



Appendix 4.5-1

Archaeological Resources Memorandum



MEMORANDUM

To: Brett Henry
Trojan Storage
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From: Jamie Nord, MA, RPA and Jessica Mauck, MA, RPA
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3801 University Avenue, Suite 300, Riverside, CA 92501

Date: April 15, 2024

Subject: Archaeological Resources Technical Memorandum for the 7528 North Bellaire Avenue Mixed-Use Project in the City of Los Angeles, Los Angeles County, California

To Whom It May Concern,

At the request of Trojan Storage, Kimley-Horn and Associates, Inc. (KHA) prepared an Archaeological Resources Technical Memorandum for the 7528 North Bellaire Avenue Mixed-Use Project (Project) site located in the City of Los Angeles (City), Los Angeles County, California. This study was completed to determine whether the Project site contains, or could reasonably contain, archaeological resources and support the City's review of potential impacts to archaeological resources within the property as a result of the proposed Project. A cultural resources records search, pedestrian survey, and additional research were conducted to identify previously recorded and potential archaeological resources within the proposed Project site. Historic built environmental resources are separately addressed in the Historical Resources Phase 1 Assessment prepared by ASM Affiliates for the Project.

Project Description

The Project site is located in the North Hollywood region of northwestern City of Los Angeles (Figure 1). The approximately 3.92-acre Project site consists of one parcel (APN 2305-024-030) at the northeastern corner of the Saticoy Street at North Bellaire Avenue intersection, at 7528 North Bellaire Avenue, Sun Valley – La Tula Canyon Community, Los Angeles, California (Figure 2). The Project site is currently vacant and unimproved with the exception of one vacant single-family residential dwelling built in 1938 that occupies the site's southwest corner.

The Project proposes to demolish the onsite improvements and construct a mixed-use development that comprises of two (2) buildings with a total gross building site of 233,632 square feet (SF), approximately 220,232 SF of self-storage space, and approximately

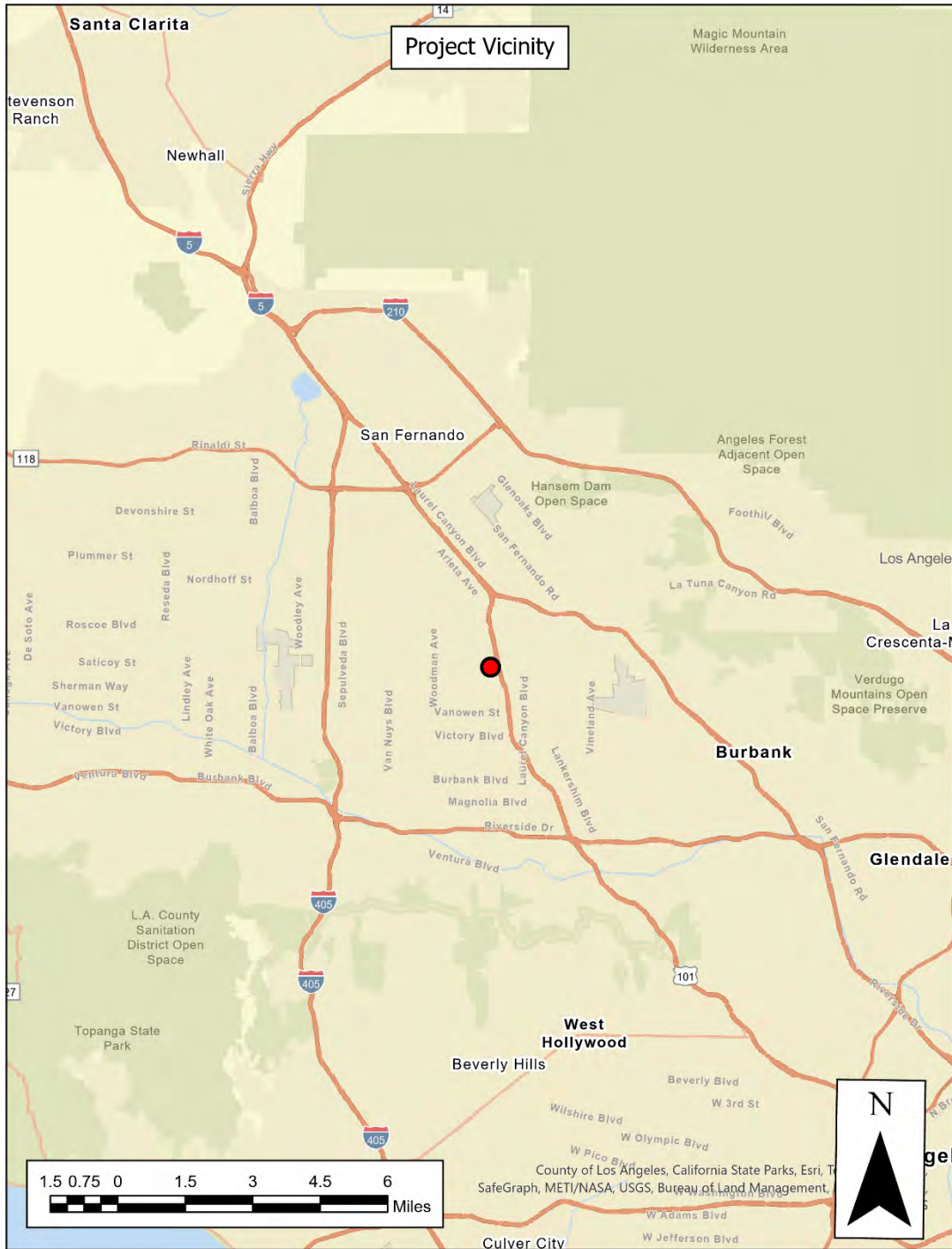


Figure 1: Project Vicinity Map

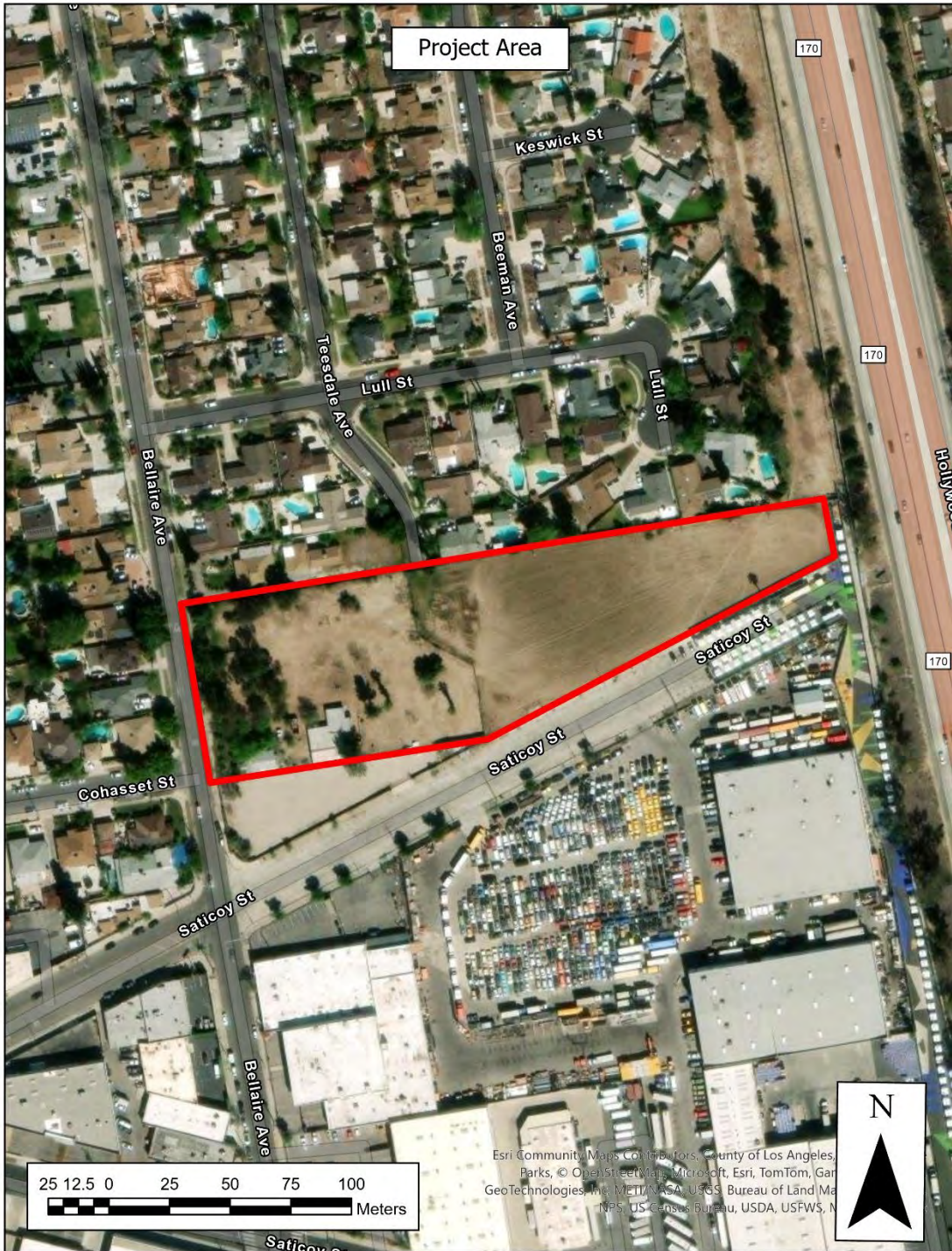


Figure 2: Project Site Map

13,400 SF of residential space. In the eastern portion of the site, the Project proposes a self-storage facility comprised of two (2) buildings identified as Building A1 and A2. Building A1 would be three (3) stories with approximately 131,523 SF for 130,823 SF of storage space and storage units, and 700 SF for office space. Building A2 would also be three (3) stories with approximately 88,709 SF of storage space with storage units. In the western portion of the site, the Project proposes a nine- (9) unit townhouse-style apartment development that includes one (1) two-story 13,400-SF building and approximately 5,600 SF of open space. The self-storage facility proposes 49 surface parking spaces. The residential development proposes 18 resident spaces within attached garages and 11 guest spaces.

Natural Setting

The proposed Project site is located within the northwestern Los Angeles Basin, approximately 20 miles northeast of the Pacific Coast. The Los Angeles basin is a structural depression that is approximately 50 miles long and 20 miles wide that developed as a result of tectonic forces and the San Andreas Fault zone (Critelli et al. 1995; Ingersoll and Rumelhart 1999). The natural geomorphology of the Project site consists of a floodplain with 0-2% slope (SoilWeb 2024). Natural subsurface soil composition consists of Urban land-Tujunga-Typic Xerorthents, sandy substratum complex. While the Project vicinity is comprised of urban, developed land, this site would have once been a lush, wet environment that supported an abundance of plant and animal resources. The Project site is situated southwest of the Verdugo geologic fault line and southeast of the Northridge Hills fault line (U.S. Geological Survey 2024). Geologic units underlying the Project area are mapped as Holocene-age alluvial gravel, sand and clay (Dibblee and Ehrenspeck 1991).

Cultural and Historical Setting

The history of Los Angeles crosses numerous periods of human occupation, including precontact Native American occupation, the Spanish Mission Period, the Mexican Rancho Period, and the American Period. Specifically, the proposed Project site is located within the ancestral lands of the Gabrieleño/Tongva. Gabrieleño is a Spanish word associated with the San Gabriel Mission. Although Alfred Kroeber recorded the territories of southern California tribes in 1925, the ancient territorial borders remain inexact for two reasons: first, territorial boundaries were flexible and, secondly, indigenous borders and land use were not recorded until after European settlements displaced many Native American communities. However, although firm and defining borders cannot be known, archaeological, ethnographic, and historic evidence exists to support the prehistoric use by the Gabrieleño/Tongva (Gabrieleño [Tongva] Band of Mission Indians 2024). It is generally understood that their ancestral territory included the watersheds of the San Gabriel, Santa Ana, and Los Angeles Rivers, portions of the Santa Monica and Santa Ana Mountains, the Los Angeles Basin, the coast

from Aliso Creek to Topanga Creek, and San Clemente, San Nicolas, and Santa Catalina Islands.

The Gabrieleño/Tongva have a rich and diverse material culture, traditionally including shell set in asphaltum, carvings, painting, baskets, an extensive steatite industry, and a wide range of stone, shell, and bone materials. At the time of European colonization, they inhabited numerous permanent villages in fertile lowlands along waterways in sheltered areas along the coast, each of which held a population in the low hundreds. Smaller villages were also located at varying distances from these permanent villages, all of which were highly connected via economic, religious, and social ties (Bean and Smith 1978). Villages contained circular and domed homes made of tule mats, fern, or carrizo, as well as small, circular earth-covered sweathouses (Kroeber 1925; Bean and Smith 1978). Their hunting and gathering subsistence strategy included land and offshore efforts that resulted in the intake of both small and large land animals, sea mammals, river and ocean fish, and a variety of plant resources. The population sometimes migrated between villages on a temporary basis throughout the year, returning to their permanent villages for ceremony or when resources needed to be replenished (Hudson and Blackburn 1982).

Records show that the long history of European colonization and harmful displacement of Native Americans initially began in 1542 as a result of Juan Rodríguez Cabrillo visiting the area during exploration. Following many subsequent Spanish visits to the region, Gaspar de Portolá established a Spanish outpost in the Los Angeles area in 1769. The outpost grew in 1781 when 44 families of Native American, African and European heritage journeyed from Mexico to Los Angeles to establish a farming community (City of Los Angeles 2024). Following this outpost, the Missions San Gabriel and San Fernando were established in 1771 and 1797, respectively. According to mission records, many Gabrieleño/Tongva were forced into the system because of the nearby missions in their ancestral lands (King 2011). It is important to note that the proposed Project site is located in the region of both missions. San Fernando Mission is located approximately seven (7) miles to the northwest, and San Gabriel Mission is located approximately 25 miles to the southeast of the Project site. Numerous Tongva villages have been identified through mission records, ethnographic records, and oral histories as being located in the region, such as Tujubit, Jajamobit, Vijabit, and Mujubit (King 2011).

Due in part to the introduction of new diseases, as well as the harsh conditions of mission life, the indigenous population quickly dwindled and cultural practices were lost. Following the secularization of the missions, most surviving Gabrieleño/Tongva became wage laborers on the ranchos of Mexican California and were later nearly completely wiped out as a result of a smallpox outbreak in the 1860s. The combination of removal, murder, disease, forced labor, and poor diet contributed to the harmful diaspora of the Gabrieleño/Tongva from established villages to scattered areas of the Los Angeles Basin for survival (Bean and

Smith 1978). This history of displacement within their own ancestral lands has led to difficulty in attaining federal recognition. However, the 20th century found a revitalization of the Gabrieleño/Tongva people and culture, and though the communities remain unrecognized by the Federal government, they remain a very active people in the Los Angeles area today.

After the vast decimation of Native American populations, the Spanish missions ended with the Decree for the Secularization of the Missions of California. Mexico gained independence from Spain, and the program of Mexican Land Grants in California began. The Mexican Ranchos operated as large pastoral estates. Following this, the Treaty of Guadalupe Hidalgo in 1848 ended the Mexican-American War and the Mexican Rancho Period. California achieved statehood in the U.S. in 1850. Afterwards, this area was largely settled as farmland due to its rich, fertile soil. The Los Angeles region supplied beef and other products to the masses of miners arriving in California. The arrival of the Southern Pacific Railroad in the 1880s to Los Angeles brought new industry and increased development to the region (Los Angeles County Library 2024). The railroad directly linked Los Angeles to the rest of the United States.

At the turn of the 20th century, two new industries blossomed in the Los Angeles Basin: film and oil. Film directors began shooting movies in Los Angeles due to the weather and low wages. Hollywood quickly became a flagship entertainment community. Oil wells were installed throughout the basin after the discovery of a “gusher.” However, industry in Los Angeles transitioned during WWII to a focus on industrial manufacturing. Demographics shifted in the 1960s with an increase of residents from Mexico and Asia. Industries shifted again towards entertainment, tourism, and high-tech. Today, the City of Los Angeles exists as a modern metropolitan area with a population of approximately 3.9 million residents (City of Los Angeles 2024).

Cultural Resources Records Search

A cultural resources records search was conducted through the South Central Coastal Information Center (SCCIC) for the proposed Project site and a 0.5-mile buffer on March 6, 2024. The results indicated that nine (9) previous cultural studies were conducted within 0.5 mile of the Project site, though no cultural resources were recorded. Additionally, the results indicated that no cultural resources studies have taken place, nor any cultural resources recorded, within the Project site (Attachment A).

Pedestrian Survey

A KHA archaeologist conducted a pedestrian survey of the entire Project site on March 12, 2024 to identify the presence of any surface archaeological resources. Transects were

spaced approximately 15 meters apart and were oriented in a north-south direction. The survey covered 100% of the Project site. However, surface visibility was very poor, averaging approximately 15%. The entire Project site was heavily vegetated with various invasive grasses reaching shoulder-height (Figure 3). Any visible surface exposures were carefully inspected, and digital photographs were taken at various points in the Project site. During the survey, it was noted that the property had been previously graded for residential and agricultural purposes. Additionally, some agricultural debris and construction materials were noted in the western part of the Project site, such as farming equipment and brick piles (Figure 4). Historic aerial images of the Project site and the machinery characteristics indicate that the equipment and debris are of modern age (Historic Aerials 2024). No archaeological resources were identified during the survey.

Additional Research

A review of available historical and topographic maps, aerial imagery, historic resource repository data, and literature was conducted to ascertain the level of existing disturbance and potential for archaeological resources. A review of resource databases and repositories did not result in the identification of any archaeological resources in the Project area.

Historic topographic maps and aerial images portraying the Project area date to 1894 and 1947, respectively (Historic Aerials 2024). The early topographic maps indicate that a wash ran through the Project site. By 1921, nearby roads were constructed. Bellaire Avenue is first displayed on the 1939 topographic map. Few changes occurred in subsequent maps after the historic-age building appeared on the 1955 topographic map. In early aerial images, the Project site and vicinity are displayed as small, agricultural lots. However, by the 1960s, nearby land uses transitioned from agricultural to residential. The eastern part of the Project site has remained graded but undeveloped.

Results

The archaeological sensitivity of the Project site can be considered moderate due to its location in a floodplain underlaid by Holocene-age alluvial sands, lack of previous development on the majority of the Project site, and ethnographic data of Tongva villages located throughout the San Fernando Valley. Although the cultural resources record search results were negative for previously recorded resources in the vicinity, much of the nearby development occurred before the implementation of modern historic preservation laws, and it is possible that resources in those areas were present but destroyed.



Figure 3: Project Site Overview



Figure 4: Equipment and Debris

Recommendations

As a result of the research efforts in this memo report, Kimley-Horn and Associates, Inc. (KHA) did not identify any archaeological resources within the Project site. However, the Project site had never been previously surveyed, and the survey conditions for this current study were very poor. Additionally, results of the research effort noted the archaeological sensitivity of the Project site is moderate due to the presence of Holocene-aged alluvial sands, lack of previous development in portions of the Project site, and knowledge of ethnographic Tongva villages in the region. As such, this study recommends that mitigation measures or conditions of approval should be included that outline requirements for a Worker's Environmental Awareness Program (WEAP) training and survey prior to Project construction, archaeological monitoring of undeveloped portions of the Project site during construction, and the process for treatment of any archaeological resources and/or human remains inadvertently discovered during Project implementation. With such measures/conditions in place, impacts to archaeological resources would be less than significant. An example of such measures/conditions, which reflect the City of Los Angeles' standard conditions of approval but may be updated as a result of Tribal consultation, are included below:

- **WEAP Training:** An archaeologist that meets Secretary of Interior (SOI) Professional Qualifications in Archaeology (Project Archaeologist) will conduct a Worker Environmental Awareness Program (WEAP) training for all on-site personnel related to cultural resources for the Project. The training will provide an overview of how to identify cultural resources within the Project site and the process to follow in the case of inadvertent discovery. All personnel that access the site must undergo this training, to include any personnel that engage with the Project after the initial WEAP training is provided.
- **Archaeological Monitoring:** The Project Archaeologist will be present, or supervise archaeological monitors (Monitors) who will be present, to conduct a survey of the Project site after initial clearing of vegetation to better identify any surface material that was unable to be identified during the initial survey. Additionally, the Project Archaeologist or Monitor will be present for initial ground-disturbing activities within the undeveloped portions of the Project site. After initial grading, should no cultural resources be present and/or subsurface soils indicate a low likelihood for intact resources, the Project Archaeologist will have the ability to recommend monitoring be decreased or eliminated after initial ground-disturbing activities are complete, which will be approved by the Lead Agency.

- **Inadvertent Discovery of Archaeological Resources:** In the event that any subsurface cultural resources are encountered at the Project site during construction or the course of any ground disturbance activities, all such activities shall halt immediately, pursuant to State Health and Safety Code Section 7050.5. At which time the applicant shall notify the City and consult with the Project Archaeologist, who shall evaluate the find in accordance with Federal, State, and local guidelines, including those set forth in the California Public Resources Code Section 21083.2 and shall determine the necessary findings as to the origin and disposition to assess the significance of the find. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance is determined to be unnecessary or infeasible by the City. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted.

- **Inadvertent Discovery of Human Remains:** In the event that human skeletal remains are encountered at the project site during construction or the course of any ground disturbance activities, all such activities shall halt immediately, pursuant to State Health and Safety Code Section 7050.5 which requires that no further ground disturbance shall occur until the County Coroner has made the necessary findings as to the origin and disposition pursuant to California Public Resources Code Section 5097.98. In the event human skeletal remains are discovered during construction or during any ground disturbance activities, the following procedures shall be followed:
 - Stop immediately and contact the County Coroner: 1104 N. Mission Road Los Angeles, CA 90033 323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or 323-343-0714 (After Hours, Saturday, Sunday, and Holidays)

 - If the remains are determined to be of Native American descent, the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC).

 - The NAHC will immediately notify the person it believes to be the most likely descendent of the deceased Native American.

 - The most likely descendent has 48 hours to make recommendations to the Applicant, for the treatment or disposition, with proper dignity, of the human remains and grave goods.

 - If the Applicant does not accept the descendant's recommendations, the owner or the descendent may request mediation by the NAHC.

It is important to note that this report does not include discussion related to the presence of Tribal Cultural Resources (TCR), as defined by CEQA, as this is determined via government-to-government consultation between the City of Los Angeles and Native American Tribes. As such, recommendations made within this report as it relates to archaeological resources of Native American origin should be considered alongside the results of Tribal consultation.

Sincerely,



Jamie Nord, MA, RPA
Kimley-Horn and Associates, Inc.
RPA Number: 5502

Attachment A: Cultural Resources Records Search Results from the South Central Coastal Information Center

References

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**Attachment A:
Cultural Resources Records Search Results from the South Central Coastal
Information Center**

Report List

Bellaire Project

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
LA-00160		1988	Dames and Moore	Phase 1 Cultural Resources Survey Fiber Optic Cable Project Burbank to Santa Barbara, California for Us Sprint Communications Company	Dames & Moore	56-000027, 56-000196, 56-000202, 56-000240, 56-000241, 56-000341, 56-000342, 56-000343, 56-000550, 56-000643, 56-000644, 56-000655, 56-000729, 56-000789, 56-000895, 56-000916, 56-000917, 56-000918
LA-02645		1991	Peak and Associates, Inc.	Class 3 Cultural Resource Assessment of the Proposed Carpintera and Southern Reroutes, Santa Barbara, Ventura, and Los Angeles Counties, California	Peak and Associates, Inc.	56-001089
LA-02950		1992	Anonymous	Consolidated Report: Cultural Resource Studies for the Proposed Pacific Pipeline Project	Peak & Associates, Inc.	19-000007, 19-000021, 19-000034, 19-000089, 19-000251, 19-000357, 19-000385, 19-000389, 19-000390, 19-000407, 19-000409, 19-000668, 19-000781, 19-000830, 19-000887, 19-000901, 19-000963, 19-001097, 19-001112, 19-001124, 19-001575, 19-001620
LA-04858		2000	Smith, Philomene C.	Nasr Cold Plane Existing Pavement on Various On/off-ramps on Route 170 and One on Ramp Route 5 With Rubberized Asphalt Concrete	Caltrans Distirct 7	
LA-06599		2002	Foster, John M.	Historic Resource Evaluation Report Mason Avenue At-grade Crossing and Safety Improvements Project Los Angeles City, California	Greenwood and Associates	
LA-08255		2006	Arrington, Cindy and Nancy Sikes	Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project State of California: Volumes I and II	SWCA Environmental Consultants, Inc.	
LA-09127		2007	Unknown	New Tower ("NT") Submission Packet FCC Form 620	Earth Touch, Inc.	
LA-09600		2009	Bonner, Wayne H. and Sarah A. Williams	Cultural Resources Records Search and Site Visit Results for T-Mobile USA Candidate SV11541A (Exile Motorcycles), 13201 Saticoy Street, North Hollywood, Los Angeles County, California	Michael Brandman Associates, Inc.	

Report List

Bellaire Project

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
LA-12505	Paleo -	2012	Wallace, James, Sara Dietler, and Linda Kry	Draft Phase I Cultural Resources Assessment San Fernando Valley Water Recycling Project City of Los Angeles, California	AECOM	19-003306, 19-100281, 19-167303, 19-170966, 19-170967, 19-173061, 19-175261, 19-186585, 19-186642, 19-187950, 19-188173, 19-188464, 19-188848