9388

David Blumenthal, Principal Planner
City of Downey
11111 Brookshire Avenue
Downey, California 90241

Subject: Cultural Resources Study for the ALDI Food Market Project, City of Downey, Los Angeles County, California

Dear Mr. Blumenthal:

Dudek is pleased to submit the results of a cultural resources study to assist the City of Downey (City) with environmental compliance requirements for the proposed ALDI Food Market project (proposed project) located in the City of Downey, California in Los Angeles County. The proposed project would involve the construction of a single-story, 18,557-square-foot food market on a 1.76-acre site at 11215 Lakewood Boulevard in the City of Downey.

The purpose of this letter is to identify all cultural/historical resources within the project site and to provide management recommendations. The contents and organization of this letter are as follows: (1) project location and description; (2) regulatory framework, (3) historic context of the City, (4) research and field methodology, (5) results, and (6) management recommendations. The South Central Coastal Information Center (SCCIC) records search is included in this report as Appendix A (Confidential). The results of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) search are included in Appendix B. This study was prepared in accordance with the requirements of the California Environmental Quality Act (CEQA). The City is the lead agency for planning purposes under CEQA.

PROJECT LOCATION

The proposed project site is currently vacant and located at 11215 Lakewood Boulevard, south of Firestone Boulevard and west of Lakewood Boulevard. Figures 1 and 2 show the regional location and local vicinity, respectively. According to the City of Downey General Plan Land Use Map, the project site is designated as General Commercial (GC) (City of Downey 2012a). The project site is zoned as Lakewood/Firestone Specific Plan area (SP 91-2) (City of Downey 2012b). The project site is situated in Section 3, Township 3 South, Range 12 West, within the Whittier U.S. Geological Survey (USGS) 7.5-minute quadrangle.

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PROJECT DESCRIPTION

The market would include 11,940 square feet of mercantile space, which includes sale space, a break room, office, and men's and women's restrooms; 5,631 square feet of storage/stock space, which includes a cooler, freezer, and backroom; and 986 square feet of wall and interior space. The proposed project would also include a 1,213 square foot exterior canopy, not included in the total building square footage. Maximum building height of the entry façade is 32 feet, with the majority of the building at 22 feet in height and some design elements between 24 and 29 feet to give the façade variation and interest. The proposed building style is modern with aluminum composite elements, glass windows, plaster facing, and fiber cement board to mimic wood.

Site access would be from Lakewood Boulevard and Nash Avenue. The docking area would face Nash Avenue. The site would provide 80 parking spaces and 4 bike racks.

An 18-foot right of way dedication would be located on the eastern edge of the project site to allow for a deceleration lane from Lakewood Boulevard. Landscaping would be provided throughout the parking areas and as setbacks along Lakewood Boulevard, Nash Avenue, and the northern project boundary, totaling 9,262 square feet. The market would include solar panels on the roof. The proposed project would incorporate a newly engineered underground stormwater retention basin. The maximum height of the building would be 32 feet. ALDI food market signage would face Lakewood Boulevard and Firestone Boulevard.

The project site is located in the Lakewood/Firestone Specific Plan, which does not permit grocery stores. The Lakewood/Firestone Specific Plan would be amended to allow for the development and operation of the food market, with incidental beer and wine sales.

REGULATORY SETTING

State

The California Register of Historical Resources

In California, the term "historical resource" includes but is not limited to "any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California." (PRC section 5020.1(j).) In 1992, the California legislature established the California Register of Historical Resources (CRHR) "to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent

prudent and feasible, from substantial adverse change." (PRC Section 5024.1(a).) The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the National Register of Historic Places (NRHP), enumerated below. According to PRC Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains “substantial integrity,” and (ii) meets at least one of the following criteria:

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

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

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

California Environmental Quality Act

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

- PRC Section 21083.2(g) defines “unique archaeological resource.”
- PRC Section 21084.1 and CEQA Guidelines Section 15064.5(a) defines “historical resources.” In addition, CEQA Guidelines Section 15064.5(b) defines the phrase “substantial adverse change in the significance of an historical resource;” it also defines

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the circumstances when a project would materially impair the significance of an historical resource.

- PRC Section 21074(a) defines “tribal cultural resources.”
- PRC Section 5097.98 and CEQA Guidelines Section 15064.5(e): Set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
- PRC Sections 21083.2(b)-(c) and CEQA Guidelines Section 15126.4: Provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures; preservation-in-place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context, and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

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

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

- (1) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or
- (2) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to PRC Section 5020.1(k) or its identification in an

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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

- (3) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a lead agency for purposes of CEQA. (CEQA Guidelines section 15064.5(b)(2).)

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

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

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

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

Impacts to non-unique archaeological resources are generally not considered a significant environmental impact (PRC Section 21083.2(a); CEQA Guidelines section 15064.5(c)(4).) However, if a non-unique archaeological resource qualifies as tribal cultural resource (PRC Section 21074(c); 21083.2(h)), further consideration of significant impacts is required.

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CEQA Guidelines Section 15064.5 assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. As described below, these procedures are detailed in PRC Section 5097.98.

California Health and Safety Code

California law protects Native American burials, skeletal remains, and associated grave goods, regardless of their antiquity, and provides for the sensitive treatment and disposition of those remains. Health and Safety Code section 7050.5 requires that if human remains are discovered in any place other than a dedicated cemetery, no further disturbance or excavation of the site or nearby area reasonably suspected to contain human remains shall occur until the County coroner has examined the remains (section 7050.5b). PRC Section 5097.98 also outlines the process to be followed in the event that remains are discovered. If the coroner determines or has reason to believe the remains are those of a Native American, the coroner must contact the California NAHC within 24 hours (section 7050.5c). The NAHC will notify the Most Likely Descendant. With the permission of the landowner, the Most Likely Descendant may inspect the site of discovery. The inspection must be completed within 48 hours of notification of the Most Likely Descendant by the NAHC. The Most Likely Descendant may recommend means of treating or disposing of, with appropriate dignity, the human remains and items associated with Native Americans.

HISTORIC CONTEXT

Early Downey

The Los Nietos Land Grant was established in 1771 under the jurisdiction of Mission San Gabriel. The grant was named after Manuel Nieto, a Spanish soldier who was granted provisional use of approximately 300,000 acres of ranch land in 1784 by Spanish Governor Pedro Vegas. Following the end of the California mission system in 1834, the Los Nietos Grant was divided up among the Nieto family, with a portion of the grant between the banks of the San Gabriel and Rio Hondo Rivers becoming known as Rancho Santa Gertrudes (City of Downey 2015). The rancho was owned by Lemuel Carpenter, who had bought the land from his wife's aunt in 1843 for \$4,000 (Latimer and DHS 2010).

In 1873, a 96-acre parcel called "Tract of the Downey Land Association" within Rancho Santa Gertrudes was established as the community of "Downey City," named after John Gately Downey. Downey was an Irish immigrant who came to California during the Gold Rush period from Washington D.C. where he had been working as a druggist's apprentice. In 1854, Downey

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moved to the pueblo of Los Angeles where he eventually married his wife and helped found the Sisters of Charity, which provided hospital services for orphaned children. He would also purchase 2,400 acres of Rancho San Pedro with Benito Wilson and Phineas Banning. In 1855, Downey was elected to the state legislature and by 1859 he would purchase Lemuel Carpenter's 17,602 acres of Rancho Santa Gertrudes (Latimer and DHS 2010). Downey would go on to serve as the state's governor from 1860 to 1862. He is credited with helping build the economic foundation of southern California through his vision of transitioning the region from a sea of vast open cattle ranches to a working agricultural network of small farms (City of Downey 2015). This transition ultimately attracted settlers, many of whom came from the south (Latimer and DHS 2010).

As settlers arrived in the region from the war-ravaged south, they began to build small communities, two of which would later become a part of Downey: Gallatin and College Settlement. Gallatin was the first of the two communities, located near present-day Paramount Boulevard and Florence Avenue. College Settlement came about in the 1860s when a man named John Ardis purchased a parcel in the southwest corner of Rancho Santa Gertrudes (near present-day Paramount Boulevard and Alameda Street). Over the next decade, College Settlement would become a successful community of farmers, educators, and merchants (City of Downey 2015).

After Downey's purchase of the 96-acre parcel in 1873, 16 blocks were established, with 10 acres reserved for a railroad station. Generally speaking, development patterns in Downey were largely dictated by the expansion of the railroad. Approximately 300 "box homes" were established in the community along with a courthouse, post office, schools, churches, and a variety of businesses. The original Downey homes were constructed of unsurfaced knotty wood with battens used to cover gaps between the boards, and whitewash over both the interior and exterior surfaces. By the 1920s many of these original board and batten structures would be replaced with concrete masonry homes (City of Downey 2015).

The commercial business center of Downey began at the northwest corner of Crawford and Front Streets (present-day Downey Avenue and Firestone Boulevard). The district would buy and sell the produce of local farmers who found great success in the fertile soils, favorable climate, and abundant water of the region. Fields were cultivated for grains, corn, castor beans, mustard, and a variety of fruits. Poultry farming was another successful industry in the region, with women as the driving force behind the industry. By 1888 the Southern Pacific Railroad Depot was complete, adding to the success of the commercial business center and contributing to the growth of the community. By the end of the 19th century, Downey boasted a fruit packing plant,

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department store, banks, restaurants, shops, a high school, and a grammar school (City of Downey 2015).

Early 20th Century Downey

The years 1900 through 1917 were the Golden Age of Downey as many of the area's pioneers achieved success in business and politics in the region (City of Downey 2015). During that time, the Downey Chamber of Commerce (formerly known as the Downey Board of Trade) was organized, a citrus cooperative was formed, and the City streets got electricity (City of Downey 2015). During World War I, local interest grew in the aviation branches of the military, and the new oil industry began to grow as it was stimulated by the demand of the war economy. The aviation industry began to consolidate in Southern California during 1929; inventor E.M. Smith pioneered aviation in Downey. His company, Emsco Aircraft, converted his family ranch into an airstrip, which was a major step in the development of the local economy (City of Downey 2015). However, much like the rest of the country, Downey's economy suffered during the Great Depression. Nonetheless, the City's agricultural center assured food for the local population, and the orange groves and dairy farms remained in the downtown area and along the banks of the two rivers (City of Downey 2015).

Late 20th Century – Present Downey

During the 1950s and 1960s, Downey remained a small town. The orange groves were transformed into residential and commercial neighborhoods, which caused the downtown area to decline. In 1958, the opening of the Stonewood Center Mall outside of the City drew away many customers and businesses. To attract consumers back to the City, strip malls were built along Firestone Boulevard, Imperial Highway and Florence Avenue (City of Downey 2015). Throughout the 1970s and 1980s, City of Downey continued to grow. The Downey Theater (1971) and the Civic Center Complex with a new City Hall and Embassy Suites Hotel (1984) were part of several City-wide projects that took place during that era (City of Downey 2015). During the early 1990s, the City endured some major economic hardships that caused real estate value and sales tax revenues to decline (City of Downey 2015). The Business Retention Attraction in Downey (BRAID) was launched by the City Council in 1993 to assist in retaining the existing commercial and industrial businesses and to help attract new businesses (City of Downey 2015). In 1994, the Green Line light rail station was opened followed by the Gas Company's Energy Resource Center in 1995 and the Kirkorian Theater Complex in 1997. The City also created the Gateway Cities Council of Governments in a partnership with 27 cities of Southeast Los Angeles County in an effort to improve the region's economy and transportation

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network (City of Downey 2015). Today, the City contains 13 parks, a city library, historical society, live theater, symphony orchestra, and a public school district.

METHODS

Records Search Methods

Dudek conducted a California Historical Resources Information System (CHRIS) records search at the SCCIC on February 29, 2016 for the proposed project site and surrounding one-mile radius. This search included their collection of mapped prehistoric, historical and built-environment resources, Department of Parks and Recreation (DPR) Site Records, technical reports, archival resources, and ethnographic references. Additional consulted sources included the NRHP, California Inventory of Historical Resources (CRHR) and listed Office of Historic Preservation (OHP) Archaeological Determinations of Eligibility, California Points of Historical Interest, California Historical Landmarks, and Caltrans Bridge Survey information. Appendix A (Confidential) provides the confidential results of the records search and a bibliography of prior cultural resources studies. Dudek also consulted historic maps and aerial photographs to further understand the development of the project site and surrounding area (NETR 2016).

Native American Coordination

As part of the process of identifying cultural resources within or near the project site, Dudek contacted the NAHC to request a review of the SLF on February 24, 2016. The NAHC emailed a response on March 3, 2016 (Appendix B), and stated that the SLF search did not indicate the presence of Native American cultural resources within the immediate project site. Because the SLF search does not include an exhaustive list of Native American cultural resources, the NAHC suggested contacting Native American individuals and/or tribal organizations who may have direct knowledge of cultural resources in or near the project site. The NAHC provided the contact list along with the SLF search results. Upon written notice to proceed, Dudek will send letters to each of the persons and entities on the contact list, requesting information about cultural sites and resources in or near the project site. To date, Dudek has not performed tribal outreach.

Because the proposed project requires a specific plan amendment, the City is required to comply with Senate Bill (SB) 18 (California Government Code, Sections 65352.3 and 65352.4), which requires the City to notify applicable Native American tribes/groups/individuals of the proposed project before the specific plan is amended.

The proposed project is also subject to compliance with Assembly Bill (AB) 52 (PRC 21074) which requires consideration of impacts to “tribal cultural resources” as part of the CEQA

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process, and requires the City to notify any groups (who have requested notification) of the proposed project who are traditionally or culturally affiliated with the geographic area of the project.

The City mailed letters to each of the contacts with regard to both SB 18 and AB 52 notification. Because SB 18 and AB 52 are government-to-government processes, all records of correspondence related to SB 18 and AB 52 notification and any subsequent consultation are on file with the City of Downey.

Field Survey Methods

Although the project site currently consists of vacant flat land, residential and commercial buildings previously occupied the site. As a result, the project site has been highly disturbed by development of the parcels and the construction and subsequent demolition of the on-site buildings. Because of the disturbed and developed condition of the site, Dudek Archaeologist Adriane Dorrlor conducted a reconnaissance-level survey of the project site. Ms. Dorrlor conducted the survey on February 29, 2016 using standard archaeological procedures and techniques for a reconnaissance survey. Ms. Dorrlor focused the survey efforts on examining all available areas of exposed ground (i.e., undeveloped areas or areas devoid of asphalt and concrete) for prehistoric artifacts (e.g., flaked stone tools, tool-making debris, stone milling tools, ceramics, fire-affected rock), soil discoloration that might indicate the presence of a cultural midden, soil depressions, features indicative of the current or former presence of historic-era structures or buildings (e.g., standing exterior walls, post holes, foundations), and historic artifacts (e.g., metal, glass, ceramics, building materials).

Ms. Dorrlor took detailed notes and photographs of the project site and surrounding area. All fieldwork was documented using field notes, digital photography, iPad technology with close-scale field maps, and aerial photographs. Location-specific photographs were taken using an Apple 3rd Generation IPAD equipped with 8 MP resolution and georeferenced PDF maps of the project site. Accuracy of this device ranged between 3 meters and 10 meters. All field notes, photographs, and records related to the pedestrian survey are on file at Dudek's Riverside, California office.

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RESULTS

Records Search Results

Previously Conducted Cultural Resources Studies

SCCIC records indicate that ten cultural resource investigations have been conducted within the one-mile search radius of the proposed project (Table 1). Three of these studies (LA-4834, LA-8255, and LA-10525) were conducted outside, but adjacent to, the northern, eastern, and southern perimeter of the project site. Of these, LA-4834 and LA-8255 include discussions of cultural resources located within close proximity to the project site. The following paragraphs provide a brief summary of findings of both reports.

LA-4834

Jones & Stokes Associates, Inc. (Jones & Stokes) prepared this cultural resources inventory in 1999 for Williams Communications, Inc. The project proposed to install and operate a fiber optic cable system that would connect Los Angeles with Anaheim, California. The project route would travel along local roads and the Union Pacific Railroad (UPRR) (historically referred to as the Southern Pacific Railroad) right-of-way. As a result of the field survey, Jones & Stokes identified one newly recorded cultural resource – the UPRR (P-19-186110). The subsequent evaluation of this railroad system in the greater Los Angeles area found the railroad eligible for the National Register under Criteria A and B. However, the cultural resources inventory recommendations found that the project plans would not affect this significant resource (Jones & Stokes 1999).

LA-8255

In 2006, SWCA Environmental Consultants (SWCA) prepared a cultural resources inventory and report of monitoring findings for the construction and maintenance of approximately 1,431 linear miles of existing belowground fiber optic cable, known as the Qwest Network Construction project. The project extended from the Oregon to the Arizona border. Similar to the aforementioned study LA-4834, the project ran along major road and railroad corridors, including the UPRR segment adjacent to the current proposed project site. No newly recorded resources were identified as a result of the field survey and monitoring effort within the project segment adjacent to the southern perimeter of the current proposed project site (SWCA 2006).

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Table 1
Previous Cultural Resource Investigations within One-Mile of the Project Site

Report	Year	Title	Author
Studies Covering Portions of the Records Search Area			
LA-04819	1999	Cultural Resource Assessment for Pacific Bell Mobile Services Facility LA 660-04, County of Los Angeles, California	Duke, Curt
LA-04834	1999	Cultural Resources Inventory Report for Williams Communications, Inc. Proposed Fiber Optic Cable System Installation Project, Los Angeles to Anaheim, Los Angeles and Orange Counties	Jones & Stokes Associates, Inc.
LA-06227	2002	City of Downey Historic American Engineering Record Phase 1-Northern Portion of Site HAER CA-310 and Building CA-310-A through CA-310-G Nasa Industrial Plant	Kaplan, Mark
LA-08255	2006	Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project State of California: Volumes I and II	SWCA Environmental Consultants
LA-10025	—	Nasa Industrial Plant (consolidated Vultee Aircraft Corporation Plant) Historical American Engineering Record, Downey, California	McKenna, Jeanette
LA-10188	2002	Construction of a Pipeline Located Adjacent to the Frontage Road Between Garfield Avenue and Paramount Avenue, and the City's Water Plant Yard Located on Stewart and Gray Road Between Bellflower Boulevard and Woodruff Avenue in the City of Downey	Horne, Melinda C.
LA-10382	2009	Direct APE Historic Architectural Assessment for T-Mobile USA Candidate LA33719D (M&M Cut-O-Matic), 9316 Washburn Road, Downey, Los Angeles County, California	Bonner, Wayne and Kathleen Crawford
LA-10525	2003	Cultural Resources Assessment for the Proposed Lakewood Boulevard Street Improvement Project, City of Downey, County of Los Angeles, California	Strauss, Monica and Angel Tomes
LA-10723	2010	Cultural Resources Records Search and Site Visit Results for American Tower Corporation Candidate 300809 (Firestone), 7924 Firestone Boulevard, Downey, Los Angeles County, California	Bonner, Wayne and Kathleen Crawford
LA-12452	2013	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate LA02994B (LA2994 Downey YMCA) 11531 Downey Avenue, Downey, Los Angeles County, California	Bonner, Wayne, Sarah Williams, and Kathleen Crawford

Previously Recorded Cultural Resources

There are no previously recorded cultural resources within the project site. No archaeological resources (neither prehistoric nor historic-age) were identified within the one-mile search radius of the project site. However, six previously recorded built environment resources are located within the one-mile search radius. Of these, one resource, the UPRR (19-186110), is outside, but adjacent to, the southern perimeter of the project site. As discussed prior, Jones & Stokes previously evaluated this segment of the railway and recommended it eligible for inclusion in the NRHP. The remaining resources include the James C. Rives house (19-177345), the McDonald's

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Drive-in Restaurant and sign (19-177349), a late 1950s commercial building (19-188509), the Consolidated Vultee Aircraft Corporation / NASA Industrial Facility (19-188775), and the 1960s Downey YMCA building. The James C. Rives house, the McDonald's Drive-in Restaurant and sign, and the Consolidated Vultee Aircraft Corporation / NASA Industrial Facility are all recommended eligible for inclusion in the NRHP. The two remaining resources, the 1950s commercial building and Downey YMCA, were evaluated and found ineligible for the NRHP. The James C. Rives house and the McDonald's Drive-in Restaurant and sign are also identified in the OHP Historic Resources Inventory.

Archival Research

Moore Twining Associates, Inc. (MTA) conducted a Phase I Environmental Site Assessment (ESA) of the project site to identify recognized environmental conditions which could present material risk of harm to public health or to the environment (2015). The assessment included a review of historical documentation. According to aerial photographs reviewed for the ESA, residential development and several shed-like structures were first observed on the project site in the late 1920s. Rural residential and commercial development, including a restaurant, was located on the project site from the early 1930s (MTA 2015).

In addition to archival research conducted for the ESA, Dudek also consulted historic maps and aerial photographs to further understand the development of the project site and neighborhood. Historic topographic maps of the project site were available from the SCCIC for the following years: 1896, 1934, 1942, 1957, and 1982. Historic aerial photographs of the project site were available for the years 1952, 1963, 1972, 1994, 2003, 2004, 2005, 2009, 2010, and 2012 (NETR 2016). By 1896, the City of Downey was relatively developed; Downtown Downey was fairly populated; the Southern Pacific Railroad (UPRR) already bisected the City; and roads, infrastructure, and numerous structures are mapped in the outlying areas around downtown. There is no mapped change until 1942. By then, the commercial district located northwest of the project site was rapidly expanding. According to the 1942 topographic map, the project site was vacant. However, by 1951, the project site was included within the "built-up" area on the topographic map. By 1952, the project site was completely developed with mixed residential and commercial buildings. Approximately half of the surrounding area was agricultural land, while the remaining half was developed. There were changes to the project site by 1963. A few of the buildings in the eastern portion of the project site were demolished. Within the surrounding area, the agricultural land almost entirely gave way to development. By 1972, commercial buildings were constructed on the eastern portion of the project site, and the surrounding area was completely developed. The majority of the residential structures on the project site were

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demolished by 1994. All that remained were the commercial buildings in the eastern portion of the project site. The project site was almost entirely vacant by 2003 aside from a commercial building and associated parking lot at the northern end of the project site. The construction of the Citibank building to the north of the project site occurred between 2005 and 2009. The project site has been completely vacant with no remaining standing structures since 2014.

Field Results

The pedestrian survey did not identify any cultural resources in the project site. Ground surface visibility was moderate (>50%) throughout the project site, as ruderal grassland vegetation is present in the southern two-thirds of the site and an asphalt concrete pavement covers the northern third. The project site is relatively flat with existing ground surface at an elevation of approximately 100 feet above mean sea level. The project site currently consists of vacant land. Fencing exists along all borders of the site with two trees located along the western edge. Two additional felled palm trees are located along the western edge at the entrance to the abandoned parking lot. A modern dump pile consisting of soil, asphalt, and a cut tree is on either side of the parking lot near the tree stumps. Discarded carpet covers a portion of the eastern side of the project site. An unmaintained dirt road originating from Nash Avenue to the west bisects the project site. The southern end of the project site abuts the UPRR right-of-way. Track centerline is approximately 45-ft from the southern edge of the project site. No native soils were observed and all exposed surface soil was composed of fill material. The project site is effectively entirely disturbed.

FINDINGS AND CONCLUSIONS

Dudek's review of record search data and reconnaissance-level pedestrian survey did not identify any cultural resources in the project site. No prehistoric or historic archaeological resources were identified within the one-mile search radius. There are no discernable topographic features on the project site that indicate a possible water source, bedrock outcrop, or any other natural element suggestive of possible prehistoric land use. The six resources identified outside the project site but within the one-mile search radius are all historic-age built environment resources. The NRHP eligible UPRR (19-186110) is adjacent to, but outside of, the proposed project site's southern border. It is assumed that project construction will be contained within the 1.76-acre footprint and that there will be no impacts to the railway.

The historic period map review revealed that the City of Downey was relatively developed by at least 1896. A review of historical documentation reveals that the project site was occupied by residential and light commercial development from the mid-1920's to at least the mid-2000s.

Based on available information, and in consideration of the early development history of the City, the abundance of razed historic-era built environment structures identified on the project site, and the proximity to the historic-age UPRR, the project site is considered to have a moderate-to-high potential for containing historic-era archaeological deposits. However, in consideration of the high level of disturbance presented by this extended history of development, there is a low potential to encounter intact prehistoric cultural deposits or features.

MANAGEMENT RECOMMENDATIONS

While no archaeological resources were identified as a result of the literature review and pedestrian survey, there is a possibility of encountering previously undiscovered archaeological resources at subsurface levels during ground-disturbing activities associated with the proposed project. Therefore, Dudek recommends the implementation of the following mitigation measures:

- 1) A qualified archaeologist shall be present for all initial ground disturbing activities associated with the project. The archaeological monitor shall be responsible for the identification of cultural resources that may be impacted by project activities. The monitor may stop ground disturbing activities in order to assess any discoveries in the field. Archaeological monitoring may be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The project archaeologist shall be responsible for determining the duration and frequency of monitoring.
- 2) In the event that archaeological resources (sites, features, or artifacts) are exposed during construction activities for the proposed project, all construction work occurring within 100 feet of the find shall immediately stop until a qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, can evaluate the significance of the find and determine whether or not additional study is warranted. Depending upon the significance of the find under CEQA (14 CCR 15064.5(f); PRC Section 21082), the archaeologist may exhaust the data potential of the find through the process of field-level recordation and allow work to continue. If the discovery proves significant under CEQA, additional work such as preparation of an archaeological treatment plan, testing, or data recovery may be warranted.
- 3) In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the County Coroner shall be immediately notified of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected

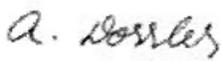
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to overlie adjacent remains shall occur until the County Coroner has determined, within two working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the County Coroner determines that the remains are, or are believed to be, Native American, he or she shall notify the NAHC in Sacramento within 24 hours. In accordance with California Public Resources Code, Section 5097.98, the NAHC must immediately notify those persons it believes to be the most likely descendent (MLD) from the deceased Native American. The MLD shall complete their inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the property owner, the disposition of the human remains.

Should you have any questions regarding this report or its attachments, please do not hesitate to contact us at the email or phone numbers listed below.

Sincerely,



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*Att: Figure 1. Regional Map
Figure 2. Vicinity Map*

*Appendix A (Confidential): SCCIC Records Search Results
Appendix B: NAHC Sacred Lands File Search Results*

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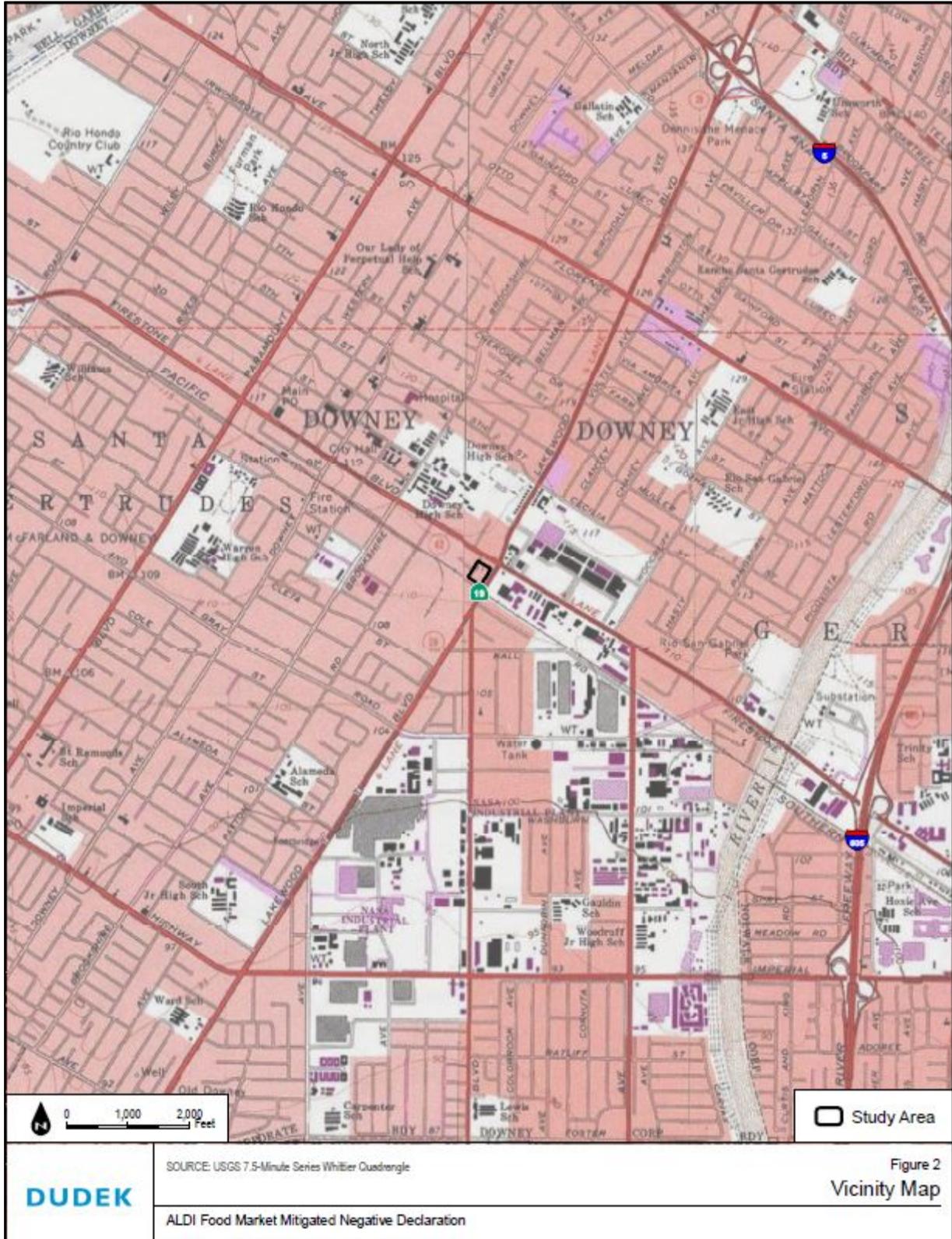
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APPENDIX A (CONFIDENTIAL)
SCCIC Records Search Results

APPENDIX B
NAHC Sacred Lands File Search