Appendix D

Cultural Resources Assessment

Kimley»Horn

CULTURAL RESOURCES ASSESSMENT

1977 Saturn Data Center Project

City of Monterey Park, Los Angeles County, California

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Data Base Information:
Type of Study: Phase I Cultural Resources Assessment
Resources Recorded: 1977 Saturn Street
Keywords: Historic-Period Office Building; Historic-Period Commercial Building
USGS Quadrangle: 7.5-minute *El Monte, California* (1994)

BCR CONSULTING LLC

July 17, 2024

MANAGEMENT SUMMARY

BCR Consulting LLC (BCR Consulting) is under contract to SDCF Monterey Park, LLC to conduct a Cultural Resources Assessment of the 1977 Saturn Data Center Project (project) in the City of Monterey Park, Los Angeles County, California. The work is being performed pursuant to the California Environmental Quality Act (CEQA). A cultural resources records search, additional research, field survey, and Sacred Lands File Search with the Native American Heritage Commission (NAHC) were conducted for the project. The records search revealed that 12 cultural resource studies have taken place resulting in five cultural resources identified within a one-half mile radius of the project site. Of the 12 previous studies, one has assessed the project site for cultural resources, and no cultural resources have been previously identified within its boundaries.

During the research and field survey, BCR Consulting archaeologists identified a historic-period (45 or more years old) office building that occupies the project site. BCR Consulting recommends that this resource does not meet eligibility criteria for the California Register of Historical Resources (California Register) and as such it is not recommended a historical resource under CEQA. Based on these results no further cultural resource work is recommended for the current undertaking. Disturbances associated with previous excavation and construction of the existing historic-period building at the project site have been severe and have disrupted soil beyond depths at which buried cultural resources are likely. Also, no significant buried cultural resources have been recorded in the vicinity of the project site. As a result, the potential to encounter in-situ remains associated with significant archaeological materials during project-related excavation is low.

While the current study has not indicated sensitivity for unknown cultural resources within the project boundaries, ground disturbing activities always have the potential to reveal buried deposits not observed on the surface during previous surveys. Prior to the initiation of ground-disturbing activities, field personnel should be alerted to the possibility of buried prehistoric or historic cultural deposits. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register, plans for the treatment, evaluation, and mitigation of impacts to the find will need to be developed. Prehistoric or historic cultural materials that may be encountered during ground-disturbing activities include:

- historic artifacts such as glass bottles and fragments, cans, nails, ceramic and pottery fragments, and other metal objects;
- historic structural or building foundations, walkways, cisterns, pipes, privies, and other structural elements;
- prehistoric flaked-stone artifacts and debitage (waste material), consisting of obsidian, basalt, and or cryptocrystalline silicates;
- groundstone artifacts, including mortars, pestles, and grinding slabs;
- dark, greasy soil that may be associated with charcoal, ash, bone, shell, flaked stone, groundstone, and fire affected rocks.

Results of the Sacred Lands File search were positive and the NAHC recommended contacting the Gabrieleno Band of Mission Indians-Kizh Nation for more information. The City will initiate Assembly Bill (AB) 52 Native American Consultation for the project with tribes, as required. Since the city will initiate and carry out the required Native American Consultation, the results of the consultation are not provided in this report. However, this report may be used during the consultation process, and BCR Consulting staff is available to answer questions and address concerns as necessary.

According to CEQA Guidelines, projects subject to CEQA must determine whether the project would "directly or indirectly destroy a unique paleontological resource". The Paleontological Overview provided in Appendix E has recommended that:

> I have conducted a thorough search of our paleontology collection records for the locality and specimen data for proposed development at the Stratcap 1977 Saturn project area as outlined on the portion of the El Monte USGS topographic quadrangle map that you sent to me via e-mail on February 20, 2024. We do not have any fossil localities that lie directly within the proposed project area, but we do have fossil localities nearby from the same sedimentary deposits that may occur in the proposed project area, either at the surface or at depth.
>
> The following table shows the closest known localities in the collection of the Natural History Museum of Los Angeles County (NHMLA).
>
> [Table excluded, see Appendix E]
>
> This records search covers only the records of the NHMLA. It is not intended as a paleontological assessment of the project area for the purposes of CEQA or NEPA. Potentially fossil-bearing units are present in the project area, either at the surface or in the subsurface. As such, NHMLA recommends that a full paleontological assessment of the project area be conducted by a paleontologist meeting Federal (43 Code of Federal Regulations Part 49.110) or Society of Vertebrate Paleontology standards.

If human remains are encountered during the undertaking, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC.

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INTRODUCTION

BCR Consulting LLC (BCR Consulting) is under contract to SDCF Monterey Park, LLC to complete a Cultural Resources Assessment of the 1977 Saturn Data Center Project (project) in the City of Monterey Park (City), Los Angeles County, California. The project occupies approximately 15.80 acres and is bound by a municipal property to the north, commercial complexes to the south and southwest, residential properties to the northwest and northeast, and vacant lots to the east. A cultural resources records search, additional research, intensive-level pedestrian field survey, paleontological overview, and Sacred Lands File search with the Native American Heritage Commission (NAHC) were conducted for the project in partial fulfillment of the California Environmental Quality Act (CEQA). The project site is located in a non-sectioned portion of Township 1 South, Range 12 West, San Bernardino Baseline and Meridian. It is depicted on the United States Geological Survey (USGS) *El Monte, California* (1994) 7.5-minute topographic quadrangle (Figure 1).

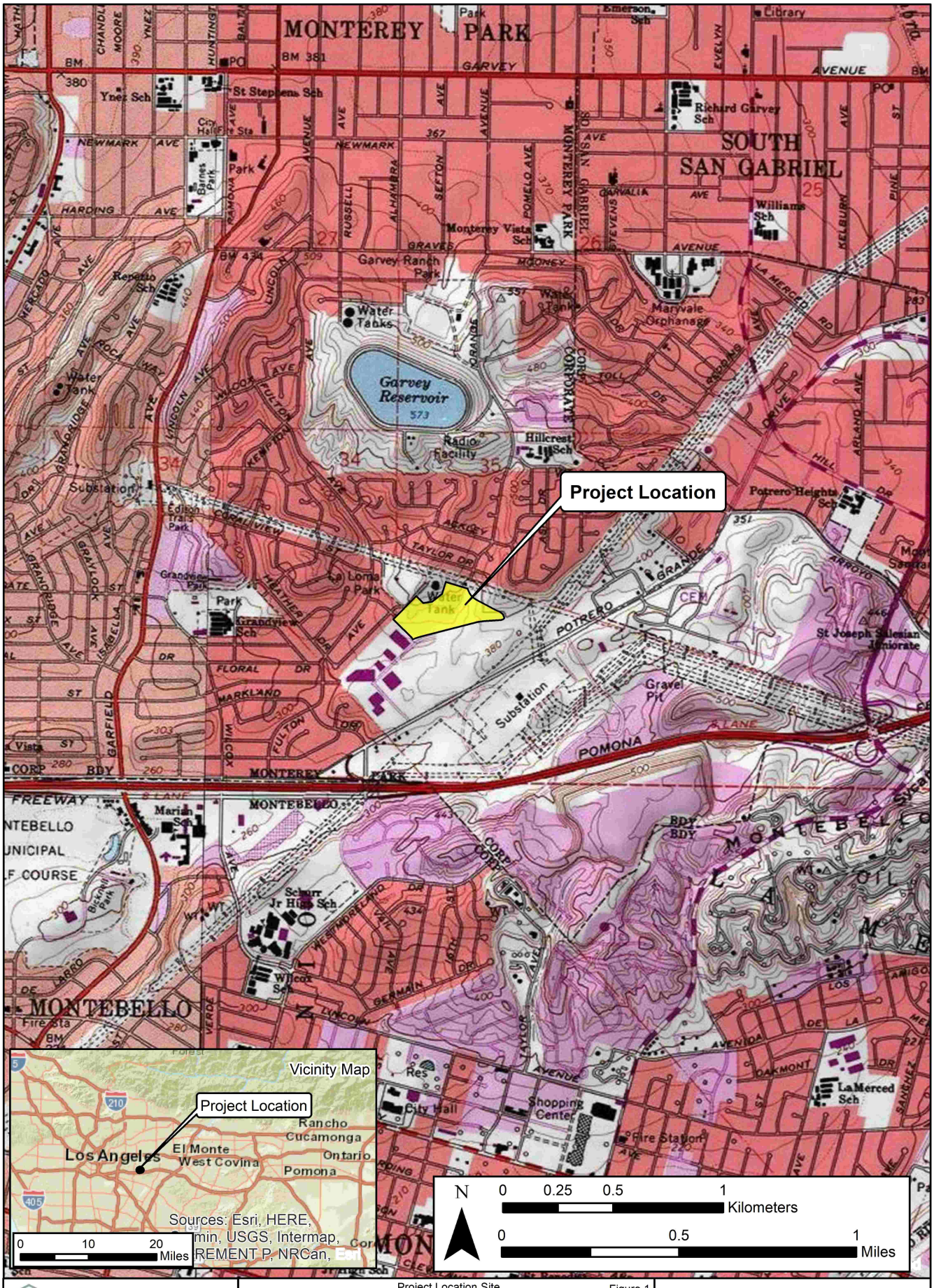
Regulatory Setting

The California Environmental Quality Act. CEQA applies to all discretionary projects undertaken or subject to approval by the state's public agencies (California Code of Regulations 14(3), § 15002(i)). Under CEQA, "A project with an effect that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment" (Cal. Code Regs. tit. 14(3), § 15064.5(b)). State CEQA Guidelines section 15064.5(a) defines a "historical resource" as a resource that meets one or more of the following criteria:

- Listed in, or eligible for listing in, the California Register of Historical Resources (California Register)
- Listed in a local register of historical resources (as defined at Cal. Public Res. Code § 5020.1(k))
- Identified as significant in a historical resource survey meeting the requirements of § 5024.1(g) of the Cal. Public Res. Code
- Determined to be a historical resource by a project's lead agency (Cal. Code Regs. tit. 14(3), § 15064.5(a))

A historical resource consists of "Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California…Generally, a resource shall be considered by the lead agency to be 'historically significant' if the resource meets the criteria for listing in the California Register of Historical Resources" (Cal. Code Regs. tit. 14(3), § 15064.5(a)(3)).

The significance of a historical resource is impaired when a project 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 the California Register. If an impact on a historical or archaeological resource is significant, CEQA requires feasible measures to minimize the impact (State CEQA Guidelines § 15126.4 (a)(1)). Mitigation of significant impacts must lessen or eliminate the physical impact that the project will have on the resource.



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Project Location Site
Stratcap 1977 Saturn Park Project

Reference: ESRI; USGS Quad: El Monte (1981), California

Figure 1

SDCF Monterey Park, LLC

Section 5024.1 of the Cal. Public Res. Code established the California Register. Generally, a resource is considered by the lead agency to be "historically significant" if the resource meets the criteria for listing in the California Register (Cal. Code Regs. tit. 14(3), § 15064.5(a)(3)). The eligibility criteria for the California Register are similar to those of the National Register of Historic Places (National Register), and a resource that meets one or more of the eligibility criteria of the National Register will be eligible for the California Register. The California Register program encourages public recognition and protection of resources of architectural, historical, archaeological, and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for state historic preservation grant funding and affords certain protections under CEQA. Criteria for Designation:

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
2. Associated with the lives of persons important to local, California or national history.
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

In addition to meeting one or more of the above criteria, the California Register requires that sufficient time has passed since a resource's period of significance to "obtain a scholarly perspective on the events or individuals associated with the resources." (CCR 4852 [d][2]). Fifty years is normally considered sufficient time for a potential historical resource, and in order that the evaluation remain valid for a minimum of five years after the date of this report, all resources older than 45 years (i.e. resources from the "historic-period") will be evaluated for California Register listing eligibility, or CEQA significance. The California Register also requires that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

Finally, CEQA requires that significant effects on unique archaeological resources be considered and addressed. CEQA defines a unique archaeological resource as any 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 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.

CEQA Guidelines Section 15064.5 Appendix G includes significance criteria relative to archaeological and historical resources. These have been utilized as thresholds of significance here, and a project would have a significant environmental impact if it would:

a) cause a substantial adverse change in the significance of a historical resource as defined in section 10564.5;

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 10564.5;

c) Disturb any human remains, including those interred outside of formal cemeteries.

Tribal Cultural Resources. The Legislature added requirements regarding tribal cultural resources for CEQA in Assembly Bill 52 (AB 52) that took effect July 1, 2015. AB 52 requires consultation with California Native American tribes and consideration of tribal cultural resources in the CEQA process. By including tribal cultural resources early in the CEQA process, the legislature intended to ensure that local and Tribal governments, public agencies, and project proponents would have information available, early in the project planning process, to identify and address potential adverse impacts to tribal cultural resources. By taking this proactive approach, the legislature also intended to reduce the potential for delay and conflicts in the environmental review process. To help determine whether a project may have such an effect, the Public Resources Code requires a lead agency to consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a Proposed Project. Since the City will initiate and carry out the required AB52 Native American Consultation, the results of the consultation are not provided in this report. However, this report may be used during the consultation process, and BCR Consulting staff are available to answer questions and address comments as necessary.

Paleontological Resources. CEQA provides guidance relative to significant impacts on paleontological resources, indicating that a project would have a significant impact on paleontological resources if it disturbs or destroys a unique paleontological resource or site or unique geologic feature. Section 5097.5 of the California Public Resources Code specifies that any unauthorized removal of paleontological remains is a misdemeanor. Further, California Penal Code Section 622.5 sets the penalties for damage or removal of paleontological resources. CEQA documentation prepared for projects would be required to analyze paleontological resources as a condition of the CEQA process to disclose potential impacts. Please note that as of January 2018 paleontological resources are considered in the geological rather than cultural category. Therefore, paleontological resources are not summarized in the body of this report.

NATURAL SETTING

The local geologic region coincides with the physiographic area known as the Los Angeles Basin. It is characterized as a transverse-oriented lowland basin and coastal plain approximately 50 miles long and 20 miles wide. The basin originated as a deep marine trough during the Pliocene (7-2 million years ago) that eventually filled with shallow water fossil bearing sediments. By the beginning of the Pleistocene (after 2 million years ago) uplifting created the series of plains and mesas along the coast that now characterize the

area (Lambert 1994, Mendenhall 1905, Woodford et al. 1954). Local rainfall ranges from 5 to 15 inches annually (Jaeger and Smith 1971:36-37). The project region comprises a portion of the Los Angeles River flood plain, which (locally channelized and paved) flows from north to south. Although much of the native vegetation has been locally removed, chaparral, coastal sage scrub, and riparian vegetation communities dominate regional flora. Key native plants include black sage, California brittlebush, California buckwheat, California sagebrush, deerweed, golden yarrow, laurel sumac, lemonadeberry, poison oak, purple sage, sticky monkeyflower, sugar bush, toyon, white sage, coastal century plant, coastal cholla, prickly-pear cactus, arroyo willow, and bulrush. These plants were utilized by local animal species, kangaroo rats, California horned lizard, orange-throated whiptail, horned lizard, brown-headed cowbird, California gnatcatcher, California quail, cactus wren, darkling beetle, harvester ant, and Palos Verdes blue butterfly (Williams et al. 2008:117,122). Peripheral species included deer, and various rodents, rabbits, and birds -many of which were utilized by prehistoric and historic inhabitants (see Lightfoot and Parrish 2009).

CULTURAL SETTING

Prehistoric Context

Two primary regional syntheses are commonly utilized in the archaeological literature for southern California. The first was advanced by Wallace in 1955, and defines four cultural horizons, each with characteristic local variations: Early Man Horizon, Milling Stone, Intermediate, and Late Prehistoric. Employing a more ecological approach, Warren and Crabtree (1986) defined five periods in southern California prehistory: Lake Mojave, Pinto, Gypsum, Saratoga Springs, and Protohistoric. Warren and Crabtree viewed cultural continuity and change in terms of various significant environmental shifts, defining the cultural ecological approach for archaeological research of the California deserts and coast. Many changes in settlement patterns and subsistence focus are viewed as cultural adaptations to a changing environment, beginning with the gradual environmental warming in the late Pleistocene, the desiccation of the desert lakes during the early Holocene, the short return to pluvial conditions during the middle Holocene, and the general warming and drying trend, with periodic reversals that continue to this day (Warren and Crabtree 1986).

Ethnography

Although no prehistoric sites have been locally recorded, in general the project site is situated within Gabrielino territory.

Gabrielino. The Gabrielino probably first encountered Europeans when Spanish explorers reached California's southern coast during the 15th and 16th centuries (Bean and Smith 1978; Kroeber 1925). The first documented encounter, however, occurred in 1769 when Gaspar de Portola's expedition crossed Gabrielino territory (Bean and Smith 1978). Other brief encounters took place over the years and are documented in McCawley 1996 (citing numerous sources). The Gabrielino name has been attributed by association with the Spanish mission of San Gabriel, and refers to a subset of people sharing speech and customs with other Cupan speakers (such as the Juaneño/Luiseño/Ajachemem) from the greater Takic branch of the Uto-Aztecan language family (Bean and Smith 1978). Gabrielino villages occupied the watersheds of various rivers (locally including the Santa Ana) and intermittent streams. Chiefs were usually descended through the male line and often

administered several villages. Gabrielino society was somewhat stratified and is thought to have contained three hierarchically ordered social classes which dictated ownership rights and social status and obligations (Bean and Smith 1978:540-546). Plants utilized for food were heavily relied upon and included acorn-producing oaks, as well as seed-producing grasses and sage. Animal protein was commonly derived from rabbits and deer in inland regions, while coastal populations supplemented their diets with fish, shellfish, and marine mammals (Boscana 1933, Heizer 1968, Johnston 1962, McCawley 1996). Dog, coyote, bear, tree squirrel, pigeon, dove, mud hen, eagle, buzzard, raven, lizards, frogs, and turtles were specifically not utilized as a food source (Kroeber 1925:652).

History

Historic-era California is generally divided into three periods: the Spanish or Mission Period (1769 to 1821), the Mexican or Rancho Period (1821 to 1848), and the American Period (1848 to present).

Spanish Period. The first European to pass through the area is thought to be a Spaniard called Father Francisco Garces. Having become familiar with the area, Garces acted as a guide to Juan Bautista de Anza, who had been commissioned to lead a group across the desert from a Spanish outpost in Arizona to set up quarters at the Mission San Gabriel in 1771 near what today is Pasadena (Beck and Haase 1974). Garces was followed by Alta California Governor Pedro Fages, who briefly explored the region in 1772. Searching for San Diego Presidio deserters, Fages had traveled through Riverside to San Bernardino, crossed over the mountains into the Mojave Desert, and then journeyed westward to the San Joaquin Valley (Beck and Haase 1974).

Mexican Period. In 1821, Mexico overthrew Spanish rule and the missions began to decline. By 1833, the Mexican government passed the Secularization Act, and the missions, reorganized as parish churches, lost their vast land holdings, and released their neophytes (Beattie and Beattie 1974).

American Period. The American Period, 1848–Present, began with the Treaty of Guadalupe Hidalgo. In 1850, California was accepted into the Union of the United States primarily due to the population increase created by the Gold Rush of 1849. The cattle industry reached its greatest prosperity during the first years of the American Period. Mexican Period land grants had created large pastoral estates in California, and demand for beef during the Gold Rush led to a cattle boom that lasted from 1849–1855. However, beginning about 1855, the demand for beef began to decline due to imports of sheep from New Mexico and cattle from the Mississippi and Missouri Valleys. When the beef market collapsed, many California ranchers lost their ranchos through foreclosure. A series of disastrous floods in 1861–1862, followed by a significant drought further diminished the economic impact of local ranching. This decline combined with ubiquitous agricultural and real estate developments of the late 19th century, set the stage for diversified economic pursuits that continue to this day (Beattie and Beattie 1974; Cleland 1941).

Monterey Park. Prior to the discovery of gold at Sutter's Mill in 1848, settlements throughout the state consisted of scattered missions and ranches with most streams and rivers running uncontrolled. Spanish Rancher Jose Lugo built the first Adobe in 1840 near

what is now South Garfield Avenue in Monterey Park. During the Gold Rush, miners built hundreds of miles of flumes to sluice gold in streams, creeks, and rivers. Gold became scarce by the 1860s, and many residents of the newly admitted state of California turned to farming which heightened the demand for water. In subsequent decades the expansion of local agriculture was accompanied by higher populations and a diversified economy.

Following the American Civil War, some of the West San Gabriel Valley's first European settlers were arriving in the area, among them was a young Italian Shepherd named Alessandro Repetto who would build one of the first residences in what is now Monterey Park. Repetto purchased 5,000 acres from Rancho San Antonio and built his residence about one-half mile north of where Garfield Avenue intersects with the Pomona Freeway. Some years later, following his service as a mail courier for both the Pony Express and the US Army, Richard Garvey purchased property in the King's Hills of Monterey Pass. He established a ranch and began bringing in spring water from nearby Rio Hondo and formed Garvey Lake near the current location of Garvey Ranch Park. The 1881 completion of the Southern Pacific Railroad and the 1885 completion of the Santa Fe Railroad connected the region from the Mexican border as far north as Ventura and as far inland as Arizona. This resulted in an influx of settlers and land speculators who began subdividing and developing local tracts (Brock et. al. 1992:19). Groundwater was pumped through artesian wells, and open canals were commonly used to transport water as early as the 1860s. Over his lifetime, Richard Garvey sold parcels of his land to pay debts and costs incurred for development of his property beginning in 1906, with what was known as Ramona Acres, northeast of what is now the intersection of Garvey and Garfield Avenues.

The swell of southern California's population into the twentieth century necessitated more creative means of meeting both domestic and commercial water demands (Carle 2004:227; California Department of Water Resources 2020; Harding 1960:2, 109). After learning of a plan for their northern neighbors in Pasadena, South Pasadena, and Alhambra to build a sewage facility adjacent to their community, the residents of what is now Monterey Park voted in favor of cityhood in 1916. The City's new board of directors outlawed sewage facilities within city boundaries and derived its name from an old government map labeling the hills of the area as "Monterey Hills". By 1920, a large area of southern Monterey Park had separated from Monterey Park and formed the city of Montebello. By this time, Asian and Asian-American populations began settling in the Monterey Highlands area, establishing potato and flower farms, as well as improving and renaming the Monterey Pass Trail, now named Coyote Pass by Pioneer Masami Abe. In 1926, bagged potato chips were invented by Laura Scudder near the corner of Atlantic and Garvey Avenue. Scudder ran her business in the back of her husband's gas station, and would iron wax paper bags closed to maintain the freshness of the chips inside before distributing them to retailers.

Real estate had boomed as an industry by the 1920's due to the development of residential subdivisions and growing commercial opportunities. One individual at the center of this phenomenon was Peter N. Snyder, who was responsible for much of the development along Atlantic Boulevard and Garfield Avenue. Snyder aspired to establish a garden community in the Monterey Hills to rival Bel-Air and Beverly Hills to the northwest. This development was to be named Midwick View Estates, and would be centered around Jardin del Encanto, a Spanish-style building with impressive water features that still remains today and would

have served as the administrative and community center. The development flopped due to the Great Depression. Development in the area, like much of the country, had stagnated following the depression and saw little growth until the end of World War II. After World War II residential subdivisions were constructed throughout the San Gabriel Valley to accommodate returning service personnel. Development continued to proliferate through the 1960s and 1970s, and former industrial landmarks such as the old Davidson Brickyard was replaced by strip malls, modern corporate centers, and industrial parks (Monterey Park 2023; Sonksen 2013).

Lloyd's Bank. Lloyd's Bank California was the initial occupant of the project site, and briefly in 1980 utilized the project location as their US headquarters (Los Angeles Times 1980). Currently known as Lloyd's Banking Group, Lloyds Bank was established in Birmingham, England in 1765 by Sampson Lloyd and John Taylor. The bank was originally known as Taylors & Lloyds and occupied the same office in Birmingham until 1864, providing finance services in Birmingham during the industrial revolution. In 1853 it was renamed Lloyds and Company and having merged with Moilliet and Sons in 1865 became incorporated as Lloyds Banking Company Ltd. Under its new name it became a joint-stock investment bank and began to invest capital in various industrial sectors to maximize yields with minimal risk exposure. It became Lloyds Bank Ltd. in 1889. As the bank continued to expand its capital base, it reorganized from a partnership to a corporation with shareholders and a board of directors. From the late 19th to the early 20th century, Lloyds acquired the assets of more than 50 banks and after World War I it merged with Capital & Counties Bank making it one of the largest banks in England. In 1971 Lloyds acquired most of BOLSA International Bank, Ltd and the merger resulted in the formation of Lloyds and BOLSA International Bank, Ltd., which expanded its holdings into France, Spain, and Portugal. By 1978 it had branches and/or subsidiaries throughout 43 countries and its members could utilize its financial services globally. Lloyds merged with the Trustee Savings Bank in 1995 and it became known as Lloyds TSB Group PLC, and in 2009 it absorbed Halifax Bank of Scotland PLC, creating Lloyds Banking Group, as it is currently known. During the financial crisis of 2008, the United Kingdom government took large equity stakes in several of that country's largest banks to help avoid a financial collapse and in doing so became the owner of 43 percent of Lloyds. The government increased its equity stake to 65 percent in 2009. As conditions improved, the government reduced its ownership to 24 percent by 2015.

Functionally, Lloyd's accounting was calculated by individual bankers until 1929 when they began to use a mechanized system. By 1962 early computers were in use to process increasingly complex financial calculations and in 1972, Lloyd's installed a Cashpoint machine in Brentwood, Essex which was the United Kingdom's first real time Automatic Teller Machine. Internet banking was launched in 1998 and the first mobile app appeared in 2011. Today, Lloyds Banking Group is one of the larges banks in the United Kingdom and is currently headquartered in London (Lloyds Banking Group 2024, Duignan 2024).

The subject building was operated by Lloyds Bank California which formed in 1974 as a subsidiary of Lloyds and BOLSA International Bank, Ltd. Lloyds Bank of California initiated some automated services and by 1981 all systems utilized the IBM computer. Its ATM network expanded significantly in 1984 when Lloyds Bank California joined 11 other financial institutions to utilize the Star System ATM network. In 1985, Lloyds bank began to

explore unloading capital of Lloyds Bank California due to poor returns and reallocating its U.S. resources, divesting from individuals to refocus on its corporate business in New York (Broder 1986). In 1986 Sanwa Bank California acquired Lloyds Bank California's branches (including the project site). Sanwa Bank operated at the project site until about 2001 when Sanwa Bank California merged with Tokai Bank of California (Reckard 2002).

PERSONNEL

David Brunzell, M.A., RPA acted as the Project Manager and Principal Investigator for the current study. Mr. Brunzell meets the United States Secretary of the Interior Professional Qualification Standards for Archaeology and Architectural History. Mr. Brunzell completed the Department of Park and Recreation (DPR) 523 forms and wrote the technical report with contributions from BCR Consulting Archaeological Field Director Nicholas Shepetuk, B.A. BCR Consulting Staff Archaeologist Douglas Kazmier, B.A., conducted the field survey.

METHODS

This work was completed pursuant to CEQA, the Public Resources Code (PRC) Chapter 2.6, Section 21083.2, and California Code of Regulations (CCR) Title 14, Chapter 3, Article 5, Section 15064.5. The pedestrian cultural resources survey was intended to locate and document previously recorded or new cultural resources, including archaeological sites, features, isolates, and historic-period buildings, that exceed 45 years in age within defined project boundaries. The project site was examined using 15-meter transect intervals, where accessible. This study is intended to determine whether cultural resources are located within the project boundaries, whether any cultural resources are significant pursuant to the above-referenced regulations and standards, and to develop specific mitigation measures that will address potential impacts to existing or potential resources. Tasks pursued to achieve that end include:

- Cultural resources records search to review the results of any studies conducted within a half-mile radius of the project boundaries;
- Additional research through various local and regional resources;
- Systematic pedestrian survey of the entire accessible project site;
- California Register eligibility evaluation for resources identified;
- Development of recommendations and mitigation measures for cultural resources documented within the project boundaries, following CEQA;
- Completion of DPR 523 forms for any discovered cultural resources.

Research

Records Search. On February 14, 2024 (prior to the field survey) a records search was conducted at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton. This archival research reviewed the status of all recorded historic and prehistoric cultural resources, and survey and excavation reports completed within one-half mile of the project site. Additional resources reviewed included the National Register, the California Register, and documents and inventories published by the California Office of Historic Preservation. These include the lists of California Historical Landmarks, California

Points of Historical Interest, Listing of National Register Properties, and the Inventory of Historic Structures.

Additional Research. BCR Consulting performed additional research through Los Angeles County Assessor's records, historic aerial photographs, and various other internet resources.

Field Survey

An intensive-level cultural resources field survey of the project site was conducted on February 21, 2024. The survey was conducted by walking parallel transects spaced approximately 15 meters apart across the accessible project site. Cultural Resources were recorded on DPR 523 forms. Digital photographs were taken at various points within the project site. These included overviews as well as detail photographs of all cultural resources. Cultural resources were recorded per the California OHP *Instructions for Recording Historical Resources* in the field using:

- Detailed note taking for entry on DPR Forms (see Appendix A)
- Hand-held Garmin Global Positioning systems for mapping purposes
- Digital photographic overviews and photographs of all cultural resources (see Appendix A and C).

RESULTS

Research

Records Search. Data from the SCCIC revealed that 12 previous cultural resources studies have taken place, and five cultural resources have been recorded within one-half mile of the project site. One of the previous studies has assessed the project site for cultural resources resulting in no cultural resources having been recorded within its boundaries. The records search results are summarized in Table A, and the complete records search bibliography is provided in Appendix B.

Table A. Cultural Resources and Reports Within One-Half Mile of the Project Site

USGS 7.5 Min Quad	Cultural Resources Within One-Half Mile of Project Site	Studies W/in One-Half Mile
El Monte, California (1994)	P-19-190175: Historic-Period Transmission Tower (0.4 Miles NW) P-19-190261: Historic-Period Transmission Tower (0.1 Miles N) P-19-190502: Historic-Period Transmission Line (0.35 Miles SE) P-19-190508: Historic-Period Transmission Line (0.45 Miles SE) P-19-192441: Historic-Period Substation (0.3 Miles SE)	LA-547, 1013*, 5476, 6303, 8700, 9705, 10175, 11990, 11991, 12040, 12137, 13261

*Previously assessed a portion of the project site

Additional Research. Additional research was performed for the project site to provide the background for the historic-period building within its boundaries. According to Los Angeles County Assessor records, the commercial building that occupies the project site was constructed in 1979 and City records show that its first building permit was issued on June 19, 1979 (Los Angeles County Assessor 2023; Monterey Park 2024). Historic aerial photographs indicate that landscaping and completion of the attached parking lot was not

complete until 1982. No alterations to the property, other than maintenance and upkeep, are discernable based on this research. As indicated in the History section above, the subject building was operated by Lloyds Bank California from 1980 until divesting to Sanwa Bank in 1986. Sanwa Bank operated at the project site until about 2001 when Sanwa Bank California merged with Tokai Bank of California (Reckard 2002).

The building is described in the Field Survey section below. Research has not revealed an architect or designer. The building was exhibits features consistent with an architectural style known as Corporate Modernism, an outgrowth of International Style. Henry Russell Hitchcock and Phillip Johnson proposed the International Style in 1932, using it to reference buildings constructed as early as 1922 and through the 1930s primarily in France and Germany. Its popularity spread through the 1930s and 1940s to the United Kingdom, North and South American, Scandinavia, and Japan. In the 1950s and 1960s the style was nearly ubiquitous in the design of skyscrapers in the United States. In the 1970s and 1980s the International Style had gone out of fashion as formulaic and it gave way to updated forms of design and decoration as well as building materials that became known as postmodern. Major architects that utilized the International Style included Richard Neutra and Philip Johnson in the United States, Walter Gropius and Ludwig Mies van der Rohe in Germany and the U.S., J.J.P. Oud in the Netherlands, and Le Corbusier in France. Characteristics include rectilinear forms with minimal decoration and ornament, open interior spaces, and use of cantilever construction intended to convey the illusion of weightlessness. Materials emphasize highly visible glass and steel and rely heavily on reinforced concrete that is usually less visible (Zelazko 2024).

The term Corporate Modernism was coined by Historian David Nye to describe the blending of modernist aesthetics with corporate interests. Its roots can be traced to businesses in the 1930s who designed unique and futuristic products “emphasizing sleekness, streamlined contours, and functional appearance” that utilized more modern materials that would conform to economic limitations of the era (Sacasas 2012). It has been used to describe many International Style buildings constructed in the late 20th century (Hanly 2024). Gordon Bunshaft is cited as the creator of the style although some of its hallmarks predate his creations and research has not revealed that he ever used the term. Bunshaft’s designs were widely used in post-World War II office towers, banks, and apartment buildings in New York City. The Lever House in New York represents Bunshaft’s most well recognized and comprehensive contribution to the style, reflecting the ubiquitous features of “gridded geometries, glass spandrels, and volumes that were boxes of slabs surrounded by open space, which would then be applied, often with much lesser degrees of success, to countless buildings across America and the world” (Berman 2023).

The eastern municipal water tank adjacent to the north side of the subject property was constructed between 1953 and 1956, and the western tank was added between 2000 and 2003 (USDA 1928, 1938, 1948, 1952, 1953, 1956, 1964, 1972, 1980, 1981, 1982, 2000, 2003). The general character of the rest of the surrounding area has not changed significantly since prior to the development of the subject property. The majority of the residential neighborhoods in the area were constructed between 1948 and 1980. Garvey Reservoir, a major local landmark located 0.45 miles north of the project site, was constructed between 1953 and 1956.

Field Survey

During the field survey, Mr. Kazmier carefully inspected the project site and identified one historic-period commercial building at 1977 Saturn Street, described in detail below. One main building and one utility building were present on the property. No artifacts or potential for significant buried remains have been identified. DPR 523 Forms required to record the building are included in Appendix A, and photographs are provided in Appendix A and C.

No other cultural resources (including prehistoric or historic archaeological or historic architectural resources) were identified during the field survey. Much of the project site has been paved over or was otherwise subject to severe disturbances related to construction or intensive landscaping. Sediments, where visible, consist of loamy sand, most of which has been imported. Vegetation is limited to landscaped grasses and ornamental trees.

1977 Saturn Street. This historic-period commercial building was originally constructed in 1979 (Los Angeles County Assessor 2023; Monterey Park 2024) for use as a corporate office. Lloyd's Bank California was the initial occupant and briefly in 1980 utilized the location as their US headquarters (Los Angeles Times 1980). They occupied the building from 1980 to 1986, after which Sanwa Bank occupied the building until about 2002. The building is a four-story steel-frame concrete structure. Fenestration comprises two horizontally oriented, parallel, solid rows of reflective windows, or glass spandrels, that stretch around the majority of the building perimeter. Four large bay doors are located on the northern elevation. Smaller entryways are located along the length of the building's perimeter at irregular intervals. The primary access doors are located near the center of the southern edge and are set approximately 10 feet into the exterior walls. The west half of the building is approximately half-a-story lower and 30 feet farther to the southeast. This design was meant to compensate for the westerly slope on which it was constructed. There are multiple rooftop equipment enclosures that run along the center axis of the building. Its stylistic elements that are consistent with Corporate Modernism include rectilinear form with minimal decoration and ornament, glass spandrels, and reinforced concrete. It lacks the characteristic gridded geometry, cantilever construction, highly visible steel, and boxes of slabs surrounded by open spaces present in the more representative examples of the style.

SIGNIFICANCE EVALUATIONS

During the field survey, one historic-period cultural resource was identified. CEQA calls for the evaluation and recordation of historic and archaeological resources. The criteria for determining the significance of impacts to cultural resources are based on Section 15064.5 of the *CEQA Guidelines* and Guidelines for the Nomination of Properties to the California Register. Properties eligible for listing in the California Register and subject to review under CEQA are those meeting the criteria for listing in the California Register, or designation under a local ordinance.

Significance Criteria

California Register of Historical Resources. The California Register criteria are based on National Register criteria. For a property to be eligible for inclusion on the California Register or as a City Landmark, one or more of the following criteria must be met:

1. It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the U.S.;
2. It is associated with the lives of persons important to local, California, or U.S. history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, represents the work of a master, possesses high artistic values; and/or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting one or more of the above criteria, the California Register requires that sufficient time has passed since a resource's period of significance to "obtain a scholarly perspective on the events or individuals associated with the resources." (CCR 4852 [d][2]). The California Register also requires that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

Evaluations

1977 Saturn Street. The building located at the project site fits within the context of Late 20th Century commercial development, specifically in Monterey Park through the 1960s and 1970s when strip malls, modern corporate centers, and industrial parks began to replace former industrial landmarks. The building was briefly utilized by Lloyds Banking Group during a foray into California. Research has not indicated that this represented a significant expansion or contraction of the business or of California's financial market. Research has failed to associate it with important events related to the development of the area. It is therefore not eligible for the California Register under California Register Criterion 1. Research has also failed to associate the building with the lives of any persons important to local, California, or U.S. History. This resource is therefore not eligible for the California Register under California Register Criterion 2. The resource contains some stylistic elements of Corporate Modernism but is not a particularly distinctive example of the style. Research has failed to indicate that it represents the work of an important creative individual or possess high artistic values. Therefore, the building is not eligible under California Register Criterion 3. The resource has not and is not likely to yield information important to prehistory or history and is therefore not eligible for listing under California Register Criterion 4. Based on these results, the project site and its historic-period buildings are recommended not eligible under any of the four criteria for listing on the California Register, and as such are not recommended historical resources under CEQA.

RECOMMENDATIONS

During the research and field survey, BCR Consulting archaeologists identified a historic-period office building that occupies the project site. BCR Consulting recommends that this resource does not meet eligibility criteria for the California Register and as such it is not recommended a historical resource under CEQA. Based on these results no further cultural resource work is recommended for the current undertaking. Disturbances associated with previous excavation and construction of the existing historic-period building at the project site have been severe and have disrupted soil beyond depths at which buried cultural resources are likely. Also, no significant buried cultural resources have been recorded in the vicinity of the project site. As a result, the potential to encounter in-situ remains associated

with significant archaeological materials during project-related excavation is low. Therefore, no significant impact related to historical resources is anticipated and no further investigations are recommended unless:

- The proposed project is changed to include areas that have not been subject to this cultural resource assessment;
- Cultural materials are encountered during project activities.

The current study attempted to determine whether significant archaeological deposits were present on the proposed project site. Although none were yielded during the records search and field survey, ground-disturbing activities have the potential to reveal buried deposits not observed on the surface. Prior to the initiation of ground-disturbing activities, field personnel should be alerted to the possibility of buried prehistoric or historic cultural deposits. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register, plans for the treatment, evaluation, and mitigation of impacts to the find will need to be developed. Prehistoric or historic cultural materials that may be encountered during ground-disturbing activities include:

- historic-period artifacts such as glass bottles and fragments, cans, nails, ceramic and pottery fragments, and other metal objects;
- historic-period structural or building foundations, walkways, cisterns, pipes, privies, and other structural elements;
- prehistoric flaked-stone artifacts and debitage (waste material), consisting of obsidian, basalt, and or cryptocrystalline silicates;
- groundstone artifacts, including mortars, pestles, and grinding slabs;
- dark, greasy soil that may be associated with charcoal, ash, bone, shell, flaked stone, groundstone, and fire affected rocks;
- human remains.

Results of the Sacred Lands File search were positive and the NAHC recommended contacting the Gabrieleno Band of Mission Indians-Kizh Nation for more information. The City will initiate Assembly Bill (AB) 52 Native American Consultation for the project with tribes, as required. Since the city will initiate and carry out the required Native American Consultation, the results of the consultation are not provided in this report. However, this report may be used during the consultation process, and BCR Consulting staff is available to answer questions and address concerns as necessary.

According to CEQA Guidelines, projects subject to CEQA must determine whether the project would “directly or indirectly destroy a unique paleontological resource”. The Paleontological Overview provided in Appendix E has recommended that:

> I have conducted a thorough search of our paleontology collection records for the locality and specimen data for proposed development at the Stratcap 1977 Saturn project area as outlined on the portion of the El Monte USGS topographic quadrangle map that you sent to me via e-mail on February 20, 2024. We do not

> have any fossil localities that lie directly within the proposed project area, but we do have fossil localities nearby from the same sedimentary deposits that may occur in the proposed project area, either at the surface or at depth.
>
> The following table shows the closest known localities in the collection of the Natural History Museum of Los Angeles County (NHMLA).
>
> [Table excluded, see Appendix E]
>
> This records search covers only the records of the NHMLA. It is not intended as a paleontological assessment of the project area for the purposes of CEQA or NEPA. Potentially fossil-bearing units are present in the project area, either at the surface or in the subsurface. As such, NHMLA recommends that a full paleontological assessment of the project area be conducted by a paleontologist meeting Federal (43 Code of Federal Regulations Part 49.110) or Society of Vertebrate Paleontology standards.

If human remains are encountered during any project activities, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the NAHC, which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC.

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APPENDIX A

DEPARTMENT OF PARKS AND RECREATION 523 FORMS

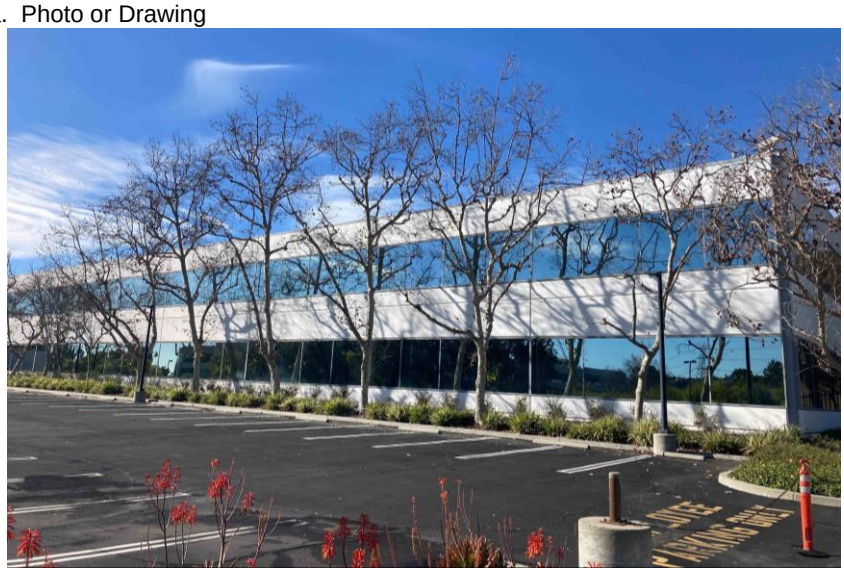
P1. Other Identifier: 1977 Saturn Street
***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County:** Los Angeles
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad:** *El Monte, California* **Date:** 1981 **T** 1 S; **R** 12 W; Section 36**;** SBBM
c. Address: N/A City: Monterey Park Zip: 91755
d. UTM: Zone: 11S 397143 mE/ 3767139 mN (SW corner; G.P.S.; NAD83) Elevation: 1440 feet AMSL
e. Other Locational Data: This resource is located approximately 477 feet west by northwest of the intersection of Saturn Street and S Orange Ave.

***P3a. Description:** (Describe resource and its major elements: design, materials, condition, alterations, size, setting, boundaries)
This commercial building was originally constructed in 1979 (Los Angeles County Assessor) for use as a corporate office. Research has not revealed the exact date that the construction was completed, but the earliest building permit (record no. BH-005537) available through the City of Monterey Park was dated June 19, 1979 (City of Monterey Park 2024). A copy of the permit was not available through the City, so the nature of the permit is unknown. Since construction was completed at an unknown date before June 19, it is likely that the building is over 45 years old and is being treated as a "potential historical resource." Lloyd's Bank California was the initial occupant and briefly utilized the location as their US headquarters (Los Angeles Times 1980). The building is four stories. Fenestration comprises two horizontally-oriented, parallel, solid rows of reflective windows that stretch around the majority of the building perimeter. Four large bay doors are located on the northern elevation. Smaller entryways are located along the length of the building's perimeter at irregular intervals. The primary access doors are located near the center of the southern edge and are set approximately 10 feet into the exterior walls. The west half of the building is approximately half-a-story lower and 30 feet farther to the southeast. This design was meant to compensate for the westerly slope on which it was constructed. There are multiple rooftop equipment enclosures that run along the center axis of the building.

Its stylistic elements that are consistent with Corporate Modernism include rectilinear form with minimal decoration and ornament, glass spandrels, and reinforced concrete. It lacks the characteristic gridded geometry, cantilever construction, highly visible steel, and boxes of slabs surrounded by open spaces present in the more representative examples of the styles.

***P3b. Resource Attributes:** HP7. 3+ story commercial building

P5a. Photo or Drawing



P5b. Description of Photo: (View, date, accession) Northwest, 2/21/24

***P6. Date Built:**
☑Historic ☐Prehistoric ☐Both

***P7. Owner and Address:**
BRE CA SATURN LLC

***P8. Recorded by:**
D. Kazmier
BCR Consulting LLC
Claremont, CA 91711

***P9. Date:** February 21, 2024

***P10. Survey Type:** Intensive.

***P11. Report Citation** *Cultural Resources Assessment of the Stratcap 1977 Saturn Project, Monterey Park, Los Angeles County, California.*

***Attachments:** ☐NONE ☑ Location Map ☐Sketch 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):

B1. Historic Name: N/A B2. Common Name: 1977 Saturn Street
B3. Original Use: Corporate Office

***B5. Architectural Style:** Corporate Modernism

***B6. Construction History:** (Construction date, alterations, and date of alterations):
According to Los Angeles County Assessor records, the commercial building that occupies the project site was constructed in 1979 and City records show that its first building permit was issued on June 19, 1979. Historic aerial photographs indicate that landscaping and completion of the attached parking lot was not complete until 1982. No alterations to the property, other than maintenance and upkeep, are discernable based on this research. The subject building was operated by Lloyds Bank California from 1980 until divesting to Sanwa Bank in 1986. Sanwa Bank operated at the project site until about 2001 when Sanwa Bank California merged with Tokai Bank of California.

***B7. Moved?** ☑No ☐Yes ☐Unknown

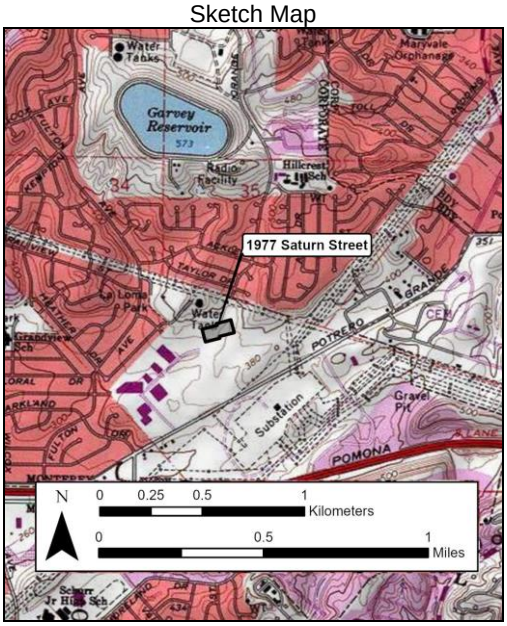
***B8. Related Features:** None

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance: Theme:** Late 20th Century Commercial Development **Area:** Monterey Park **Property Type:** Industrial
Applicable Criteria: N/A
(Discuss importance in terms of historical/architectural context as defined by theme/period/geographic scope. Address integrity.)
(See Continuation Sheet, Page 3 for Historical Context)

National Register of Historic Places and the California Register of Historical Resources requires that a significance criterion (A-D; 1-4) be met for a resource to be eligible. A resource is eligible if (A/1) it is associated with events that have made a significant contribution to the broad patterns of history and cultural heritage; (B/2) it is associated with the lives of persons important in the past; (C/3) it 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 value; or (D/4) it has yielded or is likely to yield information important in prehistory or history. The National Register and the California Register also require that sufficient time has passed since a resource's period of significance (normally 45 years) to "obtain a scholarly perspective on the events or individuals associated with the resources". The National Register and the California Register also require that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

Sketch Map



The building located at the project site fits within the context of Late 20th Century commercial development, specifically in Monterey Park through the 1960s and 1970s when strip malls, modern corporate centers, and industrial parks began to replace former industrial landmarks. The building was briefly utilized by Lloyds Banking Group during a foray into California. Research has not indicated that this represented a significant expansion or contraction of the business or of California's financial market. Research has failed to associate it with important events related to the development of the area. It is therefore not eligible under Criterion A/1. That research has also failed to associate the building with the lives of any persons important to local, California, or U.S. History. This resource is therefore not eligible under Criterion A/2. The resource contains some stylistic elements of Corporate Modernism but is not a particularly distinctive example of the style. Research has failed to indicate that it represents the work of an important creative individual or possess high artistic values. Therefore, the building is not eligible under Criterion C/3. The resource has not and is not likely to yield information important to prehistory or history and is therefore not eligible for listing under California Register Criterion D/4. Based on these results, the project site and its historic-period buildings are recommended not eligible under any of the four criteria for listing and BCR Consulting recommends assigning at Status Code of 6Z.

B11. Additional Resource Attributes: None

***B12. References:** See Page 5
***B14. Evaluators:** David Brunzell, BCR Consulting, Claremont, California
***Date of Evaluation** 06/08/2023

B10. Significance (Continued from page 2.)

Monterey Park. Prior to the discovery of gold at Sutter's Mill in 1848, settlements throughout the state consisted of scattered missions and ranches with most streams and rivers running uncontrolled. Spanish Rancher Jose Lugo built the first Adobe in 1840 near what is now South Garfield Avenue in Monterey Park. During the Gold Rush, miners built hundreds of miles of flumes to sluice gold in streams, creeks, and rivers. Gold became scarce by the 1860s, and many residents of the newly admitted state of California turned to farming which heightened the demand for water. In subsequent decades the expansion of local agriculture was accompanied by higher populations and a diversified economy.

Following the American Civil War, some of the West San Gabriel Valley's first European settlers were arriving in the area, among them was a young Italian Shepherd named Alessandro Repetto who would build one of the first residences in what is now Monterey Park. Repetto purchased 5,000 acres from Rancho San Antonio and built his residence about one-half mile north of where Garfield Avenue intersects with the Pomona Freeway. Some years later, following his service as a mail courier for both the Pony Express and the US Army, Richard Garvey purchased property in the King's Hills of Monterey Pass. He established a ranch and began bringing in spring water from nearby Rio Hondo and formed Garvey Lake near the current location of Garvey Ranch Park. The 1881 completion of the Southern Pacific Railroad and the 1885 completion of the Santa Fe Railroad connected the region from the Mexican border as far north as Ventura and as far inland as Arizona. This resulted in an influx of settlers and land speculators who began subdividing and developing local tracts (Brock et. al. 1992:19). Groundwater was pumped through artesian wells, and open canals were commonly used to transport water as early as the 1860s. Over his lifetime, Richard Garvey sold parcels of his land to pay debts and costs incurred for development of his property beginning in 1906, with what was known as Ramona Acres, northeast of what is now the intersection of Garvey and Garfield Avenues.

The swell of southern California's population into the twentieth century necessitated more creative means of meeting both domestic and commercial water demands (Carle 2004:227; California Department of Water Resources 2020; Harding 1960:2, 109). After learning of a plan for their northern neighbors in Pasadena, South Pasadena, and Alhambra to build a sewage facility adjacent to their community, the residents of what is now Monterey Park voted in favor of cityhood in 1916. The City's new board of directors outlawed sewage facilities within city boundaries and derived its name from an old government map labeling the hills of the area as "Monterey Hills". By 1920, a large area of southern Monterey Park had separated from Monterey Park and formed the city of Montebello. By this time, Asian and Asian-American populations began settling in the Monterey Highlands area, establishing potato and flower farms, as well as improving and renaming the Monterey Pass Trail, now named Coyote Pass by Pioneer Masami Abe. In 1926, bagged potato chips were invented by Laura Scudder near the corner of Atlantic and Garvey Avenue. Scudder ran her business in the back of her husband's gas station, and would iron wax paper bags closed to maintain the freshness of the chips inside before distributing them to retailers.

Real estate had boomed as an industry by the 1920's due to the development of residential subdivisions and growing commercial opportunities. One individual at the center of this phenomenon was Peter N. Snyder, who was responsible for much of the development along Atlantic Boulevard and Garfield Avenue. Snyder aspired to establish a garden community in the Monterey Hills to rival Bel-Air and Beverly Hills to the northwest. This development was to be named Midwick View Estates, and would be centered around Jardin del Encanto, a Spanish-style building with impressive water features that still remains today and would have served as the administrative and community center. The development flopped due to the Great Depression. Development in the area, like much of the country, had stagnated following the depression and saw little growth until the end of World War II. After World War II residential subdivisions were constructed throughout the San Gabriel Valley to accommodate returning service personnel. Development continued to proliferate through the 1960s and 1970s, and former industrial landmarks such as the old Davidson Brickyard was replaced by strip malls, modern corporate centers, and industrial parks (Monterey Park 2023; Sonksen 2013).

Lloyd's Bank. Lloyd's Bank California was the initial occupant of the project site, and briefly in 1980 utilized the project location as their US headquarters (Los Angeles Times 1980). Currently known as Lloyd's Banking Group, Lloyds Bank was established in Birmingham, England in 1765 by Sampson Lloyd and John Taylor. The bank was originally known as Taylors & Lloyds and occupied the same office in Birmingham until 1864, providing finance services in Birmingham during the industrial revolution. In 1853 it was renamed Lloyds and Company and having merged with Moilliet and Sons in 1865 became incorporated as Lloyds Banking Company Ltd. Under its new name it became a joint-stock investment bank and began to invest capital in various industrial sectors to maximize yields with minimal risk exposure. It became Lloyds Bank Ltd. in 1889. As the bank continued to expand its capital base, it reorganized from a partnership to a more modern corporation with shareholders and a board of directors. From the late 19th to the early 20th century, Lloyds acquired the assets of more than 50 banks and after World War I it merged with Capital & Counties Bank making it one of the largest banks in England. In 1971 Lloyds acquired most of BOLSA International Bank, Ltd and the merger resulted in the formation of Lloyds and BOLSA International Bank, Ltd., which expanded its holdings into France, Spain, and Portugal. By 1978 it had branches and/or subsidiaries throughout 43 countries and its members could utilize its financial services globally. Lloyds merged with the Trustee Savings Bank in 1995 and it became known as Lloyds TSB Group PLC, and in 2009 it absorbed Halifax Bank of Scotland PLC, creating Lloyds Banking Group, as it is currently known. During the financial crisis of 2008, the United Kingdom government took large equity stakes in several of that country's largest banks to help avoid a financial collapse and in doing so became the owner of 43 percent of Lloyds. The government increased its equity stake to 65 percent in 2009 (Continued on page 4).

(Continued from page 3) As conditions improved, the government had reduced its ownership to 24 percent by 2015. Functionally, Lloyd's accounting was calculated by individual bankers until 1929 when they began to use a mechanized system. By 1962 early computers were in use to process increasingly complex financial calculations and in 1972, Lloyd's installed a Cashpoint machine in Brentwood, Essex which was the United Kingdom's first real time Automatic Teller Machine. Internet banking was launched in 1998 and the first mobile app appeared in 2011. Today, Lloyds Banking Group is one of the larges banks in the United Kingdom and is currently headquartered in London (Lloyds Banking Group 2024, Duignan 2024).

1977 Saturn Street. The subject building was operated by Lloyds Bank California which formed in 1974 as a subsidiary of Lloyds and BOLSA International Bank, Ltd. Lloyds Bank of California initiated some automated services and by 1981 all systems utilized the IBM computer. Its ATM network expanded significantly in 1984 when Lloyds Bank California joined 11 other financial institutions to utilize the Star System ATM network. In 1985, Lloyds bank began to explore unloading capital of Lloyds Bank California due to poor returns and reallocating its U.S. resources, divesting from individuals to refocus on its corporate business in New York (Broder 1986). In 1986 Sanwa Bank California acquired Lloyds Bank California's branches (including the project site). Sanwa Bank operated at the project site until about 2001 when Sanwa Bank California merged with Tokai Bank of California (Reckard 2002). Since the Sanwa Bank era is recent, a context is not considered relevant so has not been developed for the current project.

Additional research was performed for the project site to provide the background for the historic-period building within its boundaries. According to Los Angeles County Assessor records, the commercial building that occupies the project site was constructed in 1979 and City records show that its first building permit was issued on June 19, 1979 (Los Angeles County Assessor 2023; Monterey Park 2024). Historic aerial photographs indicate that landscaping and completion of the attached parking lot was not complete until 1982. No alterations to the property, other than maintenance and upkeep, are discernable based on this research. As indicated in the History section above, the subject building was operated by Lloyds Bank California from 1980 until divesting to Sanwa Bank in 1986. Sanwa Bank operated at the project site until about 2001 when Sanwa Bank California merged with Tokai Bank of California (Reckard 2002).

The building is described in the Field Survey section below. Research has not revealed an architect or designer. The building was exhibits features consistent with an architectural style known as Corporate Modernism, an outgrowth of International Style. Henry Russell Hitchcock and Phillip Johnson proposed the International Style in 1932, using it to reference buildings constructed as early as 1922 and through the 1930s primarily in France and Germany. Its popularity spread through the 1930s and 1940s to the United Kingdom, North and South American, Scandinavia, and Japan. In the 1950s and 1960s the style was nearly ubiquitous in the design of skyscrapers in the United States. In the 1970s and 1980s the International Style had gone out of fashion as formulaic and it gave way to updated forms of design and decoration as well as building materials that became known as postmodern. Major architects that utilized the International Style included Richard Neutra and Philip Johnson in the United States, Walter Gropius and Ludwig Mies van der Rohe in Germany and the U.S., J.J.P. Oud in the Netherlands, and Le Corbusier in France. Characteristics include rectilinear forms with minimal decoration and ornament, open interior spaces, and use of cantilever construction intended to convey the illusion of weightlessness. Materials emphasize highly visible glass and steel and rely heavily on reinforced concrete that is usually less visible (Zelazko 2024).

The term Corporate Modernism was coined by Historian David Nye to describe the blending of modernist aesthetics with corporate interests. Its roots can be traced to businesses in the 1930s who designed unique and futuristic products "emphasizing sleekness, streamlined contours, and functional appearance" that utilized more modern materials that would conform to economic limitations of the era (Sacasas 2012). It has been used to describe many International Style buildings constructed in the late 20th century (Hanly 2024). Gordon Bunshaft is cited as the creator of the style although many of its hallmarks predate his creations and research has not revealed that he ever used the term. Bunshaft's designs were widely used in post-World War II office towers, banks, and apartment buildings in New York City. The Lever House in New York represents Bunshaft's most well recognized and comprehensive contribution to the style, reflecting the ubiquitous features of "gridded geometries, glass spandrels, and volumes that were boxes of slabs surrounded by open space, which would then be applied, often with much lesser degrees of success, to countless buildings across America and the world" (Berman 2023).

The eastern municipal water tank adjacent to the north side of the subject property was constructed between 1953 and 1956, and the western tank was added between 2000 and 2003 (USDA 1928, 1938, 1948, 1952, 1953, 1956, 1964, 1972, 1980, 1981, 1982, 2000, 2003). The general character of the rest of the surrounding area has not changed significantly since prior to the development of the subject property. The majority of the residential neighborhoods in the area were constructed between 1948 and 1980. Garvey Reservoir, a major local landmark located 0.45 miles north of the project site, was constructed between 1953 and 1956.

***B12. References** (continued from page 2)**:**

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APPENDIX B

RECORDS SEARCH BIBLIOGRAPHY

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
LA-00547		1979	Robinson, R. W.	Cultural Resources Investigation Re: Minor Land Division, Tentative Map No. 11444	R.W. Robinson Consulting Archaeologist	
LA-01013		1981	Schroth, Adella	Historical Assessment of the Southeast Economic Project, Monterey Park, California	Archaeological Resource Management Corp.	
LA-05476		2000	Romani, Gwendolyn R.	Archaeological Survey Report: Los Angeles-San Diego Fiber Optic Project: Mesa Substation to Chino Hills State Park Segment	Compass Rose Archaeological, Inc.	19-101223, 30-000614
LA-06303		2001	Thane, Michael D.	Review of Requirements Under the National Historic Preservation Act of 1966 Propoosed Potrero Tower Site 700 East Potrero Grande Drive Monterey Park, Los Angeles County, California 91754	Law Engineering and Environmental Services, Inc.	
LA-08700		2006	Bonner, Wayne H.	Cultural Resources Records Search and Site Visit Results for T-mobile Candidate Ie05350d (sce Monterey Park), 2000 East Clover Drive, Monterey Park, Los Angeles County, California	Michael Brandman Associates	
LA-09705		2007	Anonymous	Cultural Resources Inventory of the Southern California Edison Company Tehachapi Renewable Transmission Project, Kern, Los Angeles and San Bernardino Counties, California. ARR #05-01-01046	Pacific Legacy, Inc.	19-001128, 19-001299, 19-001300, 19-001315, 19-001359, 19-001382, 19-002131, 19-002206, 19-002212, 19-002350, 19-002363, 19-002411, 19-002412, 19-002998, 19-003018, 19-003025, 19-003031, 19-003032, 19-003136, 19-003141, 19-003152, 19-003720, 19-003721, 19-003722, 19-003723, 19-003727, 19-003728, 19-003729, 19-003730, 19-003731, 19-003732, 19-003733, 19-003734, 19-003735, 19-003736, 19-003737, 19-003738, 19-003739, 19-003740, 19-003741, 19-003742, 19-003990, 19-100631, 19-100806, 19-100807, 19-100808

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
LA-10175		2009	Unknown	Confidential Cultural Resources Specialist Report for the Tehachapi Transmission Project	Applied Earthworks, Aspen Environmental Group	19-000806, 19-001128, 19-001299, 19-001300, 19-001315, 19-001357, 19-001382, 19-001636, 19-001770, 19-001771, 19-001783, 19-001956, 19-001957, 19-002206, 19-002212, 19-002343, 19-002350, 19-002363, 19-002411, 19-002412, 19-003009, 19-003018, 19-003025, 19-003031, 19-003032, 19-003037, 19-003090, 19-003099, 19-003136, 19-003152, 19-003295, 19-003385, 19-003477, 19-003606, 19-003638, 19-003795, 19-003852, 19-003853, 19-003854, 19-100277, 19-100439, 19-100496, 19-100644, 19-120031, 19-120032, 19-120072, 19-120074, 19-180689, 19-186545, 19-186860, 19-186870, 19-186871, 19-186872, 19-186873, 19-186875, 19-186876, 19-186877, 19-186917, 19-186921, 19-186923, 19-186925, 19-187713
LA-11990		2010	Wetherbee, Matthew, Jackson, Thomas, and Tinsley-Becker, Wendy	Supplemental Cultural Resources Survey Report for the Southern California Edison Tehachapi Renewable Transmission Project Segment 7 Rio Hondo-Amamdor-Jose-Mesa 66kv Line Relocation, Los Angeles County, California	Pacific Legacy & Urbana Preservation and Planning	19-003814, 19-004079, 19-004117, 19-004118
LA-11991		2010	Schneider, Tsim and Holson, John	Supplemental Archaeological Survey Report #2, Tehachapi Renewable Transmission Project Segment 7, Los Angeles County, California	Pacific Legacy	19-003813, 19-186917
LA-12040		2012	Supernowicz, Dana	Architectural Evaluation Study of the SCE-Mesa Newark M0-T5 Project, MetroPCS California, LLC Site No. MLAX04162, 1853 Mancha Way, Monterey Park, Los Angeles County, California 91755	Historic Resource Associates	19-190175
LA-12137		2013	Bonner, Wayne H., Kathleen A. Crawford, and Sarah A. Williams	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate IE05350D (SCE350 Monterey Park), 2001 South Orange Avenue, Monterey Park, Los Angeles County, California	MBA	19-190261
LA-13261		2010	Tinsley Becker, Wendy L. and Malia Bassett	NRHP/CRHR Review, Southern California Edison Company, Mesa Substation Complex	Urbana Preservation & Planning, LLC	19-192441

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-19-190175		Resource Name - SCE Transmission Tower M-0 T-5 Mesa-Newmark No. 2	Structure	Historic	HP11	2012 (Dana E. Supernowicz, Historic Resource Associates)	LA-12040
P-19-190261		Resource Name - SCE Tower #M1-T11/Mesa-Newmark, T-Mobile West LLC IE05350D/SC350SCE Monterey Park	Structure	Historic	HP11	2012 (K.A. Crawford, Crawford Historic Services)	LA-12137
P-19-190502		Resource Name - SCE Mesa-Anita-Eaton 66kV Transmission Line; OHP Property Number - 180872	Object	Historic	HP11	2010 (Wendy L. Tinsley Becker, Urbana Preservation & Planning)	LA-12788
P-19-190508		Resource Name - SCE Walnut-Hillgen-Industry-Mesa-Reno 66kV Transmission Line	Object	Historic	HP11	2010 (Wendy L. Tinsley Becker, Urbana Preservation & Planning); 2018 (Audrey von Ahrens, GPA)	LA-12552
P-19-192441		Resource Name - SCE Mesa Substation Complex	Building, Object, District	Historic	HP09	2010 (Wendy L. Tinsley Becker, Urbana Preservation and Planning)	LA-13261

APPENDIX C

PROJECT PHOTOGRAPHS



Photo 1: Overview of SE Corner of Building

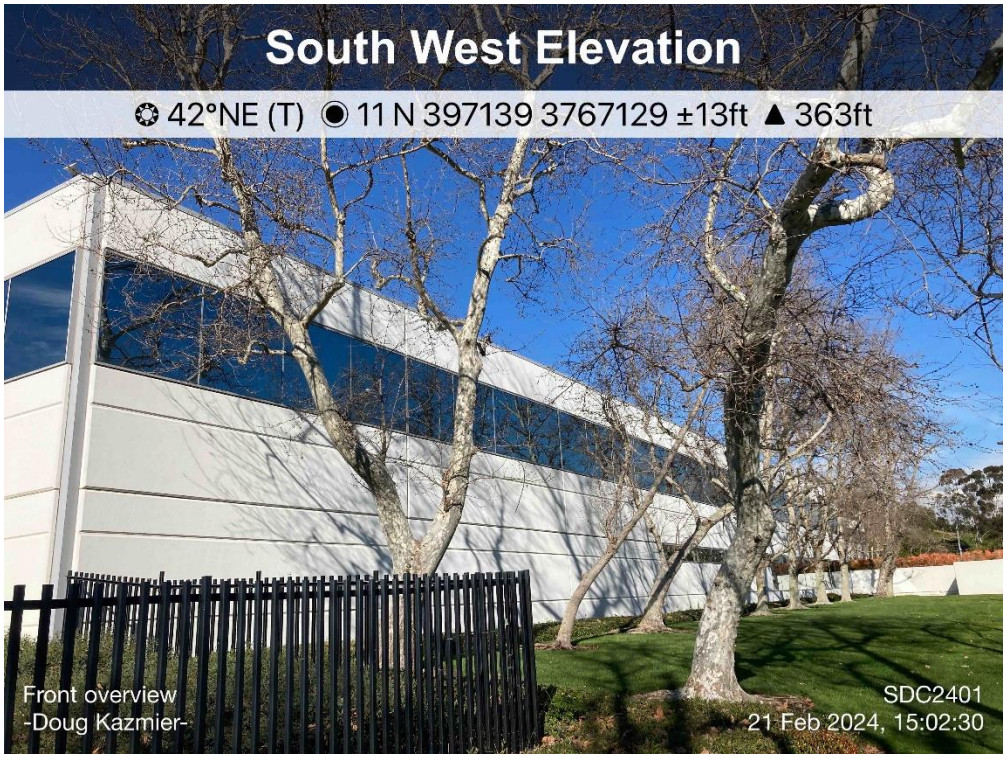

Photo 2: Overview of SW Corner of Building



Photo 3: Overview of Building Entrance Path on S Side



Photo 4: Overview of NE Corner of Building



Photo 5: Overview of NW Corner of Building



Photo 6: Overview of NW Corner of Building

APPENDIX D

NAHC SACRED LANDS FILE SEARCH

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March 4, 2024

Joseph Orozco
BCR Consulting, LLC

Via Email to: bcrllc2008@gmail.com

Re: Stratcap 1977 Saturn Park Project, Los Angeles County

To Whom It May Concern:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information submitted for the above referenced project. The results were positive. Please contact the Gabrieleno Band of Mission Indians – Kizh Nation on the attached list for information. Please note that tribes do not always record their sacred sites in the SLF, nor are they required to do so. A SLF search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with a project's geographic area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites, such as the appropriate regional California Historical Research Information System (CHRIS) archaeological Information Center for the presence of recorded archaeological sites.

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

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

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

Sincerely,

Andrew Green

Andrew Green
Cultural Resources Analyst

Attachment

Native American Heritage Commission
Native American Contact List
Los Angeles County
3/4/2024

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,Ventura	12/4/2023
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,Ventura	3/28/2023
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 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 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,Ventura	5/30/2023
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,Ventura	5/30/2023
Santa Rosa Band of Cahuilla Indians	F	Lovina Redner, Tribal Chair	P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	(951) 659-2228	lsaul@santarosa-nsn.gov	Cahuilla	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	
Soboba Band of Luiseno Indians	F	Joseph Ontiveros, Tribal Historic Preservation Officer	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-5279	(951) 654-4198	jontiveros@soboba-nsn.gov	Cahuilla Luiseno	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	7/14/2023
Soboba Band of Luiseno Indians	F	Jessica Valdez, Cultural Resource Specialist	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-6261	(951) 654-4198	jvaldez@soboba-nsn.gov	Cahuilla Luiseno	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	7/14/2023
Soboba Band of Luiseno Indians	F	Isaiah Vivanco, Chairperson	P.O. Box 487 San Jacinto, CA, 92581	(951) 654-5544	(951) 654-4198	ivivanco@soboba-nsn.com	Cahuilla Luiseno	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	7/14/2023

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 Stratcap 1977 Saturn Park Project, Los Angeles County.

Record: PROJ-2024-001265
Report Type: List of Tribes
Counties: Los Angeles
NAHC Group: All

APPENDIX E

PALEONTOLOGICAL RESOURCE RESULTS

Natural History Museum
of Los Angeles County
900 Exposition Boulevard
Los Angeles, CA 90007

tel 213.763.DINO
www.nhm.org

Research & Collections

e-mail: paleorecords@nhm.org

February 25, 2024

BCR Consulting LLC
Attn: Joseph Orozco

re: Paleontological resources for the Stratcap 1977 Saturn Project (SDC2401)

Dear Joseph:

I have conducted a thorough search of our paleontology collection records for the locality and specimen data for proposed development at the Stratcap 1977 Saturn project area as outlined on the portion of the El Monte USGS topographic quadrangle map that you sent to me via e-mail on February 20, 2024. We do not have any fossil localities that lie directly within the proposed project area, but we do have fossil localities nearby from the same sedimentary deposits that may occur in the proposed project area, either at the surface or at depth.

The following table shows the closest known localities in the collection of the Natural History Museum of Los Angeles County (NHMLA).

Locality Number	Location	Formation	Taxa	Depth
LACM IP 2896, 11852, 21375, 7681	Merced Hills to the north of Whittier Narrows Recreation Area	Pico Formation (conglomerate bed in siltstone)	Invertebrates, including tusk shell (*Dentalum neohexagonium*)	Unknown
LACM VP 3363	W of Monterey Pass Road in Coyote Pass; E of the Long Beach Freeway & S of the N boundary of Section 32; Monterey Park	Unknown formation (Pleistocene; sand and silt)	Horse (*Equus*)	Unknown
LACM VP 7702	Intersection of 26th St and Atlantic Blvd, Bell Gardens	Unknown formation (Pleistocene; silt)	Fish (*Gasterosteus*); Snake (Colubridae), Rodents (*Thomomys, Microtus, Reithrodontomys)*; Rabbit (*Sylvilagus*)	30 feet bgs
LACM VP 6350-6362; LACM IP 16968-16991	Puente Hills Landfill	Fernando Formation; Repetto Member (massive clayey siltstone)	Herring *(Ganolytes)*, hake (*Merluccius*), rattail (*Coelorhynchus*), lanternfish (*Lampanyctus, Diaphus*), white shark (*Charcharodon*	Unknown

Locality Number	Location	Formation	Taxa	Depth
			carcharias); marine mammals (Cetacea); Invertebrates (unspecified)	

VP, Vertebrate Paleontology; IP, Invertebrate Paleontology; bgs, below ground surface

This records search covers only the records of the NHMLA. It is not intended as a paleontological assessment of the project area for the purposes of CEQA or NEPA. Potentially fossil-bearing units are present in the project area, either at the surface or in the subsurface. As such, NHMLA recommends that a full paleontological assessment of the project area be conducted by a paleontologist meeting Federal (43 Code of Federal Regulations Part 49.110) or Society of Vertebrate Paleontology standards.

Sincerely,



Alyssa Bell, Ph.D.
Natural History Museum of Los Angeles County

enclosure: invoice