

**A CULTURAL RESOURCES INVESTIGATION OF
THE PROPOSED OCEAN CHARTER SCHOOLS
SITE, 12870 and 12908 PANAMA ST., IN THE
DEL REY AREA OF LOS ANGELES,
LOS ANGELES COUNTY,
CALIFORNIA**

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by,

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INTRODUCTION

The Lead Agency for the Ocean Charter School proposed Panama Street K-8 Charter School (proposed project) is the Los Angeles Unified School District (LAUSD). McKenna et al. (Appendix A) initiated these studies in January, 2016, and completed in April, 2016.

PROJECT DESCRIPTION

The proposed project involves the development of a charter school on an industrial property located in the Del Rey area of Los Angeles. No additional land will be required and the boundaries for the school are reflected in the existing parcel boundaries.

As proposed, the school site development would require the demolition of the existing improvements associated with the Teledyne Microelectronics Technologies facility, including a 17,400 square foot industrial building, several cargo containers, and storage sheds. The asphalt parking surface will be removed, as will the fencing. The property's landscaping will be removed and subsequently re-landscaped. All improvements associated with this project will require access via Panama Street.

PROJECT LOCATION AND SETTING

The proposed project area consists of a 2.1 acre property at 12870 and 12908 Panama Street (Assessor Parcel Numbers [APNs] 4223-008-003 [12870] and 4223-008-004 [12908]) in the community of Del Rey in the City of Los Angeles in Los Angeles County, California (Figure 1). The site is cross-referenced as being within Township 2 South, Range 15 West, and the northwestern quarter of Section 23 (Figure 2). As noted, the project area involves two parcels (Figure 3) and roughly triangular in shape. Illustrated in Figure 4, the property is currently fully developed with no exposed native soils.

McLeod (2016) described the project area as consisting younger Quaternary alluvium derived from the "... fluvial deposits from Ballona Creek that currently flows just to the east and south." At relatively shallow depths, older Quaternary sediments are present and these deposits have yielded evidence of significant fossil specimens. As such, excavations may impact fossil bearing deposits. Horse, ground sloth, and extinct lion may be identified, as well as other vertebrates.

Norris and Webb (1990:329) also note the area may be associated with significant marine deposits. Altschul, Homburg, and Ciolek-Torrello (1992:12-17) completed extensive studies within one-half mile of the current project area and presented the following summary of the geology of the area:

"The ... project area lies within the West Basin of the Los Angeles Coastal Plain ... This basin occurs within the Peninsular Ranges Province, a large geomorphic province extending from the Los Angeles Basin southwest to Baja California. The Peninsular Province consists of northwest-southeast trending mountains composed mainly of Mesozoic igneous and metamorphic rocks and Cenozoic sedimentary rocks. Younger material in the Peninsular Province are primarily marine and terrestrial sedimentary rocks ranging in age from the Cretaceous Period (80 mya) to the Pleistocene epoch (less than 2 mya) of the Quaternary Period (Sharp 1972).

"The project area is located on the Ballona Creek floodplain, just over 1 km northwest of Ballona Creek and about 1 km south of the Ocean Park Plain ... Beverly Hills and the La Brea Plain are located to the northeast of the project area, and the Downey Plain, Baldwin Hills, Rosecrans Hills, and Torrance Plain are located to the east and southeast. The Ballona Escarpment (also referred to as the Del Rey Bluffs), a steep bluff rising between 36 m and 43 m (ca. 120 to 140 ft) above the floodplain, is a prominent landform located approximately 2 km northwest of the project area ...



Figure 1. General Location of the Project Area

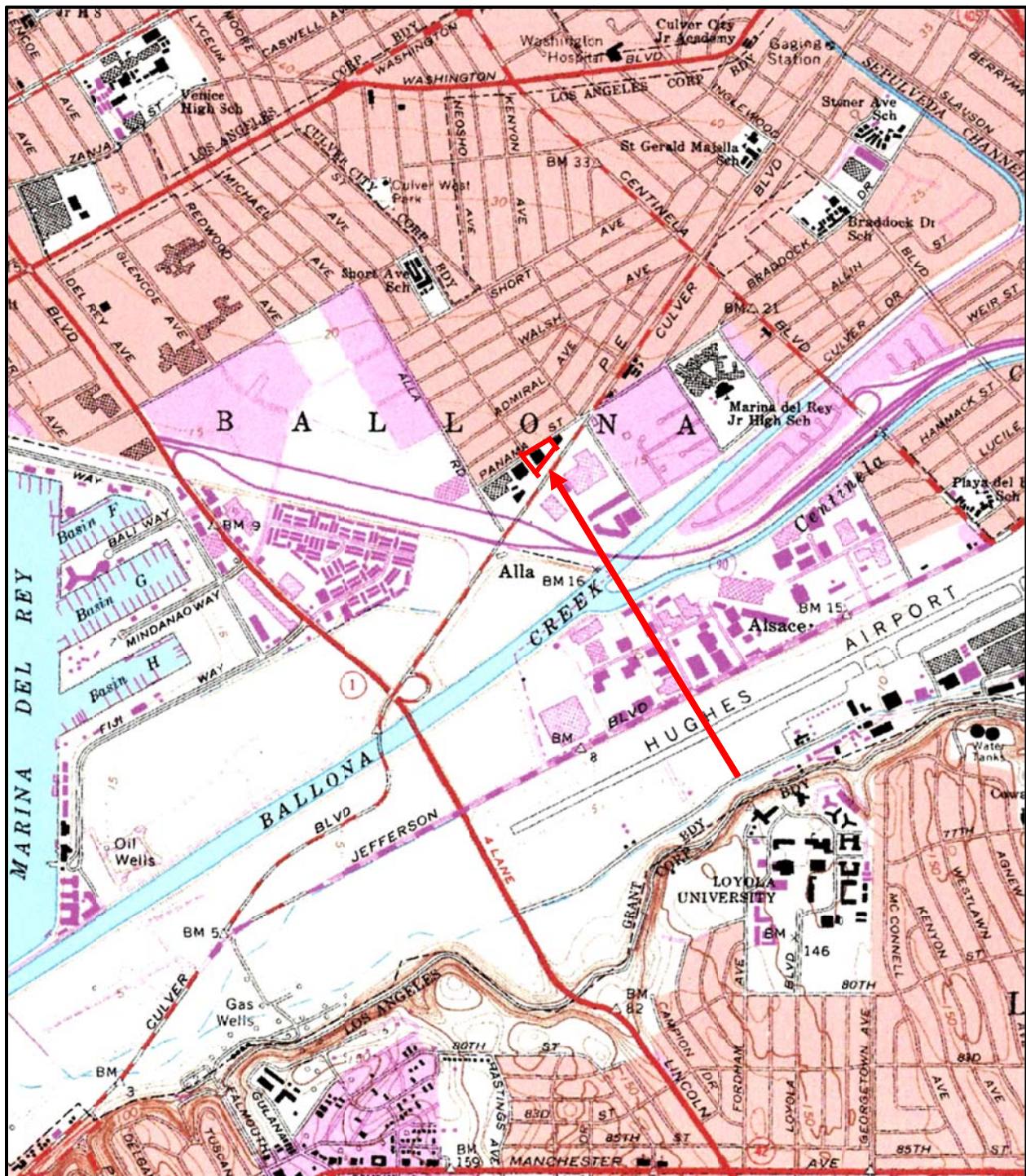


Figure 2. Specific Location of the Project Area USGS Venice Quadrangle

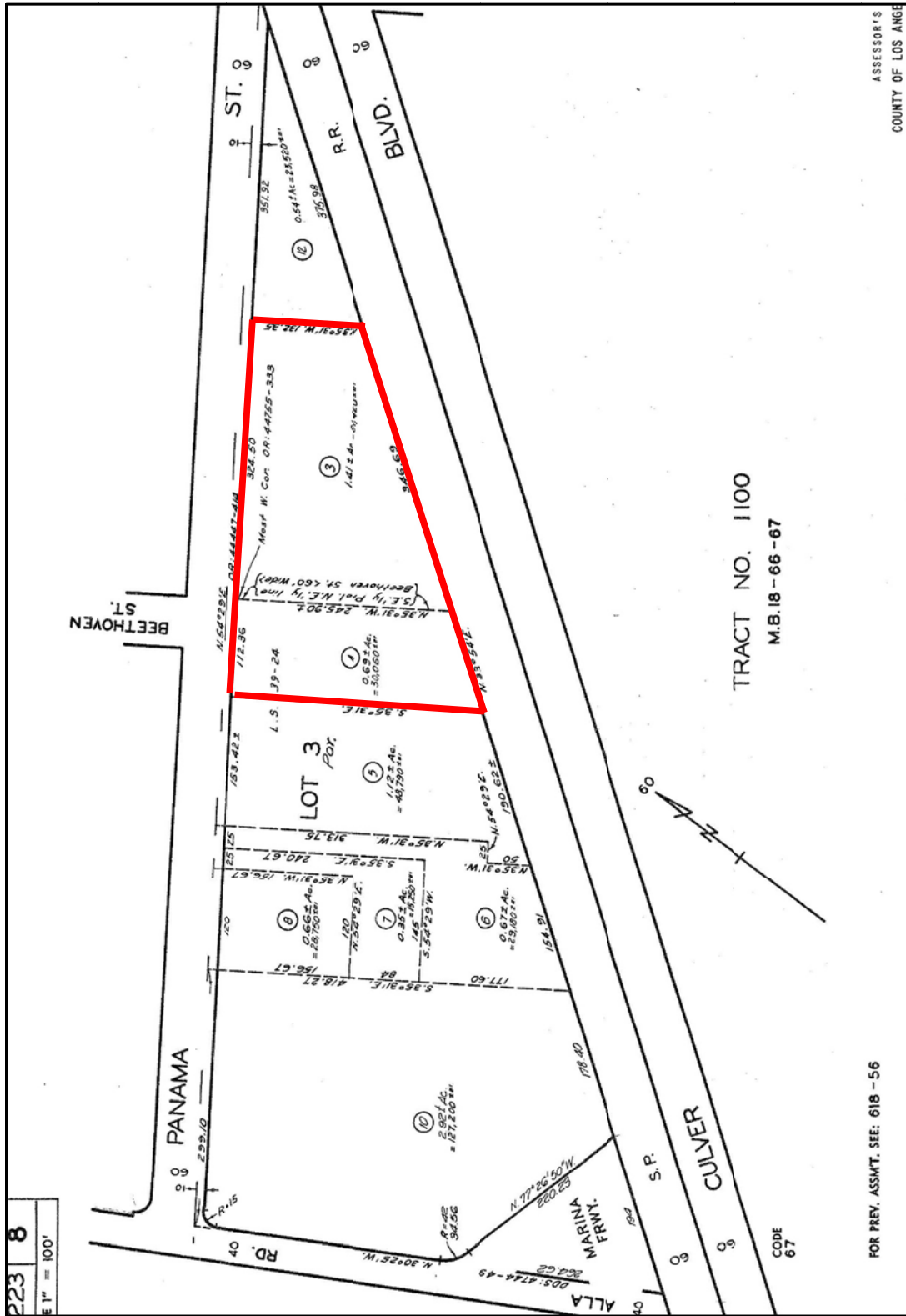


Figure 3. Assessor Parcel Map Illustrating the Project Area Boundaries



Figure 4. Aerial Photograph Illustrating Current Conditions within the Project Area

Grant and Sheppard (1939:321) argued that the Ballona Escarpment was formed by erosion when an ancestral, westward-flowing Los Angeles River channel abutted the San Pedro Formation exposed in the lower section of the El Segundo Sand Hills. In contrast, Poland et al. (1959:74) attributed the formation of the Ballona Escarpment to a possible faultline forming where a relict channel of Centinela Creek occurs. The El Segundo Sand Hills that overlook the Ballona Wetlands are capped by a Holocene sand dune field that runs about 20 km along the coast, ranging between 5 km and 10 km in width ...

“Prior to 1825, the Los Angeles River flowed westward for an undetermined period of time across the Downey Plain and through the Ballona Gap before emptying into the Ballona Wetlands. During the flood in 1825, the Los Angeles River shifted to a southerly route towards San Pedro Bay via Domin-quez Gap (Poland 1959:21). Floods in 1862 and 1884 temporarily returned the Los Angeles River to its western course, but since 1884 it has discharged southwards into San Pedro Bay, a route that has been maintained artificially by concrete flood control levees constructed in the 1930s ... Sediment underlying the Ballona Creek floodplain consists of about 33 m (ca. 100 ft) of Holocene alluvium. The upper 9 m to 18 m (30 to 60 ft) are comprised of highly stratified alluvial and lagoonal silt and clay with subordinate quantities of silty sand and interbedded layers of peat. The lower 9 m to 15 m (ca. 30 to 50 ft) consist of alluvial sand and gravel that Poland et al. (1959) described as the “50-foot gravel” (LeRoy Crandall and Associates 1988:4-2.5). Although the regional stratigraphy has been reviewed by Lander (1990) and Poland et al. (1959), high resolution geomorphic interpretations of the Holocene fluvial and estuarine history of the Ballona Wetlands have thus far not been offered. Additional stratigraphic, paleontologic, and chronometric data are needed to address this concern ... Davis (n.d.) reconstructed Holocene paleoenvironmental change by analyzing pollen, spores, and charcoal. Sedimentation rates were found to relate closely to rising sea levels during the early Holocene. Davis found that between ca. 7000 and 4500 B.P. the freshwater marsh contained more trees than today, and that regional vegetation was dominated by grasslands. A salt marsh became established as sea level gradually rose and sea waters inundated the ... Marsh. Davis attributes brief episodes when the freshwater marsh re-established itself around 3800, 2800, 2300, and 560 B.P. to periods of global cooling. The Ballona Wetlands may have experienced similar environmental shifts to those in the San Joaquin Marsh, however, because each coastal marsh has a unique history ...

With respect to soils, Altschul, Homburg, and Ciolek-Torrello (1992:17) state:

“Although modern soil survey data is not available for the project area due to extensive urbanization and absence of existing agricultural land in the area, a soil map of Los Angeles was produced by Nelson in 1919. This map depicts soils in the ... area as Dublin clay ... a type of soil formed in recent alluvium derived from upland sedimentary rock. Nelson (1919:29) describes the Dublin clay as a soil with a dark gray to black surface horizon containing a high organic matter content and a gray to grayish brown or brown subsoil. Dublin soils are normally well drained, but most of the project area consists of poorly drained wetland soils due to its position in a low, flat area where water saturated the soil during the winter months.

“Taxonomically, the soils within the ... project area are Mollic Haplaquepts. Despite historic modifications, soils within and near the ... project area have [sic] retained many of their characteristics as wetland soils. Wetland soils are defined as soils whose development and physical and chemical properties are strongly influenced by permanent or temporary saturation of the soil (Eswaran and Cook 1985; Kyuma 1985; Moormann and Van De Wetering 1985; Stopops and Eswaran 1985; Wilding and Rehage 1985). Although now artificially drained, the effects of waterlogging persist in the project area as indicated by the gleyed, mottled subsurface horizon that resulted from the reduction of iron and other compounds. This horizon formed when an aquic moisture regime was present for at least several days ... (Soil Conservation Service 1975:54-55).”

Southern California is, for the most part, a desert environment associated with the western extents of the Sonoran Desert and Mojave Desert (MacMahon 1987). Nonetheless, in this particular case, the project area is more definitively associated with the coastal wetlands (marshlands) of Los Angeles County, per Altschul, Homburg, and Ciolek-Torrello (1992:19). They have stated:

“Lush marshland communities in the Ballona Wetlands would have provided a wide variety of plant resources to aboriginal inhabitants. Farming and development related to the construction of buildings, parking lots, roads, and railroad tracks are responsible for removing virtually all native vegetation that once existed on the project area property.

Vegetation observed at the time of ... field work included a scatter of ornamental pine trees and herbaceous plants such as fennel.”

The native terrestrial habitat associated with the project area on Panama Street would have included a coastal dune habitat or coastal scrub habitat. As such, the native vegetation would have included lupine, hedge mustard, evening primrose, phacelia, common sand verbena, croton, and dune buckwheat.

In addition, mock heather, corethrogyne, bedstraw, lemonade berry, sumac, sage, white everlasting, and deer weed may have been present. Introduced vegetation includes castor beans, iceplant, brome grass, chrysanthemum and geranium.

Terrestrial fauna associated with this area, per Altschul et al. (1992:38-40) have been identified as sea otters, fur seals, sea lions, harbor seals, and elephant seals nearer the ocean and marsupials (opossum), insectivores (mole and shrew), bats, lagomorphs (cottontail and rabbit), rodents (rat, vole, house mouse, woodrat, muskrat, pocket mouse, deer mouse, squirrel, and gopher), artiodactyle (mule deer), and various other carnivores (coyote, dog, cat, skunk, weasel, raccoon, and badger).

BRIEF CULTURE HISTORY BACKGROUND

-Prehistory-

The proposed project site is within an area known to be associated with the prehistoric and protohistoric Native American populations generally referred to as the Gabrieliño/Tongva (McCawley 1996:23; Kroeber 1925:621; and Bean and Smith 1978:538). The Gabrieliño/ Tongva are known as a society identified by Late Prehistoric/Protohistoric ethnographic records and archaeological data identifying Late Prehistoric occupation of Southern California. Changes identified between the earlier periods and the Late Prehistoric are evident in the archaeological record and in variations seen in technologies, social/community patterns and, in some cases, population estimates. Populations preceding the Gabrieliño/ Tongva, though likely directly related to the Gabrieliño, can be archaeologically identified as separate or variant forms of the evolving culture.

Altschul et al. (1992:41) states there is small number of “absolute dates” from this region, resulting in consistent debates over the best interpretations of the known data for the Gabrieliño/Tongva. Nonetheless, there has been tentatively consensus that sites in this general area date back at least 9,000 years (Dillon et al. 1988:10). Altschul et al. (1992: 41) state:

“At present [1992], not enough evidence exists to characterize all but the most rudimentary facets of early culture. All indications are that the economy was a mixture of hunting and gathering with perhaps greater overall emphasis on hunting that was true of later periods.”

Early studies of California prehistory (see Benedict 1924; Bolton 1927; Robinson 1939; and Kroeber 1925) emphasized anthropological/ethnographic studies while more recent investigations have relied on archaeological data (e.g. Drover 1980; Drover, Koerper, and Langenwaller 1983; McKenna 1985 and 1986; Hudson 1969 and 1971; Rice and Cottrell 1976; Wallace 1955; Warren 1968; Greenwood 1978; and Mason et al. 1994). The majority of data currently available to archaeologists can be referenced in publications of the Society for California Archaeology.

The term Gabrieliño is a reference to the direct association with Native American populations under the jurisdiction of the historic Mission San Gabriel de Arcangel (located in San Gabriel). The Mission San Gabriel serviced the entire Los Angeles Basin and into the San Bernardino area. The ethnographic boundaries for the Gabrieliño are presented by Bean and Smith (1978:538) and refined by McCawley (1996) and the present-day City of Los Angeles is somewhat centrally located.

As such, the core of the area was the site of the historic City of Los Angeles, at the ethnographic village of *Yangna* (Johnston 1962). Following the founding of the Pueblo de Los Angeles, a large Catholic Church (The Church of Our Lady the Queen of the Angels) was constructed to service the small but sedentary population of the pueblo, including Native Americans and early European settlers (primarily Spanish/Mexican, but also many others). Evidence of the prehistoric occupations and villages within what is now the City of Los Angeles have been periodically identified. For example, Johnstone (1962) provides a map of the Gabrieliño villages and illustrates at least two villages along the coast north of the Palos Verdes Hills: *Engnovangna* and *Sa'angna*. *Engnovangna* is south of the Del Rey area (near Redondo) and *Sa'angna* to the north (nearer Santa Monica). Swanson (1992:56) stated "... the village of *Sa'angna* had been abandoned for so long that even its general locations remains a question." Dillon et al. (1988:23) placed *Sa'angna* on the north side of Ballona Creek." Its exact location is still unknown.

Along the coast, the Gabrieliño regularly utilized the wetlands and ocean resources. The Gabrieliño developed bow styles, bedrock mortars, portable mortars, pipes, chisels, metates, manos, and various forms of chipped stone tools. Prior to the establishment of

the Mission system, populations tended to live in larger villages with a series of *daughter* or *satellite* sites (limited activity areas) with lesser populations.

Seasonal migration was practiced for the utilization of resources and protection from seasonal weather conditions (Scientific Resource Surveys 1979:7). Habitation structures were constructed of branches, grasses, and mud and interior hearths were used for heat. Cooking was generally conducted outdoors with hearths generally used for food preparation.

The Gabrieliño utilized numerous plants and animals for food, shelter, and medicines. Citing Kroeber (1976:649-650), they used seeds most often, followed by foliage, shoots, fruits, and berries. Mountain shrubs, ash, elder, and willow were used for shelters and tool materials (e.g. bows).

Over 20 plants were used regularly for medicinal purposes. Fauna used as food sources included deer, rabbits, wood rats, squirrels, quail, and ducks. Animals specifically not used were dog, coyote, bear, tree squirrel, pigeon, dove, mud hen, eagle, buzzard, raven, lizards, frogs, and turtles (Kroeber 1976:652).

Archaeological data and correlations with ethnographic data have resulted in the determination of a generalized chronology for prehistoric Southern California. The project area is located within the inland areas of Gabrieliño territory while chronological data has emphasized coastal occupations. Altschul and Ciolek-Torrello (1990) had suggested "... beginning around A.D. 1000, there was a shift in settlement preference in the area from bluffs to the lagoon edge."

Current archaeological data indicates the coastal chronological data derived by Wallace (1955), Warren (1968), and later by Drover and Koerper (1983) can be applied to this region (Mason 1984; McKenna 1986), though Altschul et al. (1992) suggests a modest refinement of the chronology. The basic coastal chronology generally accepted for Southern California has been as follows:

Early Man Horizon: Pre-dating 6,000 B.C.; is characterized by the presence of large projectile points and scrapers, suggesting a reliance on hunting rather than gathering;

Milling Stone Horizon: 6,000 to 1,000 B.C.; characterized by the presence of hand stones, milling stones, choppers, and scraper planes; tools associated with seed gathering and shell fish processing with limited

hunting activities; evidence of a major shift in the exploitation of natural resources;

Intermediate Horizon: 1,000 B.C to A.D. 750; reflects the transitional period between the Milling Stone and the Late Prehistoric Horizons; little is known of this time period, but evidence suggests interactions with outside groups and a shift in material culture reflecting this contact;

Late Prehistoric Horizon: A.D. 750 to European Contact; characterized by the presence of small projectile points; use of the bow and arrow; steatite containers and trade items, asphaltum; cremations; grave goods; mortars and pestles; and bedrock mortars.

Altschul et al. (1992:42) lists the Early Man Horizon as dating to 7500 B.P.; the Milling Stone between 7500 and 3000 B.P.; the Intermediate between 3000 and 1000 B.P.; and the Late Prehistoric between 1000 and 168 B.P. (European contact).

Investigations of sites in the Newport Bay/Irvine area of Orange County (Mason and Peterson 1994), representing “cousins” of the Gabrielino and pertinent to the coastal sites in Los Angeles County, have yielded significant data resulting in refinements of the coastal chronological sequences presented above. Mason and Peterson’s conclusions were based on the radiocarbon dates from 326 samples representing 31 archaeological sites or cultural contexts.

Summarizing their results (1994:55), they found the majority of sites were occupied during the Milling Stone (Horizon) period or the Late Prehistoric (Horizon) period “... without much overlap ...”. In only a few instances, dates suggested occupation during the Intermediate (Horizon) period.

Mixtures of dates appeared in limited areas and could be directly associated with areas of agricultural activities. The frequency distribution of radiocarbon dates from the Mason and Peterson investigations were grouped in blocks of fifty year intervals and yielded a range from of dates from 200 B.P. (before present) to 9280 B.P. Mason and Peterson’s conclusions (1994:57) do not necessarily change the basic chronology, but distinguish more individualistic periods of occupation that are not necessarily evident in the analysis of an artifact assemblage, alone. Mason and Peterson’s refined chronology is presented in Table 1.

Table 1. Refined Coastal Chronology as Defined by Mason and Peterson (1994).				
Cultural Horizons	Defined 1986	Cultural Periods	Redefined 1994	Temporal Correlations
Paleo-Coastal	Pre-6000 B.C.	Paleo-Coastal	Pre-8000 B.P.	Pre-6000 B.C.
Milling Stone	6000 to 1000 B.C.	Milling Stone 1	8000 to 5800 B.P.	6000 to 3800 B.C.
		Milling Stone 2	5800 to 4650 B.P.	3800 to 2650 B.C.
		Milling Stone 3	4650 to 3000 B.P.	2650 to 1000 B.C.
Intermediate	1000 B.C.-A.D. 750	Intermediate	3000 to 1350 B.P.	1000 B.C. to A.D. 650
Late Prehistoric	A.D. 750 to European Contact	Late Prehistoric 1	1350 to 650 B.P.	A.D. 650 to 1350
		Late Prehistoric 2	650 to 200 B.P.	A.D. 1350 to Contact

The Mason and Peterson discussions emphasize that the early definitions of “horizons” were based on artifact assemblages and these correlations have not been altered by the redefined chronology. Through the application of radiocarbon dating and comparative site analyses, studies have resulted in identifying relatively discrete subdivisions within the Milling Stone and Late Prehistoric sites. Variations appear within these two horizons/periods which can be explained by temporally discrete occupations.

Future studies of sites yielding statistically valid artifact assemblages and radiocarbon samples can be conducted to further the understanding of Native American activities throughout Southern California. These studies can also assist in understanding the relative lack of data for the Intermediate Horizon/Period.

Regardless of chronological applications, it is evident from the studies completed by Van Horn (various reports) and Altschul et al. (1992), have dated sites in the area to 6000 B.P. (Early), between 3000 and 1000 B.P. (Middle, including Milling Stone), and post-1000 B.P. (Late).

-History-

The earliest known records of European contact with Southern California Native Americans date to the mid-1500s, representing the early explorations of the Spanish. These explorations resulted in the identification of populations from the ships but did not include direct contact. Personal contact was not made until the 1770s, when Father Garces traversed the Mojave Desert and entered coastal Southern California through the Cajon Pass (Walker 1986).

In the 1770s, the Spanish padres, under the direction of Junipero Serra, began the process of establishing a series of missions throughout Alta California, as California was then known. The project area is within the boundaries of lands historically held by the Mission San Gabriel de Archangel. The Mission continued to hold these large tracts until the Mexican government declared its independence from Spain and issued orders for the secularization of the missions (ca. 1824).

By 1833-34, the majority of mission lands were taken from the Catholic Church and granted to individuals who had served as Spanish or Mexican soldiers, settlers, financiers, etc. The Mexican government hoped to initiate a pattern of settlement in Alta California by relocating populations from Mexican settlements to California settlements (Avina 1932; Hanna 1951; McWilliams 1973; Dumke 1944; and Scott 1977). In this case, the study area is within the boundaries of land generally claimed by the historic Mission San Gabriel de Archangel, although technically, the Missions were not granted the lands (Avina 1932).

The project area is within the historic Rancho La Ballona (Avina 1932:58; McKenna 2016). Swanson's research into the history of the project area (1992:56-90) associated the area with Jose Agustin Antonio Machado. He states:

“By the late 1700s and early 1800s, the area was used periodically for cattle grazing, starting a tradition that would continue into the twentieth century with the local dairy industry. By the early 1800s, the creek and the lagoon area were beginning to be associated with two particular settlers: Felipe de Jesus Talamantes and Jose Agustin Antonio Machado (Wittenburg 1973: 12). From the beginning, the Machado family would be the name most closely associated with the area around the lagoon ... Machado was born in 1794 to Jose Manuel Machado y Yanze and Maria de la Luz Valenzuela y Avilas ... In 1797, the Machado family moved to Los Angeles, which then has a population of just over 300. Like most inhabitants of the pueblo, the Machados had their own cattle herd, and as the settlement grew, the herds were driven further from town in search of pasture. One area that was particularly prized was the small drainage identified as Rio de la Porciuncula, later known as Ballona Creek (Wittenburg 1973:6-11) ...

“... By 1819, Agustin Machado, his brother Ygnacio, and Felipe and Tomas Talamantes were running long-horned cattle in the area (Adler 1969:2). By the following year, this foursome had obtained from the commandante of the Los Angeles pueblo some kind of exclusive grazing

rights along the Rio de la Porciuncula (Pennington and Baxter 1976:7). By 1820 or 1821, stock was moved permanently into the area, which assumed the unofficial name of Paso de las Carretas (Wagon Pass) for the easy road that led from Los Angeles to the coast through the Ballona Gap. An alternative name, La Ballona, would later supersede the first (Wittenburg 1973: 15).

“One of the four ranchers, Agustin Machado, actually lived on the land, and even he was a part-time resident. Around 1820 or 1821, he constructed the first adobe within the area ... [T]he second adobe, built later in a 1820s, was located near what is now the intersection of Overland and Jefferson Boulevard (Adler 1969:2; Wittenburg 1973:19; Pennington and Baxter 1976:9-10) ...

“During the 1820s, Agustin Machado maintained his primary residence in Los Angeles ... In addition to vineyards and fruit trees, La Ballona also contained fields of corn, pumpkin, beans, and wheat (Wittenburg 1973:16, 21).

“Despite the introduction of horticulture, most of the ranch was devoted to the Machado and Talamantes cattle herds, which were tended by Indian vaqueros. The trade in hides was one of the most lucrative commercial operations in California, and sun-dried hides were traded to New England merchants in return for manufactured goods (Adler 1969:2). As a result of the hide trade, coastal commerce became an important aspect of the economic life of La Ballona. The most important port of the Los Angeles area proved to be the harbor at San Pedro. Ox-drawn wagons or carretas from further up the coast would pass through La Ballona and up the escarpment at Centinela Creek to San Pedro to trade for goods from New England and the Orient (Wittenburg 1973:19).

“By the 1830s, Agustin Machado performed most of the supervisory work at La Ballona ... By the end of the decade, Machado began to make moves toward obtaining legal title to the rancho that had been his for almost 20 years ... Rancho la Ballona was finally granted to Agustin Machado and Felipe Talamantes in November 1839 by Governor Alvarado in Monterey ...”

Alta California was acquired by the United States in ca. 1848 and the end of the Mexican War. The acquisition was followed, almost immediately, by the Gold Rush of 1849 and an influx of settlers to both northern and southern California. The United

States government initiated a program to review and confirm, if possible, the land Spanish and Mexican era grants. In 1854, the Machado and Talamantes grant of the Rancho La Ballona was confirmed (Avina 1932:58; Adler 1969:2). Avina (1932:58) identified the grant as consisting of 13,919.9 acres and:

“One square league in Los Angeles county, November 1839 by Alvarado to Agustin Machado and probably to Ignacio Machado, Felipe and Tomas Talamantes. Approved May 1845 as Terreno en las cercanias de Los Angeles. The claimants stated that the grant was made to them after 18 or 19 years possession. Witnesses said they has three houses, land under cultivation and cattle and horses there in 1832. There was a grant of Rancho de los Quintos granted to Talamantes and Machado in 1819, later claimed by the pueblos.”

Felipe Talamontes died in 1857. Agustin Machado died in 1865. Each left their lands to various heirs, 25 and 14, respectively. The Los Angeles District Court eventually defined the lands to 22 individual heirs with equal acreage. The purchasing and selling of rancho acreage followed and continued well into the 1870s. In 1873, “... the final patent for Rancho La Ballona was issued to the heirs of Machado and Talamantes, after years of litigation between the Machados and the Sepulvedas as to the exact northeast boundary of the ranch ...” (Wittenburg 1973:44). With various land sales, very little of the original ranchos was held by the original families by the 1890s.

The coastal area of Rancho La Ballona became known as Playa del Rey and the streets were mapped by 1917 (see Pennington and Baxter 1976:23-24). The 1896 topographic map illustrates Ballona Creek, the alignment of what would become Culver Drive, and the alignment of present-day Centinela Boulevard. A structure is illustrated just north/northeast of the current project area.” By 1923, roadway (paved and unpaved) are illustrated around the project area, with the Pacific Electric Railway running along Culver Drive (Redondo Beach via Playa del Rey) and the Inglewood Branch running along what would become the alignment of Admiralty Way.

In 1924-25, the project area is identified as being north of “Alla”, west of “Del Rey” and south of “Cypress Grove.” The main streets include Alla Road, Walsh Avenue, Admiral Avenue, and Panama Street. There are structures within this triangular area, but not specifically within the project area.

By 1930-34, the area is more formally defined, with previously unpaved roadways being paved, additional roads added, and Culver Boulevard being identified by name. The

block containing the current project area is bounded by Culver Boulevard, Alla Road, and Panama Street. A commercial building is illustrated south of the project area, leaving the project area vacant as late as 1950, per the 1950 Venice Quadrangle. The 1972 USGS Venice Quadrangle illustrates the block as fully developed as a commercial block with residential development to the northwest.

The Venice del Rey Tract No. 2 was mapped in 1905 and defined the residential properties northwest of the project area as fully defined. The project area, not a part of this Tract, is labeled as the “Keating Est.”, being southeast of Panama Street, northwest of Speedway and the L.A. Pacific Railway (Redondo Route), and north of the L.A. Pacific Railway Inglewood Branch. Alla Road, Beethoven Street, and Mozart Street are identified.

In 1911, Tract No. 1100 was mapped, identifying the block associated with the project area as Lot 3, “... being a subdivision of a portion of the ... Rancho la Ballona ...”. The owners were identified Lynn H. Case, L.C. Brand, Kate I. Johnston, and A. W. McPherson. Lot 3 was later subdivided into eight parcels.

A review of historic aerial photographs show the project area and acreage to the northeast and southwest under cultivation. In 1953, the alignment of Panama Street is well-defined and the residential development to the northwest is fully improved (Figure 5). By 1963, the project area is fully developed as a commercial/industrial property.

The Los Angeles County Assessor defines the project area as consisting of parcels 4223-008-003 and -004. The improvements are dated to 1955, 1959, and 1973. Specifically, the improvements are described as follows:

Parcel 4223-008-003:

Improvement 1	1955-1959	17,178 square foot building along Panama Street
Improvement 2	1973	1,924 square foot building to east of Improvement 1

Parcel 4223-008-004:

Improvement 1	1955	30,000 square foot building along Panama Street
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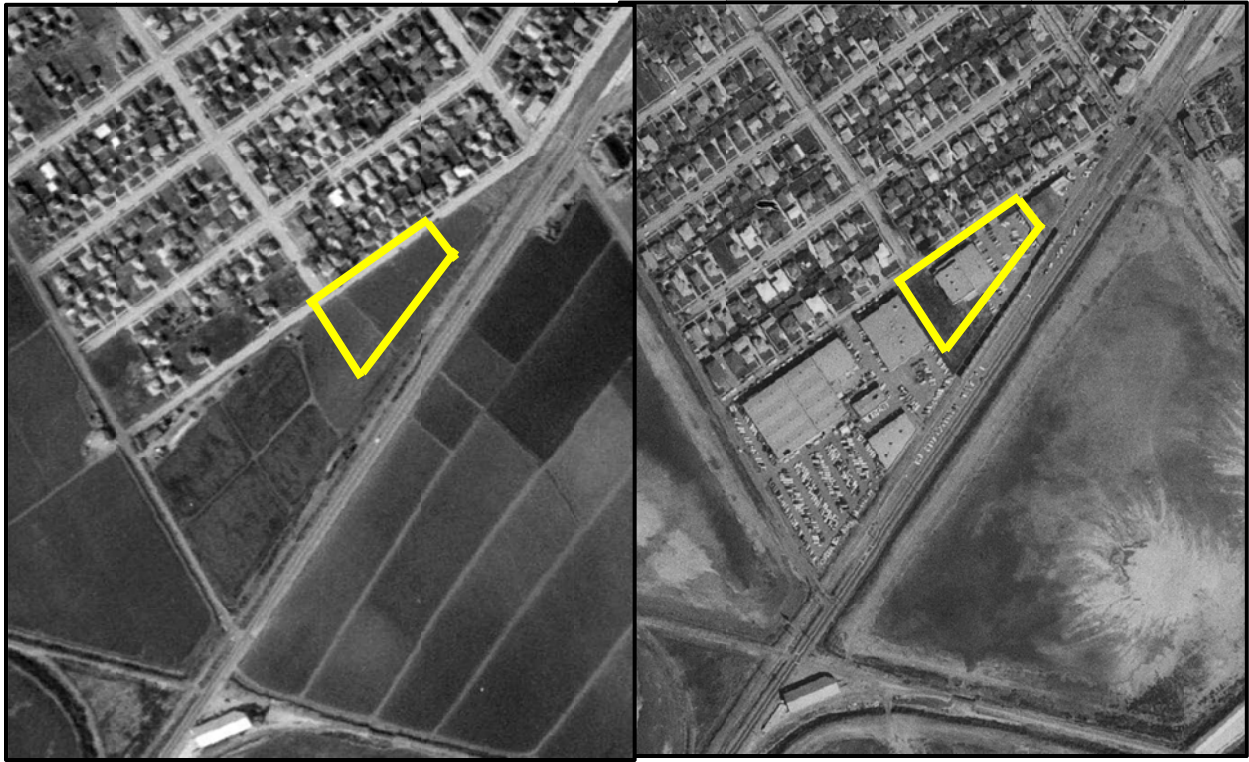


Figure 5. Aerial Photographs of 1953 (left) and 1963 (right) Illustrating Improvements within the Project Area.

Despite references to the improvements on Parcel -004, aerial photographs do not illustrate these improvements. It is quite possible this reference is an error and actually represents the improvements further southwest (Lot 5). In any case, this property is currently dominated by an asphalt parking lot and no standing structures.

Directories for the property identified as 12870 Panama Street identified the following occupants of the buildings within the project area:

- | | |
|------|--|
| 1958 | Woodbury R W Sprague Products Co.
Sprague Products Co. Electric Equipment
Ferrox Cube Corp. of American Electric Equipment |
| 1962 | Woodbury R W Sprague Products Co.
Sprague Products Co. Electric Equipment |

1965	Woodbury R W Sprague Products Co. Sprague Products Co. Electric Equipment
1967	Woodbury R W Sprague Products Co. Sprague Electric Co.
1970	Chandler Donald E Sprague Products Co. Sprague Products Co. Electric Equipment
1971	Sprague Electric Co.
1975	Action Industrial Catering Ambitious Catering Kopper Kart Caterers
1976	Kopper Kart Catering
1980	Action Catering Action Industrial Catering Action Marketing Group Action Mobile Disco Services Kopper Kart Catering Red Carpet Catering

Subsequent to 1980, the property was occupied by the Teledyne Microelectronics Technologies facilities, occupying the 17,400 square foot industrial building (ca. 1955-1959), four accessory buildings, and multiple metal cargo containers and storage sheds. The buildings are currently vacant, but intact.

METHODOLOGY

To adequately address the Southeast Area Specific Plan project area for CEQA and local compliance, McKenna et al. completed the following tasks:

1. Archaeological Records Search: A standard archaeological records search was completed at the California State University, Fullerton, South Central Coastal Information Center, Fullerton, California. This research was completed by Jeanette A. McKenna, Principal Investigator for McKenna et al., on March 1, 2016 (Appendix B). The research included a review of reports, site forms, maps, listed properties, and other documents

pertaining to the project area. Appendix B contains sensitive and proprietary information and is not released for public review.

2. Native American Consultation: McKenna et al. contacted the Native American Heritage Commission and inquired into the presence/absence of sacred or religious sites in the area of Del Rey. The reply from the Commission included a listing of local Native American representatives wishing to be notified of projects within their traditional territories. McKenna et al. sent letters to the identified representatives, requesting comments or concerns for the area (Appendix C). Responses have been incorporated into this technical report.
3. Paleontological Overview: McKenna et al. contacted the Natural History Museum of Los Angeles County and obtained a paleontological overview for the southeastern area of Long Beach (Appendix D).
4. Field Reconnaissance Survey: McKenna et al. completed the field reconnaissance survey on February 20, 2016. This survey involved a windshield survey of the Panama Street frontage and a pedestrian survey of all accessible areas within or around the project area. Access was limited, but McKenna et al. confirmed the presence of improvements and the lack of exposed native soils. The field survey was supplemented by a photographic record (Appendix E) and field notes (on file, McKenna et al.).
5. General Historic Land-Use History: To address the general history of the area, McKenna et al. consulted standard references for the development of the area, reviewed historic maps and aerial photographs, and included information referenced by others. McKenna et al. also obtained the standard data provided through EDR, including local directories (Appendix F). This data was used to place the project area in a context for preliminary evaluation.
6. Analysis of Data Compiled: Once research data and field reconnaissance data was compiled, McKenna et al. assessed the project area for the presence of cultural resources and the potential impacts on known resources as a result of the potential projects (redevelopment, reclamation, etc.).
7. Report Preparation: This technical report was prepared in a manner consistent with the data requirements of CEQA, the Office of Historic Preservation, and the City of Los Angeles. All pertinent data has been incorporated into this technical document, in the text or in the appendices.

PREVIOUS RESEARCH

As noted, McKenna et al. completed a standard archaeological records search through the California State University, Fullerton, South Central Coastal Information Center (CSUF-SCCIC). This research was conducted to get a better understanding into the extent of studies completed in and around the Southeast Area Specific Plan project area and to place the project area in a context for assessing the sensitivity for the area to yield evidence of significant prehistoric or historic cultural resources.

Research identified a minimum of 62 studies have been completed within one mile of the project area (Table 2). Two of the 62 studies were mis-mapped and out of the area. Despite 60 projects in the general area, the current project area was not covered by any cultural resources investigations.

As illustrated in Table 2, numerous cultural resources have been identified in this area (one mile radius of the current project area) and some have been tested, subjected to data recovery, and monitored during development/redevelopment. The resources identified in this area are presented in Table 3. As listed, the majority of the resources identified within one mile of the current project area are standing structures within the Hughes Aircraft facility. The other resources include standing structures on Admiralty Way and four prehistoric sites: CA-LAN-61, CA-LAN-117, CA-LAN-211, CA-LAN-1698. It is also noted there are numerous significant prehistoric archaeological sites within the Del Rey area, but outside the boundaries of the one-mile radius used to place the project area in a context for preliminary evaluation.

Table 2. Cultural Resource Investigations Completed within and Around the Project Area.				
No.	Report No.	Citation	Description	Resources
1	LA-00253	Dillon 1988	CA-LAN-47	Yes
2	LA-00436	Pence 1979	Summa Corp.	Yes
3	LA-00462	Hector 1979	Tract No. 25635	
4	LA-00729	Peck 1947	Mar Vista Site	Yes
5	LA-00750	Marlys 1953	Hughes Aircraft	Yes
6	LA-00751	Belous and Rozaire 1950	La Ballona Creek	Yes
7	LA-00839	Farmer 1936	Baldwin Hills/Ballona	Yes
8	LA-00970	Robinson 1980	Tract No. 36385	
Table 2. Cultural Resource Investigations Completed within and Around the Project Area (Cont'd.).				
No.	Report No.	Citation	Description	Resources

9	LA-01173	Dillon 1982	Ballona Creek	
10	LA-01444	Dillon et al. 1983	CA-LAN-61 & 62	Yes
11	LA-01613	Van Horn 1983	Manchester/Hastings	
12	LA-01932	Anonymous 1989	Park La Brea	
13	LA-01975	Neuenschwander 1989	Fiber Optic Route	Yes
14	LA-02372	Homburg 1991	Ballona Wetland	Yes
15	LA-02445	Peak 1990	CA-LAN-1018	Yes
16	LA-02558	Altschul 1990	Gateway Project	Yes
17	LA-02632	Demcak 1992	Vista Pacifica Project	
18	LA-02673	Altschul et al. 1992	CA-LAN-47 & 1596H	Yes
19	LA-02676	Brock 1992	(Mis-mapped)	Yes
20	LA-03498	Anonymous 1994	LA Light Rail Transit	
21	LA-03583	Buckman 1974	Gazetteer	Yes
22	LA-03898	Anonymous (n.d.)	Hammock Street	
23	LA-03911	Unknown (n.d.)	Centinela Avenue	
24	LA-04053	Turner 1998	Bike Path/Walkway	
25	LA-04100	Greenwood et al. 1991	Playa Vista	Yes
26	LA-04548	Ariss 1948	Hughes Aircraft	Yes
27	LA-04646	Duke 1999	Pacific Bell Tower	
28	LA-04866	Wallock 2001	Cingular Tower	
29	LA-05751	Christy 2002	(Mis-mapped)	
30	LA-06003	Mason 2001	AT&T Telecom Tower	
31	LA-06004	Mason 2001	AT&T Telecom Tower	
32	LA-06239	Wesson et al. 2000	El Segundo Power	Yes
33	LA-06240	Bunse and Mikesell 2000	El Segundo Power	
34	LA-06244	Duke 2002	AT&T Telecom Tower	
35	LA-06570	Swanson 1991	Playa Vista	
36	LA-06904	Altschul et al. 2003	Playa Vista	Yes
37	LA-06905	Unknown 1998	Hughes Historic District	Yes
38	LA-07184	Sylvia 2000	Highway Improvements	
39	LA-07192	Hampson 1991	Playa Vista	Yes
40	LA-07432	Bartoy and Allen 2003	Lincoln Ave. Pipeline	
41	LA-07439	Kyle 2002	Cingular Tower	
42	LA-07724	Keller 1999	Playa Vista	Yes
43	LA-07725	Altschul 2001	Playa Vista	Yes
44	LA-07726	Vargas and Altschul 2001	Playa Vista	Yes
45	LA-09333	Unknown (n.d.)	Hughes Historic District	Yes
46	LA-09479	Grenda et al. 1999	Playa Vista	Yes
47	LA-09480	Altschul et al. 1998	Playa Vista	Yes
48	LA-09481	Altschul et al. 1991	Playa Vista	Yes
49	LA-09696	Ciolek-Torrello et al. 2007	CA-LAN-47	Yes

Table 2. Cultural Resource Investigations Completed within and Around the Project Area (Cont'd.).				
No.	Report No.	Citation	Description	Resources
50	LA-09998	Van Galder et al. 2006	Playa Vista	Yes
51	LA-09999	Vargas et al. 2005	Playa Vista	Yes
52	LA-10134	Keller and Altschul 2002	CA-LAN-54	Yes
53	LA-10135	Altschul 1991	CA-LAN-62 & -211	Yes
54	LA-10152	Anonymous 2007	Playa Vista PA	Yes
55	LA-10879	Unknown 2007	Hughes Aircraft Adm.	Yes
56	LA-10880	Yrinh 2007	Tahiti Marina	Yes
57	LA-11038	Vargas 2009	CA-LAN-62	Yes
58	LA-11545	Vargas et al. 2005	CA-LAN-62	Yes
59	LA-11819	Hirsch 2006	Admiralty Way	Yes
60	LA-12458	Castanon 2013	Hercules Campus	Yes
61	LA-12500	Vader 2013	LA DWP Trans. Line	Yes
62	LA-12757	Delu and Chasteen 2014	Marina del Rey	Yes

CA-LAN-61

CA-LAN-61 (19-00061) was originally identified in 1936 by Racer and recorded by Farmer, Racer and Rozaire in 1939. When recorded, the site was within an agricultural field and slated for development. The site was described as consisting of a few shell and lithic fragments. It was characterized as a “temporary camp site” in the Playa del Rey area. In 1950, Rozaire and Belous revisited the area and referenced the site as being on the “... bluff above the valley floor.” The site area was later disturbed by bulldozing in preparation for housing development and reported to have been destroyed. No further investigations were recommended at the time. However, in 1963, the site area was relocated by Reimers and Gonzaga and they noted the presence of a scatter of lithic tools, projectile points, ground stone, and shell, indicating the earlier development activities impacted, but did not destroy the cultural deposits. In 1964, development was again planned. McKinney and Baker (1964) identified a midden deposit within the site and a testing program yielded numerous artifacts. Since the excavations in 1964, this site was completely destroyed by development.

CA-LAN-117

CA-LAN-117 was originally recorded in 1952 by Eberhart and based on data provided by True. Located within the Police Pistol Range, the site record yielded no description of the resource. In 2015, Leidos revisited the area and attempted to relocate the site. Surface grasses were dense and ground visibility was limited. No evidence of the site was found. Leidos did not reference the site as being destroyed, but suggested it may

still be present, but not visible at the time of the site visit. This site may have been mis-mapped, resulting in the failure to relocate.

Primary No.	Trinomial	Citation	Description
19-000061	CA-LAN-61	Farmer et al. 1939; Rozaire and Belous 1950; Reimers 1963; McKinney and Baker 1964;	Temp. Camp Site w/Midden; destroyed by development
19-000117	CA-LAN-117	Eberhart et al. 1952; Leidos 2015	Sparse shell scatter; earlier site no relocated
19-001698	CA-LAN-211	Deane 1953; Thiel 1953; Neuenschwander 1989	Shell scatter
19-001698	CA-LAN-1698	Neuenschwander 1989	Sparse Shell Scatter
19-002676	CA-LAN-2676	SRI 1998	Habitation Site
19-176731		Pursell 1978	Bridge No. 53-118 (1937)
19-180602		McAvoy 1995	Hughes Bldg. 1
19-180603		McAvoy 1991, 1995	Hughes Bldg. 2
19-180604		McAvoy 1991, 1995	Hughes Bldg. 4
19-180605		McAvoy 1991, 1995	Hughes Bldg. 5
19-180606		McAvoy 1991, 1995	Hughes Bldg. 6
19-180607		McAvoy 1991, 1995	Hughes Bldg. 10
19-180608		McAvoy 1991, 1995	Hughes Bldg. 11
19-180609		McAvoy 1991, 1995	Hughes Bldg. 12
19-180610		McAvoy 1991, 1995	Hughes Bldg. 14
19-180611		McAvoy 1991, 1995	Hughes Bldg. 15
19-180612		McAvoy 1991, 1995	Hughes Bldg. 16
19-180613		McAvoy 1995	Hughes Bldg. 21
19-186164		Hirsch 2006	4625-37 Admiralty Way
19-186165		Hirsch 2006	4560 Admiralty Way
19-188208		McAvoy 1991, 1995	Hughes Bldg. 17
19-188209		McAvoy 1991, 1995	Hughes Bldg. 18
19-188210		McAvoy 1991, 1995	Hughes Bldg. 19
19-188211		McAvoy 1991, 1995	Hughes Bldg. 20
19-188212		McAvoy 1995	Hughes Bldgs. 26-27
19-188213		McAvoy 1995	Hughes Bldg. 30
19-188214		McAvoy 1995	Hughes Bldg. 34
19-188215		McAvoy 1995	Hughes Bldg. 35
19-188216		McAvoy 1995	Hughes Bldg. 37
19-188217		McAvoy 1995	Hughes Bldg. 45
19-188407		McAvoy 1995	Hughes Bldg. 22
19-190938		Chasteen 2014	The Boat Yard

CA-LAN-211

CA-LAN-211 was identified by Deane and recorded by Thiel in 1953. The site was mapped as being within the Hughes Aircraft facility and not available for testing. No specific information is known for this resource.

CA-LAN-1698

Neuenschwander recorded CA-LAN-1698 in 1989 and described the resources as consisting of a sparse scatter of shell on a rise near Lincoln Blvd. He also indicated the presence of midden deposits. In 1990, SRI (Altschul et al. 1990) relocated the site area and redefined the materials as “redeposited.” SRI recommended no further investigations.

CA-LAN-2676

Recorded in 1998 (SRI 1998), this site was described as a deep midden deposit with evidence of shell, lithics, and groundstone. There was worked shell (mainly olivella shell beads) and SRI recommended the site be subjected to testing/mitigation. This site is within the Hughes Aircraft property and part of a complex of sites surrounding the wetlands.

Paleontological Resources

McLeod (2016) prepared a brief paleontological overview of the project area and reported the entire project area consists of younger Quaternary Alluvial deposits derived “... primarily as fluvial deposits from Ballona Creek ...”. These deposits are not conducive to yielded fossil specimens. The younger alluvium is relatively shallow and capping the older Quaternary sediments that have been known to yield significant fossils, including those of extinct lion. Based on the sensitivity of the area to yield fossil specimens, McLeod recommended paleontological monitoring for any excavations below five feet from the present ground surface. He recommended following the standard protocols of the Natural History Museum of Los Angeles County, including curation of any finds.

Summary

Based on the data presented above, the specific project area had not been previously surveyed for cultural resources. Previous improvements have impacted relatively shallow deposits and, as proposed, the school site development will require excavations of considerable depth (e.g. subsurface parking garage). Cultural resources identified

within a one mile radius of the project site indicates a sensitivity for prehistoric and historic cultural resources. In addition, the project area is sensitive for the presence of paleontological resources and, therefore, the entire project area should be considered sensitive for cultural resources – including paleontological, prehistoric and historic archaeological resources, and/or built environments.

RESULTS OF THE INVESTIGATIONS

McKenna et al. completed the reconnaissance survey of the project area, located at 12870 Panama Street, on February 20, 2016. At the time of the survey, McKenna et al. confirmed the property was fully developed with commercial/industrial buildings and pavements. The property was fenced, but visually accessible from points along Panama Street. The frontage on Panama Street was landscaped and maintained, although the existing facilities, themselves, were vacant. Security guards were also present.

Paleontological Resources

No evidence of paleontological resources was identified at the time of the recent investigations. However, the area is considered sensitive for fossil specimens, specifically in buried contexts. The proposed project will require extensive subsurface impacts – primarily for the construction of a subterranean parking structure. Therefore, a paleontological monitoring program is appropriate for excavations exceeding the relative depths of the younger Quaternary deposits and depths five feet from the present-day surface (the exact depths of younger alluvium may vary and unknown at this time). The monitoring program should conform to the protocols of the Natural History Museum of Los Angeles County.

Prehistoric and Historic Archaeological Resources

No physical evidence of prehistoric or historic archaeological resources was identified during the recent reconnaissance survey, primarily due to the presence of the built environment. However, it has been determined the general area is sensitive for prehistoric archaeological resources (given the nearby prehistoric sites) and also modestly sensitive for historic archaeological resources (the area having been used historically for grazing, ranching, agriculture, and early construction).

Therefore, McKenna et al. has concluded the project area may still yield evidence of potentially significant archaeological resources and an archaeological monitoring program should be undertaken within area of younger Quaternary alluvium and deposits

above the older Quaternary sediments – essentially the first five feet of soil beneath the current ground surface. The archaeological monitoring program should be conducted in accordance with standard professional practices and policies, including curation.

Built Environments

The built environment associated with the current project area includes the presence of a 1955-1959 commercial/industrial building, a later 1970s structure, portable storage facilities, and paved parking areas. Overall, the parking surfaces and temporary (portable) storage facilities are of no historical significance. The 1955-1959 building is old enough to be considered historic (by age only) and, therefore, subject to evaluation for significance in accordance with CEQA criteria.

Illustrated in Figures 6 and 7, the 1955-1959 commercial/Industrial building at 12870 Panama Street is a one-story wood framed structure with stucco siding and a red brick façade. The roofline is primarily a low pitched gable design, with some additional areas of shed or flat roofing.



Figure 6. North Elevation of the Commercial/Industrial Building at
12870 Panama Street (ESE).

While many of the original steel frames windows and doorways remain on the main (west) elevation, facing Panama Street, there is evidence that other windows (north elevation and part of west elevation) have been replaced with modern aluminum slider windows.



Figure 7. Southwest Corner of Building with Loading Dock facing Panama Street.

The front entrance to the building is located in the northwestern corner of the building and includes a recessed entry with large, fixed windows and an added wheelchair ramp (Figure 8). There is also a flagstone façade, providing the only decorative design elements associated with this building. This entrance has since been relegated to a secondary entrance with the placement of large, wooden planters.

Supplemental entrances are identified as solid commercial doors along the west elevation and additional doorways on the east elevation (rear side of the building). The property is accessed through a security gate, limiting non-employee access to the property.



Figure 8. Main Entry to the Building at 12870 Panama Street (South).

This structure is a very typical and simple commercial/industrial building with no unique or exemplary design elements. The building has been altered with window replacements and concrete access ramps. The complex has been fenced, but was likely unfenced prior to the occupation by the Teledyne Company. The landscaping on the Panama Street frontage is well maintained, but not unique or exemplary. It involves simple grass expanses with mature palms, other trees, and bushes. It is not a building exhibiting unusual designs or uses.

Native American Consultation

Native American consultation included correspondence with the Native American Heritage Commission and letters to the local Native American representatives identified by the Commission. The Commission had no record of any sacred or religious sites with the project area, but noted the limitations of their files.

McKenna et al. sent letters to the six representatives listed by the Commission, including Rosemary Morillo (Soboba, via Joseph Ontiveros); Anthony Morales (Gabrielino); Sandonne Goad (Gabrielino); Robert F. Dorame (Gabrielino); Linda Candelaria (Gabrielino); and Andrew Salas (Gabrielino). Of the six Native American representatives contacted via letters, McKenna et al. received three responses (two letters and one phone call).

Joseph Ontiveros (Soboba): Joseph Ontiveros responded by emphasizing the project area is NOT within the traditional territory of the Soboba and recommended the Gabrielino representatives be contacted.

Anthony Morales (Gabrielino): Anthony Morales is the Chair of the Gabrielino/Tongva and responded to my communication via phone call. He identified the project area as being within the Gabrielino/ Tongva traditional territory and the high level of sensitivity for significant resources in the area – including the potential for burials and unique archaeological remains. He requested additional consultation as this project proceeds and, if needed, could provide Native American monitoring during earth moving activities in the younger alluvial/fluvial deposits.

Andrew Salas (Gabrielino): Andrew Salas of the Gabrielino/Kizi responded by letter, noting the project area is within the traditional territory of the Gabrielino (Kizi) and reiterated the high level of sensitivity for significant cultural resources. Salas acknowledged he has or can compile data pertaining to the significance of the area and offered the information in exchange for “compensation.”

Given the responses, it appears the most reasonable participation of Native Americans would be served by dealing with Anthony Morales of the Gabrielino/ Tongva.

Summary

The project area is sensitive for paleontological resources. The shallow older Quaternary deposits may be impacted by the excavations for the subterranean parking structure and, therefore, paleontological monitoring is justified and strongly recommended by McKenna et al. The program should follow the protocols of the Natural History Museum of Los Angeles County.

The project area is also sensitive for the presence of prehistoric archaeological resources. Studies completed in nearby Playa del Rey have yielded significant resources, including numerous burials and grave goods. Therefore, McKenna et al. is recommending the area be identified as sensitive for significant prehistoric resources and all earth moving in the younger Quaternary deposits should be monitored for prehistoric resources. This monitoring should be emphasized in the first five feet beneath current grade and below the existing buildings and pavements. If the younger Quaternary deposits exceed five feet below surface, monitoring should continue until the older Quaternary deposits are encountered.

The existing improvements within the project area are not significant historical resources. The pavements are not important, at all. In assessing the structural improvements, the commercial and industrial improvements are late historic (post-1955) and exhibit standard construction and materials.

There are no unique design elements and no associations with significant persons or events in history, as required for recognition as a significant historical resource. The removal of these improvements will not constitute an adverse environmental impact and need not be monitored. However, to insure the identification and accurate recordation of potentially significant archaeological resources, the removal of the pavements and foundations for the structures should be subjected to archaeological monitoring.

RECOMMENDATIONS

Based on the findings presented above, and in compliance with LAUSD Standard Conditions of Approval (2015), McKenna et al. presents the following recommendations for consideration by the Lead Agency and in anticipation of the redevelopment of the project site.

1. The project area is sensitive for paleontological resources and, therefore, any proposed excavation impacting the older Quaternary deposits and/or any excavations exceeding a relative depth of five feet below the present

surface of the property shall be monitored by a qualified paleontological monitor. The approach to the paleontological monitoring should follow the standard protocols of the Natural History Museum of Los Angeles County, including curation.

- 2. The project area is sensitive for the presence of prehistoric archaeological resources. Therefore, McKenna et al. recommends a qualified archaeological monitor be present for all demolition activities (full-time) involving the removal of pavements and foundations, and oversee the earthmoving activities involving impacts to the younger Quaternary deposits. At a minimum, this would involve the first five feet of earth below the present-day surface. All professional protocols shall be followed.

- 3. A Native American monitor should be on-call and permitted to examine the earthmoving activities on a part-time basis until evidence of prehistoric archaeological resources are identified. If identified, the presence of the Native American monitor shall be increased to full-time for the remainder of earth moving in the younger Quaternary deposits.

- 4. If, at any time, evidence of human remains is uncovered, the County Coroner will be notified immediately and permitted to examine the find *in situ*. If the remains are determined to be of Native American origin, the Native American Heritage Commission will be notified and the Most Likely Descendent (MLD) will be named. In consultation between the LAUSD, Coroner, archaeological consultant, and MLD, the disposition of the remains will be determined and all costs related to the management of the remains will be the responsibility of the LAUSD.

+ +

This document was prepared by Jeanette A. McKenna, Principal Investigator for McKenna et al. Any changes to this document will require the written authorization of the author.

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| <i>Jeanette A. McKenna</i> | <i>Oct. 2, 2016</i> |
| _____
Jeanette A. McKenna, McKenna et al., Whittier, CA | _____
Date |

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APPENDIX A:

Professional Qualifications

JEANETTE A. McKENNA
Owner and Principal Investigator
McKenna et al., Whittier CA

Ms. McKenna specializes in the discipline of Cultural Resource Management: prehistoric archaeology, historic archaeology, historic architecture, and history. She holds a Master's Degree in Anthropology/Archaeology and was recently awarded an Honorary Doctorate of Letters (HonDL) by the International Biographical Centre of Cambridge, England. She is a past member of the Board of Directors for the Society of Professional Archaeologists (SOPA 1993-97) and was certified by the Society to conduct both prehistoric and historic archaeological studies. Ms. McKenna is also recognized by the California Office of Historic Preservation as qualified to complete historic architectural studies. Ms. McKenna was on the Board of Directors for SOPA when the Society established the Registry of Professional Archaeologists (RPA) and has been a Registered Professional Archaeologist since 1998. Ms. McKenna has over 39 years of professional experience as an archaeologist/cultural resource manager and has participated on over 1700 projects of various sizes and complexities. The majority of her work has been conducted as a Field Director, Project Manager, and/or Principal Investigator throughout California and the Greater Southwest.

TECHNICAL CAPABILITIES

- Vast experience in the greater Southwest, Great Basin, and Southern California regions. Familiar with the full range of cultural resource investigations and has completed projects within the public and private sectors, including environmental management firms, planning and engineering firms, and State and federal agencies.
- Active in the discipline of Cultural Resource Management since 1976; over 39 years of professional experience in Southern California, Arizona, and Nevada.
- Particular interest in the desert regions of California and Arizona, with specializations in the Proto-historic and Historic Contact Periods.
- Considerable experience in dealing with prehistoric cultural remains and working directly with Native American groups in archaeological training programs (Arizona State University; the Southern California Indian Center, Garden Grove).

EDUCATION AND AFFILIATIONS

B.A., Anthropology, 1977, CSU Fullerton
M.A., Anthropology, 1982, CSU Fullerton
HonDL, 2015, Int. Biog. Centre, Cambridge
Lambda Alpha Lambda Honors Society
Post Graduate Studies, Arizona St. Univ., 1982-85
Post Graduate Studies, UC Riverside, 1991-92
Certification Program: CEQA, Land Use and Environmental Planning, UC Riverside, 1997-98
Society of Professional Archaeologists (SOPA) Certification: Field/ Prehistoric Archaeology and Historical Archaeology (1984 to Present)
Registry of Professional Archaeologists (RPA)
Board of Directors, Society of Professional Archaeologists 1993-1997 (American Society of Conservation Archaeologists Representative)
BLM California Permit (renewable)
BLM Arizona State Permit (renewable)
Riverside County Registration No. 161
Arizona State Antiquities Permit (renewable)
Curation, San Bernardino Co. Museum
Curation, Arizona State University

SELECTED PROJECT EXPERIENCE

- Historic Architectural Studies for Renovation and Restoration, the Greek Theatre, Los Angeles CA
- Evaluation of Cultural Resources: Burbank and West Hollywood Redevelopment Project Areas, Los Angeles County, CA
- Historic Property Survey for the City of Whittier, Los Angeles County, CA
- Archaeological Investigations and Resource Evaluations for the Proposed Cajon Pipeline, San Bernardino and Los Angeles Counties, CA
- Archaeological Class I Investigations, Proposed Mojave Pipeline, San Bernardino County, CA
- Cultural Resources Investigations (Phases I, II, III, and Mitigation Monitoring) for the RIX/SARI Projects, Santa Ana Watershed Project Authority (SAWPA), San Bernardino and Riverside Counties, CA
- Phase I, II, and III Archaeological Investigations for the County Sanitation Districts of Los Angeles County, Puente Hills Landfill Solid Waste Management Facility Expansion Project, Whittier, CA
- Archaeological Mitigation Program, Phoenix Indian School Track Site Project. Arizona State University Office of Cultural Resource Management and the Bureau of Indian Affairs, Phoenix, AZ
- Archaeological and Testing Program for the Hidden Valley Golf Course and Van Buren Golf Course Properties, Riverside County, CA
- Cultural Resources Overview Studies for the Annexation of Unincorporated County Lands to the City of Ontario, CA
- Historic Property Survey Reports: Warner Bros. Main Lot Ranch Lot Properties, Burbank, CA
- Historic Archaeological Investigations for L.A. County Sheriff's Facility, Lancaster, CA.

APPENDIX B:
Archaeological Records Search

-- CONFIDENTIAL --

APPENDIX C:

Native American Consultation

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
(916) 373-3710
(916) 373-5471 FAX



February 23, 2016

Jeanette McKenna
McKenna et al.

Sent via e-mail: Jeanette.mckennaetal@gmail.com
Number of pages: 3

RE: The Proposed Ocean Charter School Site Project, City of Marina Del Rey, Venice USGS Quadrangle, Los Angeles County, California

Dear Ms. McKenna:

Attached is a consultation list of tribes with traditional lands or cultural places located within the boundaries of the above referenced counties. Please note that the intent above reference codes is to mitigate impacts to tribal cultural resources, as defined, for California Environmental Quality Act (CEQA) projects.

As of July 1, 2015, Public Resources Code Sections 21080.1, 21080.3.1 and 21080.3.2 require public agencies to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose mitigating impacts to tribal cultural resources:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section. (Public Resources Code Section 21080.1(d))

The law does not preclude agencies from initiating consultation with the tribes that are culturally and traditionally affiliated with their jurisdictions. The NAHC believes that in fact that this is the best practice to ensure that tribes are consulted commensurate with the intent of the law.

In accordance with Public Resources Code Section 21080.1(d), formal notification must include a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation. The NAHC believes that agencies should also include with their notification letters information regarding any cultural resources assessment that has been completed on the APE, such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:
 - A listing of any and all known cultural resources have already been recorded on or adjacent to the APE;
 - Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - Whether the records search indicates a low, moderate or high probability that unrecorded cultural resources are located in the potential APE; and

- If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.
2. The results of any archaeological inventory survey that was conducted, including:
 - Any report that may contain site forms, site significance, and suggested mitigation measurers.

All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code Section 6254.10.
 3. The results of any Sacred Lands File (SFL) check conducted through Native American Heritage Commission. Sites have been located in the Venice Quadrangle of the APE you provided that may be impacted by the project. Please contact the John Tommy Rosas of the Gabrielino Tongva Indians of California Tribal Council at (805) 570-6567 for more information about these sites. Please contact all of the tribes on the list as the Sacred Lands File is not exhaustive. A tribe may be the only source of information. Their contact information is included in the attached lists.
 4. Any ethnographic studies conducted for any area including all or part of the potential APE; and
 5. Any geotechnical reports regarding all or part of the potential APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS is not exhaustive, and a negative response to these searches does not preclude the existence of a cultural place. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the case that they do, having the information beforehand well help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance we are able to assure that our consultation list contains current information.

If you have any questions, please contact me at my email address: gayle.totton@nahc.ca.gov.

Sincerely,



Gayle Totton
Associate Government Planning Analyst

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

**Native American Heritage Commission
Tribal Consultation List
Los Angeles County
February 23, 2016**

Soboba Band of Luiseno Indians
Rosemary Morillo, Chairperson; Attn: Carrie Garcia
P.O. Box 487 Luiseno
San Jacinto , CA 92581 Cahuilla
carrieg@soboba-nsn.gov
(951) 654-2765

Gabrieleno Band of Mission Indians - Kizh Nation
Andrew Salas, Chairperson
P.O. Box 393
Covina , CA 91723
gabrielenoindians@yahoo.com Gabrielino
(626) 926-4131

Gabrieleno/Tongva San Gabriel Band of Mission Indians
Anthony Morales, Chairperson
P.O. Box 693 Gabrielino Tongva
San Gabriel , CA 91778
GTTribalcouncil@aol.com
(626) 483-3564 Cell

Gabrielino /Tongva Nation
Sandonne Goad, Chairperson
106 1/2 Judge John Aiso St., #231 Gabrielino Tongva
Los Angeles , CA 90012
sgoad@gabrielino-tongva.com
(951) 807-0479

Gabrielino Tongva Indians of California Tribal Council
Robert F. Dorame, Tribal Chair/Cultural Resources
P.O. Box 490 Gabrielino Tongva
Bellflower , CA 90707
gtongva@verizon.net
(562) 761-6417 Voice/Fax

Gabrielino-Tongva Tribe
Linda Candelaria, Co-Chairperson
1999 Avenue of the Stars, Suite 1100
Los Angeles , CA 90067

Gabrielino

(626) 676-1184 Cell

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 Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Government Code Sections 65352.3, 65362.4 et seq. and Public Resources Code Sections 21080.3.1 for the proposed Ocean Charter School Site Project. City of Marina Del Rey. Venice USGS Quadrangle. Los Angeles County, California.

McKenna et al.

History/Archaeology/Architectural History/Ethnography/Paleontology

Jeanette A. McKenna, MA, HonDL
Reg. Professional Archaeologist
Owner and Principal Investigator

February 27, 2016

Soboba Band of Mission Indians
Attn: Rosemary Morillo, Chairperson
P.O. Box 487
San Jacinto, California 92581

RE: Proposed Ocean Charter School, 12870 Panama Street, Los Angeles, CA

Ms. Morillo:

McKenna et al. is initiating a cultural resources investigation of the site for the proposed Ocean Charter School at 12870 Panama Street, Los Angeles. This site is in the Marina del Rey area of the City and involved a property currently improved with modern structures and pavements. No native soils are exposed for visual inspection, although the greater Marina del Rey area is considered sensitive for significant prehistoric cultural resources.

I received your name from the Native American Heritage Commission. Please review your files and inform me of any issues, concerns, or comments you have with respect to this project area (see attached graphics). I will incorporate your concerns into the technical report.

I look forward to hearing from you and appreciate your participation in the protection of our non-renewable cultural resources.

Sincerely,

Jeanette A. McKenna

Jeanette A. McKenna, Principal

March 24, 2016

Attn: Jeanette A. McKenna, Principal
McKenna et al.
6008 Friends Avenue
Whittier, CA 90601-3724



RE: Proposed Ocean Charter School, 12870 Panama Street, Los Angeles, CA

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project(s) has been assessed through our Cultural Resource Department. At this time the Soboba Band does not have any specific concerns regarding known cultural resources in the specified areas that the project encompasses, but does request that the appropriate consultation continue to take place between concerned tribes, project proponents, and local agencies.

Also, working in and around traditional use areas intensifies the possibility of encountering cultural resources during any future construction/excavation phases that may take place. For this reason the Soboba Band of Luiseño Indians requests that approved Native American Monitor(s) be present during any future ground disturbing proceedings, including surveys and archaeological testing, associated with this project. The Soboba Band wishes to defer to Gabrieleño Tribal Consultants, who are in closer proximity to the project. Please feel free to contact me with any additional questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "JOE", with a long horizontal line extending to the right.

Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and McKenna et al. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.

McKenna et al.

History/Archaeology/Architectural History/Ethnography/Paleontology

Jeanette A. McKenna, MA, HonDL
Reg. Professional Archaeologist
Owner and Principal Investigator

February 27, 2016

Gabrielino/Tongva San Gabriel Band of Mission Indians
Attn: Anthony Morales, Chairperson
P.O. Box 693
San Gabriel, California 91778

RE: Proposed Ocean Charter School, 12870 Panama Street, Los Angeles, CA

Mr. Morales:

McKenna et al. is initiating a cultural resources investigation of the site for the proposed Ocean Charter School at 12870 Panama Street, Los Angeles. This site is in the Marina del Rey area of the City and involved a property currently improved with modern structures and pavements. No native soils are exposed for visual inspection, although the greater Marina del Rey area is considered sensitive for significant prehistoric cultural resources.

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I look forward to hearing from you and appreciate your participation in the protection of our non-renewable cultural resources.

Sincerely,



Jeanette A. McKenna, Principal

McKenna et al.

History/Archaeology/Architectural History/Ethnography/Paleontology

Jeanette A. McKenna, MA, HonDL
Reg. Professional Archaeologist
Owner and Principal Investigator

February 27, 2016

Gabrielino/Tongva Nation
Attn: Sandonne Goad, Chairperson
106 ½ Judge John Aiso Street
Los Angeles, California 90012

RE: Proposed Ocean Charter School, 12870 Panama Street, Los Angeles, CA

Ms. Goad:

McKenna et al. is initiating a cultural resources investigation of the site for the proposed Ocean Charter School at 12870 Panama Street, Los Angeles. This site is in the Marina del Rey area of the City and involved a property currently improved with modern structures and pavements. No native soils are exposed for visual inspection, although the greater Marina del Rey area is considered sensitive for significant prehistoric cultural resources.

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I look forward to hearing from you and appreciate your participation in the protection of our non-renewable cultural resources.

Sincerely,



Jeanette A. McKenna, Principal

McKenna et al.

History/Archaeology/Architectural History/Ethnography/Paleontology

Jeanette A. McKenna, MA, HonDL
Reg. Professional Archaeologist
Owner and Principal Investigator

February 27, 2016

Gabrielino/Tongva Indians of California Tribal Council
Attn: Robert Dorame, Tribal Chair/Cultural Resources
P.O. Box 490
Bellflower, California 90707

RE: Proposed Ocean Charter School, 12870 Panama Street, Los Angeles, CA

Mr. Dorame:

McKenna et al. is initiating a cultural resources investigation of the site for the proposed Ocean Charter School at 12870 Panama Street, Los Angeles. This site is in the Marina del Rey area of the City and involved a property currently improved with modern structures and pavements. No native soils are exposed for visual inspection, although the greater Marina del Rey area is considered sensitive for significant prehistoric cultural resources.

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Sincerely,



Jeanette A. McKenna, Principal

McKenna et al.

History/Archaeology/Architectural History/Ethnography/Paleontology

Jeanette A. McKenna, MA, HonDL
Reg. Professional Archaeologist
Owner and Principal Investigator

February 27, 2016

Gabrielino/Tongva Tribe
Attn: Bernie Acuna, Co-Chairperson
1999 Avenue of the Stars, Suite 1100
Los Angeles, California 90067

RE: Proposed Ocean Charter School, 12870 Panama Street, Los Angeles, CA

Mr. Acuna:

McKenna et al. is initiating a cultural resources investigation of the site for the proposed Ocean Charter School at 12870 Panama Street, Los Angeles. This site is in the Marina del Rey area of the City and involved a property currently improved with modern structures and pavements. No native soils are exposed for visual inspection, although the greater Marina del Rey area is considered sensitive for significant prehistoric cultural resources.

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I look forward to hearing from you and appreciate your participation in the protection of our non-renewable cultural resources.

Sincerely,



Jeanette A. McKenna, Principal

McKenna et al.

History/Archaeology/Architectural History/Ethnography/Paleontology

Jeanette A. McKenna, MA, HonDL
Reg. Professional Archaeologist
Owner and Principal Investigator

February 27, 2016

Gabrielino/Tongva Tribe
Attn: Linda Candelaria, Co-Chairperson
1999 Avenue of the Stars, Suite 1100
Los Angeles, California 90067

RE: Proposed Ocean Charter School, 12870 Panama Street, Los Angeles, CA

Ms. Candelaria:

McKenna et al. is initiating a cultural resources investigation of the site for the proposed Ocean Charter School at 12870 Panama Street, Los Angeles. This site is in the Marina del Rey area of the City and involved a property currently improved with modern structures and pavements. No native soils are exposed for visual inspection, although the greater Marina del Rey area is considered sensitive for significant prehistoric cultural resources.

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I look forward to hearing from you and appreciate your participation in the protection of our non-renewable cultural resources.

Sincerely,



Jeanette A. McKenna, Principal

McKenna et al.

History/Archaeology/Architectural History/Ethnography/Paleontology

Jeanette A. McKenna, MA, HonDL
Reg. Professional Archaeologist
Owner and Principal Investigator

February 27, 2016

Gabrielino Band of Mission Indians – Kizi Nation
Attn: Andrew Salas, Chairperson
P.O. Box 393
Covina, California 91723

RE: Proposed Ocean Charter School, 12870 Panama Street, Los Angeles, CA

Mr. Salas:

McKenna et al. is initiating a cultural resources investigation of the site for the proposed Ocean Charter School at 12870 Panama Street, Los Angeles. This site is in the Marina del Rey area of the City and involved a property currently improved with modern structures and pavements. No native soils are exposed for visual inspection, although the greater Marina del Rey area is considered sensitive for significant prehistoric cultural resources.

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I look forward to hearing from you and appreciate your participation in the protection of our non-renewable cultural resources.

Sincerely,



Jeanette A. McKenna, Principal



Jeanette McKenna <jeanette.mckennaetal@gmail.com>

Ocean Charter School at 12870 Panama St., Los Angeles

1 message

Gabrieleno Band of Mission Indians <gabrielenoindians@yahoo.com>

Wed, Mar 9, 2016 at 7:10 PM

Reply-To: Gabrieleno Band of Mission Indians <gabrielenoindians@yahoo.com>

To: Jeanette McKenna <jeanette.mckennaetal@gmail.com>

Cc: "Christina Swindall Martinez. Kizh Gabrieleno" <christinaswindall@yahoo.com>, "Matt Teutimez.Kizh Gabrieleno" <matt.teutimez@gmail.com>

Ms. McKenna,

Thank you for contacting our Tribe regarding your proposed project of Ocean Charter School at 12870 Panama St., Los Angeles. The project location is located in a highly culturally sensitive area of Marina del Rey, a historically known village site(s). We are happy to provide you with historic and prehistoric oral history information regarding your project site. We will provide information for your technical report that will include a summary report and any associated maps of the cultural resources within your project area. In order to provide this level of historic and cultural information, compensation to the Tribe for time and materials is appropriate. If you would like to set up an agreement with our Tribe for this culturally sensitive and confidential information, please contact us at your convenience.

Sincerely,

Andrew Salas, Chairman
Gabrieleno Band of Mission Indians - Kizh Nation
PO Box 393
Covina, CA 91723
cell: (626)926-4131
email: gabrielenoindians@yahoo.com
website: www.gabrielenoindians.org

APPENDIX D:

Paleontological Overview

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

tel 213.763.DINO
www.nhm.org



Vertebrate Paleontology Section
Telephone: (213) 763-3325
Fax: (213) 746-7431
e-mail: smcleod@nhm.org

3 March 2016

McKenna et al.
6008 Friends Avenue
Whittier, California 90601-3724

Attn: Jeanette A. McKenna

re: Paleontological resources for the proposed 12870 Panama Street Ocean Charter School Project, in the City of Los Angeles, Los Angeles County, project area

Dear Jeanette:

I have conducted a thorough search of our paleontology collection records for the locality and specimen data for the proposed 12870 Panama Street Ocean Charter School Project, in the City of Los Angeles, Los Angeles County, project area as outlined on the portion of the Venice USGS topographic quadrangle map that you sent to me on 18 February 2016. We do not have any vertebrate fossil localities that lie directly within the proposed project area boundaries, but we do have fossil localities nearby from the same sedimentary deposits as occur at depth in the proposed project area.

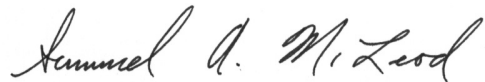
The entire proposed project area has surface deposits that consist of younger Quaternary Alluvium, derived predominately as fluvial deposits from Ballona Creek that currently flows just to the east and south. These deposits typically do not contain significant fossil vertebrate remains, at least in the uppermost layers, and we have no vertebrate fossil localities nearby from such deposits. At relatively shallow depth in this area, however, older Quaternary sediments that contain significant vertebrate fossils are likely to be encountered. Our closest vertebrate fossil locality from these deposits is LACM 7879, north-northwest of the proposed project area near the intersection of Rose Avenue and Penmar Avenue, that produced fossil specimens of horse, *Equus*, and ground sloth, *Paramylodon*, at greater than eleven feet in depth. Our next closest vertebrate fossil locality from these deposits is LACM 5462, further north-northwest of the proposed project area just south of Olympic Boulevard along Michigan Avenue east of

Cloverfield Boulevard, that produced a fossil specimen of extinct lion, *Felis atrox*, at a depth of only six feet below grade.

Surface grading or very shallow excavations in the proposed project area probably will not uncover significant vertebrate fossil remains. Excavations that extend down below about five feet, however, may well encounter significant fossil vertebrate specimens. Any substantial excavation below the uppermost layers in the proposed project area, therefore, should be monitored closely to quickly and professionally recover any fossil remains discovered while not impeding development. Sediment samples from the proposed project area should also be collected and processed to determine the small fossil potential of the site. Any fossils recovered during mitigation should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.

This records search covers only the vertebrate paleontology records of the Natural History Museum of Los Angeles County. It is not intended to be a thorough paleontological survey of the proposed project area covering other institutional records, a literature survey, or any potential on-site survey.

Sincerely,

A handwritten signature in cursive script that reads "Samuel A. McLeod".

Samuel A. McLeod, Ph.D.
Vertebrate Paleontology

enclosure: invoice

APPENDIX E:

Photographic Record



Southern Parking Surface, Opposite Beethoven Street (SE)



Southern Parking Area and Southwest Elevation of Existing Building, Opposite Beethoven Street (NE)



Southern Parking Area with E-Z Storage Complex to Rear SE)



Overview of Pamana Street from Beethoven Street (NE)



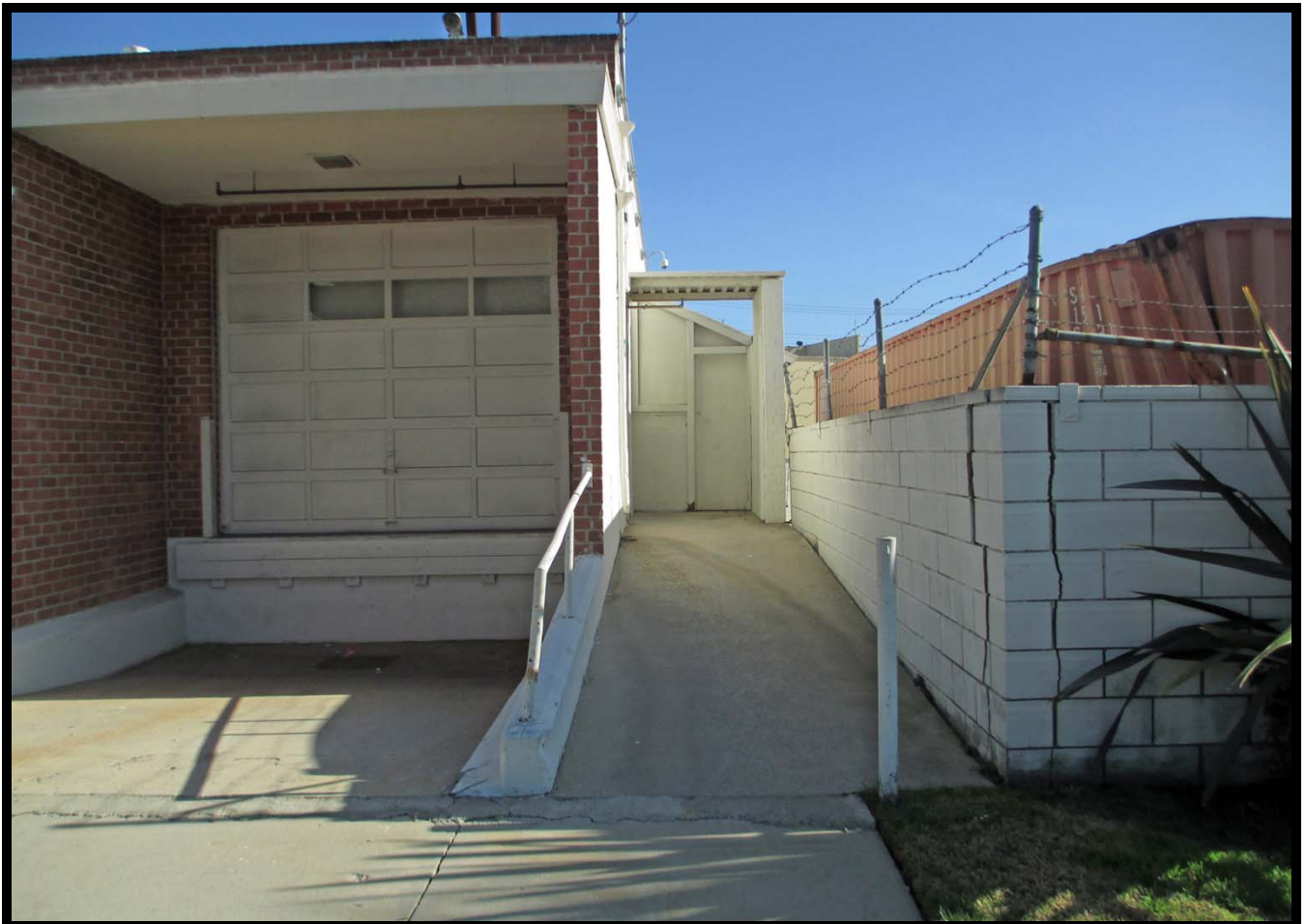
Parking Area Opposite Beethoven Street (SE)



Southwestern Elevation of Existing Building (E) with Storage Container in Yard



Loading Dock on Southwestern Corner of Existing Building (ESE)



Loading Bay and Southwestern Entry to Existing Building (SE)



Overview of Western Elevation of Existing Building (NE)



Overview of Loading Dock on Panama Street (SE)



Detail of Fixed and Casement Windows on Western Elevation, Panama Street (SSE)



Overview of Panama Street Frontage, Western Elevation (NE)



Detail of Casement and Fixed Windows on Western Elevation (ENE)



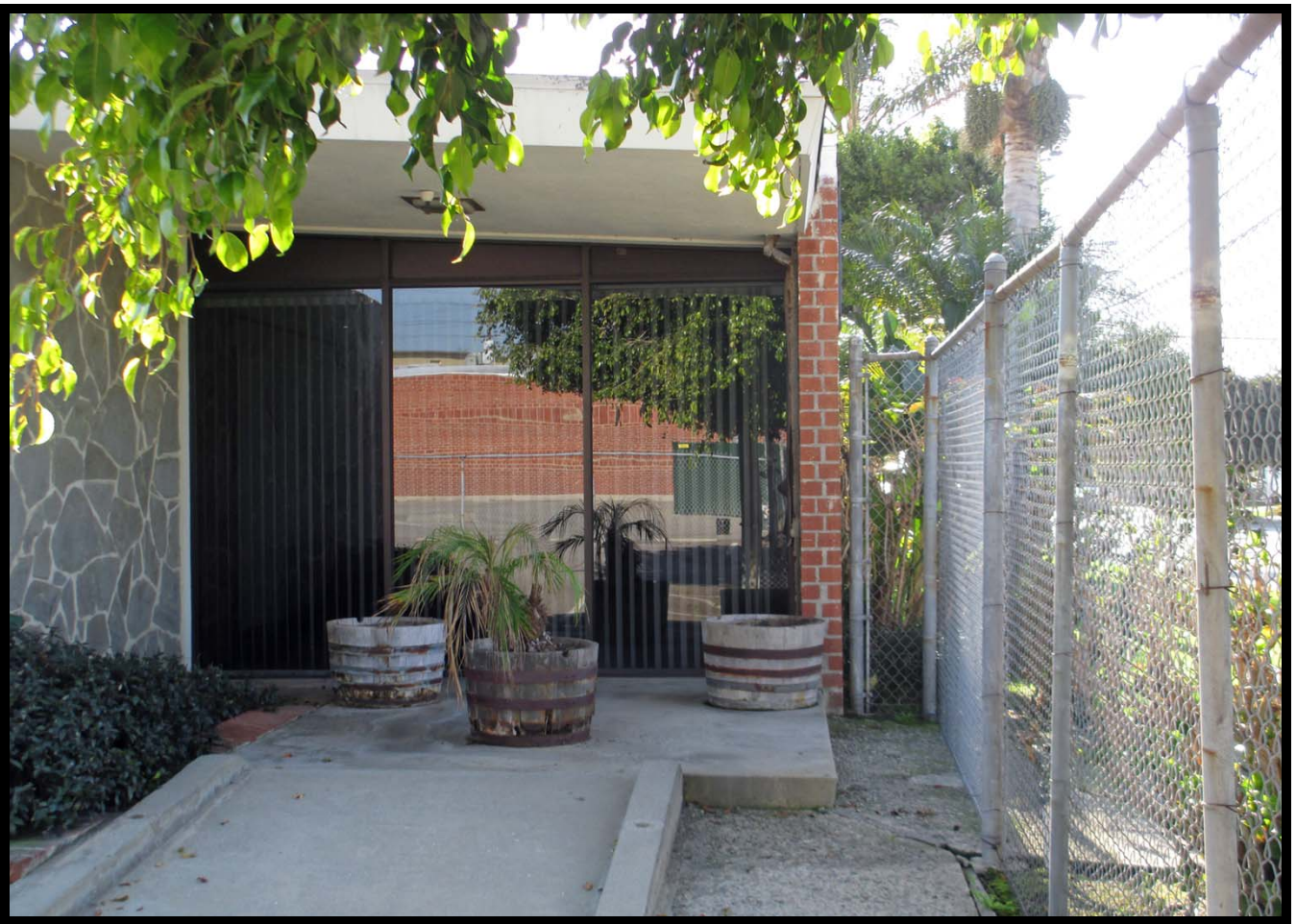
Signage on Northwestern Corner of Building, on Panama Street (SSE)



Overview of Panama Street Frontage from Building at 12870 Panama Street (NE)



Overview of Panama Street Frontage from Building at 12870 Panama Street (SW)



Main Entrance at 12870 Panama Street (SW)



Northern Elevation of Building at 12870 Panama Street (S)



Northern Elevation of Building at 12870 Panama Street (SES)



Northern Elevation of Building at 12870 Panama Street (SE)



Ancillary Building behind 12870 Panama Street (SE)



Storage Areas in Parking Lot Northeast of 12870 Panama Street (E) ^{G-90}



Signage Identifying Property (Detail)



Northern Elevation of Building at 12870 Panama Street (SW)



Northern Elevation of Building at 12870 Panama Street (SW)



Employee Parking Lot Northeast of Building at 12870 Panama Street (SE)



Employee Parking Lot Northeast of 12870 Panama Street and Southwest Elevation of Adjacent Property (NE)



Signage Identifying Employee Parking Lot on Panama Street (Setail) ⁶⁻⁹³



Teledyne Building at 12820 Panama Street (NE)



Teledyne Building at 12820 Panama Street (NNE)



Example of Commercial Entry at 12820 Panama Street (SE)



Offices of Teledyne at 12820 Panama Street (NE)



Entrance to Office Complex (Teledyne) at 12820 Panama Street (SSE)



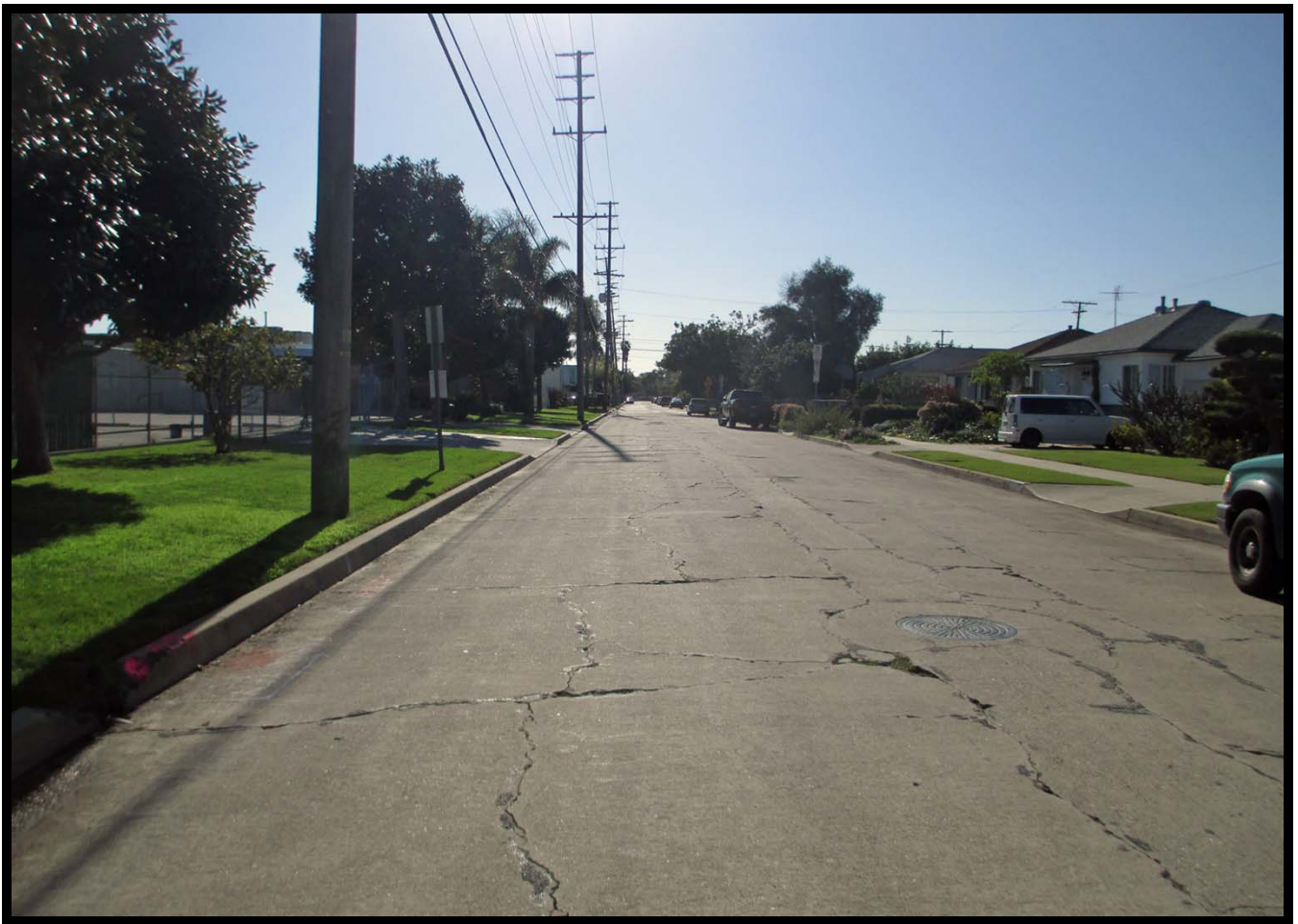
Northern Elevation of Building at 12820 Panama Street (SE)



Annex to Rear of 12820 Panama Street (SSW)



Parking Northeast of 12820 Panama Street (NE)



Overview of Panama Street from 12820 Panama Street (SW)



Overview of Panama Street from Beethoven Street (NE)



Abandoned Commercial Complex to South of Proposed School Site (S)

APPENDIX F:

Supplemental Research Data

Ocean Charter School

12870 Panama Street

Los Angeles, CA 90066

Inquiry Number: 4542283.4

February 18, 2016

EDR Historical Topo Map Report

with QuadMatch™



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

02/18/16

Site Name:

Ocean Charter School
12870 Panama Street
Los Angeles, CA 90066
EDR Inquiry # 4542283.4

Client Name:

McKenna et al.
6008 Friends Avenue
Whittier, CA 90601
Contact: Jeanette Mckenna



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by McKenna et al. were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:**Coordinates:**

| | | | |
|------------------------|-----------------------|----------------------|-------------------------------|
| Site Name: | Ocean Charter School | Latitude: | 33.984218 33° 59' 3" North |
| Address: | 12870 Panama Street | Longitude: | -118.42708 -118° 25' 37" West |
| City,State,Zip: | Los Angeles, CA 90066 | UTM Zone: | Zone 11 North |
| P.O.# | 1788 | UTM X Meters: | 368182.73 |
| Project: | Ocean Charter School | UTM Y Meters: | 3761323.81 |
| | | Elevation: | 17.00' above sea level |

Maps Provided:

2012
1981
1972
1950
1930, 1934
1924, 1925
1923
1896

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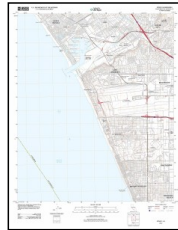
Topo Sheet Thumbnails

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2012 Source Sheets



Beverly Hills
2012
7.5-minute, 24000



Venice
2012
7.5-minute, 24000

1981 Source Sheets



Venice
1981
7.5-minute, 24000
Photo Revised 1981
Aerial Photo Revised 1978

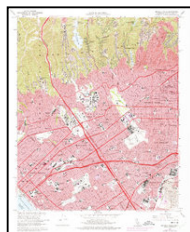


Beverly Hills
1981
7.5-minute, 24000
Photo Revised 1981
Aerial Photo Revised 1978

1972 Source Sheets



Venice
1972
7.5-minute, 24000
Photo Revised 1972
Aerial Photo Revised 1972

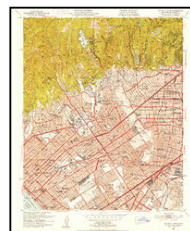


Beverly Hills
1972
7.5-minute, 24000
Photo Revised 1972
Aerial Photo Revised 1972

1950 Source Sheets



Venice
1950
7.5-minute, 24000
Aerial Photo Revised 1947



Beverly Hills
1950
7.5-minute, 24000
Aerial Photo Revised 1947
Edited 1950

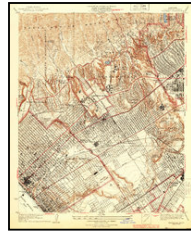
Topo Sheet Thumbnails

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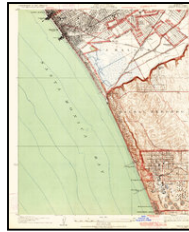
1930, 1934 Source Sheets



Inglewood
1930
7.5-minute, 24000



Sawtelle
1934
7.5-minute, 24000



Venice
1934
7.5-minute, 24000

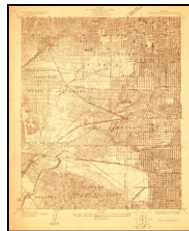
1924, 1925 Source Sheets



Venice
1924
7.5-minute, 24000



Inglewood
1924
7.5-minute, 24000



Hollywood
1924
7.5-minute, 24000



Sawtelle
1925
7.5-minute, 24000

1923 Source Sheets

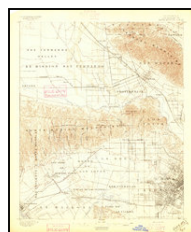


Venice
1923
7.5-minute, 24000

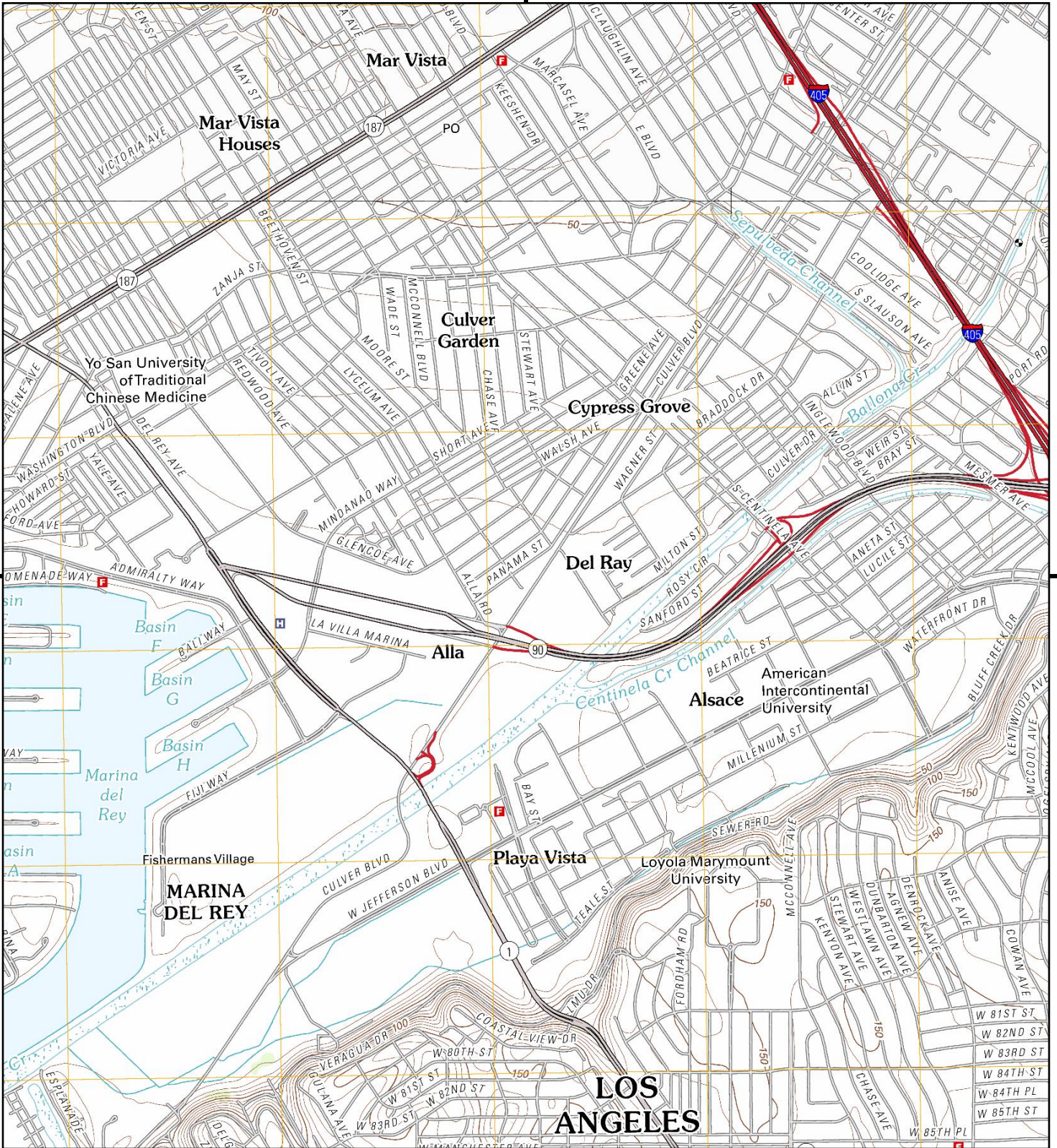
1896 Source Sheets



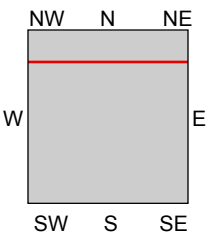
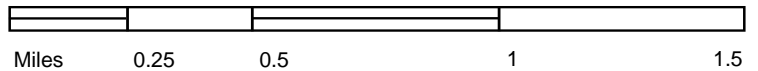
Redondo
1896
15-minute, 62500



Santa Monica
1896
15-minute, 62500



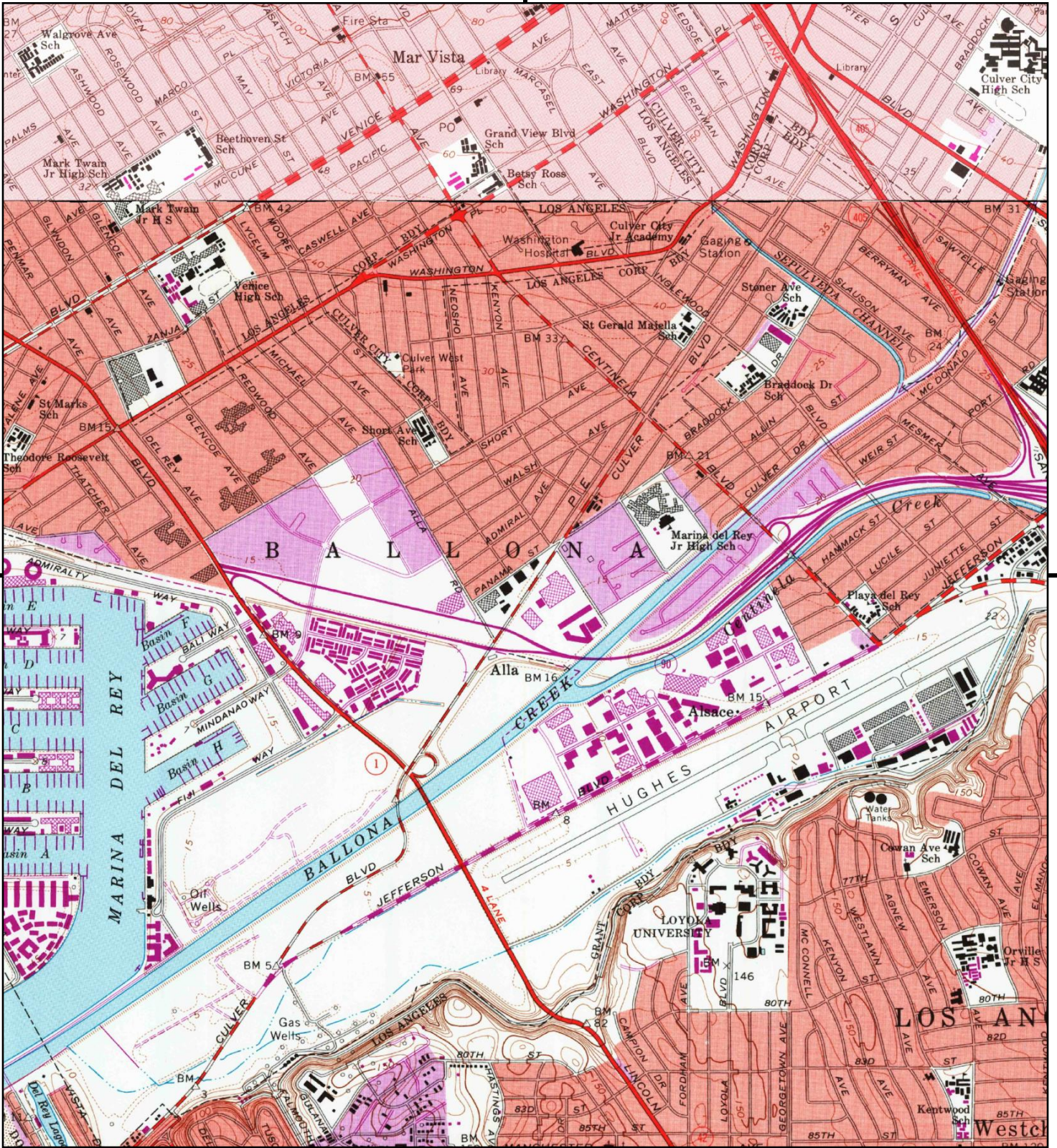
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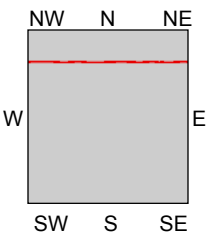
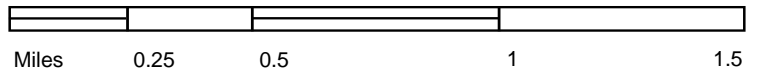
TP, Venice, 2012, 7.5-minute
 N, Beverly Hills, 2012, 7.5-minute

SITE NAME: Ocean Charter School
 ADDRESS: 12870 Panama Street
 Los Angeles, CA 90066
 CLIENT: McKenna et al.





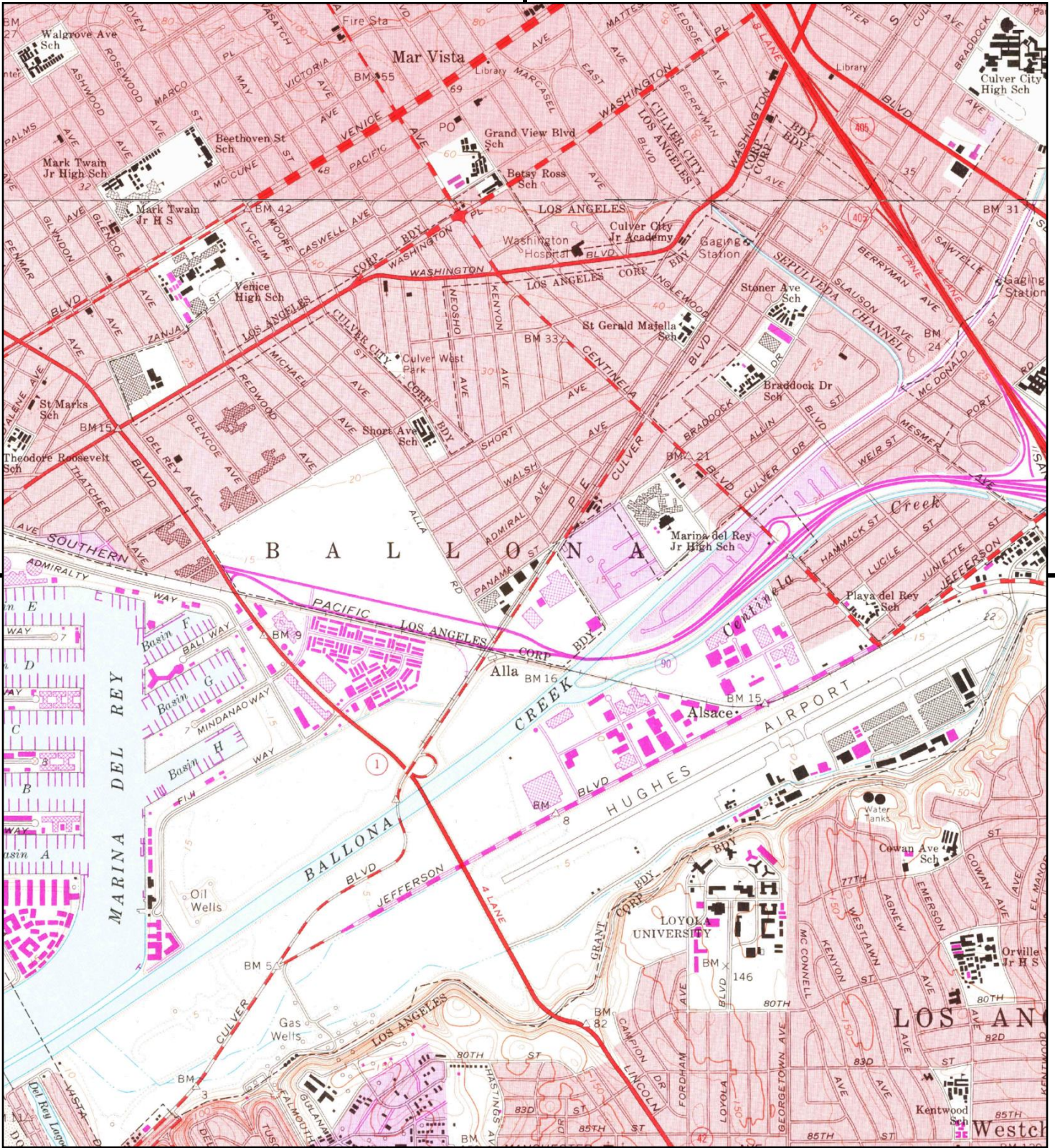
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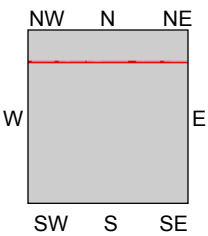
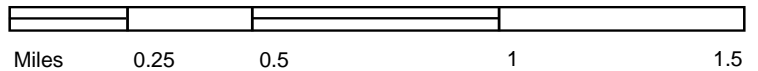
TP, Venice, 1981, 7.5-minute
 N, Beverly Hills, 1981, 7.5-minute

SITE NAME: Ocean Charter School
 ADDRESS: 12870 Panama Street
 Los Angeles, CA 90066
 CLIENT: McKenna et al.





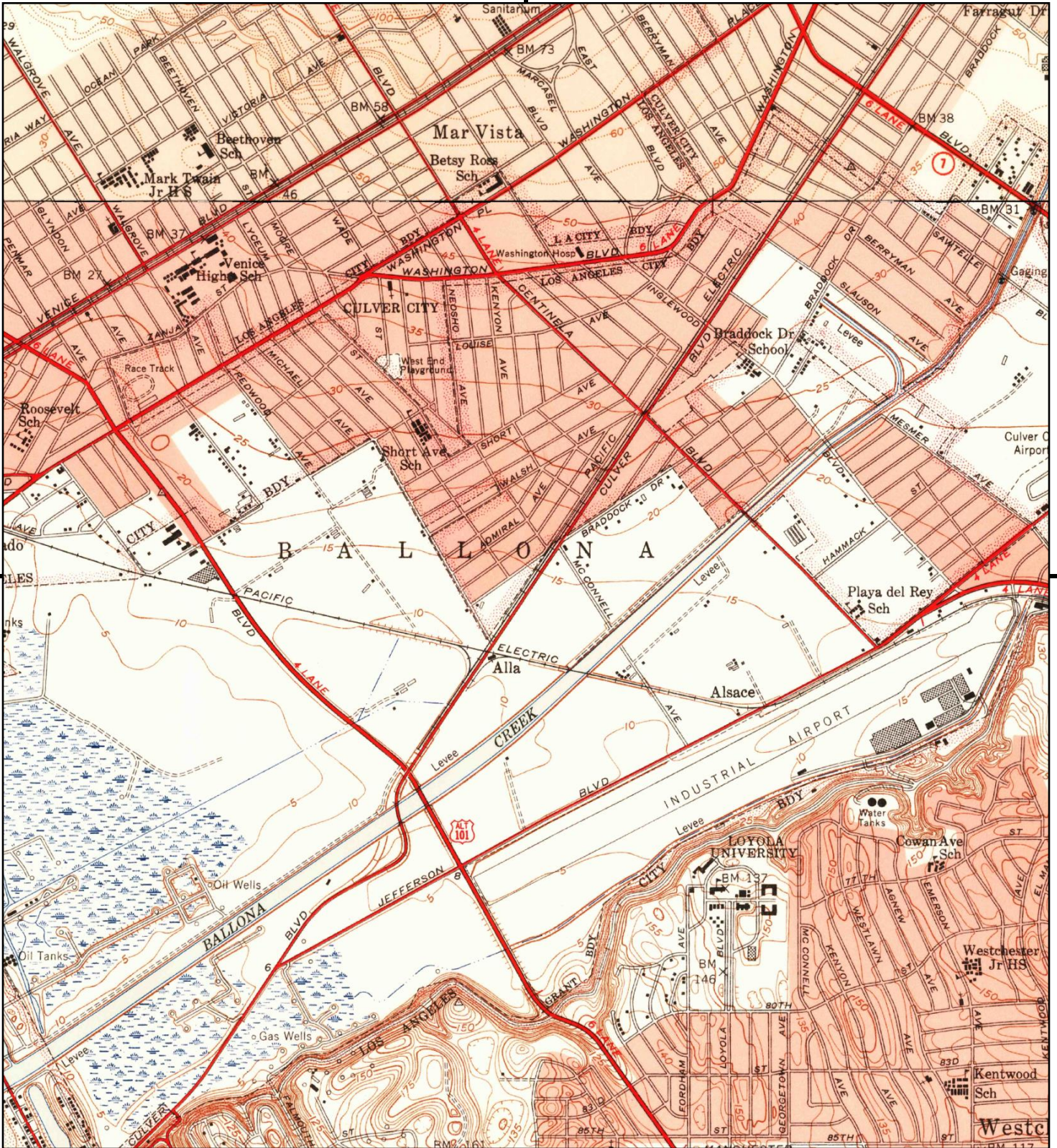
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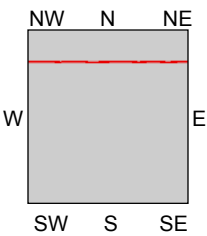
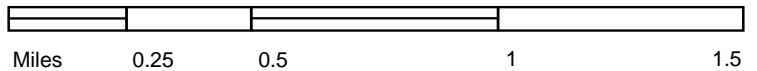
TP, Venice, 1972, 7.5-minute
 N, Beverly Hills, 1972, 7.5-minute

SITE NAME: Ocean Charter School
 ADDRESS: 12870 Panama Street
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 CLIENT: McKenna et al.





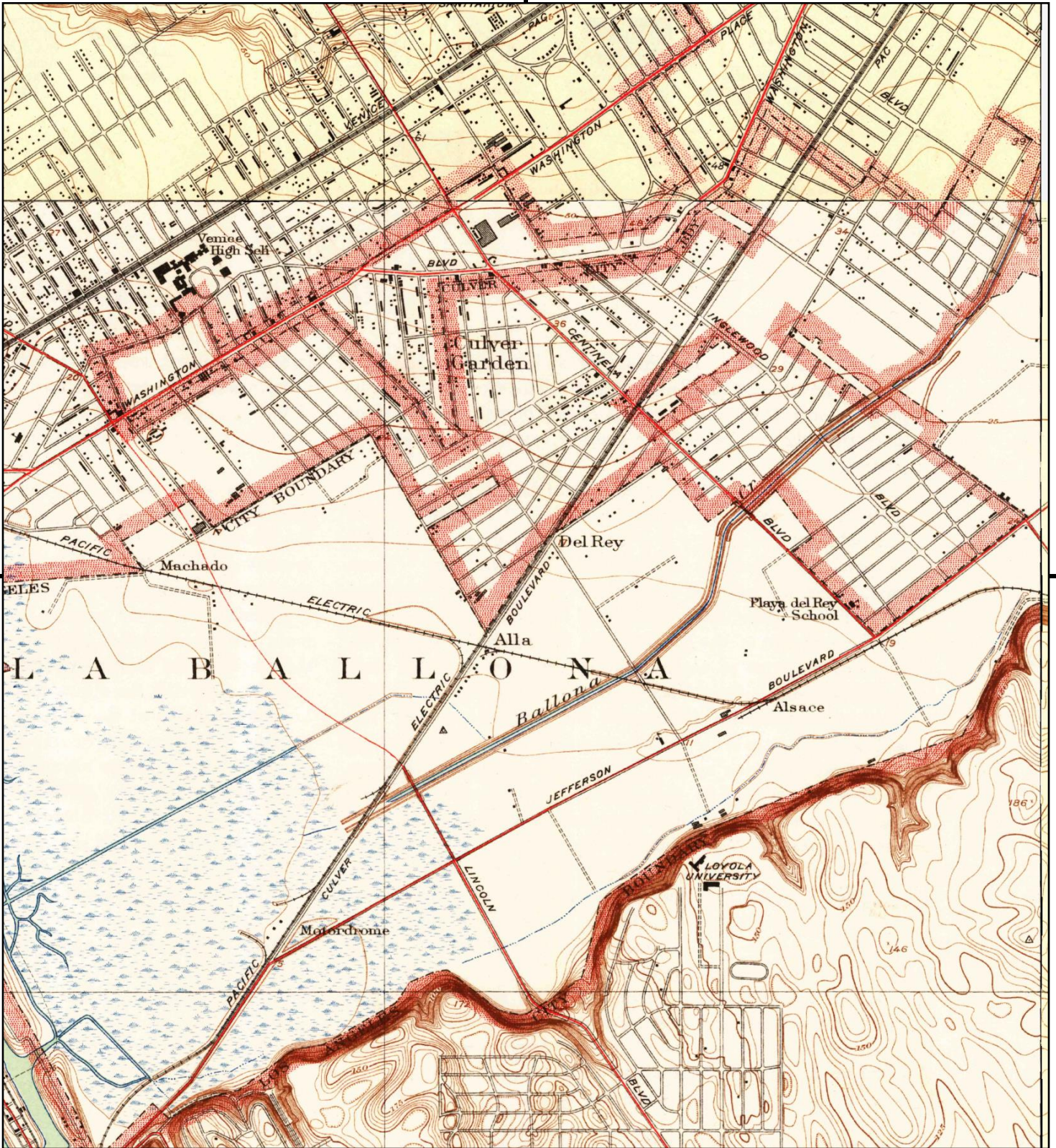
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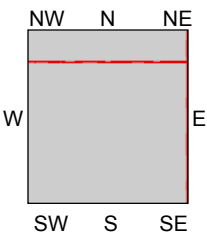
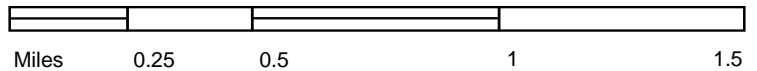
TP, Venice, 1950, 7.5-minute
 N, Beverly Hills, 1950, 7.5-minute

SITE NAME: Ocean Charter School
 ADDRESS: 12870 Panama Street
 Los Angeles, CA 90066
 CLIENT: McKenna et al.





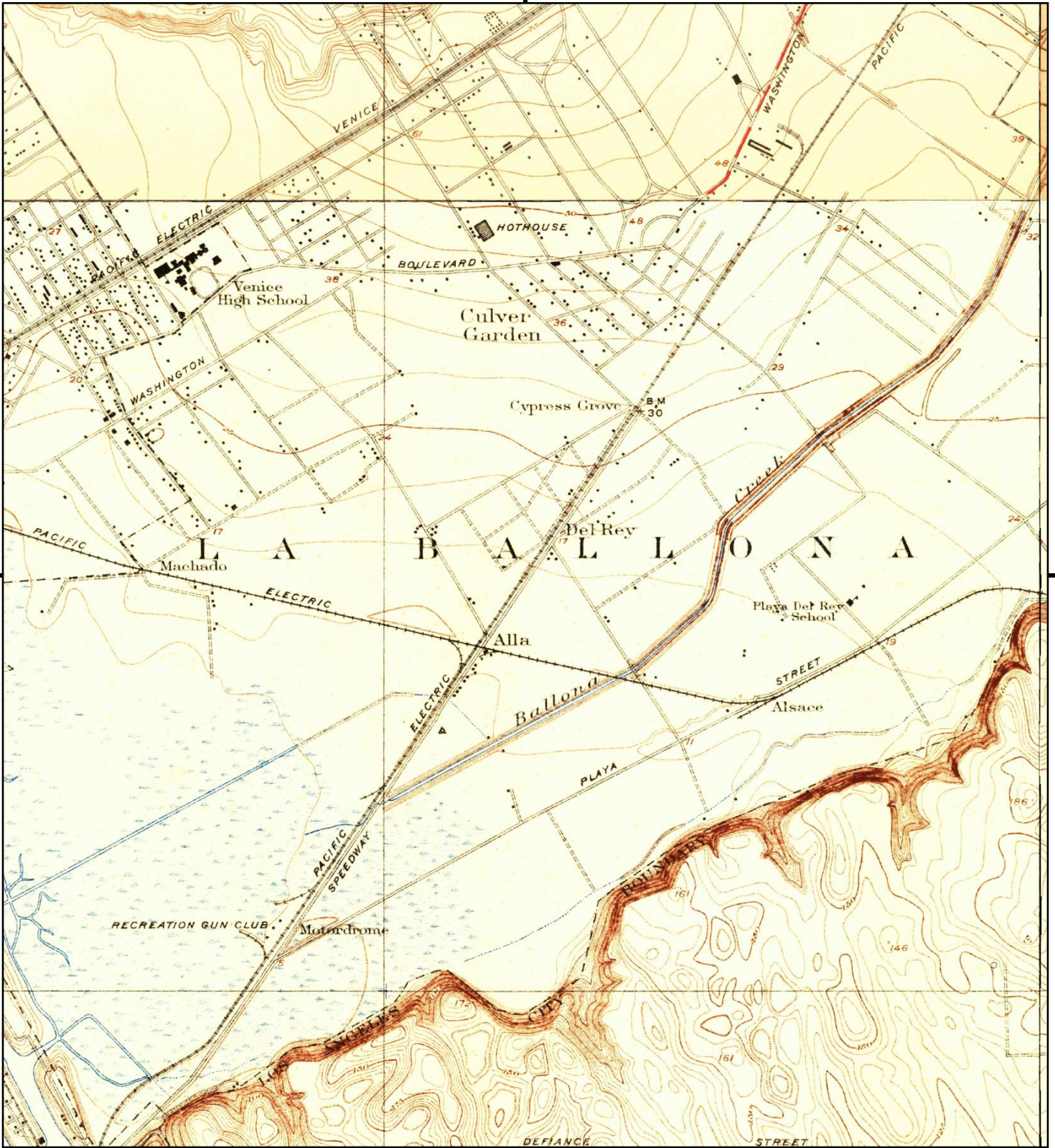
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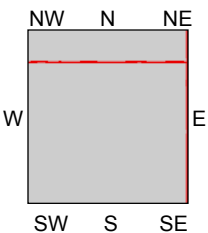
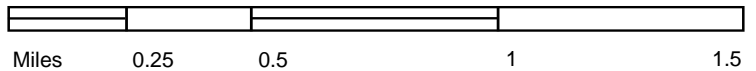
- TP, Venice, 1934, 7.5-minute
- N, Sawtelle, 1934, 7.5-minute
- SE, Inglewood, 1930, 7.5-minute

SITE NAME: Ocean Charter School
 ADDRESS: 12870 Panama Street
 Los Angeles, CA 90066
 CLIENT: McKenna et al.





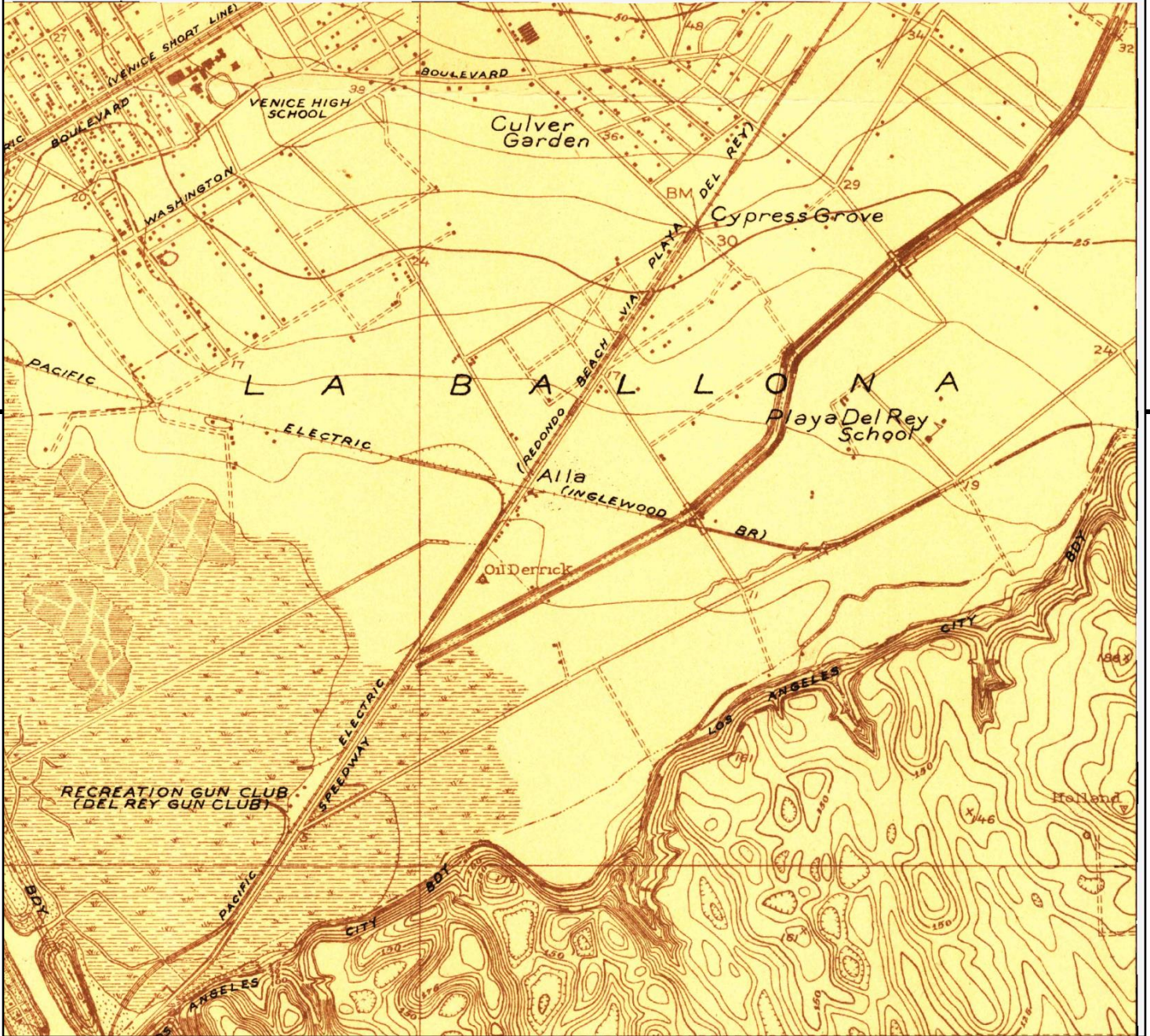
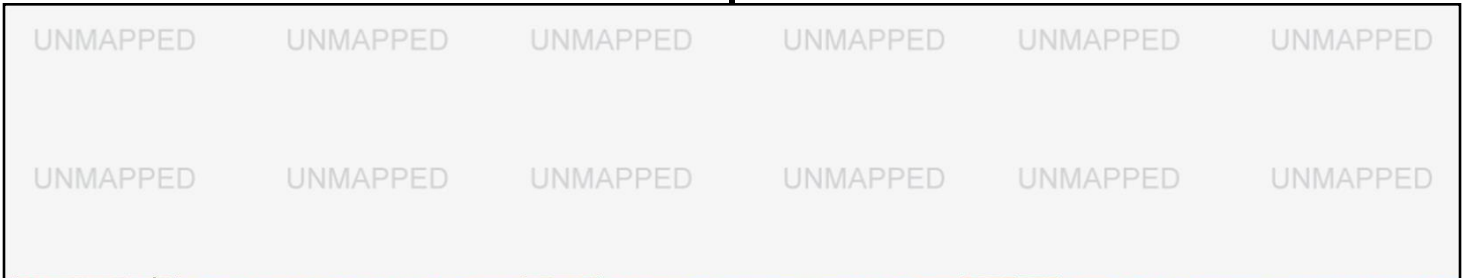
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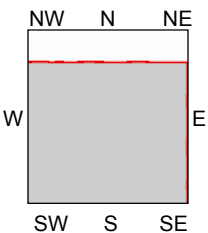
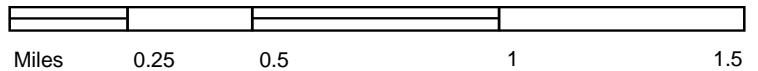
- TP, Venice, 1924, 7.5-minute
- N, Sawtelle, 1925, 7.5-minute
- NE, Hollywood, 1924, 7.5-minute
- SE, Inglewood, 1924, 7.5-minute

SITE NAME: Ocean Charter School
 ADDRESS: 12870 Panama Street
 Los Angeles, CA 90066
 CLIENT: McKenna et al.





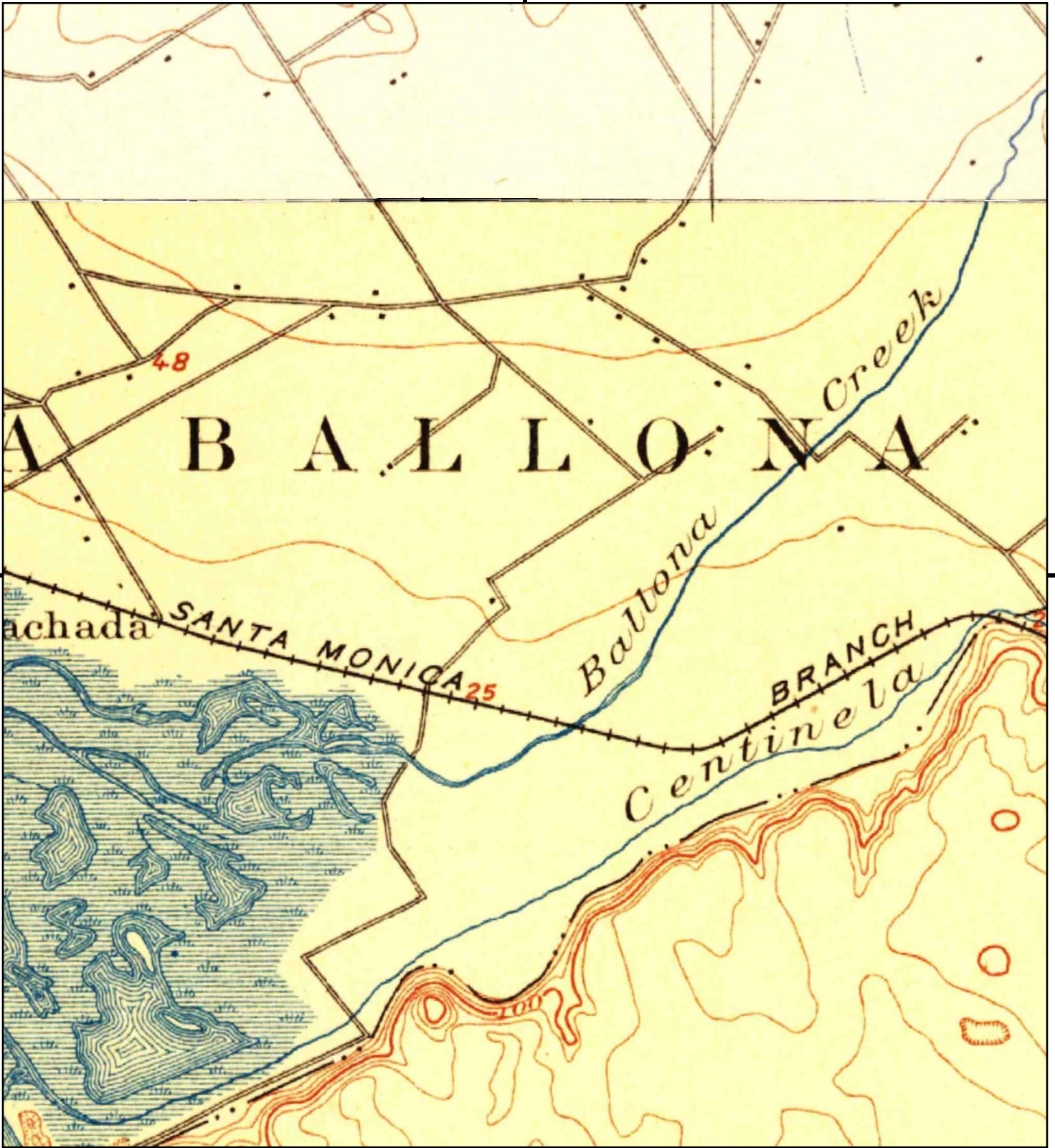
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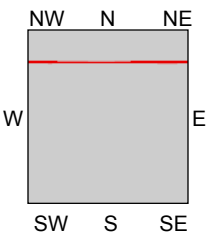
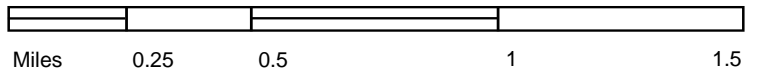
TP, Venice, 1923, 7.5-minute

SITE NAME: Ocean Charter School
 ADDRESS: 12870 Panama Street
 Los Angeles, CA 90066
 CLIENT: McKenna et al.





This report includes information from the following map sheet(s).



TP, Redondo, 1896, 15-minute
 N, Santa Monica, 1896, 15-minute

SITE NAME: Ocean Charter School
 ADDRESS: 12870 Panama Street
 Los Angeles, CA 90066
 CLIENT: McKenna et al.





Ocean Charter School

12870 Panama Street
Los Angeles, CA 90066

Inquiry Number: 4542283.3

February 18, 2016

Certified Sanborn® Map Report



6 Armstrong Road, 4th Floor
Shelton, Connecticut 06484
Toll Free: 800.352.0050
www.edrnet.com

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2/18/16

Site Name:

Ocean Charter School
12870 Panama Street
Los Angeles, CA 90066

Client Name:

McKenna et al.
6008 Friends Avenue
Whittier, CA 90601



EDR Inquiry # 4542283.3

Contact: Jeanette Mckenna

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The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Site Name: Ocean Charter School
Address: 12870 Panama Street
City, State, Zip: Los Angeles, CA 90066
Cross Street:
P.O. # 1788
Project: Ocean Charter School
Certification # 45DE-48B2-B4FE



Sanborn® Library search results
Certification # 45DE-48B2-B4FE

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

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- Library of Congress
- University Publications of America
- EDR Private Collection

The Sanborn Library LLC Since 1866™

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Ocean Charter School

12870 Panama Street
Los Angeles, CA 90066

Inquiry Number: 4542283.9

February 19, 2016

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6 Armstrong Road, 4th Floor
Shelton, Connecticut 06484
Toll Free: 800.352.0050
www.edrnet.com

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Date EDR Searched Historical Sources:

Aerial Photography February 19, 2016

Target Property:

12870 Panama Street

Los Angeles, CA 90066

| <u>Year</u> | <u>Scale</u> | <u>Details</u> | <u>Source</u> |
|-------------|-----------------------------------|---------------------------------|----------------------------------|
| 1928 | Aerial Photograph. Scale: 1"=500' | Flight Year: 1928 | USGS |
| 1938 | Aerial Photograph. Scale: 1"=500' | Flight Year: 1938 | USGS |
| 1947 | Aerial Photograph. Scale: 1"=500' | Flight Year: 1947 | Fairchild |
| 1953 | Aerial Photograph. Scale: 1"=500' | Flight Year: 1953 | USGS |
| 1963 | Aerial Photograph. Scale: 1"=500' | Flight Year: 1963 | USGS |
| 1977 | Aerial Photograph. Scale: 1"=500' | Flight Year: 1977 | EDR Proprietary Brewster Pacific |
| 1979 | Aerial Photograph. Scale: 1"=500' | Flight Year: 1979 | EDR Proprietary Brewster Pacific |
| 1983 | Aerial Photograph. Scale: 1"=500' | Flight Year: 1983 | EDR Proprietary Brewster Pacific |
| 1989 | Aerial Photograph. Scale: 1"=500' | Flight Year: 1989 | USGS |
| 1994 | Aerial Photograph. Scale: 1"=500' | /DOQQ - acquisition dates: 1994 | USGS/DOQQ |
| 2002 | Aerial Photograph. Scale: 1"=500' | Flight Year: 2002 | USGS |
| 2005 | Aerial Photograph. Scale: 1"=500' | Flight Year: 2005 | USDA/NAIP |
| 2009 | Aerial Photograph. Scale: 1"=500' | Flight Year: 2009 | USDA/NAIP |
| 2010 | Aerial Photograph. Scale: 1"=500' | Flight Year: 2010 | USDA/NAIP |
| 2012 | Aerial Photograph. Scale: 1"=500' | Flight Year: 2012 | USDA/NAIP |



INQUIRY #: 4542283.9

YEAR: 1928

| = 500'





INQUIRY #: 4542283.9

YEAR: 1938

| = 500'



G-119



INQUIRY #: 4542283.9

YEAR: 1947

| = 500'





INQUIRY #: 4542283.9

YEAR: 1953

| = 500'





INQUIRY #: 4542283.9

YEAR: 1963

| = 500'





INQUIRY #: 4542283.9

YEAR: 1977

| = 500'





INQUIRY #: 4542283.9

YEAR: 1979

| = 500'





INQUIRY #: 4542283.9

YEAR: 1983

| = 500'



G-125



INQUIRY #: 4542283.9

YEAR: 1989

| = 500'



G-126



INQUIRY #: 4542283.9

YEAR: 1994

| = 500'





INQUIRY #: 4542283.9

YEAR: 2002

|—————| = 500'





INQUIRY #: 4542283.9

YEAR: 2005

| = 500'





INQUIRY #: 4542283.9

YEAR: 2009

| = 500'



G-130



INQUIRY #: 4542283.9

YEAR: 2010

— = 500'



G-131



INQUIRY #: 4542283.9

YEAR: 2012

— = 500'



Ocean Charter School

12870 Panama Street
Los Angeles, CA 90066

Inquiry Number: 4542283.5
February 18, 2016

The EDR-City Directory Abstract

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1920 through 2013. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 332 feet of the target property.

A summary of the information obtained is provided in the text of this report.

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

| <u>Year</u> | <u>Source</u> | <u>TP</u> | <u>Adjoining</u> | <u>Text Abstract</u> | <u>Source Image</u> |
|-------------|---------------------------|-----------|------------------|----------------------|---------------------|
| 2013 | Cole Information Services | - | X | X | - |
| 2008 | Cole Information Services | - | X | X | - |
| 2006 | Haines Co., Inc. | - | X | X | - |
| 2004 | Haines Company | - | - | - | - |
| 2003 | Haines & Company | - | - | - | - |
| 2001 | Haines Company, Inc. | - | - | - | - |
| 2000 | Haines & Company | X | X | X | - |
| 1999 | Haines Company | - | - | - | - |
| 1996 | GTE | - | - | - | - |
| 1995 | Pacific Bell | - | - | - | - |
| 1992 | PACIFIC BELL WHITE PAGES | - | - | - | - |
| 1991 | Pacific Bell | - | X | X | - |
| 1990 | Pacific Bell | - | X | X | - |
| 1986 | Pacific Bell | - | X | X | - |
| 1985 | Pacific Bell | - | X | X | - |
| 1981 | Pacific Telephone | - | X | X | - |
| 1980 | Pacific Telephone | X | X | X | - |
| 1976 | Pacific Telephone | X | X | X | - |
| 1975 | Pacific Telephone | X | X | X | - |
| 1972 | R. L. Polk & Co. | - | - | - | - |
| 1971 | Pacific Telephone | X | X | X | - |
| 1970 | Pacific Telephone | X | X | X | - |
| 1969 | Pacific Telephone | - | - | - | - |
| 1967 | Pacific Telephone | X | X | X | - |
| 1966 | Pacific Telephone | - | - | - | - |

EXECUTIVE SUMMARY

| <u>Year</u> | <u>Source</u> | <u>TP</u> | <u>Adjoining</u> | <u>Text Abstract</u> | <u>Source Image</u> |
|-------------|--|-----------|------------------|----------------------|---------------------|
| 1965 | Pacific Telephone | X | X | X | - |
| 1964 | Pacific Telephone | - | - | - | - |
| 1963 | Pacific Telephone | - | - | - | - |
| 1962 | Pacific Telephone | X | X | X | - |
| 1961 | R. L. Polk & Co. | - | - | - | - |
| 1960 | Pacific Telephone | - | - | - | - |
| 1958 | Pacific Telephone | X | X | X | - |
| 1957 | Pacific Telephone | - | - | - | - |
| 1956 | Pacific Telephone | - | - | - | - |
| 1955 | R. L. Polk & Co. | - | - | - | - |
| 1954 | R. L. Polk & Co. | - | X | X | - |
| 1952 | Los Angeles Directory Co. | - | - | - | - |
| 1951 | Los Angeles Directory Co. | - | - | - | - |
| 1950 | Pacific Telephone | - | - | - | - |
| 1949 | Los Angeles Directory Co. | - | - | - | - |
| 1948 | Associated Telephone Company, Ltd. | - | - | - | - |
| 1947 | Pacific Directory Co. | - | - | - | - |
| 1946 | Southern California Telephone Co | - | - | - | - |
| 1945 | R. L. Polk & Co. | - | - | - | - |
| 1944 | R. L. Polk & Co. | - | - | - | - |
| 1942 | Los Angeles Directory Co. | - | - | - | - |
| 1940 | Los Angeles Directory Co. | - | - | - | - |
| 1939 | Los Angeles Directory Co. | - | - | - | - |
| 1938 | Los Angeles Directory Company Publishers | - | - | - | - |
| 1937 | Los Angeles Directory Co. | - | - | - | - |
| 1936 | Los Angeles Directory Co. | - | X | X | - |
| 1935 | Los Angeles Directory Co. | - | - | - | - |
| 1934 | Los Angeles Directory Co. | - | - | - | - |
| 1933 | Los Angeles Directory Co. | - | - | - | - |
| 1932 | Los Angeles Directory Co. | - | - | - | - |
| 1931 | TRIBUNE-NEWS PUBLISHING CO. | - | - | - | - |
| 1930 | Los Angeles Directory Co. | - | - | - | - |
| 1929 | Los Angeles Directory Co. | - | - | - | - |
| 1928 | Los Angeles Directory Co. | - | - | - | - |
| 1927 | Los Angeles Directory Co. | - | - | - | - |
| 1926 | Los Angeles Directory Co. | - | - | - | - |
| 1925 | Los Angeles Directory Co. | - | - | - | - |
| 1924 | Los Angeles Directory Co. | - | - | - | - |
| 1923 | Los Angeles Directory Co. | - | - | - | - |
| 1921 | Los Angeles Directory Co. | - | - | - | - |
| 1920 | Los Angeles Directory Co. | - | - | - | - |

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

12870 Panama Street
Los Angeles, CA 90066

FINDINGS DETAIL

Target Property research detail.

PANAMA

12870 PANAMA

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|--|-------------------|
| 2000 | XXXX | Haines & Company |
| 1971 | SPRAGUE ELECTRIC CO electrnc equip | Pacific Telephone |
| 1967 | SPRAGUE ELECTRIC CO electrnc eg | Pacific Telephone |
| | Sprague Products Co electrnc | Pacific Telephone |
| | Woodbury R W Sprague Products Co electrnc eq | Pacific Telephone |

PANAMA ST

12870 PANAMA ST

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|---|-------------------|
| 1980 | Action Catering | Pacific Telephone |
| | Action Industrial Catering | Pacific Telephone |
| | Action Marketing Group The WEST LOS ANGELES | Pacific Telephone |
| | Action Mobile Disco Service | Pacific Telephone |
| | Kopper Kart Catering | Pacific Telephone |
| | Red Carpet Catering | Pacific Telephone |
| 1976 | Kopper Kart Catering | Pacific Telephone |
| 1975 | ACTION INDUSTRIAL CATERING | Pacific Telephone |
| | AMBITIOUS CATERING | Pacific Telephone |
| | KOPPER KART CATERERS | Pacific Telephone |
| 1970 | CHANDLER DONALD E SPRAGUE PRODUCTS CO | Pacific Telephone |
| | SPRAGUE ELECTRIC CO ELCTMC EQUIP | Pacific Telephone |
| | SPRAGUE PRODUCTS CO ELCTRNC EQUIP | Pacific Telephone |
| 1965 | SPRAGUE ELECTRIC CO ALECTRNC EQ | Pacific Telephone |

FINDINGS

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|--|-------------------|
| 1965 | SPRAGUE PRODUCTS CO ELECTRNC EQ | Pacific Telephone |
| | WOODBURY R W SPRAGUE PRODUCTS CO | Pacific Telephone |
| 1962 | SPIAGUE ELECTI IC CO ELECTRONIC EQUIP | Pacific Telephone |
| | SPRAGUE PRODUCTS CO ELECTRONIC EQUIP | Pacific Telephone |
| | WOODBURY R W SPRAGUE PRODUCTS CO | Pacific Telephone |
| 1958 | Ferrox Cube Corp of America electrnc eq | Pacific Telephone |
| | FERROX CUBE CORP OF AMERICA ELECTRONIC EQUIP | Pacific Telephone |
| | Sprague Electric Co electrnc eq | Pacific Telephone |
| | SPRAGUE ELECTRIC CO ELECTRONIC EQUIP | Pacific Telephone |
| | Sprague Products Co electrnc eq | Pacific Telephone |
| | SPRAGUE PRODUCTS CO ELECTRONIC EQUIP | Pacific Telephone |
| | WOODBURY R W SPRAGUE PRODUCTS CO | Pacific Telephone |
| | Woodbury R W Sprague Products Co | Pacific Telephone |

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

CULVER

12870 CULVER

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|----------------|-------------------|
| 1971 | Repair Parts | Pacific Telephone |
| | Service Center | Pacific Telephone |
| | Service Center | Pacific Telephone |

CULVER BLVD

12870 CULVER BLVD

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|--|---------------------------|
| 2008 | SEARS | Cole Information Services |
| 1991 | For Parts 8210542 | Pacific Bell |
| | Nights Sundays & Holidays | Pacific Bell |
| | No Charge To Calling Party | Pacific Bell |
| | Specs Services Drain & Sewer Cleaning Service | Pacific Bell |
| | No Charge To Calling Party | Pacific Bell |
| | Appliance Repair Service & Parts Dept | Pacific Bell |
| | For Home Service 8210531 | Pacific Bell |
| | SEARS ROEBUCK AND CO RETAIL STORES NORTHRIDGE STORE | Pacific Bell |
| 1990 | SEARS ROEBUCK AND CO APPLIANCE REPAIR SERVICE & PARTS DEPT | Pacific Bell |
| 1986 | SEARS ROEBUCK AND CO APPLIANCE REPAIR SERVICE & PARTS DEPT | Pacific Bell |
| 1985 | SEARS ROEBUCK AND CO APPLIANCE REPAIR SERVICE & PARTS DEPT | Pacific Bell |
| 1981 | SEARS ROEBUCK AND CO APPLIANCE REPAIR SERVICE & PARTS DEPT | Pacific Telephone |
| 1980 | SEARS ROEBUCK AND CO Appliance Repair Service & Parts Dept | Pacific Telephone |
| | Nights Sundays & Holidays | Pacific Telephone |
| | SEARS ROEBUCK AND CO Sears Special Services Auto Leasing | Pacific Telephone |
| | Diaper Service North Los Angeles County Customers | Pacific Telephone |

FINDINGS

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|--|-------------------|
| 1980 | Diaper Service South Los Angeles County Customers | Pacific Telephone |
| | Drain & Sewer Cleaning Service | Pacific Telephone |
| 1976 | Los Angeles Pacific | Pacific Telephone |
| | SEARS ROEBUCK SERVICE & PARTS DEPTS Appliance & Television Service Centers | Pacific Telephone |
| 1970 | SEARS ROEBUCK SERVICE & PACIFIC APPLIANCE & TELEVISION SERVICE CENTER | Pacific Telephone |
| | SEARS ROEBUCK SERVICE & PACIFIC APPLIANCE & TELEVISION SERVICE CENTER | Pacific Telephone |

12901 CULVER BLVD

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|--------------|---------------------------|
| 2008 | E Z STORAGE | Cole Information Services |
| 2006 | EASYSTORAGE | Haines Co., Inc. |
| | EZ STORAGE | Haines Co., Inc. |
| | TRUCK RENTAL | Haines Co., Inc. |
| | STORAGE EZ | Haines Co., Inc. |
| | EASYSTORAGE | Haines Co., Inc. |
| | CENTER | Haines Co., Inc. |
| 1991 | E Z Storage | Pacific Bell |
| 1985 | EZSTORAGE | Pacific Bell |

PANAMA

12820 PANAMA

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|-------------|------------------|
| 2000 | ALLEN Betty | Haines & Company |

12821 PANAMA

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|--------------|------------------|
| 2000 | YADAO Amante | Haines & Company |

12825 PANAMA

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|---------------|------------------|
| 2000 | COUCH Michael | Haines & Company |

12827 PANAMA

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|-------------|------------------|
| 2000 | XXXX | Haines & Company |

FINDINGS

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|---------------|---------------------------|
| 1936 | GALLARDO JOHN | Los Angeles Directory Co. |

12831 PANAMA

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|--------------|------------------|
| 2000 | BEALS Lowell | Haines & Company |

12837 PANAMA

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|------------------|------------------|
| 2000 | ELLINGTON Thelma | Haines & Company |

12841 PANAMA

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|-------------|------------------|
| 2000 | KELLEY John | Haines & Company |

12847 PANAMA

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|--------------------|------------------|
| 2000 | MIZUTARI Toshiyuki | Haines & Company |

12851 PANAMA

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|----------------|------------------|
| 2000 | NISHIHARA Lynn | Haines & Company |

12861 PANAMA

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|------------------|------------------|
| 2000 | SHAFIPOOR Akram | Haines & Company |
| | WESTTOWER TOWING | Haines & Company |

12863 PANAMA

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|-------------|------------------|
| 2000 | XXXX | Haines & Company |

12867 PANAMA

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|--------------|------------------|
| 2000 | KOKAWA Irene | Haines & Company |

12871 PANAMA

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|-------------------|---------------------------|
| 2000 | PENA Robert | Haines & Company |
| 1936 | PENA DELPHINA MRS | Los Angeles Directory Co. |

FINDINGS

12900 PANAMA

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|-------------|------------------|
| 2000 | XXXX | Haines & Company |

12907 PANAMA

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|------------------|------------------|
| 2000 | PHILLIPS Ridgway | Haines & Company |

12908 PANAMA

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|--------------|-------------------|
| 2000 | XXXX | Haines & Company |
| 1971 | Wahl Wm Corp | Pacific Telephone |

12910 PANAMA

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|---------------------------|-------------------|
| 2000 | XXXX | Haines & Company |
| 1971 | BANNER PRINTING CO | Pacific Telephone |
| 1967 | CHEM SEAL CORP OF AMERICA | Pacific Telephone |
| 1962 | Chem Seal Corp of America | Pacific Telephone |

12911 PANAMA

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|---------------|------------------|
| 2000 | SUMIDA Calvin | Haines & Company |

12917 PANAMA

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|-------------------|------------------|
| 2000 | BERBERIAN Yolanda | Haines & Company |

PANAMA AVE

12871 PANAMA AVE

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|----------------|-------------------|
| 1970 | SANTHEZ XAVIER | Pacific Telephone |

PANAMA ST

12820 PANAMA ST

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|-------------------------------------|-------------------|
| 1980 | Sprague Gina R | Pacific Telephone |
| | SPRAGUE ELECTRIC CO Filter Division | Pacific Telephone |
| 1962 | FENSKE FEDRICK & MILLER INC | Pacific Telephone |
| | FF & M ELECTRONICS INC | Pacific Telephone |

FINDINGS

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|------------------------------|-------------------|
| 1958 | FENSKE FEDRICK & MILLER INC | Pacific Telephone |
| | FENSKA FECLRICK & MILLER INC | Pacific Telephone |

12821 PANAMA ST

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|-------------|-------------------|
| 1970 | SHUMAR M | Pacific Telephone |

12825 PANAMA ST

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|--------------------------------|-------------------|
| 2006 | KOEPSEL David | Haines Co., Inc. |
| | COUCH Michael | Haines Co., Inc. |
| | ANDERSON Melissa | Haines Co., Inc. |
| 1991 | Vasquez T SANTA MONICA 8283057 | Pacific Bell |
| | Vasquez Sublime | Pacific Bell |
| | VASQUEZ SUBLIME | Pacific Bell |
| 1985 | VASQUEZ SUBLIME | Pacific Bell |
| 1980 | Vasquez Sublime | Pacific Telephone |
| 1965 | MISSEYER LULOF | Pacific Telephone |
| 1954 | ALVAREZ JACK | R. L. Polk & Co. |

12827 PANAMA ST

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|---------------|-------------------|
| 2006 | KOEPSEL David | Haines Co., Inc. |
| 1970 | ALVAREZ ANNA | Pacific Telephone |

12831 PANAMA ST

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|--------------------|-------------------|
| 2006 | No Current Listing | Haines Co., Inc. |
| 1980 | De Leon Leo | Pacific Telephone |
| 1970 | SPILLMAN MARY | Pacific Telephone |
| 1962 | CSPOSITO LOUIS J | Pacific Telephone |
| 1958 | BEALS LOWELL R | Pacific Telephone |
| 1954 | BEALS LOWELL R | R. L. Polk & Co. |

12837 PANAMA ST

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|----------------------------|------------------|
| 2006 | ELLINGTON Joseph | Haines Co., Inc. |
| 1991 | Ellington Thelma | Pacific Bell |
| | Elington W WESTWOOD 208564 | Pacific Bell |
| 1985 | ELLINGTON THELMA | Pacific Bell |

FINDINGS

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|-------------------|-------------------|
| 1980 | Ellingtoin Thelma | Pacific Telephone |
| 1975 | ELLINGTON THELMA | Pacific Telephone |
| 1970 | ELLINGTORNTHELMA | Pacific Telephone |
| 1962 | ELLINGTON JOS | Pacific Telephone |
| 1958 | ELLINGTON JOS | Pacific Telephone |
| 1954 | ELLINGTON JOS | R. L. Polk & Co. |

12841 PANAMA ST

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|--------------------|-------------------|
| 2006 | MARES Gary | Haines Co., Inc. |
| 1991 | Zarzosa Julio | Pacific Bell |
| | Zarzosa Edgar | Pacific Bell |
| | ZARZOSA EDGAR | Pacific Bell |
| 1985 | STERN-REEDY MARGIE | Pacific Bell |
| | STEM MARGIE | Pacific Bell |
| | REEDY DONALD | Pacific Bell |
| 1980 | West Ferrell | Pacific Telephone |
| | Stern Margie | Pacific Telephone |
| 1962 | MVARQUEE JOSE N | Pacific Telephone |
| 1954 | PLAINGUET ANDREE | R. L. Polk & Co. |

12847 PANAMA ST

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|---------------------|-------------------|
| 2006 | Mt ZUTARIToshiyuk I | Haines Co., Inc. |
| 1991 | Mizutari Toshiyukl | Pacific Bell |
| | MIZUTARI TOSHIYUKL | Pacific Bell |
| 1985 | MIZUTARI TOSHIYUKI | Pacific Bell |
| 1980 | Mizutari Toshiyuki | Pacific Telephone |
| 1975 | MIZUTARI TOSHIYUKI | Pacific Telephone |
| 1970 | MIZUTARL TOSHLIYUKI | Pacific Telephone |
| 1965 | MIZUTARI TOSHIYUKI | Pacific Telephone |
| 1962 | MCWHORTER M W | Pacific Telephone |
| 1958 | DUNHAM C M | Pacific Telephone |

12851 PANAMA ST

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|----------------|------------------|
| 2006 | NISHIHARA Lynn | Haines Co., Inc. |
| 1991 | Nishihara Lynn | Pacific Bell |
| | NISHIHARA LYNN | Pacific Bell |

FINDINGS

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|----------------|-------------------|
| 1985 | NISHIHARA LYNN | Pacific Bell |
| 1980 | Nishihara Lynn | Pacific Telephone |
| 1975 | NISHIHARA LYNN | Pacific Telephone |
| 1970 | NISHIHARA LYNN | Pacific Telephone |
| 1965 | NISHIHARA LYNN | Pacific Telephone |
| 1958 | TURNER READE | Pacific Telephone |
| 1954 | TURNER READE | R. L. Polk & Co. |

12857 PANAMA ST

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|-----------------|-------------------|
| 1970 | SHIRAKI SPUD A | Pacific Telephone |
| 1965 | SINIRAKI SPUD A | Pacific Telephone |
| 1962 | SHIRAKI SPUD A | Pacific Telephone |
| 1958 | HIRAKI SPUD A | Pacific Telephone |
| 1954 | SHTAKI SPUD A | R. L. Polk & Co. |

12861 PANAMA ST

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|-------------------|-------------------|
| 2006 | B & R ENTERPRISES | Haines Co., Inc. |
| | ZEMINAN Sandra | Haines Co., Inc. |
| 1975 | GONZALES ISAAC | Pacific Telephone |
| 1970 | MASUDA MARSHA | Pacific Telephone |
| 1958 | DOODY RICHARD D | Pacific Telephone |

12863 PANAMA ST

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|---------------------------|-------------------|
| 2006 | ALL CITY DELIVERY | Haines Co., Inc. |
| | SERVICE | Haines Co., Inc. |
| | CHERRINGTON | Haines Co., Inc. |
| | Curtis | Haines Co., Inc. |
| | CHERRINGTON | Haines Co., Inc. |
| | Curtis | Haines Co., Inc. |
| 1991 | GONZALEZ-TELLEO JOSE | Pacific Bell |
| | Goo V LOS ANGELES 2092393 | Pacific Bell |
| | Gonzalez Telleo Jose | Pacific Bell |
| 1985 | PRADO GLORIA | Pacific Bell |
| 1980 | Rodriguez Jabier | Pacific Telephone |
| 1975 | HURTADO FRANCISCO | Pacific Telephone |
| 1965 | VALDNZ JESSIE | Pacific Telephone |

FINDINGS

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|-----------------|-------------------|
| 1958 | VALDEZ JESSIE M | Pacific Telephone |

12867 PANAMA ST

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|-------------------------|-------------------|
| 2006 | SAGER Robert | Haines Co., Inc. |
| 1991 | KOKAWAFRANKY | Pacific Bell |
| | Kokawa Frank Y | Pacific Bell |
| 1985 | KOKAWA FRANK Y | Pacific Bell |
| 1980 | Kokawa Frank Y | Pacific Telephone |
| 1975 | KOKAWA FRANK Y | Pacific Telephone |
| 1970 | KOKAWA FRANKLOS ANGELES | Pacific Telephone |
| 1958 | (OKAWA FRANK Y | Pacific Telephone |

12871 PANAMA ST

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|-----------------|-------------------|
| 2006 | KIM Samuel | Haines Co., Inc. |
| 1965 | SANTHEZ XAVIER | Pacific Telephone |
| 1962 | SANTHIEZ XAVIER | Pacific Telephone |
| 1958 | GUDKA ERNEST C | Pacific Telephone |

12907 PANAMA ST

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|------------------|-------------------|
| 2006 | PHILLIPS Ridgway | Haines Co., Inc. |
| 1980 | Tokirlo Frank M | Pacific Telephone |
| | Toklrio R S | Pacific Telephone |
| 1970 | ROKIRIO FRANK M | Pacific Telephone |
| 1965 | TOKIRLO FRANK M | Pacific Telephone |
| 1962 | TOKIRIO FRANK M | Pacific Telephone |

12908 PANAMA ST

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|--------------------------------------|-------------------|
| 1975 | HEAT-SPY | Pacific Telephone |
| 1970 | PYRODYNE DIV OF WILLIAM WAHI
CORP | Pacific Telephone |
| 1965 | QUANTATRON | Pacific Telephone |

12910 PANAMA ST

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|----------------------------------|-------------------|
| 1980 | BANNER PRINTING CO | Pacific Telephone |
| | From Los Angeles Telephones Call | Pacific Telephone |

FINDINGS

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|---------------------------|-------------------|
| 1976 | BANNER PRINTING CO | Pacific Telephone |
| 1975 | BANNER PRINTING CO | Pacific Telephone |
| 1970 | BANTER PRINTING CO | Pacific Telephone |
| | BANNERT PRINTING CO | Pacific Telephone |
| 1965 | CHEM SEAL CORP OF AMERICA | Pacific Telephone |
| 1962 | CHEM SEAL CORP OF AMERICA | Pacific Telephone |
| | CHEM SEAL GORP OF AMERICA | Pacific Telephone |
| 1958 | CHEM-SEAL CORP | Pacific Telephone |
| | Chem Seal Corp | Pacific Telephone |

12911 PANAMA ST

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|-----------------------------|---------------------------|
| 2008 | NITRO ONE INC | Cole Information Services |
| | PYRO RACING | Cole Information Services |
| 1991 | CAMPBELKRIS | Pacific Bell |
| | Lampe Arthur L 4549371 | Pacific Bell |
| | LAMPEILMIKE | Pacific Bell |
| | Campbel Kris | Pacific Bell |
| | Lampe Il Mike | Pacific Bell |
| | La Ape rthur L 4549377 | Pacific Bell |
| | Laonpert B&D MALIBU 4576097 | Pacific Bell |
| 1980 | Nortman Richard | Pacific Telephone |
| | Quinn Laurel | Pacific Telephone |
| 1970 | SUENILDA CALVIN T | Pacific Telephone |
| 1965 | SUMIDA CALVIN T | Pacific Telephone |
| 1962 | SUMNIDA CALVIN P | Pacific Telephone |

12917 PANAMA ST

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|---------------|-------------------|
| 2006 | VANDERKLOOT | Haines Co., Inc. |
| | Kathiedne | Haines Co., Inc. |
| | VERNON Robert | Haines Co., Inc. |
| 1980 | Russell John | Pacific Telephone |
| 1975 | MENDOZA LUCIO | Pacific Telephone |
| 1970 | DAWLEY LOIS | Pacific Telephone |
| 1965 | DAWLEY LOIS | Pacific Telephone |
| 1962 | BUSCH WE E | Pacific Telephone |
| 1958 | BUSCH WM E | Pacific Telephone |
| 1954 | BUSCH WM E | R. L. Polk & Co. |

FINDINGS

12921 PANAMA ST

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|--------------------|-------------------|
| 1980 | Wornstaff Harvey S | Pacific Telephone |
| 1954 | GUSTAFSON JOHN | R. L. Polk & Co. |

RUBENS

12860 RUBENS

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|-------------|---------------------------|
| 1936 | GARCIA JOS | Los Angeles Directory Co. |

RUBENS AVE

12840 RUBENS AVE

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|--------------|------------------|
| 2006 | ASAI Henry S | Haines Co., Inc. |
| 2000 | ASAI Henry S | Haines & Company |

12846 RUBENS AVE

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|---|-------------------|
| 2006 | No Current Listing | Haines Co., Inc. |
| 2000 | VALENCIA Lorenzo 310 20 3 510 M | Haines & Company |
| 1991 | VALENCIA LORENZO | Pacific Bell |
| | Valencia Nora LOS ANGELES 5785470 | Pacific Bell |
| | Valencia Metals Co POBox 982
TOPANGA 4553168 | Pacific Bell |
| | Valencia M CULVER CITY 3980961 | Pacific Bell |
| | Valencia Lorenzo | Pacific Bell |
| 1985 | VALENCIA LORENZO | Pacific Bell |
| 1980 | Valencia Lorenzo | Pacific Telephone |
| 1965 | HYUN FRANK | Pacific Telephone |
| 1962 | HYUN FRANK | Pacific Telephone |
| 1958 | HYUN FRANK | Pacific Telephone |
| 1954 | HYUN FRANK | R. L. Polk & Co. |

12847 RUBENS AVE

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|-------------|------------------|
| 2006 | TAKANOTed | Haines Co., Inc. |
| | WROBELAvi | Haines Co., Inc. |
| 2000 | TAKANO Ted | Haines & Company |
| 1991 | TAKANO TED | Pacific Bell |

FINDINGS

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|-----------------|-------------------|
| 1991 | Takao C 8377917 | Pacific Bell |
| | Takano Ted | Pacific Bell |
| 1985 | TAKANO TED | Pacific Bell |
| 1980 | Takano Ted | Pacific Telephone |
| 1970 | TAKANO TED | Pacific Telephone |
| 1965 | TAKANO TED | Pacific Telephone |
| 1962 | TAKANO TED | Pacific Telephone |
| 1958 | TAKANO TED | Pacific Telephone |

12850 RUBENS AVE

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|-----------------|-------------------|
| 2000 | SHIMIZU Toshiko | Haines & Company |
| 1980 | Alarcon Wm S | Pacific Telephone |
| 1975 | ALARCON WM S | Pacific Telephone |
| 1970 | MORIMOTO STAN | Pacific Telephone |
| 1965 | HYUE JOE J | Pacific Telephone |
| 1962 | HYUN JOE J | Pacific Telephone |

12851 RUBENS AVE

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|------------------------------|---------------------------|
| 2013 | HOSPITALITY RESOURCES | Cole Information Services |
| 2008 | HS PROFESSIONALS INC | Cole Information Services |
| | ACCESS HOSPITALITY RESOURCES | Cole Information Services |
| 2006 | No Current Listing | Haines Co., Inc. |
| 2000 | PAREL Julian | Haines & Company |
| 1962 | PAREL JULIAN | Pacific Telephone |
| 1958 | PAREL JULIAN | Pacific Telephone |
| 1954 | PAREL JTILIAN | R. L. Polk & Co. |

12856 RUBENS AVE

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|----------------------|-------------------|
| 2006 | GARCIA Connie | Haines Co., Inc. |
| 2000 | GARCIA Connie | Haines & Company |
| 1965 | GARCIA JAVIEL | Pacific Telephone |
| 1958 | GARCIA JAVIEL FRUITS | Pacific Telephone |
| 1954 | GARCIA JAVIEL | R. L. Polk & Co. |

12857 RUBENS AVE

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|-------------|------------------|
| 2006 | ABE Masuo | Haines Co., Inc. |

FINDINGS

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|------------------|-------------------|
| 2000 | ABE Masuo | Haines & Company |
| 1991 | Abe Masuo | Pacific Bell |
| | ABE MASUO | Pacific Bell |
| 1985 | ABE MASUO | Pacific Bell |
| 1980 | Abe Masuo | Pacific Telephone |
| 1970 | TAKASAKI KINYA | Pacific Telephone |
| 1965 | TAKASAKI KINYA | Pacific Telephone |
| 1962 | TAKASAKI LCINYA | Pacific Telephone |
| 1958 | TAKASAKI KINYA | Pacific Telephone |
| 1954 | TAKASAKI KIIIIYA | R. L. Polk & Co. |

12860 RUBENS AVE

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|--------------|------------------|
| 2006 | a GARCIAMane | Haines Co., Inc. |
| 2000 | GARCIA Marie | Haines & Company |

12861 RUBENS AVE

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|-----------------------|-------------------|
| 2006 | a YAMANAKAKenny | Haines Co., Inc. |
| 2000 | YAMANAKA Kenny | Haines & Company |
| 1991 | Yamanaka Ray | Pacific Bell |
| 1985 | YAMANAKA RAY- 8226610 | Pacific Bell |
| 1980 | Yamanaka Ray | Pacific Telephone |
| 1965 | YAMANAKA RAY | Pacific Telephone |
| 1962 | YARNANAKA RAY | Pacific Telephone |
| 1958 | LOSAKA MASATO | Pacific Telephone |
| 1954 | HOFFMAN ARNOLD | R. L. Polk & Co. |

12866 RUBENS AVE

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|-------------------|-------------------|
| 2006 | TEPPERJoel | Haines Co., Inc. |
| 2000 | TEPPER Joel | Haines & Company |
| 1985 | LUBOFF P | Pacific Bell |
| | LUBOFF PETE & PAT | Pacific Bell |
| | LUBOFF P | Pacific Bell |
| 1965 | GALVAN MARTIN G | Pacific Telephone |
| 1962 | GALVAN MARTIN G | Pacific Telephone |
| 1958 | GALVAN MARTIN G | Pacific Telephone |
| 1954 | GALVAN MARTIN G | R. L. Polk & Co. |

FINDINGS

12867 RUBENS AVE

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|-------------------|-------------------|
| 2006 | GOLDEN Sean | Haines Co., Inc. |
| | ALLEN Mark | Haines Co., Inc. |
| | ALLENMark | Haines Co., Inc. |
| 1980 | Sacanli Maxine | Pacific Telephone |
| 1970 | HORN ARTHUR H | Pacific Telephone |
| 1965 | SACANLI ANTONIO C | Pacific Telephone |
| 1962 | SACANLI ANTONIO C | Pacific Telephone |
| 1958 | SACANLI ANTONIO C | Pacific Telephone |
| 1954 | SACANLI ANTONIO C | R. L. Polk & Co. |

12870 RUBENS AVE

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|--------------|-------------------|
| 2006 | ODA Takashi | Haines Co., Inc. |
| 2000 | ODA Takashi | Haines & Company |
| 1985 | ODA TAKASHL | Pacific Bell |
| 1980 | ODaix Wm | Pacific Telephone |
| | Oda Takashi | Pacific Telephone |
| 1975 | ODA TAKASHI | Pacific Telephone |
| 1965 | ODA TAKASHI | Pacific Telephone |
| 1962 | ODA TALCASHI | Pacific Telephone |
| 1958 | WANG GORDON | Pacific Telephone |

12871 RUBENS AVE

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|-----------------------|-------------------|
| 2006 | AKIYAMATomio | Haines Co., Inc. |
| 2000 | AKIYAMA Tomio 31 lfra | Haines & Company |
| | X BEETHOVEN | Haines & Company |
| 1991 | Akiyama TOfflio | Pacific Bell |
| 1985 | AKIYAMA TOMIO | Pacific Bell |
| 1980 | Akiyama Tomio | Pacific Telephone |
| | Akiyama Cynthia | Pacific Telephone |
| 1975 | AKIYAMA TOMIO | Pacific Telephone |
| 1970 | AKLYANA TOMLO | Pacific Telephone |
| 1965 | AKIYAMA TOMBO | Pacific Telephone |
| 1962 | AKIYAMA TOMIO | Pacific Telephone |
| 1954 | JADULANG A T | R. L. Polk & Co. |

APPENDIX G:
California DPR-523 Forms

State of California
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 Other Listings:

Review Code: **6Z** Reviewer: Jeanette A. McKenna Date: 4/1/16

Page 1 of 16 *Resource Name or # (assigned by recorder) 12870 Panama Street, Los Angeles, CA

P1. Other Identifier: Teledyne Microelectronics

***P2. Location** Not for Publication Unrestricted

***P2a. County:** Los Angeles

P2b. USGS 7.5' Quad: Venice **Date:** 1981 T2S; R15W; NW ¼ of Sec. 23 ; S.B.B.M.

P2c. Address: 12870 Panama Street **City:** Los Angeles **Zip:** 90066

P2d. UTM's: **Zone:** 11 (NAD 27) 368238 mE 3761119 mN
 (NAD 83) 368156 mE 3761315 mN

P2e. Other Locational Data: (e.g.: parcel #, directions to resource, elevation, etc., as appropriate) East side of Panama Street; opposite Beethoven Street; between Alla Road and Culver Boulevard.

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

P3b. Resource Attributes: (List attributes and codes.) HP-6 (1-3 Story Commercial Building)

***P4. Resources Present:** Building Structure Object Site
 District Element of District Others (Isolate, etc.)

P5a. Photo or Drawing (Photo Required for Buildings, Structures, and Objects.)



P5b. Description of Photo:
 Detail (2-20-16)

***P6. Date of Construction/Age**

Historic Prehistoric Both

***P7. Owner and Address:**

Ocean Charter Schools (LAUSD)
 333 S. Beaudry Avenue
 Los Angeles, California 90017

***P8. Recorded by:** McKenna et al.

Jeanette A. McKenna
 6008 Friends Avenue
 Whittier, California 90601-3724

***P9. Date Recorded:** April 1, 2016

***P10. Survey Type:** Assessment

***P11. Report Citation:** (Cite survey report and other sources, or enter "None.") McKenna, Jeanette A. (2016) – A Cultural Resources Investigation of the Proposed Ocean Charter Schools Site, 12870 Panama Street, in the Marina del Rey Area of Los Angeles, Los Angeles County, California. On file, McKenna et al., Whittier, California.

***Attachments** NONE Location Map Sketch Map Continuation Sheet BSO Record
 Archaeological Record District Record Linear Feature Record Milling Station Record
 Rock Art Record Artifact Record Photographic Record Other (List): Photos

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (assigned by recorder) 12870 Panama Street, Los Angeles, CA

B1. Historic Name: Woodbury R W Sprague Products Co.

B2. Common Name: Teledyne

B3. Original Use: Commercial/Industrial

B4. Present Use: Commercial/Industrial (vacant)

*B5. Architectural Style: Vernacular Commercial

*B6. Construction History: (Construction Date, Alterations, and dates of Alterations) **Original construction in 1955 with slight enlargement in 1959. Additional structures added to property in the 1970s (simple storage structures/sheds). Main building is wood framed, raised foundation, gable roof, stucco siding, red brick façade, flagstone façade, and parking pavements. Frontage on Panama Street landscaped. (See Continuation Sheet)**

*B7. Moved? No Yes Unknown Date: Original Location:

*B8. Related Features: Asphalt and concrete paved parking lots, storage containers, storage sheds

B9a. Architect: Unknown

B9b. Builder: Unknown

*B10. Significance: Theme: Commercial/Industrial Area: Marina del Rey, Los Angeles, CA

Period of Significance: 1955+

Property Type: Commercial

Applicable Criteria: **NONE**

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

This particular area of the City of Los Angeles is known locally as Marina del Mar. Its development dates relatively late, following the rancho period, dominance of agriculture, and slow appearance of commercial development followed by the residential improvements. In this case, agricultural activities continued until 1953+ and the property was developed as a commercial/industrial property by 1955, as did the remainder of the block. This development was in keeping with the plans to surround the Hughes Airport facilities with supporting commercial and industrial developments (for the tax base) and provide housing for the people working at these facilities. This was a standard approach to the post-WWII developments in Southern California.

B11. Additional Resource Attributes: (List Attributes and Codes) None

*B12. References: McKenna, Jeanette A. (2016)

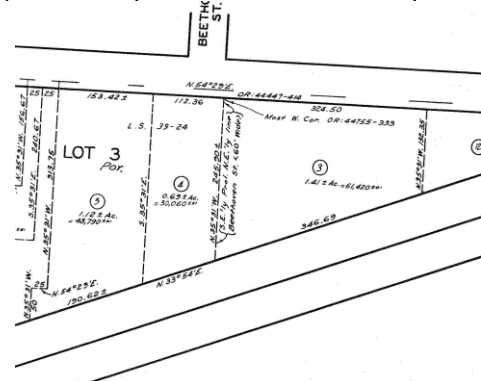
B13. Remarks: Property slated for redevelopment as a school site

*B14. Evaluator: Jeanette A. McKenna

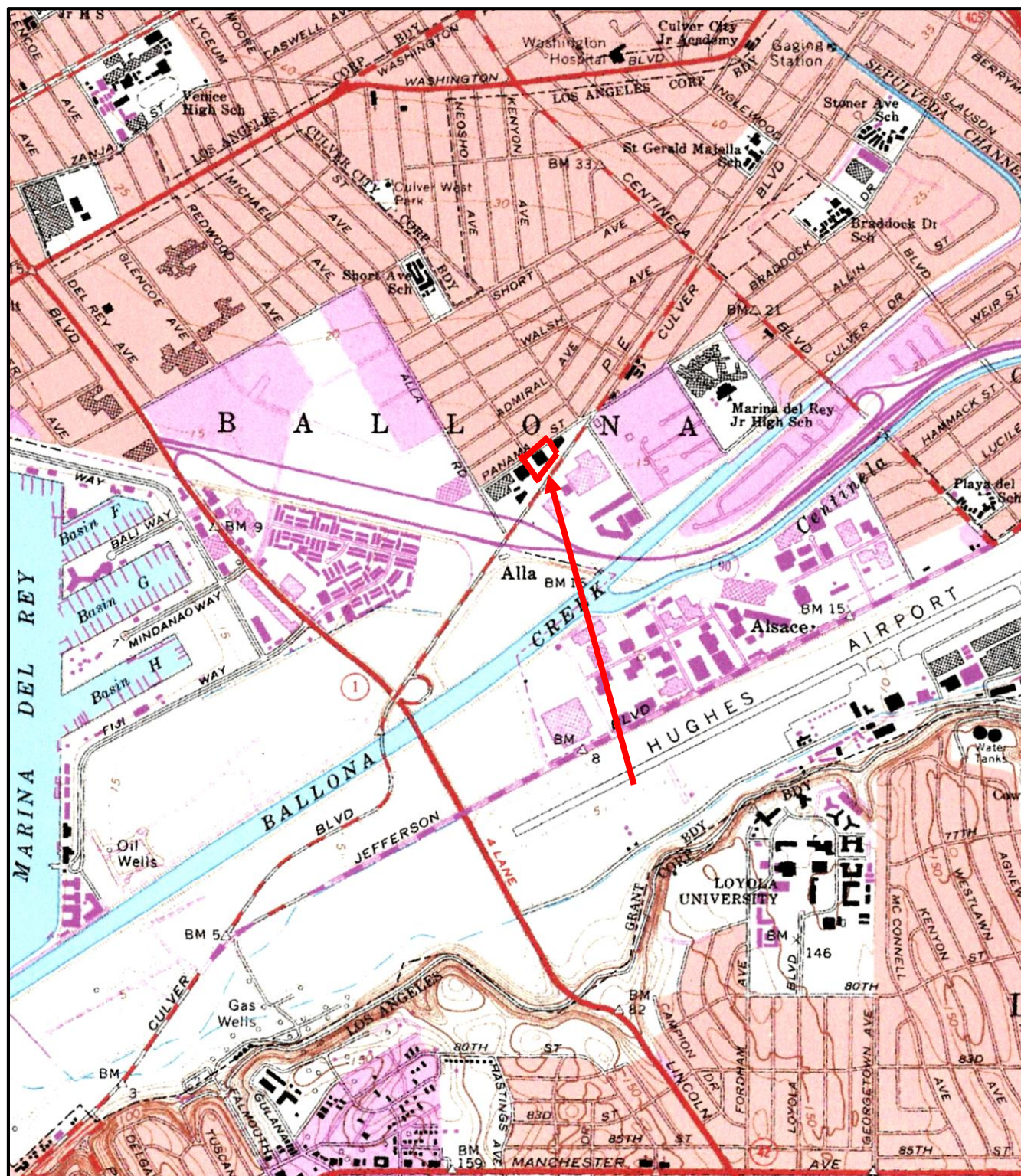
*Date of Evaluation: April 1, 2016

(This space reserved for official comments)

(Sketch map with North Arrow Required)

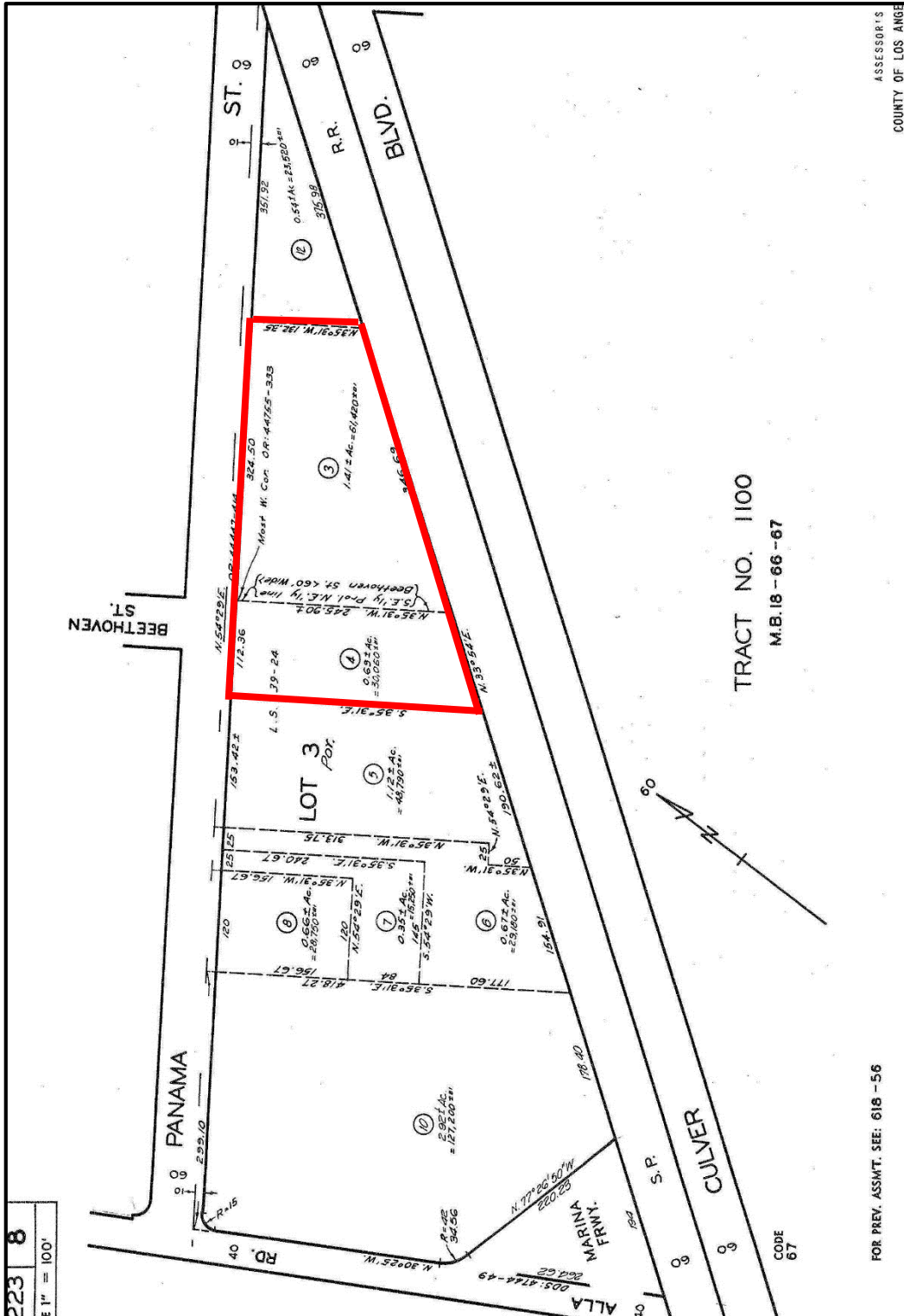


LOCATION MAP



State of California
DEPARTMENT OF PARKS AND RECREATION
SKETCH MAP

Primary #
HRI #
Trinomial



CONTINUATION SHEET

Primary #

HRI #

Trinomial

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*Resource Name or # (assigned by recorder) 12870 Panama Street, Los Angeles, CA

Recorded by: Jeanette A. McKenna

*Date April 1, 2016

 Continuation Update

Alta California was acquired by the United States in ca. 1848 and the end of the Mexican War. The acquisition was followed, almost immediately, by the Gold Rush of 1849 and an influx of settlers to both northern and southern California. The United States government initiated a program to review and confirm, if possible, the land Spanish and Mexican era grants. In 1854, the Machado and Talamantes grant of the Rancho La Ballona was confirmed (Avina 1932:58; Adler 1969:2). Avina (1932:58) identified the grant as consisting of 13,919.9 acres and:

“One square league in Los Angeles county, November 1839 by Alvarado to Agustin Machado and probably to Ignacio Machado, Felipe and Tomas Talamantes. Approved May 1845 as Terreno en las cercanias de Los Angeles. The claimants stated that the grant was made to them after 18 or 19 years possession. Witnesses said they has three houses, land under cultivation and cattle and horses there in 1832. There was a grant of Rancho de los Quintos granted to Talamantes and Machado in 1819, later claimed by the pueblos.”

Felipe Talamontes died in 1857. Agustin Machado died in 1865. Each left their lands to various heirs, 25 and 14, respectively. The Los Angeles District Court eventually defined the lands to 22 individual heirs with equal acreage. The purchasing and selling of rancho acreage followed and continued well into the 1870s. In 1873, “... the final patent for Rancho La Ballona was issued to the heirs of Machado and Talamantes, after years of litigation between the Machados and the Sepulvedas as to the exact northeast boundary of the ranch ...” (Wittenburg 1973:44). With various land sales, very little of the original ranchos was held by the original families by the 1890s.

The coastal area of Rancho La Ballona became known as Playa del Rey and the streets were mapped by 1917 (see Pennington and Baxter 1976:23-24). The 1896 topographic map illustrates Ballona Creek, the alignment of what would become Culver Drive, and the alignment of present-day Centinela Boulevard. A structure is illustrated just north/northeast of the current project area.” By 1923, roadway (paved and unpaved) are illustrated around the project area, with the Pacific Electric Railway running along Culver Drive (Redondo Beach via Playa del Rey) and the Inglewood Branch running along what would become the alignment of Admiralty Way. In 1924-25, the project area is identified as being north of “Alla”, west of “Del Rey” and south of “Cypress Grove.” The main streets include Alla Road, Walsh Avenue, Admiral Avenue, and Panama Street. There are structures within this triangular area, but not specifically within the project area.

State of California
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

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By 1930-34, the area is more formally defined, with previously unpaved roadways being paved, additional roads added, and Culver Boulevard being identified by name. The block containing the current project area is bounded by Culver Boulevard, Alla Road, and Panama Street. A commercial building is illustrated south of the project area, leaving the project area vacant as late as 1950, per the 1950 Venice Quadrangle. The 1972 USGS Venice Quadrangle illustrates the block as fully developed as a commercial block with residential development to the northwest.

The Venice del Rey Tract No. 2 was mapped in 1905 and defined the residential properties northwest of the project area as fully defined. The project area, not a part of this Tract, is labeled as the "Keating Est.", being southeast of Panama Street, northwest of Speedway and the L.A. Pacific Railway (Redondo Route), and north of the L.A. Pacific Railway Inglewood Branch. Alla Road, Beethoven Street, and Mozart Street are identified.

In 1911, Tract No. 1100 was mapped, identifying the block associated with the project area as Lot 3, "... being a subdivision of a portion of the ... Rancho la Ballona ...". The owners were identified Lynn H. Case, L.C. Brand, Kate I. Johnston, and A. W. McPherson. Lot 3 was later subdivided into eight parcels.

A review of historic aerial photographs show the project area and acreage to the northeast and southwest under cultivation. In 1953, the alignment of Panama Street is well-defined and the residential development to the northwest is fully improved. By 1963, the project area is fully developed as a commercial/industrial property.

The Los Angeles County Assessor defines the project area as consisting of parcels 4223-008-003 and -004. The improvements are dated to 1955, 1959, and 1973. Specifically, the improvements are described as follows:

Parcel 4223-008-003:

| | | |
|---------------|-----------|---|
| Improvement 1 | 1955-1959 | 17,178 square foot building along Panama Street |
| Improvement 2 | 1973 | 1,924 square foot building to east of Improvement 1 |

Parcel 4223-008-004:

| | | |
|---------------|------|---|
| Improvement 1 | 1955 | 30,000 square foot building along Panama Street |
|---------------|------|---|

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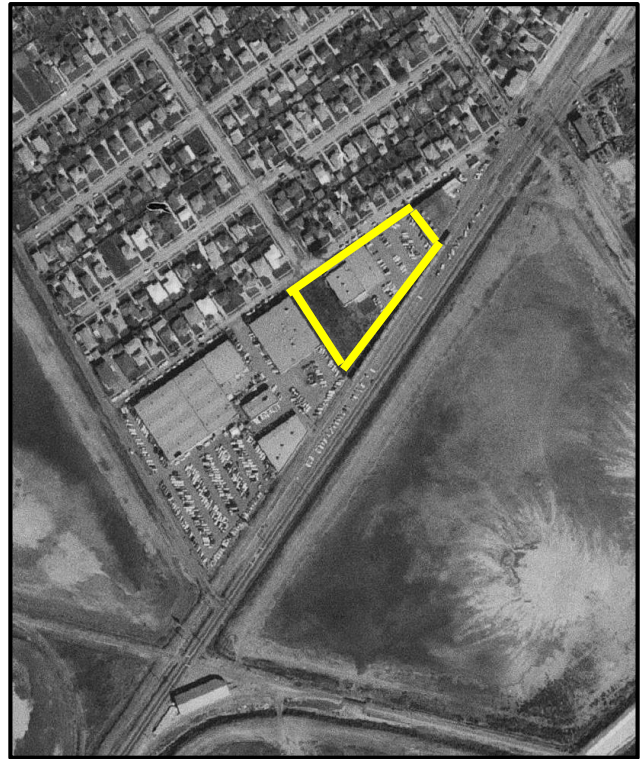
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Continuation

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Aerial Photographs of 1953 (left) and 1963 (right) Illustrating Improvements within the Project Area.

Despite references to the improvements on Parcel -004, aerial photographs do not illustrate these improvements. It is quite possible this reference is an error and actually represents the improvements further southwest (Lot 5). In any case, this property is currently dominated by an asphalt parking lot and no standing structures.

Directories for the property identified as 12870 Panama Street identified the following occupants of the buildings within the project area:

1958 Woodbury R W Sprague Products Co.
 Sprague Products Co. Electric Equipment
 Ferrox Cube Corp. of American Electric Equipment

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| | |
|------|--|
| 1962 | Woodbury R W Sprague Products Co.
Sprague Products Co. Electric Equipment |
| 1965 | Woodbury R W Sprague Products Co.
Sprague Products Co. Electric Equipment |
| 1967 | Woodbury R W Sprague Products Co.
Sprague Electric Co. |
| 1970 | Chandler Donald E Sprague Products Co.
Sprague Products Co. Electric Equipment |
| 1971 | Sprague Electric Co. |
| 1975 | Action Industrial Catering
Ambitious Catering
Kopper Kart Caterers |
| 1976 | Kopper Kart Catering |
| 1980 | Action Catering
Action Industrial Catering
Action Marketing Group
Action Mobile Disco Services
Kopper Kart Catering
Red Carpet Catering |

Subsequent to 1980, the property was occupied by the Teledyne Microelectronics Technologies facilities, occupying the 17,400 square foot industrial building (ca. 1955-1959), four accessory buildings, and multiple metal cargo containers and storage sheds. The buildings are currently vacant, but intact.

The built environmental associated with the current project area includes the presence of a 1955-1959 commercial/industrial building, a later 1970s structure, portable storage facilities, and paved parking areas. Overall, the parking surfaces and temporary (portable) storage facilities are of no historical significance. The 1955-1959 building is old enough to be considered historic (by age only) and, therefore, subject to evaluation for significance in accordance with CEQA criteria.

The 1955-1959 commercial/Industrial building at 12870 Panama Street is a one-story wood framed structure with stucco siding and a red brick façade. The roofline is primarily a low pitched gable design, with some additional areas of shed or flat roofing.

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Update

While many of the original steel frames windows and doorways remain on the main (west) elevation, facing Panama Street, there is evidence that other windows (north elevation and part of west elevation) have been replaced with modern aluminum slider windows.

The front entrance to the building is located in the northwestern corner of the building and includes a recessed entry with large, fixed windows and an added wheelchair ramp. There is also a flagstone façade, providing the only decorative design elements associated with this building. This entrance has since been relegated to a secondary entrance with the placement of large, wooden planters.

Supplemental entrances are identified as solid commercial doors along the west elevation and additional doorways on the east elevation (rear side of the building). The property is accessed through a security gate, limiting non-employee access to the property.

This structure is a very typical and simple commercial/industrial building with no unique or exemplary design elements. The building has been altered with window replacements and concrete access ramps. The complex has been fenced, but was likely unfenced prior to the occupation by the Teledyne company. The landscaping on the Panama Street frontage is well maintained, but not unique or exemplary. It involves simple grass expanses with mature palms, other trees, and bushes. It is not a building exhibiting unusual designs or uses.

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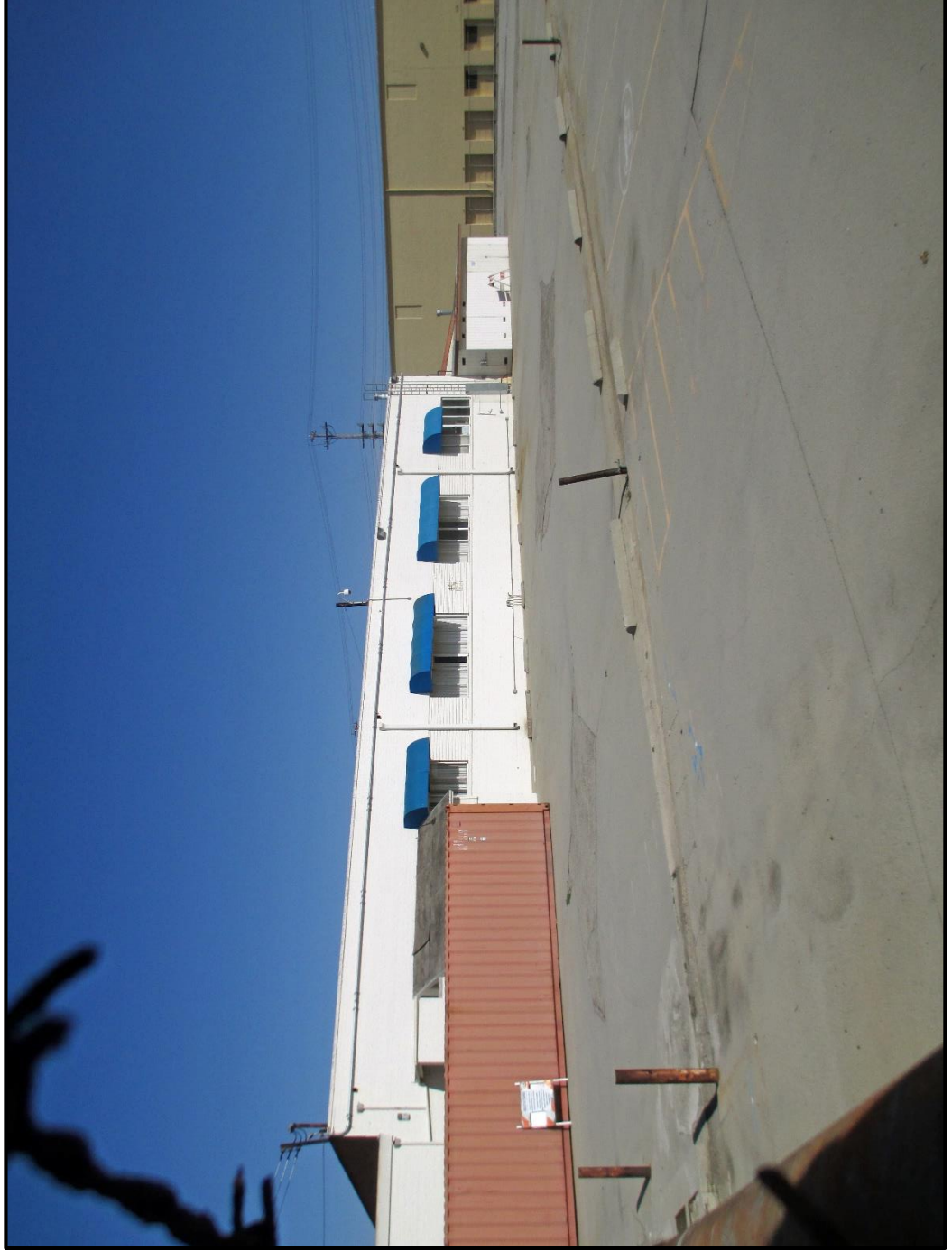
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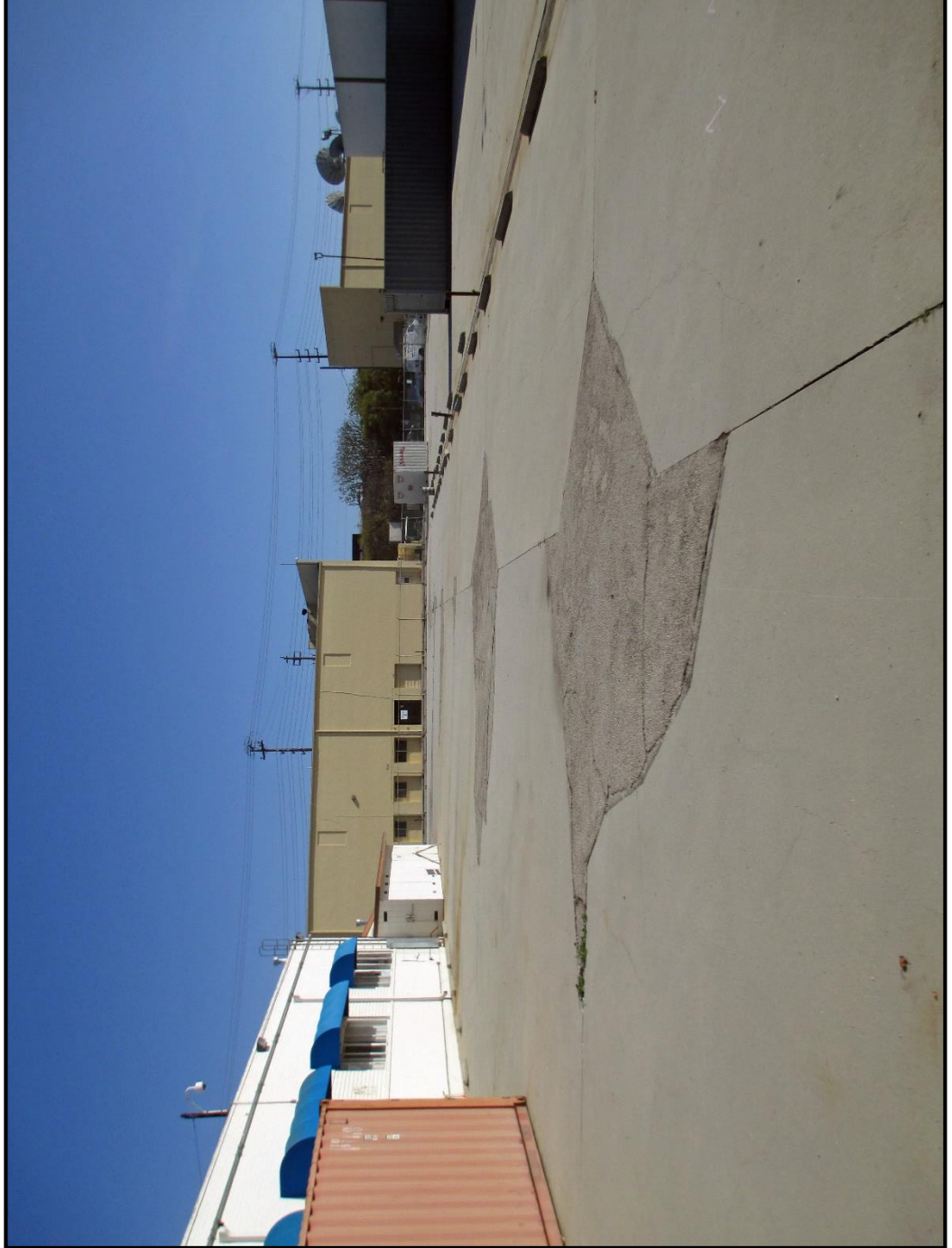
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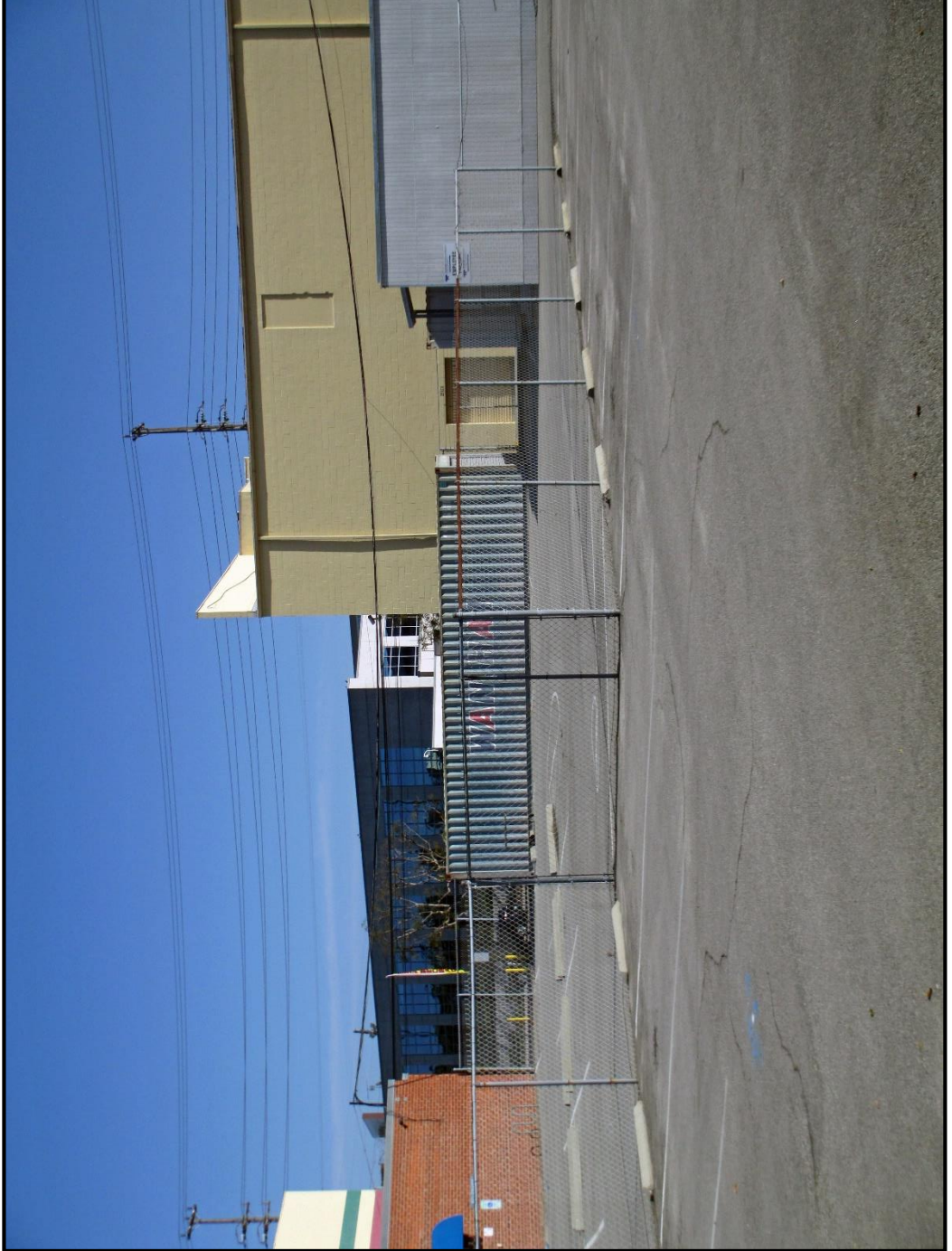
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