

Cultural Resources Survey Report

South Beach Restoration and Shoreline Access Enhancement
Project, City of Avalon, Santa Catalina Island, California

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Executive Summary

South Environmental was retained to prepare a cultural resources survey report for the South Beach Restoration and Shoreline Access Enhancement Project, located in the City of Avalon, on Santa Catalina Island, in Los Angeles County, California. This analysis includes the results of a California Historical Resources Information Center (CHRIS) records search of the project site and a one-half-mile radius from the South Central Coastal Information Center (SCCIC); a California Native American Heritage Commission (NAHC) Sacred Lands File search and informational scoping letters to local tribes; an intensive-level pedestrian survey of the project site by a qualified archaeologist/cultural resources specialist; and evaluation of the South Beach Seawall by qualified architectural historians in consideration of federal and state designation criteria.

This report was prepared in conformance with Section 106 of the National Historic Preservation Act (NHPA) and its implementing regulation Title 36 CFR Part 800, California Environmental Quality Act (CEQA) Guidelines § 15064.5 for historical resources and the *City of Avalon General Plan* (2013) and the *Cultural Resources and Native American Remains Monitoring and Mitigation Compliance Plan* (2018). No archaeological resources were identified within the project site as a result of the intensive-level survey.

No archaeological resources were identified within the project site as a result of the intensive-level survey. Although no archaeological resources were identified within the project site, a review of the SCCIC records search results, archaeological literature, receipt of a positive Sacred Lands File search from the NAHC, and responses from Native American contacts indicates that the project site is within an area that is highly sensitive for prehistoric archaeological resources. Historic aerial photographs of the project site confirm that the upper levels on soil within the project site were previously disturbed by the construction of the seawall and surrounding development. Nonetheless, it is always possible to encounter resources during project-related ground disturbance. Implementation of the recommendations in Section 8.2 including archaeological and Native American monitoring during ground disturbance will ensure that any cultural resources or human remains identified during construction are handled appropriately such that impacts to archaeological resources and human remains are less than significant/would result in no adverse effects to historic properties.

The South Beach Seawall and its associated infrastructure (i.e., stairs, boat ramp, and groin wall) were constructed over 45 years ago and were therefore evaluated for historical significance in consideration of CRHR and NRHP designation criteria. As a result of the evaluation, all infrastructure was found not eligible for designation due to a lack of important historical associations, architectural merit, and compromised integrity. Therefore, the South Beach Seawall is not considered a historical resource under CEQA or a historic property under Section 106 of the NHPA. No additional measures are recommended for built environment resources.

1 Introduction

South Environmental was retained to prepare a cultural resources survey report for the South Beach Restoration and Shoreline Access Enhancement Project, located in the City of Avalon, on Santa Catalina Island, in Los Angeles County, California. This analysis includes the results of a California Historical Resources Information Center (CHRIS) records search of the project site and a one-half-mile radius from the South Central Coastal Information Center (SCCIC); a California Native American Heritage Commission (NAHC) Sacred Lands File search and informational scoping letters to local tribes; an intensive-level pedestrian survey of the project site by a qualified archaeologist/cultural resources specialist; and evaluation of the South Beach Seawall by qualified architectural historians in consideration of federal and state designation criteria.

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This report was authored by South Environmental Archaeologist Samantha Jovanovic, MS and Cultural Resources Director and Principal Investigator Samantha Murray, MA, RPA, who meets the Secretary of the Interior's Professional Qualification Standards for Prehistoric and Historic Archaeology; and South Environmental Architectural Historian Marlena Krcelich, BA, and Principal Architectural Historian Sarah Corder, MFA, who meet the Secretary of the Interior's Professional Qualification Standards for Architectural History. Qualifications of the preparers are provided in Appendix D.

1.1 Project Location

The project site is identified as shoreline in the City of Avalon on Santa Catalina Island, Los Angeles County, California. The project site is located on the United States Geological Survey (USGS) Santa Catalina East, California 7.5-minute Quadrangle Map in Section 27 of Township 09 South and Range 14 West, San Bernardino Base and Meridian (Figure 1). The project site is on the shoreline—partially on land and in the ocean at high tide.



Source: ESRI USA Topo Maps and World Topo Map 2024

South Beach Restoration Project

Figure 1. Project Location Map

— Project Site

Project Location is within Avalon, California, in Los Angeles County on the USGS Santa Catalina East 7.5-minute quadrangle map in Section 27 of Township 09 South and Range 14 West

Center Coordinate (Decimal Degrees):
Latitude: 33.3430085N Longitude: -118.3242110W



0 1,000 2,000 Feet
Scale: 1:24,000



1.2 Project Description

The South Beach Restoration and Shoreline Access Enhancement Project is being proposed by the City of Avalon to address the erosive effects of currents within Avalon Harbor. Erosion of the beach sand has been occurring for a period of years and is being caused primarily by failure of the existing groin wall/wingwall which extended from the seawall adjacent to the launch ramp into Avalon Harbor approximately 40 feet. The groin wall/wingwall protected South Beach from currents generated by passenger ferry boats docked at the mole ferry terminal approximately 650 feet to the east, and by the impact of higher-horsepower ferries now operating at the landing within the harbor. Over time, currents generated by propeller/jet wash, which is directed westward to stabilize the boats when docked, has pushed the beach sand into Avalon Harbor. This has exposed the subsurface rock and impacted use of South Beach for recreational purposes. The intent of the project is to replace the groin wall/wingwall to protect the beach from propeller/jet wash, restore the seawall, launch ramp and beach access stairway surfaces and replace the beach sand with approximately 8,000 cubic yards of imported sand. The proposed project as described herein is comprised of the following four primary components:

Groin Wall Replacement. The remnants of the existing groin wall will be removed, and a new groin wall will be constructed in its place at the same elevation. The proposed wall would be constructed of reinforced concrete, like the existing wall, and extend approximately 60 feet into Avalon Harbor east of and perpendicular to the existing seawall. Construction would require placement of sheet piles into the bedrock, removal of the sea water, installation of rebar or other reinforcement material and placement of the concrete. Construction of the groin wall would require approximately 2 months.

Seawall Restoration. The proposed project would restore approximately 100 linear feet of the existing seawall which forms a barrier between the upland promenade east of Crescent Avenue and the Pacific Ocean. The seawall is constructed of reinforced concrete of which approximately five feet is exposed above the water line. A safety railing is located along the length of seawall at the elevation of the existing promenade. The work would restore the eastern surface of the wall by repairing cracks and other defects as well as refinishing the surface. No sections of the seawall would be removed, and ocean access would be maintained during this phase of the project.

Launch Ramp and Stairway Restoration. An existing launch ramp for small watercraft (i.e., kayaks and paddle boards) is located at the south end of the beach adjacent to and north of the groin wall. A stairway down to the beach is located near the north end of South Beach. Both of these structures would be repaired/restored to improve the surface and overall safety and function and would be maintained to the extent feasible, during construction.

Replace Beach Sand. The project would require the placement of approximately 8,000 cubic yards of sand to restore the beach surface. It is unknown whether the sand would be dredged from the harbor bottom and relocated to the beach or imported via barge and placed on the beach.

Construction staging areas used for equipment and materials storage are proposed and would likely occur at both the project site and at the existing Avalon Freight Services terminal located at 40 Pebbly Beach Road. The entire area disturbed by the improvements would be approximately one acre. Construction of the proposed project is expected to begin Fall 2024 and be completed by Spring 2025.

1.3 Regulatory Framework

1.3.1 Federal

This study was completed in compliance with federal cultural resources laws and regulations, including Section 106 of the NHPA. Under Section 106, historic and archaeological districts, sites, buildings, structures, and objects are assigned significance based on their exceptional value or quality in illustrating or interpreting history, architecture, archaeology, engineering, and culture. A number of criteria are used in demonstrating resource importance and are described below.

The National Historic Preservation Act

The NHPA established the National Register of Historic Places (NRHP) and the President's Advisory Council on Historic Preservation (ACHP), and provided that states may establish State Historic Preservation Officers (SHPOs) to carry out some of the functions of the NHPA. Most significantly for federal agencies responsible for managing cultural resources, Section 106 of the NHPA directs that

[t]he head of any Federal agency having direct or indirect jurisdiction over a proposed Federal or federally assisted undertaking in any State and the head of any Federal department or independent agency having authority to license any undertaking shall, prior to the approval of the expenditure of any Federal funds on the undertaking or prior to the issuance of any license, as the case may be, take into account the effect of the undertaking on any district, site, building, structure, or object that is included in or eligible for inclusion in the NRHP.

Section 106 also affords the ACHP a reasonable opportunity to comment on the undertaking (16 U.S.C. 470f). 36 Code of Federal Regulations, Part 800 (36 CFR 800) implements Section 106 of the NHPA. It defines the steps necessary to identify historic properties (those cultural resources listed in or eligible for listing in the NRHP), including consultation with federally recognized Native American tribes to identify resources with important cultural values; to determine whether or not they may be adversely affected by a proposed undertaking; and the process for eliminating, reducing, or mitigating the adverse effects.

The content of 36 CFR 60.4 defines criteria for determining eligibility for listing in the NRHP. The significance of cultural resources identified during an inventory must be formally evaluated for historic significance in consultation with the ACHP and the California SHPO to determine if the resources are eligible for inclusion in the NRHP. Cultural resources may be considered eligible for listing if they possess integrity of location, design, setting, materials, workmanship, feeling, and association.

National Register of Historic Places

The NRHP is the United States' official list of districts, sites, buildings, structures, and objects worthy of preservation. Overseen by the National Park Service, under the U.S. Department of the Interior, the NRHP was authorized under the National Historic Preservation Act, as amended. Its listings encompass all National Historic Landmarks and historic areas administered by the National Park Service (NPS).

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

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

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

Integrity is defined in NRHP guidance, *How to Apply the National Register Criteria for Evaluation*, as "the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity" (NPS 1990). NRHP guidance further asserts that properties be completed at least 50 years ago to be considered for eligibility. Properties completed fewer than 50 years before evaluation must be proven to be "exceptionally important" (criteria consideration G) to be considered for listing.

1.3.2 State

California Register of Historical Resources

In California, the term "historical resource" includes but is not limited to "any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social,

political, military, or cultural annals of California” (California Public Resources Code Section 5020.1(j)). In 1992, the California legislature established the CRHR “to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change” (California Public Resources Code Section 5024.1(a)). The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the National Register of Historic Places (NRHP), enumerated below. According to California Public Resources Code Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains “substantial integrity,” and (ii) meets at least one of the following criteria:

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

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

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

California Environmental Quality Act

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

- California Public Resources Code Section 21083.2(g) defines “unique archaeological resource.”
- California Public Resources Code Section 21084.1 and CEQA Guidelines Section 15064.5(a) define “historical resources.” In addition, CEQA Guidelines Section 15064.5(b) defines the phrase “substantial adverse change in the significance of an historical resource.” It also defines the circumstances when a project would materially impair the significance of an historical resource.

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

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

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

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

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

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

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

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

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

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

1.3.3 Local

City of Avalon General Plan

IV. Conservation Element – IV.H Cultural Resources

Goal: Preserve and protect sites of significant archaeological, historic, or architectural resources wherever feasible.

Policies:

- IV-38 Prevent the loss or compromise of significant archaeological, historical, and other cultural resources and landmarks located within the City.
- IV-39 Provide public access to historic sites and communicate their historical significance to visitors.
- IV-40 Encourage the rehabilitation and upkeep of structures identified as valuable to the City's significant architectural, historical, and cultural buildings and listed in the City's historic register.

Implementation Actions:

- Require a professionally prepared archaeological report for any project located within a potential sensitive area.
- Ensure that only qualified professional archaeologists that meet the Secretary of the Interior's standard of qualifications are used on projects located within a potential sensitive area.
- When significant archeological sites or artifacts are discovered on a site, coordinate professional archeologists, relevant state agencies, and concerned Native American tribes regarding preservation of sites or professional retrieval and preservation of artifacts prior to development of the site.
- Require a professional, qualified historian to conduct a literature search and/or survey for any project that entails demolition or modification of an existing structure that may be of historical value in relation to the City's cultural heritage.
- Require excavation for any project located within a potential sensitive area to be monitored by a qualified archaeologist and/or Native American Representative.
- Require any proposed excavation or modification to areas on the four historic archeologically sensitive areas defined in Figure 4 of the Preliminary Cultural Resource Management Plan to require prior consultation with the planning department and a qualified archaeologist regarding the implementation of acceptable mitigation strategies.
- Require projects involving modification or rehabilitation of structures that may be of historical value to incorporate the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.
- Require projects involving demolition of an existing structure that may be of historical value to consult with local museums or cultural societies and incorporate mitigation, such as photodocumentation, collection of oral histories, and physical or digital model, as necessary.

Cultural Resources and Native American Remains Monitoring and Mitigation Compliance Plan

1.0 City of Avalon Policy Statement

The City of Avalon realizes the importance of preserving and protecting cultural resources and Native American human remains from vandalism and inadvertent destruction. The City therefore wishes to establish a proactive notification process outlining the laws and responsibilities governing anyone uncovering cultural resources, archaeological features, or human remains during excavations within its jurisdiction. Accordingly, the City will enact policy and procedures to comply with California Assembly Bill No. 52 (AB 52) which require consultation between a lead agency and California Native American Tribes.

The City will, as a regular policy, provide a copy of *the Professional Guide for the Preservation and Protection of Native American Remains and Associated Grave Goods* published and provided by the California Native American Heritage Commission to:

- Each applicant when an excavation permit is issued.
- Governmental agencies or private companies currently holding a blanket excavation permit from the City of Avalon.

In addition, the City of Avalon will:

- Include a reference to this material in its Project Management Guide for Capital Improvement Projects.
- Maintain a record of the location and depth of each burial site found and brought to its attention.

2.0 Cultural Resources and Native American Remains

A qualified archaeologist that meets the Secretary of the Interior's Professional Qualification Standard for Archaeology will be retained for ground disturbing projects within the City of Avalon. The qualified archaeologist will serve as the Principal Archaeologist and ensure compliance with all local, state, and federal laws and regulations. An archaeological monitor and Tribal Monitor/Representative will monitor all ground disturbing activity and provide technical support to the City during projects. The Tribal Monitor/Representative will be someone of Gabrielino/Tongva descent. The archaeological monitor operates under the supervision of the Principal Archaeologist, and the archaeological monitor and Tribal Monitor/Representative have the authority to redirect work as necessary in order to evaluate and protect newly discovered cultural resources and/or Native American remains.

2 Area of Potential Effects

In accordance with Section 106 of the NHPA, the Area of Potential Effects (APE) is the geographic area or areas within which an undertaking may directly or indirectly cause changes in the character or use of historic properties, if any such properties exist. Determination of the APE is influenced by a project's setting, the scale and nature of the undertaking, and the different kinds of effects that may result from the undertaking (36 CFR 800.16(d)).

The project APE (Figure 2) includes all infrastructure at the South Beach shoreline proposed for restoration and improvement, including the seawall, stairs, boat launch ramp, groin wall, and the area where the beach sand will be disturbed. The horizontal APE captures the maximum possible area of disturbance and any immediately adjacent areas, including portions of the shoreline directly adjacent to the proposed work. The horizontal APE includes a 25-foot buffer around the seawall infrastructure, bumping out to a 75-foot buffer where the groin wall work will take place. The vertical APE includes the maximum depth of proposed ground disturbance below the water line where the groin wall will be replaced, and sand will be disturbed (approximately 2-3 feet deep).

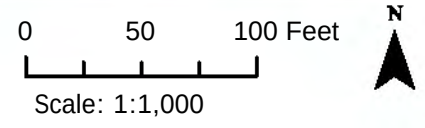


Source: BING Aerial Map 2024

South Beach Restoration Project

Figure 2. Area of Potential Effects (APE)

- Project Site
- - - Project APE



3 Environmental Setting

The project site is adjacent to an area that has been significantly developed over the past century with sidewalks, roads, and buildings. The site sits at sea level at the shoreline of South Beach and is partially submerged under water.

The study area has a Mediterranean climate with cool summers and mild winters. Average summer high temperatures are in the high-70s (Fahrenheit), and average winter lows are in the low-50s (Fahrenheit). Average annual rainfall is 1.06 inches, with the wettest months being December through March, and almost no precipitation between June and September (Kauffman 2021; NOAA 2024).

Santa Catalina Island possesses rugged terrain, and the coastline is dominated by steep hillsides punctuated by bays with sandy beaches such as Avalon. Santa Catalina Island, along with the rest of the Channel Islands formed along an accretion zone during the subduction of the Farallon plate under the North American plate. As such, Catalina is comprised of intrusive igneous and metamorphic rocks. Much of the southern half of the island, which includes Avalon and the project site, is comprised of Miocene Age (ca. 19 Ma) Tertiary Volcanics that are felsic to intermediate granitic rocks such as “hornblende quartz diorite” (Boundy-Sanders et al. 1993, Weigand and Savage 2002). This unit is a pluton that intruded on the metamorphic schist (e.g. Catalina Schist) to the north and the sedimentary rocks (e.g., San Onofre Breccia) on the southern tip of the island.

The area around the site is predominantly comprised of alluvium from the nearby hills. These hills are granitic in composition with high quantities of quartz. The soil around the site has a very low moisture capacity. The soil is largely sand with some organic material and a small amount of clay particles (UC Davis and NRCS 2024).

4 Cultural Setting

4.1 Prehistoric Setting

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

4.1.1 Early Man Horizon (CA. 10,000 – 6,000 B.C.)

Numerous pre-8000 B.C. sites have been identified along the mainland coast and Channel Islands of southern California (c.f., Erlandson 1991; Johnson et al. 2002; Jones and Klar 2007; Moratto 1984; Rick et al. 2001:609). The Arlington Springs site on Santa Rosa Island produced human femurs dated to approximately 13,000 years ago (Arnold et al. 2004; Johnson et al. 2002). On nearby San Miguel Island, human occupation at Daisy Cave (SMI-261) has been dated to nearly 13,000 years ago and included basketry greater than 12,000 years old, the earliest on the Pacific Coast (Arnold et al. 2004).

Although few Clovis or Folsom-style fluted points have been found in southern California (e.g., Dillon 2002; Erlandson et al. 1987), Early Man Horizon sites are generally associated with a greater emphasis on hunting than later horizons. Recent data indicate that the Early Man economy was a diverse mixture of hunting and gathering, including a significant focus on aquatic resources in coastal areas (e.g., Jones et al. 2002) and on inland Pleistocene lakeshores (Moratto 1984). A warm and dry 3,000-year period called the Altithermal began around 6000 B.C. The conditions of the Altithermal are likely responsible for the change in human subsistence patterns at this time, including a greater emphasis on plant foods and small game.

4.1.2 Milling Stone Horizon (6000–3000 B.C.)

Wallace (1955:219) defined the Milling Stone Horizon as “marked by extensive use of milling stones and mullers, a general lack of well-made projectile points, and burials with rock cairns.” The dominance of such artifact types indicate a subsistence strategy oriented around collecting plant foods and small animals. A broad spectrum of food resources were consumed including small and large terrestrial mammals, sea mammals, birds, shellfish and other littoral and estuarine species, near-shore fishes, yucca, agave, and seeds and other plant products (Kowta 1969; Reinman 1964). Variability in artifact

collections over time and from the coast to inland sites indicates that Milling Stone Horizon subsistence strategies adapted to environmental conditions (Byrd and Raab 2007:220). Lithic artifacts associated with Milling Stone Horizon sites are dominated by locally available tool stone. In addition, ground stone tools, such as manos and metates, chopping, scraping, and cutting tools, are very common. Kowta (1969) attributes the presence of numerous scraper-plane tools in Milling Stone Horizon collections to the processing of agave or yucca for food or fiber. The mortar and pestle, associated with acorns or other foods processed through pounding, were first used during the Milling Stone Horizon and increased dramatically in later periods (Wallace 1955, 1978; Warren 1968).

Two types of artifacts that are considered diagnostic of the Milling Stone period are the cogged stone and discoidal, most of which have been found within sites dating between 4,000 and 1,000 B.C. (Moratto 1984:149), though possibly as far back as 5,500 B.C. (Couch et al. 2009). The cogged stone is a ground stone object that has gear-like teeth on the perimeter and is produced from a variety of materials. The function of cogged stones is unknown, but many scholars have postulated ritualistic or ceremonial uses (c.f., Dixon 1968:64-65; Eberhart 1961:367). Similar to cogged stones, discoidals are found in the archaeological record subsequent to the introduction of the cogged stone. Cogged stones and discoidals were often purposefully buried, or “cached.” They are most common in sites along the coastal drainages from southern Ventura County southward and are particularly abundant at some Orange County sites, although a few specimens have been found inland at Cajon Pass (Dixon 1968:63; Moratto 1984:149). Discoidals and cogged stones have been found together at some Orange County sites, such as CA-ORA-83/86/144 (Van Bueren et al. 1989:772) and Los Cerritos Ranch (Dixon 1975).

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

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

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

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

During Wallace’s (1955, 1978) Late Prehistoric Horizon the diversity of plant food resources and land and sea mammal hunting increased even further than during the Intermediate Horizon. More classes of artifacts were observed during this period and high quality exotic lithic materials were used for small

finely worked projectile points associated with the bow and arrow. Steatite containers were made for cooking and storage and an increased use of asphalt for waterproofing is noted. The largest steatite quarry in California was located on Santa Catalina Island and it was traded throughout southern California (Chartkoff and Chartkoff 1984:135). More artistic artifacts were recovered from Late Prehistoric sites and cremation became a common mortuary custom. Larger, more permanent villages supported an increased population size and social structure (Wallace 1955:223).

Warren (1968) attributes this dramatic change in material culture, burial practices, and subsistence focus to the westward migration of desert people he called the Takic, or Numic, Tradition in Los Angeles, Orange, and western Riverside counties. This Takic Tradition was formerly referred to as the "Shoshonean wedge" (Warren 1968), but this nomenclature is no longer used to avoid confusion with ethnohistoric and modern Shoshonean groups (Heizer 1978:5; Shipley 1978:88, 90). Modern Gabrielino/Tongva in Los Angeles County are generally considered by archaeologists to be descendants of these prehistoric Uto-Aztecan, Takic-speaking populations that settled along the California coast and southern Channel Islands during the Late Prehistoric Horizon.

4.2 Ethnographic Overview

The project area is in Gabrielino/Tongva territory (Bean and Smith 1978:538; Kroeber 1925: Plate 57), who arrived in the Los Angeles Basin around 500 B.C. Gabrielino/Tongva lands encompass the greater Los Angeles Basin and three Channel Islands: San Clemente, San Nicolas, and Santa Catalina. Their mainland territory is bound on the west by the Chumash at Topanga Creek, the Tatavium to the north, the Serrano at the San Gabriel Mountains in the east, the Cahuilla to the east, and the Juaneño on the south at Aliso Creek (Bean and Smith 1978:538; Kroeber 1925:636).

The name "Gabrieliño" or "Gabrieleño" takes its name from Mission San Gabriel, where it was the dominate language spoken by Native Americans who forced to convert (Golla 2011). Many modern Gabrieleño identify themselves and their language as the Tongva (King 1994; Golla 2011). Though the names "Tongva" or "Gabrieleño" are the most common names used by Native American groups today, other groups identify themselves differently, such as the Gabrielino Band of Mission Indians - Kizh Nation.

The Tongva language belongs to the Takic branch of the Uto-Aztecan language family, which can be traced to the Great Basin region (Mithun 2004). This language family includes dialects spoken by the nearby Juaneño and Luiseño but is considerably different from those of the Chumash people living to the north and the Diegueño (including Ipai, Tipai, and Kumeyaay) people living to the south of the Tongva, Juaneño, and Luiseño. Tongva society was organized along patrilineal non-localized clans, a common Takic pattern. Each clan had a ceremonial leader and contained several lineages.

The Gabrielino/Tongva established large, permanent villages in the fertile lowlands along rivers and streams, and in sheltered areas along the coast, stretching from the foothills of the San Gabriel Mountains to the Pacific Ocean. As the population expanded, the larger permanent villages established

satellite communities that stayed connected via economic, religious, and social ties. Structures within the village were typically large, circular, domed structures made of willow poles thatched with tule, fern, or carrizo. Other structures found in Gabrielino villages included sweathouses, menstrual huts, and a ceremonial enclosure (Bean and Smith 1978).

The Gabrielino/Tongva subsistence economy was centered on gathering and hunting. Bluff and estuary coastal villages were clustered in the Palos Verdes Peninsula and San Pedro shore and estuary areas. Offshore fishing from plank canoes was carried out, along with inshore fishing and shellfish gathering. Both shell hooks and nets were used in obtaining fish which were dried for storage (McCawley 1996:62–71, 122–127). Hunting of sea mammals was also practiced with harpoons, spear throwers, and clubs (Bean and Smith 1978). On Santa Catalina Island, major food sources consisted of marine animals, including fish, shellfish, and marine mammals, and were reflected by a specialized maritime economy (Bean and Smith 1978).

A wide variety of tools and implements were employed by the Gabrielino/Tongva to gather and collect food resources. Fishing involved the use of line and hooks, nets, basketry traps, spears, and bow and arrows. Mammal hunting was accomplished using bow and arrows, deadfalls, snares, traps, throwing sticks (Bean and Smith 1978). Food was processed with a variety of tools, including portable and bedrock mortars, pestles, basket hopper mortars, manos and metates, hammerstones and anvils, woven strainers and winnowers, leaching baskets and bowls, woven parching trays, knives, bone saws, and wooden drying racks. Food was stored in large, finely woven baskets, and the unprocessed acorns were stored in large granaries woven of willow branches and raised off the ground on platforms. Food was consumed from various woven and carved wood vessels (McCawley 1996).

Santa Catalina Island soapstone or steatite was a high value material due in part to its adaptability, heat resistance, and its function in regional exchange networks. While this material is also present on the mainland, Santa Catalina Island was the primary source for soapstone in the region. It was used to make a wide range of items including beads, bowls, *comales* (cooking pots), and effigies. Santa Catalina soapstone has been found in Middle Holocene sites throughout the Channel Islands. Soapstone, in combination with the island's abundance of shellfish, was a critical component of exchange networks (Rick et al. 2005).

Deceased Gabrielino were either buried or cremated, with inhumation more common on the Channel Islands and the neighboring mainland coast, and cremation predominating on the remainder of the coast and in the interior (McCawley 1996:157).

4.3 Historic Overview

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

4.3.1 Spanish Period (1769–1822)

In 1542, Juan Rodriguez Cabrillo led the first European expedition to observe what is now called southern California. For more than 200 years, Cabrillo and other Spanish, Portuguese, British, and Russian explorers sailed the Alta (upper) California coast and made limited inland expeditions, but they did not establish permanent settlements (Bean 1968; Rolle 2003). Gaspar de Portolá and Franciscan Father Junípero Serra established the first Spanish settlement in Alta California at Mission San Diego de Alcalá in 1769. This was the first of 21 missions erected by the Spanish between 1769 and 1823.

Spain deeded ranchos to prominent citizens and soldiers, though few in comparison to what was subsequently granted by the Mexican government. To manage and expand herds of cattle on these large ranchos, colonists enlisted the labor of the surrounding Native American population (Engelhardt 1927a). The missions were responsible for administering the local people as well as converting the population to Christianity (Engelhardt 1927b). Inevitably, this increased local population density and contact with diseases brought by Europeans greatly reduced the Native American population (McCawley 1996). On October 7, 1542, Juan Rodriguez Cabrillo sailed into Avalon Bay initially named Santa Catalina Island “Isla San Salvador” after his flagship and claimed the island for Spain (Federal Writers’ Project 1954:424; Wlodarski 2010:6). General Sebastian Vizcaino arrived at San Salvador on November 28, 1602, and, believing himself the “discoverer,” named the island Santa Caterina (later Catalina) after the Catholic Saint Catherine, whose feast day it was when he landed.

4.3.2 Mexican Period (1822–1848)

The Mexican period commenced when news of the success of the Mexican Revolution (1810-1821) against the Spanish crown reached California in 1822. This period saw extensive interior land grant development as well as exploration west of the Sierra Nevada Mountains by American fur trappers. The California missions declined in power and were ultimately secularized in 1834. The hallmark of the Mexican period was large ranchos deeded to prominent Mexican citizens, frequently soldiers, by the governor. During the late Spanish and Mexican periods Native Americans were encouraged to settle at the missions on the mainland. From 1824 until his death in 1854, Samuel Prentiss lived on Santa Catalina Island in a futile search for buried treasure, thereby becoming the first person of European descent to live on the island (Wlodarski 2010:6). Tomas Robbins became set on possessing Santa Catalina during the governorship of Don Juan Batista Alvarado, but never secured ownership until Governor Don Pio Pico signed his grant deed on July 4, 1846, as his last act of governorship. Robbins deed was upheld in 1857 by a U.S. District Court (Wlodarski 2010:6).

4.3.3 American Period (1848–Present)

The American Period officially began with the signing of the Treaty of Guadalupe Hidalgo in 1848, in which the United States agreed to pay Mexico \$15 million for the conquered territory, including California, Nevada, Utah, and parts of Colorado, Arizona, New Mexico, and Wyoming. In 1850, California was admitted to the Union as the 31st state. The discovery of gold in northern California in

1848 led to the California Gold Rush, though the first significant California gold was discovered in Placerita Canyon near the San Fernando Mission in 1842 (Guinn 1977) and gold bearing quartz had been discovered even earlier on Santa Catalina, by Captain George Calvert Yount in 1830 (Wlodarski 2010:7). Significant gold was found on Catalina in 1863 but the island's owner since 1855, José María Covarrubias, objected to the prospectors' activities. The island's "gold rush" was over quickly when the gold ran out (Federal Writers' Project 1954).

After the completion of the transcontinental railroad in 1869, thousands more settlers and immigrants began to migrate to southern California at the urgings of land speculators and developers. Santa Catalina Island passed through a series of owners during the mid-1800s until James Lick took possession circa 1867. In 1874 Lick evicted the numerous squatter/ranchers from the island, many of whom did not previously know the island was privately owned (Wlodarski 2010:7). Lick sold the island to George Shatto in August 1887 for \$200,000, which began the development of a townsite that would become Avalon (Dumke 1970 [1944]:74).

4.3.4 Historical Development of Avalon

Avalon began as an encampment called "Timm's Landing" until George Shatto and Charles Sumner purchased the island in 1887. That same year, the townsite was laid out and renamed Avalon, with the Hotel Metropole being the first building constructed. In addition to the construction of the first hotel on the island, Shatto also constructed the first pier with the intention of turning the island into a tourist destination.

While Shatto's financial situation did not allow his vision to come to fruition, in 1891, William Banning purchased the island from Shatto. Following their purchase of the island, he and his brothers formed the Santa Catalina Island Company in 1892. Once established the Santa Catalina Island Company began to quickly develop Avalon and promote the new resort concept. Contributions from the development company included an incline railway, Buena Vista Park, aquarium, amphitheater, and glass bottom boat tours. The company also provided transportation to the island. All of these developments contributed to the early success of Avalon (Holder 1895; Pedersen 2006; Mallan 1984).

Avalon was officially incorporated as a city in 1913, but the initial success of the City came to a halt when a massive fire destroyed much of the town in 1915. In the aftermath of the fire, the Banning brothers attempted to rebuild, but the financial loss was too substantial. In 1919, the brothers sold controlling interest in their company to chewing gum magnate William Wrigley, Jr. Wrigley's purchase set the stage for a new period of development on the island that was on a much larger scale than previous efforts (Holder 1895; Mallan 1984; Pedersen 2006; Guhan 2007).

Wrigley spared no expense on the promotion of the island and its redevelopment following the fire. His contributions included the establishment of public utilities (e.g. telephone service), several hotels, construction of the Catalina Country Club in 1921 and construction of the Catalina Casino in 1929. Wrigley also built the Island Villas to replace the ever-growing tent city that was erected every summer

when visitors arrived on the island. These changes help to establish permanence on the island and led to continued growth and development throughout the 20th Century (Holder 1895; Mallan 1984; Pedersen 2006; Otte and Pedersen 2007).

When William passed away in 1932, his son Philip K. Wrigley continued and expanded his father's vision for the island. One of the key components of Philip's plan for the island was the re-design of Avalon. To assist him in this undertaking, he employed designers Otis and Dorothy Shepherd (Otte and Pedersen 2007). The ambitious plan included the re-design of Avalon, including the shoreline to enhance the visitor experience. The aesthetic theme he chose was referred to as Early California. To achieve this concept, Philip tasked the designers with everything from architectural styles, color palates, plantings, streetscapes, marketing materials, and way finding systems (Guhan 2007, Otte and Pedersen 2007). The development included several major construction and infrastructure projects including the construction of the pedestrian walkway along Crescent Avenue, construction of the seawall, construction of dams, and improvements in public utilities (Mallan 1984; Otte and Pedersen 2007).

Following the onset of World War II, the island changed dramatically and was closed to tourists after the 1941 attack on Pearl Harbor. Following the closure of the island to tourists, unused transport steamships were repurposed for use as military troop transports. During this time several branches of the military began to utilize the island as a training ground and operations location. United States military organizations that used the island during this time included the Coast Guard, Army Signal Corps., Maritime Service, and the Office of Strategic Services (later the CIA). The island was used until the end of the war and at the time reopened to tourists (Otte and Pedersen 2007).

The next significant development in Avalon occurred in the late 1960s with the construction of the Cabrillo Mole Terminal. Prior to the construction of the Terminal, there were two piers on Avalon: the Pleasure Pier and the Steamer Pier. In the initial plans from 1967, the intention was to remove both of the existing piers and replace them with the new terminal (Anaheim Bulletin 1967) Despite public outcry, the Steam Pier was demolished, but the Pleasure Pier was not (Press-Telegram 1969). The construction of the Terminal allowed for more people to visit the island and also led to a redevelopment in the area to support the new paths of circulation created by the Terminal and its associated infrastructure.

During the mid-to-late twentieth century, the City of Avalon continued to grow with its density and spread limited largely by the natural topography. Today the City has a diverse historic built environment with Period Revival homes, vernacular cottages, commercial buildings, and picturesque walkways along the water. Avalon remains the only incorporated city on the island and provides many activities, dining, housing, entertainment options, and continues to be a popular tourist destination.

Development of the South Beach Seawall

The Avalon Bay coastline served as the island's commercial and tourism development center from the 1880s through the present. The earliest development along the coast was concentrated closer to the north end of the shoreline, near the Metropole Hotel, Bath House, Tuna Club, and original Pleasure Pier. From the early 1900s, this northern shoreline featured a concrete seawall and railings, that divided the beach and protected the permanent buildings constructed on the land behind (Exhibit 1). The southern portion was less developed, and primarily included a tent city along the sandy shoreline during the tourist season (Exhibit 1). As this area continued to develop with more permanent structures over the early decades of the 1900s, more robust shoreline development occurred as well (Mallan 1984; Pedersen 2006; Otte and Pedersen 2007; Historic Photographs Various; Sanborn Maps Various).



Exhibit 1. Circa 1906 photograph of the Avalon Bay coastline showing denser development and seawalls on the northern shoreline (foreground) and sparse development on the southern shoreline (Austin's Catalina Historical Archives (ACHA) 2024).

The stretch of beach now known as South Beach, running from the south side of the Green Pleasure Pier towards the south before turning east, was originally undeveloped. In 1906-1907, the South Beach section of the shoreline was developed with the "Freeholder Parallel Pier", initiated by the Banning Brothers. The pier was constructed of wood and ran parallel to the shoreline, stretching from the original Steamer Pier and ending at the shoreline south of the dancing pavilion. It was built to prevent unauthorized and non-paying vessels from approaching the shore (Exhibit 2). A storm in 1908 severely

damaged the Freeholder Parallel Pier, and leftover lumber from it was used to construct the new Pleasure Pier, now known as Green Pleasure Pier.



Exhibit 2. Circa 1908 photograph showing the Steamer Pier and the completed Freeholder Parallel Pier along the South Beach (ACHA 2024).

The Pleasure Pier (later known as Green Pleasure Pier) was constructed in 1908-1909. Historic photographs of the pier near the time of its construction show that at this time, there was no seawall along the South Beach shoreline (Exhibits 3 and 4). It appears that all remnants of the shoreline installations related to the Freeholder Parallel Pier, and the beach had been reverted to undeveloped land. The primary construction visible at this time were several individual bench pavilions spaced evenly along the shore from north to south. These appeared to include benches facing east and west, with small gable roofs above to provide shade. In a photograph from 1914, the south end of the beach could be seen as partially developed with a channel flanked by a wooden fence (Exhibit 3). There appeared to be no visible concrete constructions or a seawall at this time.

By 1920, South Beach appeared to remain largely unchanged. A circa 1920 photograph of beachgoers showed the undeveloped sandy beach, pavilions, and a rocky shoreline at the south end of the beach where the coastline curved to the east (Exhibit 5). Another image from 1928 of the Chicago Cubs baseball team warming up on South Beach shows the Green Pleasure Pier in the background and no seawall (Exhibit 6).



Exhibit 3. 1914 image showing the Green Pleasure Pier, beach pavilions, wooden bridge, channel, and no seawall. The present-day intersection of Crescent Ave and Pebbly Beach Road are outlined in red (ACHA 2024).



Exhibit 4. Circa 1917 image showing the South Beach area outlined in red with no seawall (ACHA 2024).



Exhibit 5. Circa 1920 photograph of beachgoers on South Beach, facing south towards the hillside (ACHA 2024).



Exhibit 6. 1928 photograph of the Chicago Cubs warming up on South Beach, facing north towards Green Pleasure Pier (ACHA 2024).

The first historic photograph showing the development of part of the South Beach Seawall (Seawall) is from 1941. The photograph from the southern bluffs shows that the channel has been reconstructed with concrete walls, there is also a diagonal concrete wall (current groin wall) extending out into the water, and a concrete seawall running north and south along the beach. It also appears that the boat ramp is in place at this time. However, the Seawall appears to terminate mid-way up the beach and does not extend all the way to the Green Pleasure Pier. None of the concrete stairs are present. Wooden railings are located partially along the wall on the south and north sides of the channel. By this time, many additional permanent buildings built for commercial use are visible adjacent to South Beach and the boardwalk area featured curved walls and landscaping features. The bench pavilions are no longer present (Exhibit 7).

By the 1960s, more significant changes were made to the Seawall, and the entire southern portion of the South Beach coastline. A 1962 aerial photograph shows the Seawall appearing to extend down the full length of the beach towards the pier. The ramp (outlined in red) can be clearly seen, as well as the three sets of concrete stairs (outlined in yellow) (Exhibit 8). South of the boat ramp, the groin wall and the channel are still present.



Exhibit 7. 1941 photograph showing concrete channel and seawall extending part way down South Beach (outlined in red) and permanent buildings adjacent to the shoreline (Water and Power Associates 1941).

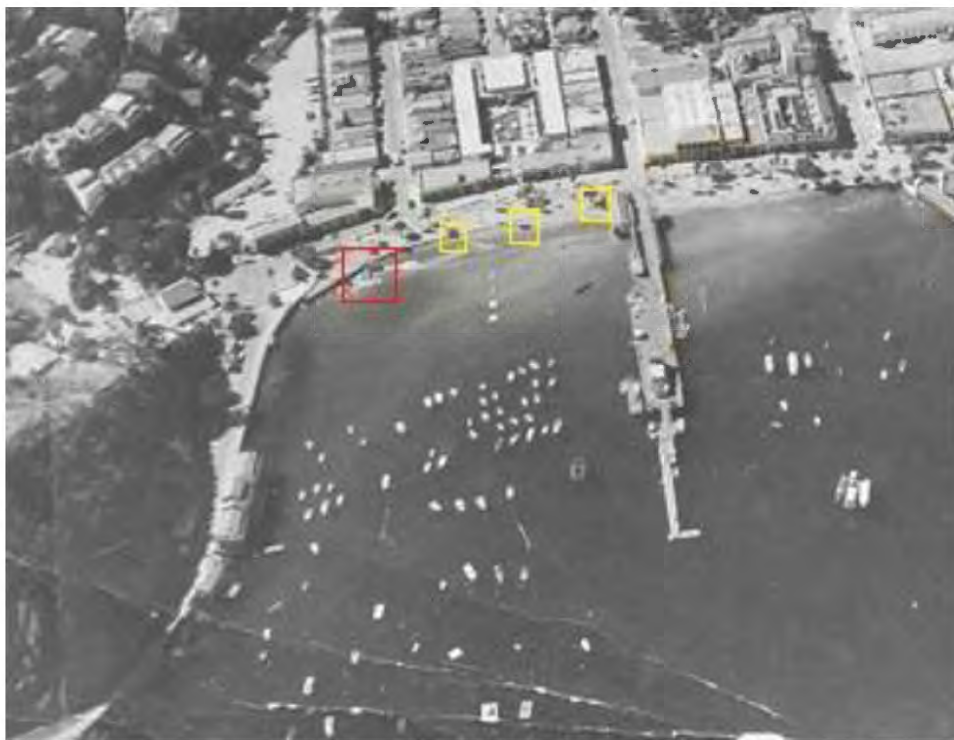


Exhibit 8. 1962 aerial image showing the full Seawall, with boat ramp (outlined in red) and concrete stairs (outlined in yellow) (ACHA 2024)

Since the 1960s, several observed alterations have been made to the Seawall primarily for repairs, as noted in the B6. Construction History section. These include the concrete patch and repair work on all Seawall components, installation of metal railings on portions of the Seawall and boat ramp, use of incompatible spray foam to seal cracks in the concrete, evidence of newer concrete repouring on all staircases, and placement of rubble stone in front of the wall to counteract erosion issues (see Photographs 1-7).

Construction History of the Seawall

No original drawings or building permits were found through the course of archival research. Based on historic photographs, construction of the South Beach Seawall began circa 1941 and its early development was focused on the southeastern end of the Seawall near the water channel. By 1941 the Seawall is partially constructed with the groin wall and boat ramp in place. By 1962 the Seawall was fully extended to the location of the present-day, and Green Pleasure Pier and the three staircases are present. The field visit in May 2024 also revealed that there have been multiple repair efforts undertaken over the years at unknown dates. These repair efforts include the following:

- Concrete patch and repair work on all Seawall components
- Use of incompatible spray foam repairs on the Seawall

- Installation of metal railings on portions of the Seawall and boat ramp
- Closure of the easternmost staircase for safety concerns
- Evidence of newer concrete repouring on all staircases
- Placement of rubble stone to counteract erosion issues

5 Background Research

5.1 CHRIS Records Search

On May 2, 2024, South Environmental conducted a cultural resources records search of the project site and a half-mile search radius from the South Central Coastal Information Center (SCCIC), which houses cultural resources records for Los Angeles County. This search included their collections of mapped prehistoric and historic archaeological resources and historic built-environment resources, State of California Department of Parks and Recreation Series 523 forms (DPR forms), technical reports, archival resources, and ethnographic references. Additional consulted sources include historical maps of the study area, the NRHP, the CRHR, the lists of California State Historical Landmarks, California Points of Historical Interest, and the Archaeological Determinations of Eligibility list. A summary of the results of the records search is presented in Appendix A.

5.1.1 Previously Conducted Cultural Resource Studies

The SCCIC records search results indicate that one previously conducted cultural resource study intersects the project site. Seven previous studies were overviews conducted of the entire island. A summary of these studies is provided following Table 1. An additional 13 studies identified were outside the project site within the half-mile records search radius. A list of all previously conducted studies identified within the records search radius is provided in Table 1.

Table 1. Previous Cultural Resources Investigations Within 0.5-Mile of the Project Site

SCCIC Report Number	Author	Year	Report Title	Proximity to Project Site
LA-00070	Leonard, Nelson N. III	1974	Archaeological Reconnaissance of the Proposed Bahia Vista Development, Avalon, Calif.	Outside (Approx. 0.25 mi south of site)
LA-02373	Wlodarski, Robert J.	1991	A Phase 1 Archaeological and Architectural-Historical Study for the Bird Park and Descanso Beach Sites, Santa Catalina Island, Los Angeles County, California	Outside (Approx. 0.50 mi NW of site)
LA-02457	Douglas, Ronald D.	1980	Archaeological Resource Assessment Las Casitas Hotel Expansion Site, Avalon, Santa Catalina Island, California	Outside (Approx. 0.35 mi SW of site)
LA-02504	Wlodarski, Robert J.	1991	An Addendum Phase 1 Archaeological Study for a Pedestrian Walkway and Restaurant, Santa Catalina Island, Los Angeles County, California	Outside (Approx. 0.40 mi NW of site)
LA-02666	Wlodarski, Robert J.	1979	Ralph Glidden's Catalina Investigations	Overview
LA-02672	Wlodarski, Robert J.	1978	Ralph Glidden History Museum and Collection	Overview

Table 1. Previous Cultural Resources Investigations Within 0.5-Mile of the Project Site

SCCIC Report Number	Author	Year	Report Title	Proximity to Project Site
LA-02855	Schumacher, Paul	1963	Ancient Olla Manufactory on Santa Catalina Island, California - Reports of the University of California Archaeological Survey- no. 59,	Overview
LA-04247	Maki, Mary K.	1998	Phase I Archaeological Reconnaissance of Approximately 115 Acres for the Avalon Golf Course Expansion Project, Santa Catalina Island, Los Angeles County, California	Outside (Approx. 0.30 mi SW of site)
LA-08463	Strudwick, Ivan H., Roderic McLean, Jay Michalsky, Brooks Mith, and Joseph Baumann	2007	A Glimpse of the Past on Pimu, Cultural Resource Survey of Selected Areas on Santa Catalina Island, Los Angeles County, California	Outside (Approx. 0.20 mi west of site)
LA-09886	Strudwick, Ivan H., Joseph E. Baumann, and Daniel Ewers	2008	Santa Catalina Island: Lay of the Land	Overview
LA-09887	Strudwick, Ivan H.	2008	Results of an Archaeological Survey of SCE Power Poles Across 51 Miles of Santa Catalina Island	Overview
LA-09888	Strudwick, Ivan H.	2008	The Development of Southern California Edison on Santa Catalina Island	Overview
LA-09889	Strudwick, Ivan H.	2008	A Brief Prehistory and History of Santa Catalina Island	Overview
LA-10018	Shepard, Richard S.	2003	Cultural Resources Constraints Assessment: Approximately 300-acre "project Cat," City of Avalon, Los Angeles County, California.	Outside (Approx. 0.40 mi west of site)
LA-11138	Pierson, Larry, Gerald Shiner, and Richard Slater	1987	California Outer Continental Shelf, Archaeological Resource Study: Morro Bay to Mexican Border, Final Report.	WITHIN
LA-12252	Bonner, Wayne and Kathleen Crawford	2013	Cultural Resources Records Search and Site Visit Results for AT&T Mobility, LLC Candidate LA0570 (Avalon) Chimes Tower Road, Avalon, Los Angeles County, California	Outside (Approx. 0.45 mi NW of site)
LA-12732	Bonner, Wayne	2013	Cultural Resources Records Search and Site Visit Results for AT&T Mobility, LLC Candidate LA0570® (Chimes Tower Rd/Avalon) St Catherine's Road, Avalon, Los Angeles County, California, CASPR No 3551455024	Outside (Approx. 0.5 0mi NW of site)
LA-12765	Harper, Caprice	2014	Historic Resources Evaluation Report of the Beacon Street Shower Building Prepared for the Vons #3280 Project Area, City of Avalon, Los Angeles County, California	Outside (Approx. 0.20 mi west of site)
LA-13223	Corbett, Ray and Richard Guttenberg	2016	Cultural Resources Monitoring Report for the 217 Metropole Ave. (Catalina Island Museum) Sewer Line Project City of Avalon, Santa Catalina Island	Outside (Approx. 0.20 mi west of site)
LA-13240	Newcomb, Alyssa, Sara Dietler, William Kendig, and John Dietler	2017	Archaeological Monitoring and Data Recovery for Southern California Edison's Catalina Gas Line Emergency Project on Crescent Avenue City of Avalon, Los Angeles County, Santa Catalina Island, California	Outside (Approx. 0.20 mi NW of site)

Table 1. Previous Cultural Resources Investigations Within 0.5-Mile of the Project Site

SCCIC Report Number	Author	Year	Report Title	Proximity to Project Site
LA-13457	Dietler, John and Sara Dietler	2017	Before Avalon, The Southern California Edison Catalina Metropole Vault Replacement Project, Avalon, Santa Catalina Island, California	Outside (Approx. 0.20 mi NW of site)

LA-011138

California Outer Continental Shelf, Archaeological Resource Study: Morro Bay to Mexican Border, Final Report (Pierson et al 1987). This report presented a database and predictive modeling for offshore prehistoric sites and shipwrecks along the southern California coast and Channel Islands. The report identified no resources within or near the current project APE.

5.1.2 Previously Recorded Cultural Resources

The SCCIC records search results indicate that no previously recorded sites overlap the project site. Ten previously recorded cultural resources were identified within the half-mile records search area. Eight resources are historic in age and two are prehistoric Native American sites. A list of all previously recorded resources identified within the records search radius is provided in Table 2.

Table 2. Previously Recorded Cultural Resources Within 0.5-Mile of the Project Site

Primary Number	Trinomial	Resource Description	Resource Eligibility	Recorded by and Year	Proximity to Project Site
P-19-002678	CA-LAN-002678H	Avalon Golf Course stone retaining walls	Insufficient information	1998 (Mary Maki, Larry Carbone, Conejo Archaeological Consultants)	Outside (Approx. 0.40mi SW of site)
P-19-003531	CA-LAN-003531H	Santa Catalina Island, Group B, Site 8; Remains of the Avalon to Lovers Cove Incline Scenic Railway	Insufficient information	2005 (Ivan Strudwick, Joe Baumann, Brooks Smith, LSA Associates, Inc)	Outside (Approx. 0.13mi SW of site)

Table 2. Previously Recorded Cultural Resources Within 0.5-Mile of the Project Site

Primary Number	Trinomial	Resource Description	Resource Eligibility	Recorded by and Year	Proximity to Project Site
P-19-003712	CA-LAN-003712/H	CA-SCAI-29; Large prehistoric habitation site	Insufficient information	2005 (Ivan Strudwick, Maria Aron, LSA Associates, Inc); 2016 (A. Newcomb, SWCA); 2016 (Alyssa Newcomb, SWCA); 2016 (Alyssa Newcomb, SWCA); 2017 (John Dietler, SWCA)	Outside (Approx. 0.10 mi west of site)
P-19-004747	CA-LAN-004747H	CWA1370-S-002H; Buried thin historic refuse deposit, likely secondary deposition	Insufficient information	2016 (Omar Rice, SWCA)	Outside (Approx. 0.35 mi SW of site)
P-19-004748	CA-LAN-004748H	CWA1370-S-003H; Buried thin historic refuse deposit, likely secondary deposition	Insufficient information	2016 (Omar Rice, SWCA)	Outside (Approx. 0.10 mi NW of site)
P-19-004895	CA-LAN-004895/H	Crescent St at Catalina Ave multicomponent archaeological site, secondary deposition	Insufficient information	2015 (Ray Corbett, JMA)	Outside (Approx. 300 ft NW of site)
P-19-178670	N/A	William Wrigley Jr Summer Cottage; 76 Wrigley Road	NRHP listed, CRHR listed	1984 (R. Hatheway & R. Starzak, Roger Hatheway & Associates)	Outside (Approx. 0.20mi SE of site)
P-19-178671	N/A	Peter Gano House/Lookout Cottage (constructed 1890); 718 Crescent Avenue	NRHP listed, CRHR listed	1983 (P.A. Moore, Catalina Island Museum Society)	Outside (Approx. 325 ft east of site)
P-19-180701	N/A	Tuna Club of Avalon (constructed 1916); 100 St. Catherine Way	California Historical Landmark, NRHP and CRHR listed	1990 (C. Davis & A. Herbold, Tuna Club of Avalon)	Outside (Approx. 0.25 mi NW of site)
P-19-190939	N/A	Beacon Street Shower Building	6Z; Found NRHP and CRHR ineligible	2014 (K. Harper and B. Glenn, Pacific West Archaeology, Inc)	Outside (Approx. 0.20 mi SW of site)

5.2 Native American Scoping

A Native American Heritage Commission (NAHC) Sacred Lands File search was requested by South Environmental on May 3, 2024. The NAHC responded to the request on May 23, 2024, and reported positive results. The NAHC recommended contacting the Native American tribes listed in Table 3, for additional information or knowledge they may have regarding the presence of cultural resources that may be impacted by the proposed project. On May 3 and May 28, 2024, South Environmental sent letters to each contact provided by the NAHC.

As detailed in Table 3, three tribal organizations have responded to the outreach letters to date. No archaeological, historical, or tribal cultural resources were identified within the project site as a result of South Environmental's coordination with tribes, however the project site and the South Beach area have been identified as being located within ancestral territory, in the vicinity of sacred sites, and the immediate area was identified as culturally sensitive/significant (see Table 3 below). The Gabrielino Tongva Indians of California, the Rincon Band of Luiseno Indians, and the Santa Ynez Band of Chumash Indians have requested to consult with the lead agency and have requested to have a tribal monitor present during all soil disturbing activities. All Native American outreach completed by South Environmental is documented in Appendix B.

Table 3. Summary of Native American Outreach

Native American Tribal Contact	Method of Notification/Date	Response Received
Gabrieleno Band of Mission Indians - Kizh Nation Andrew Salas, Chairperson P.O. Box 393 Covina, CA 91723 Phone: (626) 926 - 4131 Email: admin@gabrielenoindians.org	Emailed on May 3, 2024 and June 20, 2024.	No response received to date.
Gabrieleno Band of Mission Indians - Kizh Nation Christina Swindall Martinez, Secretary P.O. Box 393 Covina, CA 91723 Phone: (844) 390 - 0787 Email: admin@gabrielenoindians.org	Emailed on May 3, 2024 and June 20, 2024.	No response received to date.
Gabrieleno/Tongva San Gabriel Band of Mission Indians Anthony Morales, Chairperson P.O. Box 693 San Gabriel, CA 91778 Phone: (626) 483 - 3564 Fax: (626) 286 - 1262 Email: GTTribalcouncil@aol.com	Emailed on May 3, 2024 and June 20, 2024.	No response received to date.

Table 3. Summary of Native American Outreach

Native American Tribal Contact	Method of Notification/Date	Response Received
Gabrielino/Tongva Nation Sandonne Goad, Chairperson 106 1/2 Judge John Aiso St., #231 Los Angeles, CA 90012 Phone: (951) 807 - 0479 Email: sgoad@gabrielino-tongva.com	Emailed on May 3, 2024 and June 20, 2024.	No response received to date.
Gabrielino Tongva Indians of California Tribal Council Robert Dorame, Chairperson P.O. Box 490 Bellflower, CA 90707 Phone: (562) 761 - 6417 Fax: (562) 761-6417 Email: gtongva@gmail.com	Emailed on May 3, 2024.	Responded via email on May 7, 2024: "We are in receipt of your project location and are highly concerned with respect to tribal cultural resources that are there. Please let us know of your next steps and we will need to be there to monitor the ground disturbances."
Gabrielino Tongva Indians of California Tribal Council Christina Conley, Cultural Resource Administrator P.O. Box 941078 Simi Valley, CA 93094 Phone: (626) 407-8761 Email: christina.marsden@alumni.usc.edu	Emailed on May 28, 2024.	Responded via email on May 28, 2024: "With respect to this project, we will need to provide the tribal cultural monitoring for all ground disturbances - this is a highly sensitive area. Please let me know your next steps."
Gabrielino-Tongva Tribe Sam Dunlap, Cultural Resource Director P.O. Box 3919 Seal Beach, CA 90740 Phone: (909) 262 - 9351 Email: tongvatcr@gmail.com	Emailed on May 28, 2024 and June 20, 2024.	No response received to date.
Gabrielino-Tongva Tribe Charles Alvarez, Tribal Chairman 23454 Vanowen Street West Hills, CA 91307 Phone: (310) 403 - 6048 Email: calvarez1@gabrielinotribe.org	Emailed on May 3, 2024 and June 20, 2024.	No response received to date.
Juaneño Band of Mission Indians Acjachemen Nation 84A Heidi Lucero, Chairperson, THPO 31411-A La Matanza Street San Juan Capistrano, CA 92675 Phone: (562) 879 - 2884 Email: jbmian.chairwoman@gmail.com	Emailed on May 28, 2024 and June 20, 2024.	No response received to date.

Table 3. Summary of Native American Outreach

Native American Tribal Contact	Method of Notification/Date	Response Received
Pechanga Band of Indians Steve Bodmer, General Counsel for Pechanga Band of Indians P.O. Box 1477 Temecula, CA 92593 Phone: (951) 770 - 6171 Fax: (951) 695 - 1778 Email: sbodmer@pechanga-nsn.gov	Emailed on May 28, 2024 and June 20, 2024.	No response received to date.
Pechanga Band of Indians Tuba Ebru Ozdil, Pechanga Cultural Analyst P.O. Box 2183 Temecula, CA 92593 Phone: (951) 770 - 6313 Fax: (951) 695 - 1778 Email: eozdil@pechanga-nsn.gov	Emailed on May 28, 2024 and June 20, 2024.	No response received to date.
Pechanga Band of Luiseno Indians Paul Macarro, Cultural Resources Coordinator P.O. Box 1477 Temecula, CA 92593 Phone: (951) 770 - 6306 Fax: (951) 506 - 9491 Email: pmacarro@pechanga-nsn.gov	Emailed on May 3, 2024.	Read receipt received May 3, 2024.
Pechanga Band of Luiseno Indians Mark Macarro, Chairperson P.O. Box 1477 Temecula, CA 92593 Phone: (951) 770 - 6000 Fax: (951) 695 - 1778 Email: epreston@pechanga-nsn.gov	Emailed on May 3, 2024.	No response received to date.
Rincon Band of Luiseno Indians Joseph Linton, Tribal Council/Culture Committee Member One Government Center Lane Valley Center, CA 92082 Phone: (760) 803 - 3548 Email: jlinton@rincon-nsn.gov	Emailed on May 28, 2024.	Response received via email on June 7, 2024: "The identified location is within the Traditional Use Area of the Luiseño people and within the Tribe's specific Area of Historic Interest (AHI). As such, the Rincon Band is traditionally and culturally affiliated to the project area. After review of the provided documents and our internal information, the Rincon Band has specific concerns that the project may impact tangible Tribal Cultural Resources.

Table 3. Summary of Native American Outreach

Native American Tribal Contact	Method of Notification/Date	Response Received
		The project site is culturally sensitive, with many resources and known gathering areas. At this time the Rincon Band would like to consult directly with the lead agency, to review any potential impacts in this project site."
Rincon Band of Luiseno Indians Cheryl Madrigal, Tribal Historic Preservation Officer One Government Center Lane Valley Center, CA 92082 Phone: (760) 297 - 2635 Email: crd@rincon-nsn.gov	Emailed on May 3, 2024.	Response on behalf of Rincon Band of Luiseno Indians received via email on June 7, 2024. See above entry.
Rincon Band of Luiseno Indians Laurie Gonzalez, Tribal Council/Culture Committee Member One Government Center Lane Valley Center, CA 92082 Phone: (760) 484 - 4835 Email: lgonzalez@rincon-nsn.gov	Emailed on May 28, 2024.	Response on behalf of Rincon Band of Luiseno Indians received via email on June 7, 2024. See above entry.
Rincon Band of Luiseno Indians Denise Turner Walsh, Attorney General One Government Center Lane Valley Center, CA 92082 Phone: (760) 689 - 5727 Email: dwalsh@rincon-nsn.gov	Emailed May 28, 2024.	Response on behalf of Rincon Band of Luiseno Indians received via email on June 7, 2024. See above entry.
Rincon Band of Luiseno Indians Bo Mazzetti, Chairperson One Government Center Lane Valley Center, CA 92082 Phone: (760) 749 - 1051 Fax: (760) 749 - 5144 Email: BoMazzetti@rincon-nsn.gov	Emailed on May 3, 2024.	Response on behalf of Rincon Band of Luiseno Indians received via email on June 7, 2024. See above entry.
Santa Ynez Band of Chumash Indians Crystal Mendoza, Elders' Council Administrative Assistant 100 Via Juana Road Santa Ynez, CA 93460 Phone: (805) 325 - 5537 Email: cmendoza@chumash.gov	Emailed on May 28, 2024.	Response from July 24, 2024: South Environmental Cultural Resources Director, Samantha Murray, MA, RPA spoke with Dr. Wendy Teeter via a virtual meeting. Ms. Murray provided an overview of the project and Dr. Teeter provided an overview of the high sensitivity surrounding the project site, indicating that it is within a village site. Human remains have also been discovered nearby. Dr. Teeter agrees with

Table 3. Summary of Native American Outreach

Native American Tribal Contact	Method of Notification/Date	Response Received
		the report's recommendation for archeological and Native American monitoring, and further recommends that a WEAP training with a Native American training component be included.
Santa Ynez Band of Chumash Indians Sam Cohen, Government & Legal Affairs Director 100 Via Juana Road Santa Ynez, CA 93460 Email: scohen@chumash.gov	Emailed on May 28, 2024.	Response on behalf of the Santa Ynez Band of Chumash Indians received on July 24, 2024. See above entry.
Santa Ynez Band of Chumash Indians Wendy Teeter, Cultural Resources Archaeologist 100 Via Juana Road Santa Ynez, CA 93460 Phone: (805) 325 - 8630 Email: wteeter@chumash.gov	Emailed on May 28, 2024.	Response on behalf of the Santa Ynez Band of Chumash Indians received on July 24, 2024. See above entry.
Santa Ynez Band of Chumash Indians Nakia Zavalla, Tribal Historic Preservation Officer 100 Via Juana Road Santa Ynez, CA 93460 Email: nzavalla@chumash.gov	Emailed on May 28, 2024.	Response on behalf of the Santa Ynez Band of Chumash Indians received on July 24, 2024. See above entry.

5.3 Review of Historic Aerial Photographs

A review of historical aerial photographs was conducted to better understand the history of the project site and any past disturbances. Aerial photographs were available from the following years: 1953, 1981, 1994, 2002, 2005, 2009, 2010, 2012, 2014, 2016, 2017, and 2020 (NETR 2024); 1943, 1950, 1952, 1965, 1970, 2011 (UCSB 2023). The earliest available aerial photograph of the subject property is from 1943.

5.4 Catalina Museum for Art & History

South Environmental coordinated with Patty Salazar, Registration and Collections Manager at the Catalina Museum for Art & History, to request information pertaining to the development of the seawall and other shoreline infrastructure in the City of Avalon. On June 24, 2024, Ms. Salazar provided a variety of historical photographs and documents via email, representing everything on file with the museum pertaining to development of the South Beach Seawall. All documents were reviewed and incorporated into the historic significance evaluation, as appropriate.

6 Cultural Resources Survey

6.1 Methods

On May 10, 2024, South Environmental Cultural Resources Specialist Samantha Jovanovic, MS, MA conducted an intensive-level survey of the project site for both archaeological and historic built environment resources. Fieldwork included taking field notes, photographs using an iPhone 12 camera, and examination of close-scale field maps. The site was inspected from the sidewalk above the area in question. During low tide, areas with exposed ground surface were examined for the presence of prehistoric artifacts (e.g., flaked stone tools, tool-making debris, stone milling tools), historical artifacts (e.g., metal, glass, ceramics), sediment discolorations that might indicate the presence of a cultural midden, depressions, and other features that might indicate the former presence of structures or buildings (e.g., post holes, foundations).

6.2 Results

No archaeological resources were identified within the project site as a result of the intensive-level survey. However, built environment resources over 45 years old were identified that required recordation and evaluation for historical significance, as described below.

6.2.1 South Beach Seawall

The South Beach Seawall is located to the east of the Green Pleasure Pier and terminates at the water channel to the east. It was originally constructed with poured concrete that utilized large-scale aggregate. The Seawall features three staircases, a boat ramp, and a groin wall. In front of the Seawall is a small strip of beach where rubble stone has been placed to control erosion. Some stones appear to be native to the area as they are consistent with the local geology, while others are rubble concrete with large gravel and cobble inclusions (Photographs 1 and 2).



Photograph 1. Overview of South Beach Seawall, view to west



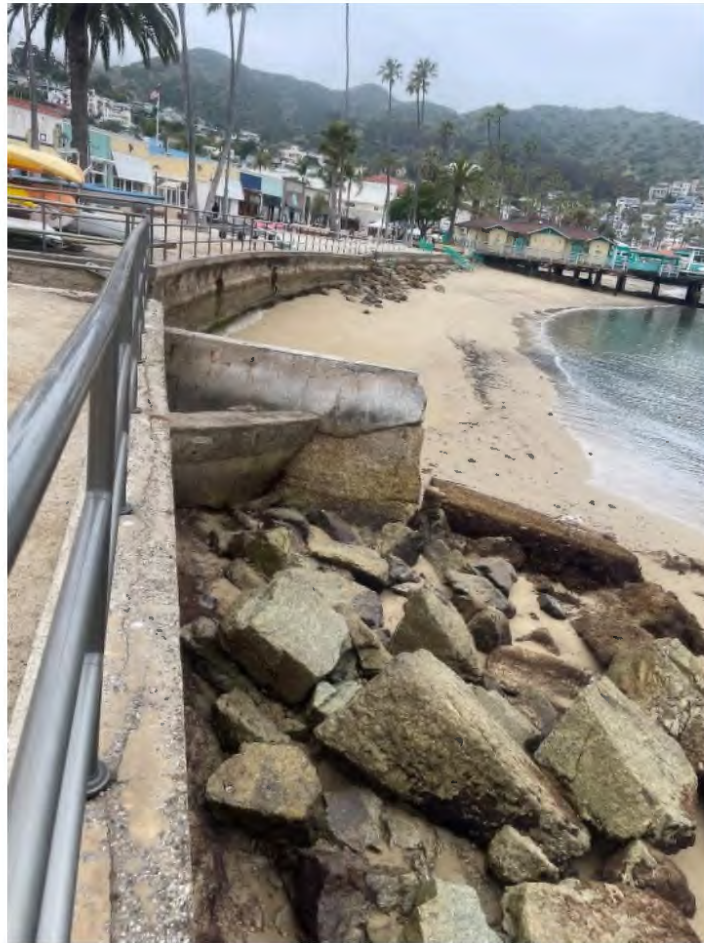
Photograph 2. Overview of South Beach Seawall, view to southeast

There are multiple access points to the beach and water that are part of the Seawall. On the southernmost end of the Seawall is the boat ramp. It was constructed with poured concrete and angled to allow for the loading and unloading of boats into the water. The boat ramp shows evidence of deterioration, spalling, erosion, and concrete patchwork. There are also modern metal railings installed around the boat ramp for safety purposes (Photograph 3).



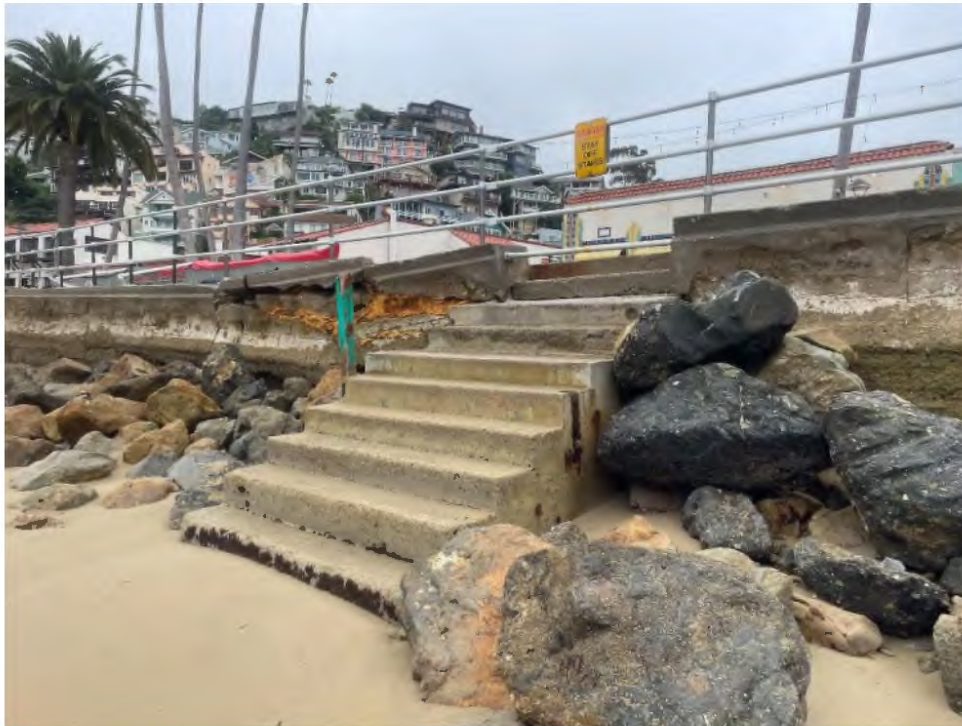
Photograph 3. Boat ramp, view to northeast

Where the boat ramp meets the beach, there is also a poured concrete groin wall that is set perpendicular to the Seawall. The groin wall appears to be slightly shorter than the Seawall and features a bracing element on the east side that connects back to the Seawall for stability. The groin wall shows evidence of deterioration, erosion, and spalling (Photograph 4).



Photograph 4. Groin Wall, view to west

There are also three pedestrian access points in the form of staircases that are part of the Seawall. The southernmost staircase is made of poured concrete and features nine steps. There is evidence of repatching and new concrete pours on the steps. There are remnants of wooden railings present on the staircase that matches in color and materials to the other staircases. Due to a structural failure and failed repairs with the stairs and the surrounding Seawall, this staircase is closed for safety (Photograph 5). The remaining staircases are located further north down the Seawall and feature poured concrete steps with wooden railings. The remaining staircases also show signs of concrete patchwork and repairs over time (Photographs 6 and 7).



Photograph 5. Southernmost staircase showing signs of patchwork and previous repair efforts that were unsuccessful, view to southeast



Photograph 6. Beach access staircase and Seawall, view to southeast



Photograph 7. Northernmost staircase, view to southwest

7 Significance Evaluation

7.1 South Beach Seawall

The following presents an evaluation of the South Beach Seawall (subject property) in consideration of NRHP and CRHR designation criteria. A State of California Department of Parks and Recreation Series 523 form set (DPR forms) for the South Beach Seawall is provided in Appendix C.

7.1.1 NRHP and CRHR Designation Criteria

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

CRHR Criterion 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

The subject property was developed circa 1941 as part of the continuing evolution of the City of Avalon. Following the fire in 1915, multiple infrastructure improvement projects were undertaken on the island. Between 1915 and 1941, the Avalon Bay shoreline was transformed to enhance the visitor and resident experience on the island. Before and after the fire, development and infrastructure projects were focused on the areas to the north and west of South Beach to support the considerably higher development happening around the original Pleasure Pier, Bath House, Tuna Club, and later the casino. Even after the construction of the Green Pleasure Pier in 1908-1909, the South Beach area south of the new pier remained largely undeveloped, primarily serving as an untouched beach adjacent to a tent city.

A review of historic photographs revealed that it was not until the 1940s that South Beach underwent more significant development similar to what had been occurring to the north for several decades. Starting in 1941, historic photographs show that the South Beach Seawall began to be constructed in phases starting at the concrete channel on the southeastern edge of the beach and continuing toward the pier. The first components constructed appear to be the groin wall, the boat ramp, and one of the three staircases. By 1962, the Seawall is extended to its current terminus and the staircases were added.

Given that the South Beach Seawall does not even begin to develop until circa 1941, this is a very late infrastructure development project along Avalon Bay. Seawalls constructed to the north of South Beach had been in place since the early 1900s, and the South Beach Seawall only reached its current state circa by 1962, demonstrating its late development period. While the South Beach Seawall development does generally coincide with more of the permanent building developments on the southern portion of Avalon Bay's shoreline and bluffs, there is no archival evidence to suggest that the construction of the South Beach Seawall was tied to any historical event or larger pattern of development. Further, there is also no archival evidence to suggest that the design and construction of the South Beach Seawall was connected to Philip Wrigley's Avalon re-design project happening in the 1930s that

influences the design of other shoreline components in this part of the City. Based on the timing of its construction and the overall development patterns in the immediate area during these decades, the construction of the South Beach Seawall appears to have been motivated by necessity and not a component of a larger planning effort.

For these reasons, the subject property does not appear to be rise to the level of significance required for designation. Therefore, the subject property is not eligible under NRHP Criterion A or CRHR Criterion 1.

NRHP Criterion B. That are associated with the lives of persons significant in our past.

CRHR Criterion 2. Is associated with the lives of persons important in our past.

To be found eligible under B/2, a property must be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research did not reveal any historical associations or connections to specific people. Therefore, the subject property is not eligible under NRHP Criterion B and CRHR Criterion 2.

NRHP Criterion C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

CRHR Criterion 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.

The subject property was constructed between circa 1941 and circa 1962. It was designed as a utilitarian structure and was constructed from poured concrete. Given its utilitarian nature, there is no discernable architectural style and there appears to be no innovative method of construction. Further, no architect or engineer was identified throughout the course of archival research. For these reasons, there is nothing to suggest that the subject property has the distinctive characteristics required for designation. Therefore, the subject property is not eligible under NRHP Criterion C and CRHR Criterion 3.

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

CRHR Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.

There is no evidence that the Seawall has the potential to yield information important to national, state or local history. Therefore, it appears ineligible under NRHP Criterion D and CRHR Criterion 4.

7.1.2 Integrity

Location: The subject property retains integrity of location. It is situated in its original location.

Design: The subject property has a diminished integrity of design. There have been multiple repairs to the original materials over the years that have diminished the integrity of design.

Setting: The subject property no longer retains integrity of setting. While it remains situated in the original location, the development associated with the Ferry terminal to the east and north of the subject property has significantly altered its integrity of setting. Further, the increased commercial development in the area makes this portion of Avalon nearly unrecognizable compared to its appearance in the 1940s.

Materials: The subject property has a diminished integrity of materials. Much like its integrity of design, the unsympathetic repairs made to the Seawall over time have diminished the integrity of materials.

Workmanship: The subject property has a diminished integrity of workmanship. While it is utilitarian in nature, deterioration and unsympathetic repairs have degraded the integrity of the original workmanship.

Feeling: The subject property has no integrity of feeling. When it was constructed, the area was much less developed along this quiet section of beach. With the development surrounding the Seawall and the increased pedestrian traffic resulting from the construction of the Ferry terminal, its integrity of feeling as a 1940s seawall on a quiet beach has been compromised.

Association: No significant historical associations were identified as a result of archival research.

8 Findings and Recommendations

8.1 Summary of Findings

8.1.1 Archaeological Resources

No archaeological resources were identified within the project site as a result of the intensive-level survey. Although no archaeological resources were identified within the project site, a review of the SCCIC records search results, archaeological literature, receipt of a positive Sacred Lands File search from the NAHC, and responses from Native American contacts indicates that the project site is within an area that is highly sensitive for prehistoric archaeological resources. Historic aerial photographs of the project site confirm that the upper levels on soil within the project site were previously disturbed by the construction of the seawall and surrounding development. Nonetheless, it is always possible to encounter resources during project-related ground disturbance. Implementation of the recommendations in Section 8.2 including archaeological and Native American monitoring during ground disturbance will ensure that any cultural resources or human remains identified during construction are handled appropriately such that impacts to archaeological resources and human remains are less than significant/would result in no adverse effects to historic properties.

8.1.2 Built Environmental Resources

The South Beach Seawall and its associated infrastructure (i.e., stairs, boat ramp, and groin wall) were constructed over 45 years ago and were therefore evaluated for historical significance in consideration of CRHR and NRHP designation criteria. As a result of the evaluation, all infrastructure was found not eligible for designation due to a lack of important historical associations and architectural merit, and compromised integrity. Therefore, the South Beach Seawall is not considered a historical resource under CEQA or a historic property under Section 106 of the NHPA. No additional measures are recommended for built environment resources.

8.2 Recommendations

8.2.1 Cultural Resource Management Plan

Prior to any ground-disturbing activities a qualified archaeologist shall develop a brief Cultural Resource Management Plan (CRMP) and/or Archaeological Monitoring and Treatment Plan (AMTP) to address the details, timing, and responsibilities of all archaeological and cultural resource activities that occur on the project site. This Plan shall be written in consultation with the consulting Tribe[s] and shall include the following: contact information for all pertinent parties, parties' responsibilities, procedures for each monitoring, treatment of identified cultural resources and human remains, and an overview of the project schedule.

8.2.2 Cultural Resources Workers Environmental Awareness (WEAP) Training

Prior to the start of construction activities, all construction and managerial personnel shall undergo a Cultural Resource Workers Environmental Awareness (WEAP) Training that will define and describe the local cultural resources the crew may encounter, the role of the construction worker, the role of the archaeological and tribal monitors in protecting the resources, and outline the relevant federal, state, and local laws that apply to the project. The consulting Tribe[s] shall also have an opportunity to contribute to the WEAP training. All workers must sign a form indicating completion of the WEAP training.

8.2.3 Archaeological and Native American Monitoring

A qualified archaeologist and a Native American Monitor shall be retained to monitor all ground disturbance associated with the proposed project. Ground disturbing activities include, but are not limited to, demolition of the existing groin wall, new construction, and sand dredging. Within 90 days of the conclusion of all monitoring activities, an archaeological monitoring report shall be prepared and submitted to the appropriate local and federal agencies detailing the results of all monitoring activities and any cultural resources identified. Any discoveries of cultural resources or human remains must be addressed in accordance with the unanticipated discovery measures outlined below.

8.2.4 Unanticipated Discovery of Cultural Resources

Should archaeological resources (sites, features, or artifacts) be exposed during construction activities for the proposed project, the monitors shall halt all construction work occurring within 100 feet of the find until a qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, can evaluate the significance of the find. Depending on the significance of the find, the archaeologist may simply record the find and allow work to continue. In the event that an identified cultural resource is of Native American origin, the qualified archaeologist will consult with the project Applicant and the City of Avalon to implement Native American consultation procedures. If the discovery proves significant under CEQA or Section 106 of the NHPA, additional work such as preparation of an archaeological treatment plan, testing, or data recovery may be warranted.

8.2.5 Unanticipated Discovery of Human Remains

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

complete their inspection within 48 hours of being granted access to the site. The MLD would then determine, in consultation with the property owner, the disposition of the human remains.

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Appendix A: Records Search Summary

Report List

Report No. Other IDs	Author(s)	Year	Title	Affiliation	Resources
LA-00070	Leonard, Nelson N. III	1974	Archaeological Reconnaissance of the Proposed Bahia Vista Development, Avalon, Calif.		
LA-02373	Wlodarski, Robert J.	1991	A Phase 1 Archaeological and Architectural-historical Study For the Bird Park and Descanso Beach Sites, Santa Catalina Island, Los Angeles County, California	Historical, Environmental, Archaeological, Research, Team	
LA-02457	Douglas, Ronald D.	1980	Archaeological Resource Assessment Las Casitas Hotel Expansion Site, Avalon, Santa Catalina Island, California	LSA Associates, Inc.	
LA-02504	Wlodarski, Robert J.	1991	An Addendum Phase 1 Archaeological Study for a Pedestrian Walkway and Restaurant, Santa Catalina Island, Los Angeles County, California	Historical, Environmental, Archaeological, Research, Team	
LA-02666	Wlodarski, Robert J.	1979	Ralph Glidden's Catalina Investigations	Southwest Museum	
LA-02672	Wlodarski, Robert J.	1978	Ralph Gidden History Museum and Collection	Southwest Museum	
LA-02855	Schumacher, Paul	1963	Ancient Olla Manufactory on Santa Catalina Island, California - Reports of the University of California Archaeological Survey- no. 59,	University of California Archaeological Research Facility	
LA-04247	Maki, Mary K.	1998	Phase I Archaeological Reconnaissance of Approximately 115 Acres for the Avalon Golf Course Expansion Project, Santa Catalina Island, Los Angeles County, California	Conejo Archaeological Consultants	19-002678
LA-08463	Strudwick, Ivan H., Roderic McLean, Jay Michalsky, Brooks Mith, and Joseph Baumann	2007	A Glimpse of the Past on Pimu, Cultural Resource Survey of Selected Areas on Santa Catalina Island, Los Angeles County, California	LSA Associates, Inc.	19-003516, 19-003517, 19-003518, 19-003519, 19-003520, 19-003521, 19-003522, 19-003523, 19-003524, 19-003525, 19-003526, 19-003527, 19-003528, 19-003529, 19-003530, 19-003531, 19-003532, 19-003533, 19-100566, 19-100567, 19-100568, 19-100569, 19-100570, 19-100571
LA-09886	Ivan H. Strudwick, Joseph E. Baumann, and Daniel Ewers	2008	Santa Catalina Island: Lay of the Land	LSA Associates, Inc.	

Report List

Report No. Other IDs	Author(s)	Year	Title	Affiliation	Resources
LA-09887	Ivan H. Strudwick	2008	Results of an Archaeological Survey of SCE Power Poles Across 51 Miles of Santa Catalina Island	LSA Associates, Inc	19-003516, 19-003517, 19-003518, 19-003519, 19-003520, 19-003521, 19-003522, 19-003523, 19-003524, 19-003525, 19-003526, 19-003527, 19-003528, 19-003529, 19-003530, 19-003531, 19-003532, 19-003533, 19-100565, 19-100566, 19-100567, 19-100568, 19-100569, 19-100570, 19-100571
LA-09888	Ivan H. Strudwick	2008	The Development of Southern California Edison on Santa Catalina Island	LSA Associates, Inc.	
LA-09889	Ivan H. Strudwick	2008	A Brief Prehistory and History of Santa Catalina island	LSA Associates, Inc.	
LA-10018	Shepard, Richard S.	2003	Cultural Resources Constraints Assessment: Approximately 300-acre "project Cat," City of Avalon, Los Angeles County, California.	BonTerra Consulting	19-002678
LA-11138	Pierson, Larry, Shiner, Gerald, and Slater, Richard	1987	California Outer Continental Shelf, Archaeological Resource Study: Morro Bay to Mexican Border, Final Report.	PS Associates	
LA-12252	Bonner, Wayne and Crawford, Kathleen	2013	Cultural Resources Records Search and Site Visit Results for AT&T Mobility, LLC Candidate LA0570 (Avalon) Chimes Tower Road, Avalon, Los Angeles County, California	EAS	19-003712, 19-180701
LA-12732	Bonner, Wayne	2013	Cultural Resources Records Search and Site Visit Results for AT&T Mobility, LLC Candidate LA0570® (Chimes Tower Rd/Avalon) St Catherine's Road, Avalon, Los Angeles County, California, CASPR No 3551455024	EAS	19-003712
LA-12765	Harper, Caprice	2014	Historic Resources Evaluation Report of the Beacon Street Shower Building Prepared for the Vons #3280 Project Area, City of Avalon, Los Angeles County, California	Pacific West Archaeology	19-190939
LA-13223	Corbett, Ray and Richard Guttenberg	2016	CULTURAL RESOURCES MONITORING REPORT FOR THE 217 METROPOLE AVE. (CATALINA ISLAND MUSEUM) SEWER LINE PROJECT CITY OF AVALON, SANTA CATALINA ISLAND	John Minch and Associates, Inc.	
LA-13240	Newcomb, Alyssa, Sara Dietler, William Kendig, and John Dietler	2017	Archaeological Monitoring and Data Recovery for Southern California Edison's Catalina Gas Line Emergency Project on Crescent Avenue City of Avalon, Los Angeles County, Santa Catalina Island, California	SWCA Environmental Consultants	19-003712

Report List

Report No. Other IDs	Author(s)	Year	Title	Affiliation	Resources
LA-13457	Dietler, John and Sara Dietler	2017	Before Avalon, The Southern California Edison Catalina Metropole Vault Replacement Project, Avalon, Santa Catalina Island, California	Cogstone Resource Management, Inc. / SWCA Environmental Consultants	19-003712

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute Codes	Recorded By	Reports
P-19-002678	CA-LAN-002678H	Resource Name - Avalon Golf Course Stone Retaining Walls; Other - CAC-1H	Structure, Site	Historic	AH11	1998 (Mary Maki, Larry Carbone, Conejo Archaeological Consultants)	LA-04247, LA-10018
P-19-003531	CA-LAN-003531H	Resource Name - Santa Catalina Island, Group B, Site 8; Other - SCE330-B-S-8	Site	Historic	AH02; AH07; AH11	2005 (Ivan Strudwick, Joe Baumann, Brooks Smith, LSA Associates, Inc)	LA-08463, LA-09887
P-19-003712	CA-LAN-003712/H	Resource Name - CA-SCAI-29	Site	Prehistoric, Historic	AH04; AH16; AP02; AP15; AP16	2005 (Ivan Strudwick, Maria Aron, LSA Associates, Inc); 2016 (A. Newcomb, SWCA); 2016 (Alyssa Newcomb, SWCA); 2016 (Alyssa Newcomb, SWCA); 2017 (John Dietler, SWCA)	LA-12252, LA-12732, LA-13240, LA-13288, LA-13366, LA-13367, LA-13457
P-19-004747	CA-LAN-004747H	Resource Name - CWA1370-S-002H	Site	Historic	AH04	2016 (Omar Rice, SWCA)	
P-19-004748	CA-LAN-004748H	Resource Name - CWA1370-S-003H	Site	Historic	AH04	2016 (Omar Rice, SWCA)	
P-19-004895	CA-LAN-004895/H	Resource Name - Crescent St at Catalina Ave	Site	Prehistoric, Historic	AH04; AP15	2015 (Ray Corbett, JMA)	
P-19-178670		OHP Property Number - 029350; Resource Name - William Wrigley Jr Summer Cottage; Other - Mt Ada	Building, Other	Historic	HP15	1984 (R. Hatheway & R. Starzak, Roger Hatheway & Associates)	
P-19-178671		OHP Property Number - 029351; Resource Name - Peter Gano House; Other - Holly Hill House	Building	Historic	HP02	1983 (P.A. Moore, Catalina Island Museum Society)	
P-19-180701		OHP Property Number - 073048; Resource Name - Tuna Club of Avalon; CHL - CHL 997	Building	Historic	HP13	1990 (C. Davis & A. Herbold, Tuna Club of Avalon)	LA-12252
P-19-190939		Resource Name - Beacon Street Shower Building; Other - Santa Catalina Island Company Island Plaza Storage Bldg; Other - Island Villas Shower Bldg; Other - Island Villas Barracks Shower Bldg	Building, Element of district	Historic	HP04	2014 (K. Harper and B. Glenn, Pacific West Archaeology, Inc)	LA-12765, LA-12930

Appendix B: Native American Coordination

Sacred Lands File & Native American Contacts List Request

Native American Heritage Commission

1550 Harbor Blvd, Suite 100

West Sacramento, CA 95691

916-373-3710

916-373-5471 – Fax

nahc@nahc.ca.gov

Information Below is Required for a Sacred Lands File Search

Date of Request: 05/03/2024

Project: South Beach Restoration

County: Los Angeles

USGS Quadrangle Name: Santa Catalina East, CA

Township: 09 S **Range:** 14 W **Section(s):** 27

Company/Firm/Agency: South Environmental

Street Address: 2061 N Los Robles Avenue, Ste. 205

City: Pasadena **Zip:** 91104

Phone: (818) 458-1162

Fax: n/a

Email: khunt@southenvironmental.com

Project Description:

The project proposes to repair the South Beach seawall, which includes investigating how much of the wall needs to be replaced, replacing the failed stairs, and possibly rehabilitating/replacing the stairs near the pier. The new facilities are not to exceed the existing footprint. The project would also reconstruct the failed groin wall in the southwest corner of South Beach. This will be done like-for-like. The project would also dredge the sand that has migrated from the beach into the harbor. The work will all be within disturbed areas both upland and underwater replacing deteriorated infrastructure and beach sand.



Source: ESRI USA Topo Maps and World Topo Map 2024

South Beach Restoration Project

Figure 1. Project Location Map

 Project Site

Project Location is within Avalon, California, in Los Angeles County on the USGS Santa Catalina East 7.5-minute quadrangle map in Section 27 of Township 09 South and Range 14 West

Center Coordinate (Decimal Degrees):
Latitude: 33.3430085N Longitude: -118.3242110W



0 1,000 2,000 Feet
Scale: 1:24,000



NATIVE AMERICAN HERITAGE COMMISSION

May 23, 2024

Kevin Hunt
South Environmental

CHAIRPERSON
Reginald Pagaling
Chumash

Via Email to: khunt@southenvironmental.com

VICE-CHAIRPERSON
Buffy McQuillen
*Yokayo Pomo, Yuki,
Nomlaki*

Re: South Beach Restoration Project, Los Angeles County

To Whom It May Concern:

SECRETARY
Sara Dutschke
Miwok

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were positive. Please contact the tribes on the attached list for more information. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

PARLIAMENTARIAN
Wayne Nelson
Luiseño

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

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

COMMISSIONER
Stanley Rodriguez
Kumeyaay

If you have any questions or need additional information, please contact me at my email address: Andrew.Green@nahc.ca.gov.

COMMISSIONER
Laurena Bolden
Serrano

Sincerely,

COMMISSIONER
Reid Milanovich
Cahuilla



COMMISSIONER
Bennae Calac
*Pauma-Yuima Band of
Luiseño Indians*

Andrew Green
Cultural Resources Analyst

Attachment

EXECUTIVE SECRETARY
**Raymond C.
Hitchcock**
Miwok, Nisenan

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

**Native American Heritage Commission
Native American Contact List
Los Angeles County
5/23/2024**

Tribe Name	Fed (F) Non-Fed (N)	Contact Person	Contact Address	Phone #	Fax #	Email Address	Cultural Affiliation	Counties	Last Updated
Gabrieleno Band of Mission Indians - Kizh Nation	N	Andrew Salas, Chairperson	P.O. Box 393 Covina, CA, 91723	(844) 390-0787		admin@gabrielenoindians.org	Gabrieleno	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	8/18/2023
Gabrieleno Band of Mission Indians - Kizh Nation	N	Christina Swindall Martinez, Secretary	P.O. Box 393 Covina, CA, 91723	(844) 390-0787		admin@gabrielenoindians.org	Gabrieleno	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	8/18/2023
Gabrieleno/Tongva San Gabriel Band of Mission Indians	N	Anthony Morales, Chairperson	P.O. Box 693 San Gabriel, CA, 91778	(626) 483-3564	(626) 286-1262	GTTribalcouncil@aol.com	Gabrieleno	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	12/4/2023
Gabrielino Tongva Indians of California Tribal Council	N	Robert Dorame, Chairperson	P.O. Box 490 Bellflower, CA, 90707	(562) 761-6417	(562) 761-6417	gtongva@gmail.com	Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	3/16/2023
Gabrielino Tongva Indians of California Tribal Council	N	Christina Conley, Cultural Resource Administrator	P.O. Box 941078 Simi Valley, CA, 93094	(626) 407-8761		christina.marsden@alumni.usc.edu	Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	3/16/2023
Gabrielino/Tongva Nation	N	Sandonne Goad, Chairperson	106 1/2 Judge John Aiso St., #231 Los Angeles, CA, 90012	(951) 807-0479		sgoad@gabrielino-tongva.com	Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	3/28/2023
Gabrielino-Tongva Tribe	N	Sam Dunlap, Cultural Resource Director	P.O. Box 3919 Seal Beach, CA, 90740	(909) 262-9351		tongvatcr@gmail.com	Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	5/30/2023
Gabrielino-Tongva Tribe	N	Charles Alvarez, Chairperson	23454 Vanowen Street West Hills, CA, 91307	(310) 403-6048		Chavez1956metro@gmail.com	Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	5/30/2023
Juaneno Band of Mission Indians Acjachemen Nation 84A	N	Heidi Lucero, Chairperson, THPO	31411-A La Matanza Street San Juan Capistrano, CA, 92675	(562) 879-2884		jbmian.chairwoman@gmail.com	Juaneno	Los Angeles, Orange, Riverside, San Bernardino, San Diego	3/28/2023
Pechanga Band of Indians	F	Steve Bodmer, General Counsel for Pechanga Band of Indians	P.O. Box 1477 Temecula, CA, 92593	(951) 770-6171	(951) 695-1778	sbodmer@pechanga-nsn.gov	Luiseno	Los Angeles, Orange, Riverside, San Bernardino, San Diego, Santa Barbara, Ventura	8/2/2023
Pechanga Band of Indians	F	Tuba Ebru Ozdil, Pechanga Cultural Analyst	P.O. Box 2183 Temecula, CA, 92593	(951) 770-6313	(951) 695-1778	eozdil@pechanga-nsn.gov	Luiseno	Los Angeles, Orange, Riverside, San Bernardino, San Diego, Santa Barbara, Ventura	8/2/2023
Rincon Band of Luiseno Indians	F	Joseph Linton, Tribal Council/Culture Committee Member	One Government Center Lane Valley Center, CA, 92082	(760) 803-3548		jllinton@rincon-nsn.gov	Luiseno	Los Angeles, Orange, Riverside, San Bernardino, San Diego, Santa Barbara, Ventura	5/31/2023
Rincon Band of Luiseno Indians	F	Cheryl Madrigal, Cultural Resources Manager/Tribal Historic Preservation Officer	One Government Center Lane Valley Center, CA, 92082	(760) 648-3000		cmadrigal@rincon-nsn.gov	Luiseno	Los Angeles, Orange, Riverside, San Bernardino, San Diego, Santa Barbara, Ventura	5/31/2023
Rincon Band of Luiseno Indians	F	Laurie Gonzalez, Tribal Council/Culture Committee Member	One Government Center Lane Valley Center, CA, 92082	(760) 484-4835		lgonzalez@rincon-nsn.gov	Luiseno	Los Angeles, Orange, Riverside, San Bernardino, San Diego, Santa Barbara, Ventura	5/31/2023
Rincon Band of Luiseno Indians	F	Denise Turner Walsh, Attorney General	One Government Center Lane Valley Center, CA, 92082	(760) 689-5727		dwalsh@rincon-nsn.gov	Luiseno	Los Angeles, Orange, Riverside, San Bernardino, San Diego, Santa Barbara, Ventura	7/7/2023
Santa Ynez Band of Chumash Indians	F	Crystal Mendoza, Elders' Council Administrative Assistant	100 Via Juana Road Santa Ynez, CA, 93460	(805) 325-5537		cmendoza@chumash.gov	Chumash	Kern, Los Angeles, San Luis Obispo, Santa Barbara, Ventura	2/27/2024
Santa Ynez Band of Chumash Indians	F	Sam Cohen, Government & Legal Affairs Director	100 Via Juana Road Santa Ynez, CA, 93460			scohen@chumash.gov	Chumash	Kern, Los Angeles, San Luis Obispo, Santa Barbara, Ventura	7/6/2023
Santa Ynez Band of Chumash Indians	F	Wendy Teeter, Cultural Resources Archaeologist	100 Via Juana Road Santa Ynez, CA, 93460	(805) 325-8630		wteeter@chumash.gov	Chumash	Kern, Los Angeles, San Luis Obispo, Santa Barbara, Ventura	7/6/2023
Santa Ynez Band of Chumash Indians	F	Nakia Zavalla, Tribal Historic Preservation Officer	100 Via Juana Road Santa Ynez, CA, 93460			nzavalla@chumash.gov	Chumash	Kern, Los Angeles, San Luis Obispo, Santa Barbara, Ventura	7/6/2023

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

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

Record: PROJ-2024-002720
Report Type: List of Tribes
Counties: Los Angeles
NAHC Group: All

May 3, 2024

Gabrielino-Tongva Tribe
Charles Alvarez, Tribal Chairman
23454 Vanowen Street
West Hills, CA 91307
calvarez1@gabrielinotribe.org

RE: South Beach Restoration Project, Avalon, Santa Catalina Island, Los Angeles County, California

Dear Chairman Alvarez:

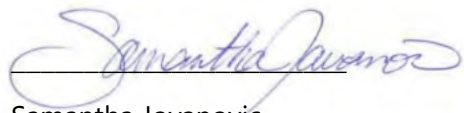
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If you have any knowledge of cultural resources that may exist within or near the project site, please contact me at sjovanovic@southenvironmental.com or 562-900-8816, or via U.S. mail at the address above.

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Respectfully submitted,



Samantha Jovanovic
Archaeologist

Attachment: Figure 1. Project Location Map



May 3, 2024

Gabrielino Tongva Indians of California Tribal Council
Robert Dorame, Chairperson
P.O. Box 490
Bellflower, CA 90707
gtongva@gmail.com

RE: South Beach Restoration Project, Avalon, Santa Catalina Island, Los Angeles County, California

Dear Chairperson Dorame:

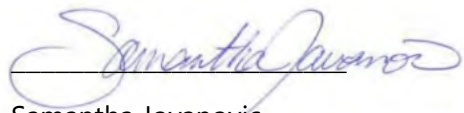
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Samantha Jovanovic
Archaeologist

Attachment: Figure 1. Project Location Map



May 3, 2024

Gabrielino/Tongva Nation
Sandonne Goad, Chairperson
106 1/2 Judge John Aiso St., #231
Los Angeles, CA 90012
sgoad@gabrielino-tongva.com

RE: South Beach Restoration Project, Avalon, Santa Catalina Island, Los Angeles County, California

Dear Chairperson Goad:

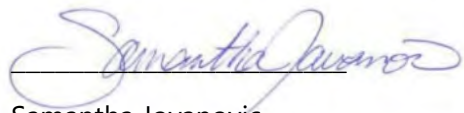
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Samantha Jovanovic
Archaeologist

Attachment: Figure 1. Project Location Map



May 3, 2024

Rincon Band of Luiseño Indians
Cheryl Madrigal, Tribal Historic Preservation Officer
One Government Center Lane
Valley Center, CA 92082
crd@rincon-nsn.gov

RE: South Beach Restoration Project, Avalon, Santa Catalina Island, Los Angeles County, California

Dear THPO Madrigal:

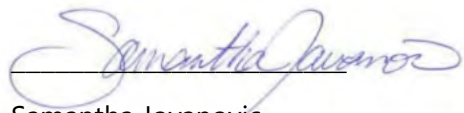
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Samantha Jovanovic
Archaeologist

Attachment: Figure 1. Project Location Map



May 3, 2024

Rincon Band of Luiseño Indians
Bo Mazzetti, Chairperson
One Government Center Lane
Valley Center, CA 92082
bomazzetti@aol.com

RE: South Beach Restoration Project, Avalon, Santa Catalina Island, Los Angeles County, California

Dear Chairperson Mazzetti:

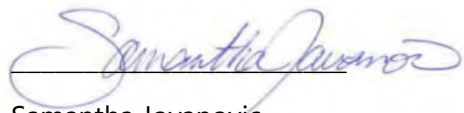
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Samantha Jovanovic
Archaeologist

Attachment: Figure 1. Project Location Map



May 3, 2024

Pechanga Band of Luiseño Indians
Mark Macarro, Chairperson
P.O. Box 1477
Temecula, CA 92593
epreston@pechanga-nsn.gov

RE: South Beach Restoration Project, Avalon, Santa Catalina Island, Los Angeles County, California

Dear Chairperson Macarro:

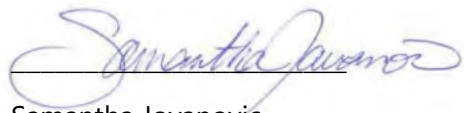
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Samantha Jovanovic
Archaeologist

Attachment: Figure 1. Project Location Map



May 3, 2024

Gabrieleno/Tongva San Gabriel Band of Mission Indians
Anthony Morales, Chairperson
P.O. Box 693
San Gabriel, CA 91778
GTTribalcouncil@aol.com

RE: South Beach Restoration Project, Avalon, Santa Catalina Island, Los Angeles County, California

Dear Chairperson Morales:

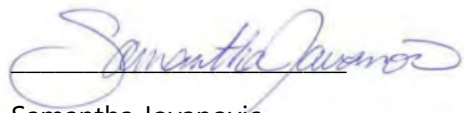
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Samantha Jovanovic
Archaeologist

Attachment: Figure 1. Project Location Map



May 3, 2024

Pechanga Band of Luiseño Indians
Paul Macarro, Cultural Resources Coordinator
P.O. Box 1477
Temecula, CA 92593
pmacarro@pechanga-nsn.gov

RE: South Beach Restoration Project, Avalon, Santa Catalina Island, Los Angeles County, California

Dear Coordinator Macarro:

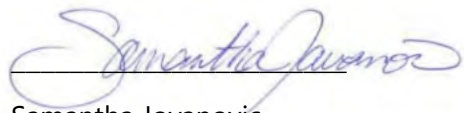
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Samantha Jovanovic
Archaeologist

Attachment: Figure 1. Project Location Map



May 3, 2024

Gabrieleno Band of Mission Indians - Kizh Nation
Andrew Salas, Chairperson
P.O. Box 393
Covina, CA 91723
admin@gabrielenoindians.org

RE: South Beach Restoration Project, Avalon, Santa Catalina Island, Los Angeles County, California

Dear Chairperson Salas:

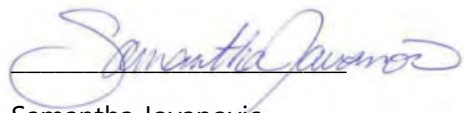
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Archaeologist

Attachment: Figure 1. Project Location Map



May 28, 2024

Santa Ynez Band of Chumash Indians
Sam Cohen, Government & Legal Affairs Director
100 Via Juana Road
Santa Ynez, CA 93460
Email: scohen@chumash.gov

RE: South Beach Restoration Project, Avalon, Santa Catalina Island, Los Angeles County, California

Dear Director Cohen:

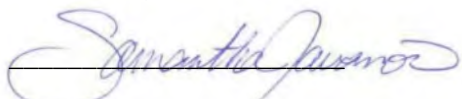
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Samantha Jovanovic
Archaeologist

Attachment: Figure 1. Project Location Map



May 28, 2024

Gabrielino-Tongva Tribe
Sam Dunlap, Cultural Resource Director
P.O. Box 3919
Seal Beach, CA 90740
Email: tongvatcr@gmail.com

RE: South Beach Restoration Project, Avalon, Santa Catalina Island, Los Angeles County, California

Dear Director Dunlap:

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Samantha Jovanovic
Archaeologist

Attachment: Figure 1. Project Location Map



May 28, 2024

Rincon Band of Luiseno Indians
Laurie Gonzalez, Tribal Council/Culture Committee Member
One Government Center Lane
Valley Center, CA 92082
Email: lgonzalez@rincon-nsn.gov

RE: South Beach Restoration Project, Avalon, Santa Catalina Island, Los Angeles County, California

Dear Councilmember Gonzalez:

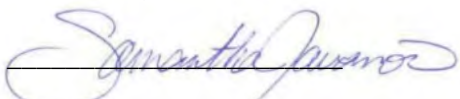
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Archaeologist

Attachment: Figure 1. Project Location Map



May 28, 2024

Pechanga Band of Indians
Steve Bodmer, General Counsel for Pechanga Band of Indians
P.O. Box 1477
Temecula, CA 92593
Email: sbodmer@pechanga-nsn.gov

RE: South Beach Restoration Project, Avalon, Santa Catalina Island, Los Angeles County, California

Dear General Council Bodmer:

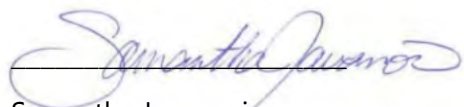
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Samantha Jovanovic
Archaeologist

Attachment: Figure 1. Project Location Map



May 28, 2024

Gabrielino Tongva Indians of California Tribal Council
Christina Conley, Cultural Resource Administrator
P.O. Box 941078
Simi Valley, CA 93094
Email: christina.marsden@alumni.usc.edu

RE: South Beach Restoration Project, Avalon, Santa Catalina Island, Los Angeles County, California

Dear Administrator Conley:

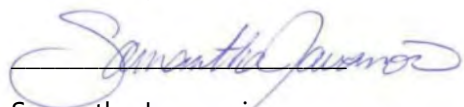
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Samantha Jovanovic
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Attachment: Figure 1. Project Location Map



May 28, 2024

Santa Ynez Band of Chumash Indians
Nakia Zavalla, Tribal Historic Preservation Officer
100 Via Juana Road
Santa Ynez, CA 93460
Email: nzavalla@chumash.gov

RE: South Beach Restoration Project, Avalon, Santa Catalina Island, Los Angeles County, California

Dear THPO Zavalla:

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Archaeologist

Attachment: Figure 1. Project Location Map



May 28, 2024

Rincon Band of Luiseno Indians
Joseph Linton, Tribal Council/Culture Committee Member
One Government Center Lane
Valley Center, CA 92082
Email: jlinton@rincon-nsn.gov

RE: South Beach Restoration Project, Avalon, Santa Catalina Island, Los Angeles County, California

Dear Councilmember Linton:

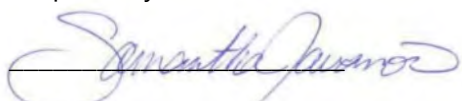
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If you have any knowledge of cultural resources that may exist within or near the project site, please contact me at sjovanovic@southenvironmental.com or 562-900-8816, or via U.S. mail at the address above.

Please note that the request herein is for informational purposes only and does not constitute Assembly Bill 52 notification or initiation of consultation.

Respectfully submitted,



Samantha Jovanovic
Archaeologist

Attachment: Figure 1. Project Location Map



May 28, 2024

Juaneno Band of Mission Indians Acjachemen Nation 84A

Heidi Lucero, Chairperson, THPO

31411-A La Matanza Street

San Juan Capistrano, CA 92675

Email: jbmian.chairwoman@gmail.com

RE: South Beach Restoration Project, Avalon, Santa Catalina Island, Los Angeles County, California

Dear Chairperson Lucero:

South Environmental was retained to conduct a cultural resources inventory for the proposed South Beach Restoration Project (proposed project). The project site occupies an approximately 0.03-acre area located at the shoreline near Crescent Avenue in Avalon on Santa Catalina Island. The project site is located on the United States Geological Survey (USGS) *Santa Catalina East, California* 7.5-minute Quadrangle Map in Section 27 of Township 09 South and Range 14 West (see enclosed Figure 1). The project proposes to replace/repair deteriorated infrastructure at the South Beach shoreline, including the current groin wall in the southwest corner of South Beach; the failed stairs; and will resurface the existing boat ramp. Beach sand will be replaced with either dredged sand from the harbor or sand barged in from another location.

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Respectfully submitted,



Samantha Jovanovic

Archaeologist

Attachment: Figure 1. Project Location Map



May 28, 2024

Santa Ynez Band of Chumash Indians
Crystal Mendoza, Elders' Council Administrative Assistant
100 Via Juana Road
Santa Ynez, CA 93460
Email: cmendoza@chumash.gov

RE: South Beach Restoration Project, Avalon, Santa Catalina Island, Los Angeles County, California

Dear Administrative Assistant Mendoza:

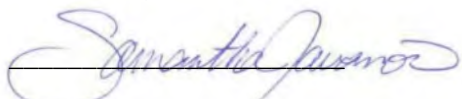
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Respectfully submitted,



Samantha Jovanovic
Archaeologist

Attachment: Figure 1. Project Location Map



May 28, 2024

Pechanga Band of Indians
Tuba Ebru Ozdil, Pechanga Cultural Analyst
P.O. Box 2183
Temecula, CA 92593
Email: eozdil@pechanga-nsn.gov

RE: South Beach Restoration Project, Avalon, Santa Catalina Island, Los Angeles County, California

Dear Analyst Ozdil:

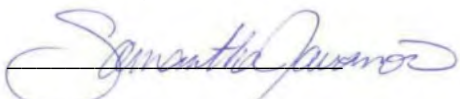
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Respectfully submitted,



Samantha Jovanovic
Archaeologist

Attachment: Figure 1. Project Location Map



May 28, 2024

Santa Ynez Band of Chumash Indians
Wendy Teeter, Cultural Resources Archaeologist
100 Via Juana Road
Santa Ynez, CA 93460
Email: wteeter@chumash.gov

RE: South Beach Restoration Project, Avalon, Santa Catalina Island, Los Angeles County, California

Dear Archaeologist Teeter:

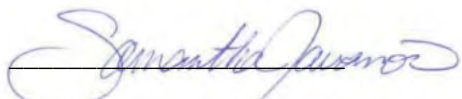
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Respectfully submitted,



Samantha Jovanovic
Archaeologist

Attachment: Figure 1. Project Location Map



May 28, 2024

Rincon Band of Luiseno Indians
Denise Turner Walsh, Attorney General
One Government Center Lane
Valley Center, CA 92082
Email: dwalsh@rincon-nsn.gov

RE: South Beach Restoration Project, Avalon, Santa Catalina Island, Los Angeles County, California

Dear Attorney General Turner Walsh:

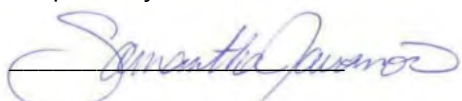
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Respectfully submitted,



Samantha Jovanovic
Archaeologist

Attachment: Figure 1. Project Location Map



May 28, 2024

Santa Ynez Band of Chumash Indians
Nakia Zavalla, Tribal Historic Preservation Officer
100 Via Juana Road
Santa Ynez, CA 93460
Email: nzavalla@chumash.gov

RE: South Beach Restoration Project, Avalon, Santa Catalina Island, Los Angeles County, California

Dear THPO Zavalla:

South Environmental was retained to conduct a cultural resources inventory for the proposed South Beach Restoration Project (proposed project). The project site occupies an approximately 0.03-acre area located at the shoreline near Crescent Avenue in Avalon on Santa Catalina Island. The project site is located on the United States Geological Survey (USGS) *Santa Catalina East, California* 7.5-minute Quadrangle Map in Section 27 of Township 09 South and Range 14 West (see enclosed Figure 1). The project proposes to replace/repair deteriorated infrastructure at the South Beach shoreline, including the current groin wall in the southwest corner of South Beach; the failed stairs; and will resurface the existing boat ramp. Beach sand will be replaced with either dredged sand from the harbor or sand barged in from another location.

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Respectfully submitted,



Samantha Jovanovic
Archaeologist

Attachment: Figure 1. Project Location Map





Source: ESRI USA Topo Maps and World Topo Map 2024

South Beach Restoration Project

Figure 1. Project Location Map

 Project Site

Project Location is within Avalon, California, in Los Angeles County on the USGS Santa Catalina East 7.5-minute quadrangle map in Section 27 of Township 09 South and Range 14 West

Center Coordinate (Decimal Degrees):
Latitude: 33.3430085N Longitude: -118.3242110W



0 1,000 2,000 Feet
Scale: 1:24,000



Rincon Band of Luiseño Indians

CULTURAL RESOURCES DEPARTMENT

One Government Center Lane | Valley Center | CA 92082
(760) 749-1092 | Fax: (760) 749-8901 | rincon-nsn.gov

June 7, 2024

Sent via email: sjovanovic@southernenvironmental.com

Re: South Beach Restoration Project, City of Avalon, California

Dear Ms. Jovanovic,

This letter is written on behalf of the Rincon Band of Luiseño Indians (“Rincon Band” or “Tribe”), a federally recognized Indian tribe and sovereign government. We have received your notification regarding the above referenced project and we thank you for the opportunity to consult on the project. The identified location is within the Traditional Use Area of the Luiseño people and within the Tribe’s specific Area of Historic Interest (AHI). As such, the Rincon Band is traditionally and culturally affiliated to the project area.

After review of the provided documents and our internal information, the Rincon Band has specific concerns that the project may impact tangible Tribal Cultural Resources. The project site is culturally sensitive, with many resources and known gathering areas. At this time the Rincon Band would like to consult directly with the lead agency, to review any potential impacts in this project site.

If you have additional questions or concerns, please do not hesitate to contact our office at your convenience at (760) 749 1092 ext. 320 or via electronic mail at slinton@rincon-nsn.gov. Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,



Shuuluk Linton
Tribal Historic Preservation Coordinator
Cultural Resources Department



Santa Ynez Band of Chumash Indians
Tribal Elders' Council

P.O. Box 517 ♦ Santa Ynez ♦ CA ♦ 93460

Phone: (805) 688-7997 ♦ Fax: (805) 688-9578

Tuesday, June 18, 2024

South Environmental
2061 N. Los Robles Avenue, Ste. 205
Pasadena, CA 91104

Att.: Samantha Jovanovic, Archaeologist

Re: South Beach Restoration Avalon

Dear Ms. Jovanovic:

Thank you for contacting the Tribal Elders' Council for the Santa Ynez Band of Chumash Indians. We would like to have a formal consultation with regards to the above-mentioned project.

Please contact Cultural Resource Archaeologist, Dr. Wendy Teeter at your earliest availability for a time and date. You may contact her via email, phone or mail. See below for contact information.

wteeter@chumash.org ; (805) 325-8630
P.O. Box 517, Santa Ynez, CA 93460

Thank you for your time and attention to this matter.

Sincerely Yours,

Crystal Mendoza

Crystal Mendoza
Administrative Assistant | Cultural Resources
Santa Ynez Band of Chumash Indians | Tribal Hall
(805) 325-5537
cmendoza@chumash.gov

Re: Scoping Letter: South Beach Restoration Project, Avalon, Santa Catalina Island

Christina Marsden Conley <christina.marsden@alumni.usc.edu>

Tue 5/28/2024 11:23 AM

To: Samantha Jovanovic <sjovanovic@southernenvironmental.com>

Good morning Samantha,

With respect to this project, we will need to provide the tribal cultural monitoring for all ground disturbances - this is a highly sensitive area. We were actually on a tribal consultation with the Catalina Island Conservancy this weekend.

Please let me know your next steps.

tehoovet taamet

CHRISTINA CONLEY

- Tribal Cultural Resource Administrator Under Tribal Chair, Robert Dorame
- Catalina Tribal Coalition
- California Coalition of State Tribes, Executive Board
- HAZWOPER Certified
- 626.407.8761

https://file.lacounty.gov/SDSInter/lac/1137966_AREPORTONHARMSCountyofLosAngeles.pdf

GABRIELINO TONGVA INDIANS OF CALIFORNIA

The Gabrielino Tongva Indians of California tribe is traditionally and culturally recognized in the State of California Bill AJR96 as the aboriginal tribe to encompass the entire Los Angeles Basin area to Laguna Beach, extending to the Channel Islands of Santa Catalina, San Nicholas and San Clemente Islands



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tehoovet taamet

CHRISTINA CONLEY

- Tribal Cultural Resource Administrator Under Tribal Chair, Robert Dorame
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On May 28, 2024, at 10:23 AM, Samantha Jovanovic
<sjovanovic@southenvironmental.com> wrote:

Dear Administrator Conley,

Attached please find a scoping letter for the above referenced project.

Please contact me if you have questions or comments.

Regards,

Samantha Jovanovic, MA, MS

Archaeologist

<[Outlook-ifvuidho.png](#)>

Mobile: 562.900.8816

www.southenvironmental.com

<[South Beach Avalon_C.Conley.pdf](#)>

Appendix C: DPR Form: South Beach Seawall

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings

Review Code

Reviewer

Date

Page 1 of 18 *Resource Name or #: (Assigned by recorder) South Beach Seawall

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 Santa Catalina East Date 2024 T 09 S ; R 14 W; ☐ of ☐ of Sec 27; MD B.M.

c. Address n/a City Avalon Zip 90704

d. UTM: Zone 11S , 376774.92 mE/ 3690096.62 mN

e. Other Locational Data:

The subject property is the South Beach Seawall. It is a linear structure that runs the length of South Beach in the City of Avalaon.

*P3a. Description:

The South Beach Seawall (Seawall) is located to the east of the Green Pleasure Pier and terminates at the water channel to the east. It was originally constructed with poured concrete that utilized large-scale aggregate. The Seawall features three staircases, a boat ramp, and a groin wall (see Continuation Sheet).

*P3b. Resource Attributes: (List attributes and codes) HP39. Other (Seawall)

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

P5b. Description of Photo: (view, date, accession #) Photograph 1. Overview of South Beach Seawall, view to west (South Environmental 2024)



(South Environmental 2024)

*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric ☐ Both
Circa 1941-1962 (Historic Photographs, Various)

*P7. Owner and Address:

City of Avalon
410 Avalon Canyon Road
Avalon, CA 90704

*P8. Recorded by:

Marlena Krcelich
South Environmental
2061 N. Los Robles Ave.
Ste. 205
Pasadena, CA 91104

*P9. Date Recorded: 5/10/2024

*P10. Survey Type: Intensive

*P11. Report Citation:

Cultural Resources Survey
Report for the South Beach
Restoration and Shoreline
Access Enhancement Project,
City of Avalon, Santa
Catalina Island, California

*Attachments: ☐ NONE ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

Page 2 of 18 *Resource Name or # South Beach Seawall

*Map Name: Avalon, California *Scale: 1:24,000 *Date of map: 2024



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # South Beach Seawall

*NRHP Status Code 6Z

Page 3 of 18

B1. Historic Name: _____

B2. Common Name: South Beach Seawall

B3. Original Use: Seawall B4. Present Use: Seawall

*B5. Architectural Style: n/a

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

No original drawings or building permits were found through the course of archival research. Based on historic photographs, construction of the South Beach Seawall began circa 1941 and its early development was focused on the southeastern end of the Seawall near the water channel. By 1941 the Seawall is partially constructed with the groin wall and boat ramp in place. By 1962 the Seawall was fully extended to the location of the present-day, and Green Pleasure Pier and the three staircases are present. The field visit in May 2024 also revealed that there have been multiple repair efforts undertaken over the years at unknown dates.

These repair efforts include the following:

- Concrete patch and repair work on all Seawall components
- Use of incompatible spray foam repairs on the Seawall
- Installation of metal railings on portions of the Seawall and boat ramp
- Closure of the easternmost staircase for safety concerns
- Evidence of newer concrete repouring on all staircases
- Placement of rubble stone to counteract erosion issues

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a Original Location: n/a

*B8. Related Features:

B9a. Architect: n/a b. Builder: n/a

*B10. Significance: Theme n/a Area n/a Period of Significance n/a Property Type n/a Applicable Criteria n/a

The subject property is not eligible under all NRHP and CRHR designation criteria due to a lack of important historical associations, architectural merit, and integrity (see Continuation Sheets).

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

*B12. References: See Continuation Sheet

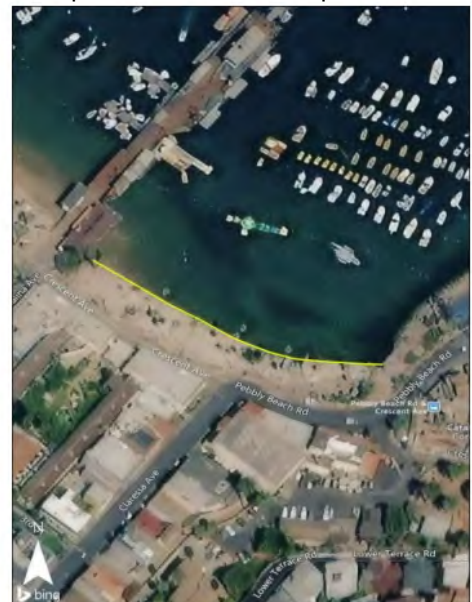
B13. Remarks:

*B14. Evaluator: Marlena Krcelich and Sarah Corder,
South Environmental

*Date of Evaluation: 6/15/2024

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Property Name: South Beach Seawall

Page 4 of 18

*P3a. Description (Continued):

In front of the Seawall is a small strip of beach where rubble stone has been placed to control erosion (Photographs 1 and 2).



Photograph 1. Overview of South Beach Seawall, view to southeast

There are multiple access points to the beach and water that are part of the Seawall. On the southernmost end of the Seawall is the boat ramp. It was constructed with poured concrete and angled to allow for the loading and unloading of boats into the water. The boat ramp shows evidence of deterioration, spalling, erosion, and concrete patchwork. There are also modern metal railings installed around the boat ramp for safety purposes (Photograph 3).

CONTINUATION SHEET

Property Name: South Beach Seawall

Page 5 of 18



Photograph 2. Boat ramp, view to northeast

Where the boat ramp meets the beach, there is also a poured concrete groin wall that is set perpendicular to the Seawall. The groin wall appears to be slightly shorter than the Seawall and features a bracing element on the east side that connects back to the Seawall for stability. The groin wall shows evidence of deterioration, erosion, and spalling (Photograph 4).

CONTINUATION SHEET

Property Name: South Beach Seawall

Page 6 of 18



Photograph 3. Groin Wall, view to west

There are also three pedestrian access points in the form of staircases that are part of the Seawall. The southernmost staircase is made of poured concrete and features nine steps. There is evidence of repatching and new concrete pours on the steps. There are remnants of wooden railings present on the staircase that matches in color and materials to the other staircases. Due to a structural failure and failed repairs with the stairs and the surrounding Seawall, this staircase is closed for safety (Photograph 5). The remaining staircases are located further north down the Seawall and feature poured concrete steps with wooden railings. The remaining staircases also show signs of concrete patchwork and repairs over time (Photographs 6 and 7).

CONTINUATION SHEET

Property Name: South Beach Seawall

Page 7 of 18



Photograph 4. Southernmost staircase showing signs of patchwork and previous repair efforts that were unsuccessful, view to southeast



Photograph 5. Beach access staircase and Seawall, view to southeast

CONTINUATION SHEET

Property Name: South Beach Seawall

Page 8 of 18



Photograph 6. Northernmost staircase, view to southwest

B10. Significance (Continued) :

Historical Development of Avalon

Avalon began as an encampment called "Timm's Landing" until George Shatto and Charles Sumner purchased the island in 1887. That same year, the townsite was laid out and renamed Avalon, with the Hotel Metropole being the first building constructed. In addition to the construction of the first hotel on the island, Shatto also constructed the first pier with the intention of turning the island into a tourist destination.

While Shatto's financial situation did not allow his vision to come to fruition, in 1891, William Banning purchased the island from Shatto. Following their purchase of the island, he and his brothers formed the Santa Catalina Island Company in 1892. Once established the Santa Catalina Island Company began to quickly develop Avalon and promote the new resort concept. Contributions from the development company included an incline railway, Buena Vista Park, aquarium, amphitheater, and glass bottom boat tours. The company also provided transportation to the island. All of these developments contributed to the early success of Avalon (Holder 1895; Pedersen 2006; Mallan 1984).

Avalon was officially incorporated as a city in 1913, but the initial success of the City came to a halt when a massive fire destroyed much of the town in 1915. In the aftermath of the fire, the Banning brothers attempted to rebuild, but the financial loss was too substantial. In 1919, the brothers sold controlling interest in their company to chewing gum magnate William Wrigley, Jr. Wrigley's purchase set the stage for a new period of development on the island that was on a much larger scale than previous efforts (Holder 1895; Mallan 1984; Pedersen 2006; Guhan 2007).

CONTINUATION SHEET

Property Name: South Beach Seawall

Page 9 of 18

Wrigley spared no expense on the promotion of the island and its redevelopment following the fire. His contributions included the establishment of public utilities (e.g. telephone service), several hotels, construction of the Catalina Country Club in 1921 and construction of the Catalina Casino in 1929. Wrigley also built the Island Villas to replace the ever-growing tent city that was erected every summer when visitors arrived on the island. These changes help to establish permanence on the island and led to continued growth and development throughout the 20th Century (Holder 1895; Mallan 1984; Pedersen 2006; Otte and Pedersen 2007).

When William passed away in 1932, his son Philip K. Wrigley continued and expanded his father's vision for the island. One of the key components of Philip's plan for the island was the re-design of Avalon. To assist him in this undertaking, he employed designers Otis and Dorothy Shepherd (Otte and Pedersen 2007). The ambitious plan included the re-design of Avalon, including the shoreline to enhance the visitor experience. The aesthetic theme he chose was referred to as Early California. To achieve this concept, Philip tasked the designers with everything from architectural styles, color palates, plantings, streetscapes, marketing materials, and wayfinding systems (Guhan 2007, Otte and Pedersen 2007). The development included several major construction and infrastructure projects including the construction of the pedestrian walkway along Crescent Avenue, construction of the seawall, construction of dams, and improvements in public utilities (Mallan 1984; Otte and Pedersen 2007).

Following the onset of World War II, the island changed dramatically and was closed to tourists after the 1941 attack on Pearl Harbor. Following the closure of the island to tourists, unused transport steamships were repurposed for use as military troop transports. During this time several branches of the military began to utilize the island as a training ground and operations location. United States military organizations that used the island during this time included the Coast Guard, Army Signal Corps., Maritime Service, and the Office of Strategic Services (later the CIA). The island was used until the end of the war and at the time reopened to tourists (Otte and Pedersen 2007).

The next significant development in Avalon occurred in the late 1960s with the construction of the Cabrillo Mole Terminal. Prior to the construction of the Terminal, there were two piers on Avalon: the Pleasure Pier and the Steamer Pier. In the initial plans from 1967, the intention was to remove both of the existing piers and replace them with the new terminal (Anaheim Bulletin 1967) Despite public outcry, the Steam Pier was demolished, but the Pleasure Pier was not (Press-Telegram 1969). The construction of the Terminal allowed for more people to visit the island and also led to a redevelopment in the area to support the new paths of circulation created by the Terminal and its associated infrastructure.

During the mid-to-late twentieth century, the City of Avalon continued to grow with its density and spread limited largely by the natural topography. Today the City has a diverse historic built environment with Period Revival homes, vernacular cottages, commercial buildings, and picturesque walkways along the water. Avalon remains the only incorporated city on the island and provides many activities, dining, housing, entertainment options, and continues to be a popular tourist destination.

Development of the South Beach Seawall

The Avalon Bay coastline served as the island's commercial and tourism development center from the 1880s through the present. The earliest development along the coast was concentrated closer to the north end of the shoreline, near the Metropole Hotel, Bath

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House, Tuna Club, and original Pleasure Pier. From the early 1900s, this northern shoreline featured a concrete seawall and railings, that divided the beach and protected the permanent buildings constructed on the land behind (Exhibit 1). The southern portion was less developed, and primarily included a tent city along the sandy shoreline during the tourist season (Exhibit 1). As this area continued to develop with more permanent structures over the early decades of the 1900s, more robust shoreline development occurred as well (Mallan 1984; Pedersen 2006; Otte and Pedersen 2007; Historic Photographs Various; Sanborn Maps Various).



Exhibit 1. Circa 1906 photograph of the Avalon Bay coastline showing denser development and seawalls on the northern shoreline (foreground) and sparse development on the southern shoreline (Austin's Catalina Historical Archives (ACHA) 2024).

The stretch of beach now known as South Beach, running from the south side of the Green Pleasure Pier towards the south before turning east, was originally undeveloped. In 1906-1907, the South Beach section of the shoreline was developed with the "Freeholder Parallel Pier", initiated by the Banning Brothers. The pier was constructed of wood and ran parallel to the shoreline, stretching from the original Steamer Pier and ending at the shoreline south of the dancing pavilion. It was built to prevent unauthorized and non-paying vessels from approaching the shore (Exhibit 2). A storm in 1908 severely damaged the Freeholder Parallel Pier, and leftover lumber from it was used to construct the new Pleasure Pier, now known as Green Pleasure Pier.

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Exhibit 2. Circa 1908 photograph showing the Steamer Pier and the completed Freeholder Parallel Pier along the South Beach (ACHA 2024).

The Pleasure Pier (later known as Green Pleasure Pier) was constructed in 1908-1909. Historic photographs of the pier near the time of its construction show that at this time, there was no seawall along the South Beach shoreline (Exhibits 3 and 4). It appears that all remnants of the shoreline installations related to the Freeholder Parallel Pier, and the beach had been reverted to undeveloped land. The primary construction visible at this time were several individual bench pavilions spaced evenly along the shore from north to south. These appeared to include benches facing east and west, with small gable roofs above to provide shade. In a photograph from 1914, the south end of the beach could be seen as partially developed with a channel flanked by a wooden fence (Exhibit 3). There appeared to be no visible concrete constructions or a seawall at this time.

By 1920, South Beach appeared to remain largely unchanged. A circa 1920 photograph of beachgoers showed the undeveloped sandy beach, pavilions, and a rocky shoreline at the south end of the beach where the coastline curved to the east (Exhibit 5). Another image from 1928 of the Chicago Cubs baseball team warming up on South Beach shows the Green Pleasure Pier in the background and no seawall (Exhibit 6).

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Exhibit 3. 1914 image showing the Green Pleasure Pier, beach pavilions, wooden bridge, channel, and no seawall. The present-day intersection of Crescent Ave and Pebbly Beach Road are outlined in red (ACHA 2024).



Exhibit 4. Circa 1917 image showing the South Beach area outlined in red with no seawall (ACHA 2024).

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Exhibit 5. Circa 1920 photograph of beachgoers on South Beach, facing south towards the hillside (ACHA 2024).



Exhibit 6. 1928 photograph of the Chicago Cubs warming up on South Beach, facing north towards Green Pleasure Pier (ACHA 2024).

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The first historic photograph showing the development of part of the South Beach Seawall (Seawall) is from 1941. The photograph from the southern bluffs shows that the channel has been reconstructed with concrete walls, there is also a diagonal concrete wall (current groin wall) extending out into the water, and a concrete seawall running north and south along the beach. It also appears that the boat ramp is in place at this time. However, the Seawall appears to terminate mid-way up the beach and does not extend all the way to the Green Pleasure Pier. None of the concrete stairs are present. Wooden railings are located partially along the wall on the south and north sides of the channel. By this time, many additional permanent buildings built for commercial use are visible adjacent to South Beach and the boardwalk area featured curved walls and landscaping features. The bench pavilions are no longer present (Exhibit 7).

By the 1960s, more significant changes were made to the Seawall, and the entire southern portion of the South Beach coastline. A 1962 aerial photograph shows the Seawall appearing to extend down the full length of the beach towards the pier. The ramp (outlined in red) can be clearly seen, as well as the three sets of concrete stairs (outlined in yellow) (Exhibit 8). South of the boat ramp, the groin wall and the channel are still present.



Exhibit 7. 1941 photograph showing concrete channel and seawall extending part way down South Beach (outlined in red) and permanent buildings adjacent to the shoreline (Water and Power Associates 1941).

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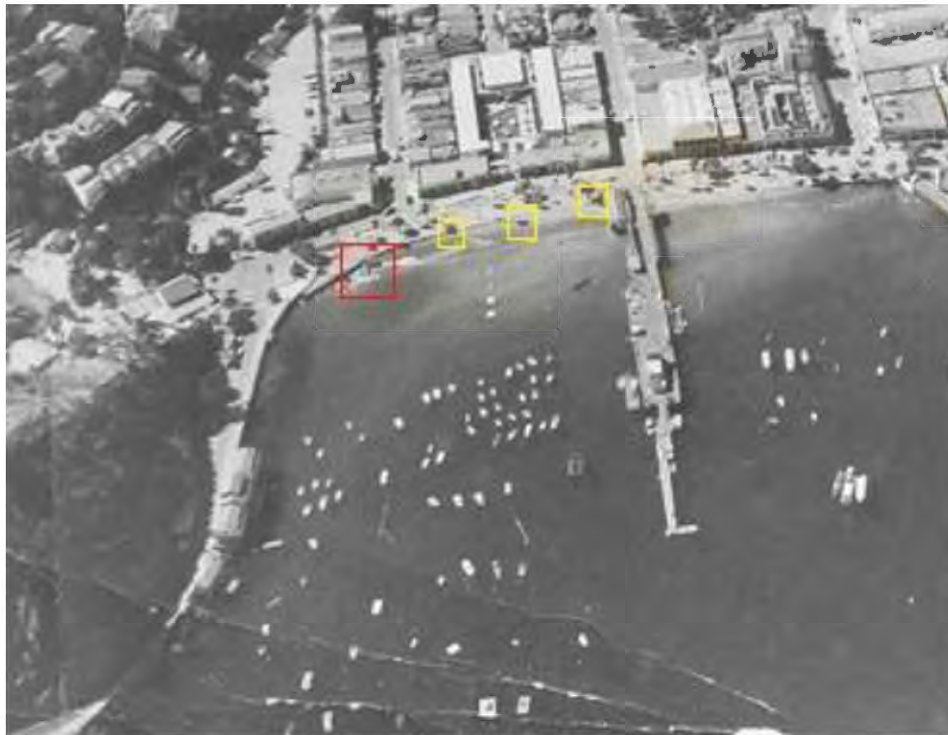


Exhibit 8. 1962 aerial image showing the full Seawall, with boat ramp (outlined in red) and concrete stairs (outlined in yellow) (ACHA 2024)

Since the 1960s, several observed alterations have been made to the Seawall primarily for repairs, as noted in the B6. Construction History section. These include the concrete patch and repair work on all Seawall components, installation of metal railings on portions of the Seawall and boat ramp, use of incompatible spray foam to seal cracks in the concrete, evidence of newer concrete repouring on all staircases, and placement of rubble stone in front of the wall to counteract erosion issues (see Photographs 1-7).

Significance Evaluation

NRHP and CRHR Designation Criteria

The following presents an evaluation of the South Beach Seawall (subject property) in consideration of NRHP and CRHR designation criteria.

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

CRHR Criterion 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

The subject property was developed circa 1941 as part of the continuing evolution of the city of Avalon. Following the fire in 1915, multiple infrastructure improvement projects were undertaken on the island. Between 1915 and 1941, the Avalon Bay shoreline was transformed to enhance the visitor and resident experience on the island. Before and after the fire, development and infrastructure projects were focused on the areas to the

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north and west of South Beach to support the considerably higher development happening around the original Pleasure Pier, Bath House, Tuna Club, and later the casino. Even after the construction of the Green Pleasure Pier in 1908-1909, the South Beach area south of the new pier remained largely undeveloped, primarily serving as an untouched beach adjacent to a tent city.

A review of historic photographs revealed that it was not until the 1940s that South Beach underwent more significant development similar to what had been occurring to the north for several decades. Starting in 1941, historic photographs show that the South Beach Seawall began to be constructed in phases starting at the concrete channel on the southeastern edge of the beach and continuing toward the pier. The first components constructed appear to be the groin wall, the boat ramp, and one of the three staircases. By 1962, the Seawall is extended to its current terminus and the staircases were added.

Given that the South Beach Seawall does not even begin to develop until circa 1941, this is a very late infrastructure development project along Avalon Bay. Seawalls constructed to the north of South Beach had been in place since the early 1900s, and the South Beach Seawall only reached its current state circa by 1962, demonstrating its late development period. While the South Beach Seawall development does generally coincide with more of the permanent building developments on the southern portion of Avalon Bay's shoreline and bluffs, there is no archival evidence to suggest that the construction of the South Beach Seawall was tied to any historical event or larger pattern of development. Further, there is also no archival evidence to suggest that the design and construction of the South Beach Seawall was connected to Philip Wrigley's Avalon re-design project happening in the 1930s that influences the design of other shoreline components in this part of the City. Based on the timing of its construction and the overall development patterns in the immediate area during these decades, the construction of the South Beach Seawall appears to have been motivated by necessity and not a component of a larger planning effort.

For these reasons, the subject property does not appear to be rise to the level of significance required for designation. Therefore, the subject property is not eligible under NRHP Criterion A or CRHR Criterion 1.

NRHP Criterion B. That are associated with the lives of persons significant in our past.

CRHR Criterion 2. Is associated with the lives of persons important in our past.

To be found eligible under B/2, a property must be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research did not reveal any historical associations or connections to specific people. Therefore, the subject property is not eligible under NRHP Criterion B and CRHR Criterion 2.

NRHP Criterion C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

CRHR Criterion 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.

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The subject property was constructed between circa 1941 and circa 1962. It was designed as a utilitarian structure and was constructed from poured concrete. Given its utilitarian nature, there is no discernable architectural style and there appears to be no innovative method of construction. Further, no architect or engineer was identified throughout the course of archival research. For these reasons, there is nothing to suggest that the subject property has the distinctive characteristics required for designation. Therefore, the subject property is not eligible under NRHP Criterion C and CRHR Criterion 3.

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

CRHR Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.

There is no evidence that the Seawall has the potential to yield information important to national, state or local history. Therefore, it appears ineligible under NRHP Criterion D and CRHR Criterion 4.

Integrity

Location: The subject property retains integrity of location. It is situated in its original location.

Design: The subject property has a diminished integrity of design. There have been multiple repairs to the original materials over the years that have diminished the integrity of design.

Setting: The subject property no longer retains integrity of setting. While it remains situated in the original location, the development associated with the Ferry terminal to the east and north of the subject property has significantly altered its integrity of setting. Further, the increased commercial development in the area makes this portion of Avalon nearly unrecognizable compared to its appearance in the 1940s.

Materials: The subject property has a diminished integrity of materials. Much like its integrity of design, the unsympathetic repairs made to the Seawall over time have diminished the integrity of materials.

Workmanship: The subject property has a diminished integrity of workmanship. While it is utilitarian in nature, deterioration and unsympathetic repairs have degraded the integrity of the original workmanship.

Feeling: The subject property has no integrity of feeling. When it was constructed, the area was much less developed along this quiet section of beach. With the development surrounding the Seawall and the increased pedestrian traffic resulting from the construction of the Ferry terminal, its integrity of feeling as a 1940s seawall on a quiet beach has been compromised.

Association: No significant historical associations were identified as a result of archival research.

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- Water and Power Associates. 2024. "Early Views of Santa Catalina Island." Accessed online via https://waterandpower.org/museum/Early_Views_of_Catalina.html.

Appendix D: Preparers' Qualifications

EDUCATION

M.S., Conservation for
Archaeology & Museums,
University College London,
2018

M.A., Principles of
Conservation, University
College London, 2016

B.S., Anthropology,
University of California,
Riverside, 2013

B.A., Art History, University of
California, Riverside, 2013

PROFESSIONAL

AFFILIATIONS

Society for California
Archaeology
Assoc. for Environmental
Archaeology

Assoc. for Environmental
Professionals.

Geological Society of
America

PROFESSIONAL

CERTIFICATIONS

Google Project Management
Professional Certification,
Coursera, (2021)

Samantha Jovanovic, MS

ARCHAEOLOGIST

Samantha Jovanovic is an archaeologist with over six years of professional experience in archaeology and museums, and supporting various cultural resources projects. Ms. Jovanovic currently works as an archaeologist and cultural resource technician at South Environmental LLC writing reports, performing pedestrian surveys, and monitoring in both urban and undeveloped contexts, and assessing artifacts and buildings for historical significance based on the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and local-level designation criteria. Ms. Jovanovic has analyzed hundreds of artifacts in several museum institutions ranging from several thousand years to less than a decade old.

EXPERTISE

- CEQA, NAGPRA, and Section 106 of the NHPA compliance documentation in consideration of impacts to historical, archaeological, and tribal cultural resources, and historic properties.
- Resource significance evaluations in consideration of NRHP, CRHR, NAGPRA, ICOMOS (International Council of Monuments and Sites) and local designation criteria.
- Object conservation, stabilization, handling, and storage according to American Institute of Conservation (AIC) standards.



RELEVANT PROJECT EXPERIENCE

Metro Link Union Station (Link US) Utilities Project, Los Angeles, California (2024-ongoing). South Environmental is a subconsultant to HDR Engineering, Inc. providing cultural resources services to the Los Angeles County Metropolitan Transportation Authority (Metro). Ms. Jovanovic serves as the lead archaeological monitor ensuring compliance with state and local codes for cultural resource protection. In the field, Ms. Jovanovic coordinates with LADWP and Rasic Construction field representatives, provides WEAP training, ensures HASP compliance of cultural resource monitors, monitors soil disturbing activities, and writes daily reports. Ms. Jovanovic collaborates with local tribal monitors on the identification and significance of artifacts found in the field. Ms. Jovanovic also provides oversight of additional archaeological monitors and compiles quarterly cultural resource reports.

Vallarta Palmdale Supermarket Project (2024). South Environmental was retained to complete a cultural resources study for this project to refurbish the existing grocery store and build a new one. Ms. Jovanovic served as field archaeologist, performing pedestrian survey, conducted cultural resources records search, Sacred Lands File search, Native American outreach, and was primary author of the comprehensive cultural resources technical report.

Southern California Edison (SCE) Pole Upgrade Projects (2023). Under Rincon Consultants, Ms. Jovanovic performed intensive-level archaeological surveys, historic built environment surveys, and evaluations around SCE power poles in various locations in Los Angeles, Orange, and Riverside Counties. These surveys seek to identify the presence of archaeological/historical resources.

On-Call Southern California Gas Company (SoCalGas) Support (2023). South Environmental is a sub-consultant to Rincon Consultants, Inc. on SoCalGas's on-call services contract and provides cultural resources services throughout SoCalGas's service territory. Ms. Jovanovic performs intensive-level pedestrian surveys of areas along gas lines in urban and undeveloped areas.

Sequoia National Forest (SQNF) Survey of Windy and Castle Burn Zones (2023). Under Rincon Consultants, Ms. Jovanovic performed intensive-level pedestrian surveys of the Castle Fire (2020) and Windy Fire (2021) burn zones within Sequoia National Forest.

Southern California Edison (SCE) Subconsultant Agreement for Capital Projects (2021-2022). South Environmental is a sub-consultant to Rincon Consultants, Inc. on SCE's Environmental Clearance contract and provides cultural resources services throughout SCE's service territory in Southern California. 2021-2022, Ms. Jovanovic performed a pedestrian survey along the SCE power lines near California City for the Cal City 115kV Upgrade project.

Athos I & II Solar Project in Desert Center, California (2021). Under Rincon Consultants, Ms. Jovanovic performed intensive-level pedestrian surveys and test pits of zones before construction, followed by archaeological monitoring and completion of cultural resources assessment reports in compliance with Section 106 of the NHPA.



EDUCATION

B.A., History of Architecture,
Minor in Architecture with a
focus in Construction
Management, Syracuse
University, 2019

PROFESSIONAL AFFILIATIONS

California Preservation
Foundation

National Trust for Historic
Preservation

Marlena Krcelich, BA

ARCHITECTURAL HISTORIAN

Marlena Krcelich is an Architectural Historian at South Environmental with a background in historic preservation, advocacy, and hands-on conservation work. She has experience in cultural resources preservation including identification, research, writing, historical significance evaluations in consideration of the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and local-level designation criteria, and has experience working with local Mills Act program requirements.

Ms. Krcelich meets the Secretary of the Interior's Professional Qualification Standards for Architectural History. She has knowledge and experience regarding Section 106 of the NHPA, NEPA, and CEQA compliance, and mitigation.

EXPERTISE

- Resource significance evaluations in consideration of NRHP, CRHR, and local designation criteria.
- Project design review for conformance with the Secretary of the Interior's Standards.
- Assistance with project mitigation.

SPECIALIZED TRAINING

- U.S. Department of Transportation Federal Highway Administration Section 106 Tutorial, 2022
- Introduction to Preservation Law & Easements, NTHP, 2021
- Commission Assistance and Mentoring Program, National Alliance of Preservation Commissions, 2020
- Taking Stock of the Secretary of the Interior's Standards, CPF, 2020
- Section 106 and NEPA, Advisory Council on Historic Preservation, 2019



PROJECT EXPERIENCE

Historic Structures /Site Report Phase II for the 3237 State Street Project, Santa Barbara, Santa Barbara County, California (2023). South Environmental was retained by American Indian Health and Services to prepare a Historic Structures/Sites Report (HSSR) Phase II for the Fremont Hall United States Army Reserve Center located at 3237 State Street. The Fremont Hall USAR Center is recommended eligible for designation in the NRHP and CRHR under Criteria C/3 and was added to the City of Santa Barbara's Historic Resources Inventory in 2022. South Environmental reviewed the proposed project design plans for conformance with the Secretary of the Interiors Standards for the Treatment of Historic Properties to ensure that project-related impacts to the historic resources are less than significant. South Environmental also provided a list of recommendations to ensure protection of the property during all project-related construction activities. Ms. Krcelich served as the Architectural Historian for the project and prepared all deliverables.

Historical Resource Research Report for the 2125 5th Avenue Project, San Diego, San Diego County, California (2023). South Environmental was retained to prepare a Historical Resource Research Report in support of the 2125 5th Avenue Project. One built environment resource over 45 years old within the project site was identified and recorded. The resource was evaluated for historical significance in consideration of NRHP, CRHR and City designation criteria. The subject property was found eligible for designation in the NRHP, the CRHR, and as a City of San Diego Historical Resource under NRHP Criterion C, CRHR Criterion 3, and City Criterion C and D for its architectural merit and association with Master Architect Louis J. Gill. The subject property was determined a historical resource per CEQA Guidelines § 15064.5. Ms. Krcelich served as the Architectural Historian for the project and prepared all deliverables.

Historic Resources Technical Report for the West Wind Drive-In Project, City of Goleta, Santa Barbara County, California (2023). South Environmental was retained to prepare a Historic Resources Technical Report in support of the West Wind Drive-In Project. One built environment resource over 45 years old within the project site was identified and recorded that included a drive-in screen and accessory buildings related to the property type. The resources were evaluated for historical significance in consideration of NRHP, CRHR and City designation criteria and integrity requirements and were found not eligible under all designation criteria and integrity requirements. The proposed project was found to have a less than significant impact on historical resources under CEQA. Ms. Krcelich served as the Architectural Historian for the project and prepared all deliverables.

Historic Built Environment Survey Report for the Barber Yard Specific Plan, City of Chico, Butte County, California (2023). South Environmental was retained to prepare a Historic Built Environment Survey Report in support of the Barber Yard Specific Plan. This report includes the results of a pedestrian survey of all built environment resources over 45 years old within the project's Area of Potential Effect (APE); site development and archival research; and recordation and evaluation of the two resources for historical significance in consideration of NRHP, CRHR and City designation criteria and integrity requirements. Both resources were found eligible for designation in the NRHP, CRHR, and in the City of Chico Historic Resources Inventory under NRHP Criteria A and C, CRHR Criteria 1 and 3, and City of Chico Criteria 1 and 3. The resources were determined historical resources per CEQA Guidelines § 15064.5. In addition, four potential adverse effects were identified as a result of the application of the Criteria of Adverse Effect. South Environmental provided Recommended Mitigation Measures for each adverse effect. Ms. Krcelich served as the Architectural Historian for the project and prepared all deliverables.



EDUCATION

M.F.A., Historic Preservation,
Savannah College of Art and
Design, Savannah, Georgia,
2004

B.A., History, Bridgewater
College, Bridgewater,
Virginia, 2002

PROFESSIONAL

AFFILIATIONS

California Preservation
Foundation

Los Angeles Conservancy

Society of Architectural
Historians

National Trust for Historic
Preservation

Sarah Corder, MFA

PRINCIPAL ARCHITECTURAL HISTORIAN

Sarah Corder is the Principal Architectural Historian at South Environmental with 20 years' experience in all elements of cultural resources management, including project management, historic preservation planning, rehabilitation of historic buildings, community engagement, intensive-level field investigations, citywide surveys, architectural history studies, and historical significance evaluations in consideration of the NRHP, CRHR, and local-level evaluation criteria. Sarah has conducted thousands of historical resource evaluations and developed detailed historic context statements for a multitude of property types and architectural styles, including private residential, commercial, military, industrial, educational, recreational, civic, and agricultural properties. Sarah has also worked closely with design teams, property owners, and agencies on numerous projects that required conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards) and local design guidelines.

Sarah exceeds the Secretary of the Interior's Professional Qualification Standards for both Architectural History and History. She has extensive experience preparing environmental compliance documentation in support of projects that fall under the CEQA/NEPA, and Sections 106 and 110 of the National Historic Preservation Act. Sarah also has extensive experience consulting with lead agencies and managing large scale projects for municipalities like the City of Coronado, the City of San Diego, and the County of Los Angeles.

EXPERTISE

- CEQA, NEPA, and Section 106 of the NHPA compliance documentation in consideration of impacts to historical resources, and historic properties.
- Large scale historic resources survey management and execution.
- Large scale historic context statement development.
- Community engagement.
- Resource significance evaluations in consideration of NRHP, CRHR, and local designation criteria.
- Project design review for conformance with the Secretary of the Interior's Standards.



SELECT PROJECT EXPERIENCE

Metro Link US Project, City of Los Angeles, Los Angeles County, California (2024-ongoing). South Environmental is a subconsultant providing cultural resources services to the Los Angeles County Metropolitan Transportation Authority (Metro). Metro is providing environmental oversight for this Los Angeles Department of Water and Power (LADWP) utilities replacement project located near the Little Tokyo neighborhood of Los Angeles. For this project, Historic American Buildings Survey (HABS)-like documentation of the Kahn-Beck Co.; Friedman Bag Company – Textile Division building was required as part of the CEQA Mitigation Monitoring and Reporting Program (MMRP) for the Link Union Station Project. South Environmental prepared a historical narrative and coordinated with a professional photographer to document the building prior to demolition in a manner similar to HABS standards. Ms. Corder served as the co-author of the HABS documentation and provided QA/QC for all project deliverables.

Wilshire Country Club Stream Restoration Project, Los Angeles, California (2024). South Environmental was retained to complete a cultural resources study for a project that would restore a streambed within the golf course on the approximately 96-acre Wilshire Country Club property. The project requires federal permitting through the U.S. Army Corps of Engineers (USACE) which in turn required compliance with Section 106 of the NHPA. The study included a CHRIS records search of the project Area of Potential Effects (APE) and a 0.5-mile search radius, property development and archival research, development of an appropriate historic context, and recordation and evaluation of the Wilshire Country Club. The property was evaluated for historical significance in consideration of NRHP designation criteria and integrity requirements. The property was found not eligible due to a lack of integrity. Ms. Corder served as the principal architectural historian, co-authored the technical report, and provided QA/QC on all project deliverables.

SoCalGas eTS 47405.01 Line 404 Encroachment Encino Little League Project, City of Los Angeles, California (2023). South Environmental was retained to prepare a historic built environment assessment in support of the SoCalGas eTS 47405.01 Line 404 Encroachment Encino Little League project. The report was prepared in conformance with the requirements of Section 106 of the NHPA. The project included an intensive-level pedestrian survey, development of the project APE, a CHRIS records search of the project APE, property development and archival research, development of an appropriate historic context, and recordation and evaluation of one built environment resource within the project APE over 50 years old that had not been previously evaluated for historical significance: The Encino Little League Complex. Ms. Corder served as the principal architectural historian for the project and performed fieldwork, archival research, and QA/QC of all project deliverables.

Historical Resources Evaluation Report for the Broadway Steam Plant Demolition Project, City of Pasadena, California (2023). South Environmental was retained to complete a Historical Resources Technical Report for the Broadway Steam Plant Demolition Project located in the City of Pasadena, California. This study included the results of a records search, intensive-level survey of the project site by a qualified architectural historian; building development and archival research; and an assessment of potential impacts to historic built environment resources under CEQA. The Broadway Steam Plant (P-19-188767) was evaluated for historical significance as part of the current study and found not eligible under all NRHP, CRHR, and City designation criteria. Ms. Corder's responsibilities included project management, co-authorship of the report, and QA/QC of all project deliverables.

EDUCATION

M.A., Anthropology,
California State University,
Los Angeles, 2013

B.A., Anthropology,
California State University,
Northridge, 2003

PROFESSIONAL

AFFILIATIONS

California Preservation
Foundation

National Trust for Historic
Preservation

PROFESSIONAL

CERTIFICATIONS

Registered Professional
Archaeologist (2013)

Samantha Murray, MA, RPA

CULTURAL RESOURCES DIRECTOR

Samantha Murray is the cultural resources director and archaeological principal investigator at South Environmental with over 18 years' experience in all elements of cultural resources management, including project management, archaeology and architectural history studies, and significance evaluations in consideration of the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and local-level designation criteria. Ms. Murray has conducted thousands of Phase I archaeological studies, historical resource evaluations, and has developed detailed historic context statements for a multitude of property types and architectural styles. She has also provided expertise on numerous projects requiring conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Ms. Murray meets the Secretary of the Interior's Professional Qualification Standards for both Archaeology and History. She is experienced managing multidisciplinary projects in the lines of private development, transportation, transmission and generation, federal land management, land development, and state and local government. She is an expert in preparation of cultural resources compliance documentation for projects that fall under the California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA), and Sections 106 and 110 of the National Historic Preservation Act (NHPA). Ms. Murray has also served as an expert witness in legal proceedings concerning historical resources under CEQA and local ordinance protection.

EXPERTISE

- CEQA, NEPA, and Section 106 of the NHPA compliance documentation in consideration of impacts to historical, archaeological, and tribal cultural resources, and historic properties.
- Resource significance evaluations in consideration of NRHP, CRHR, and local designation criteria.
- Project design review for conformance with the Secretary of the Interior's Standards.
- Assistance with complex mitigation including HABS/HAER/HALS, salvage, and interpretive displays.
- Peer review.



RELEVANT PROJECT EXPERIENCE

Metro Link Union Station (Link US) Utilities Project, City of Los Angeles, California (2024-ongoing).

South Environmental is a subconsultant providing cultural resources services to the Los Angeles County Metropolitan Transportation Authority (Metro) for a utilities replacement project located near the Little Tokyo neighborhood of Los Angeles. South Environmental is providing archaeological monitoring, reporting, and historic built environment archival documentation services. Ms. Murray is the contract manager, responsible for coordination with HDR and all subconsultants.

Southern California Edison's San Francisquito Canyon Project on the Orion 16kV Located on Lands Managed by the United States Army Corps of Engineers, Los Angeles County, California (2023).

South Environmental was retained to complete a cultural resources study in support of Southern California Edison's (SCE) Operations and Maintenance (O&M) project along the Orion 16kV circuit in unincorporated Los Angeles County, California on federal lands administered by the United States Army Corps of Engineers (USACE). The study was conducted to assess whether cultural resources are present in the APE and make recommendations for avoiding potentially adverse effects to historic properties resulting from project implementation. This report documents the methods and results of the cultural resources records search and survey conducted to assess any potential impacts to cultural resources that may occur as a result of the work.

Hope Gardens Sequoia Building Project, Los Angeles County, California (2022). South Environmental was retained by Union Rescue Mission to complete a cultural resources technical report for the Hope Gardens Sequoia Building Project located at 12249 Lopez Canyon Drive in unincorporated Los Angeles County, California, which proposes demolition of the existing building on the site and construction of a new facility. Ms. Murray authored the cultural resources technical report, serving as principal archaeologist and architectural historian. This study included a California Historical Resources Information Center (CHRIS) records search; a California Native American Heritage Commission (NAHC) Sacred Lands File search; an intensive pedestrian survey of the project site; building development and archival research; and recordation and evaluation of the Hope Gardens property for historical significance and integrity in consideration of CRHR and Los Angeles County designation criteria. As a result of the property significance evaluation, eight buildings on the property were found eligible as contributing resources to the newly identified Forester Haven Historic District.

1501 Marlay Drive, City of Los Angeles, Los Angeles County, California (2022). South Environmental was retained to prepare two documents: 1) a Tribal Cultural Resources (TCR) report, and 2) a Historic Resources Assessment (HRA) for a proposed new single-family development located at 1501 Marlay Drive in the City of Los Angeles. Ms. Murray served as both principal archaeologist and architectural historian. The TCR report included completion of a CHRIS records search, Native American outreach, archival/ethnographic research, and development of a cultural context to examine the presence of likelihood of TCRs within the project site. No TCRs were identified.

Santa Clarita TTM 68203 Project, City of Santa Clarita, Los Angeles County, California (2021). South Environmental was retained to complete a cultural resources technical report for the Tentative Tract Map (TTM) 68203 Project located in the City of Santa Clarita, Los Angeles County, California. Ms. Murray served as principal archaeologist and architectural historian and prepared the report which included the results of a CHRIS records search of the project site and a one-mile radius; a NAHC Sacred Lands File search and informational letters to local tribes; an intensive pedestrian survey of the project site; building development and archival research; and recordation and evaluation of the existing single-family residence (built 1966) for historical significance and integrity in consideration of CRHR and City of Santa Clarita designation criteria. No archaeological or historical resources were identified within the project site.