

**APPENDIX E**  
*Cultural Resources Study*



# CULTURAL RESOURCES STUDY FOR THE CAROL KIMMELMAN ATHLETIC AND ACADEMIC CAMPUS

340 East Martin Luther King Jr. Street  
City of Carson, Los Angeles County, California

PREPARED FOR:

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## EXECUTIVE SUMMARY

Dudek has been retained to complete a cultural resources study for the proposed Carol Kimmelman Sports and Academic Resources Center Project (project). The approximately 87-acre site consists of a portion of one parcel (APN 7339-017-917). The street address associated with the project site is 340 E. Martin Luther King Jr. Street (formerly E. 192nd Street) within the City of Carson, California.

Dudek's cultural resources study includes a California Historical Resources Information System (CHRIS) records search of the project site and a 0.5-mile radius, coordination with the California Native American Heritage Commission (NAHC) and local tribes/groups, a pedestrian survey of the project site for historic built-environment resources, building development and archival research, recordation and evaluation of two properties on the project site over 45 years of age, and an assessment of project-related impacts to historical resources in conformance with the California Environmental Quality Act (CEQA) and all applicable local municipal code and planning documents.

No cultural resources were identified within the project site as a result of the CHRIS records search, Native American outreach, survey, or property significance evaluations.

While the proposed project intends to develop only a portion of the existing golf course property, as a resource, the golf course property must be evaluated as a whole. Therefore, the boundaries of the resource evaluated (the Victoria Golf Course) extend beyond the project site boundaries. The buildings, structures, and golf course components located at 340 East Martin Luther King Jr. Street (formerly E. 192nd Street) are recommended not eligible under all National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) designation criteria and integrity requirements. Therefore, these properties are not considered historical resources for the purposes of CEQA, and no recommendations for management are required.

No archaeological resources were identified within the project site as a result of the CHRIS records search, Native American coordination, or pedestrian survey. To date, one response has been received from a representative of the Gabrielino Band of Mission Indians-Kizh Nation, stating that the project site may have potential for discoveries of cultural resources and recommending that a Native American monitor from their tribe be present for all ground disturbance. Should any more responses be received, they will be forwarded to the County. While the study was negative for archaeological resources, it is always possible that intact archaeological deposits are present at previously undisturbed subsurface levels. For these reasons, the project site should be treated as potentially sensitive for archaeological resources. Management recommendations to reduce potential impacts to unanticipated archaeological resources and human remains during construction activities are provided in Section 7.2.

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# 1 INTRODUCTION

Dudek has been retained to conduct a cultural resources study for the proposed Carol Kimmelman Sports and Academic Resources Campus Project (project). The cultural resources study included the following components: (1) a California Historical Resources Information System (CHRIS) records search at the South Central Coastal Information Center (SCCIC) covering the proposed project site plus a 0.5-mile radius, (2) a review of the California Native American Heritage Commission's (NAHC's) Sacred Lands File, (3) outreach with local Native American tribes/groups identified by the NAHC to collect any information they may have concerning cultural resources, (4) a pedestrian survey of the project site for historic built-environment and archaeological resources, (5) archival and building development research for buildings located within the project site, (6) evaluation of two properties for National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) eligibility, and (7) consideration of impacts to historical resources in compliance with the California Environmental Quality Act (CEQA).

## 1.1 Project Personnel

This report was authored by Dudek Architectural Historian Sarah Corder, MFA, who meets the Secretary of the Interior's Professional Qualification Standards for Architectural History. Dudek Archaeologist Erica Nicolay, MA, completed the records search and Native American coordination sections of the report. The entire cultural resources report was reviewed for quality assurance/quality control by Dudek Senior Architectural Historian and Archaeologist Samantha Murray, MA, RPA, who meets the Secretary of the Interior's Professional Qualifications Standards for Architectural History and Archaeology.

## 1.2 Project Location

The proposed project site is located on a portion of a property in the City of Carson that is owned by the County of Los Angeles. The site is northeast of the Dominguez Channel and east of the junction of Interstate 405 (I-) 405 and I-110. The project site is bounded by East Martin Luther King Jr. Street to the north, South Avalon Boulevard to the east, and the remaining portion of the Victoria Golf Course to the south and west (Figure 1).

Northwest of the project site are the County of Los Angeles Cricket Fields, and directly north of the project site and East Martin Luther King Jr. Street are Victoria Park and Towne Avenue Elementary School, which is a Los Angeles Unified School District kindergarten through fifth grade (K–5) school. Northeast of the project site is StubHub Center and the California State University, Dominguez Hills, campus. East of the project site and South Avalon Boulevard is a predominantly single-family residential neighborhood.

Southeast of the project site is a commercial shopping center known as the South Bay Pavilion, and south of the project site is East Del Amo Boulevard and land currently used by Victoria Golf Course. West of the

project site is I-405, land currently used by Victoria Golf Course, an undeveloped swath of land between I-405 and the golf course, and the Goodyear Blimp Airship Base (Figure 2).

The approximately 87-acre site consists of a portion of one parcel (APN 7339-017-917). The street address associated with the project site is 340 Martin Luther King Jr. Street within the City of Carson, California.

### 1.3 Project Description

The proposed project would consist of the redevelopment of 87 acres in the northeastern portion of the existing 187-acre Victoria Golf Course site for public recreation purposes. The proposed project includes 62 tennis courts, a competition court venue three basic areas; (i) the Learning Center, (ii) the Tennis Center and (iii) the Soccer Center. The Learning Center would be located at the gateway to the Carol Kimmelman Sports and Academic Campus and adjacent to the Tennis Center. The Tennis Center would include 62 tennis courts of varying sizes, a tennis exhibition court, two basketball courts, player development building, tournament building, administration building, maintenance buildings, and other recreational amenities, and associated restroom and storage facilities. The Soccer Center would include eight soccer fields, two multi-use fields, as well as a Welcome Center, Learning Center, Player Development Building, Tournament Building, Soccer Building, Maintenance Building, additional recreational amenities, maintenance buildings and associated restroom and storage facilities.

#### Learning Center

The Learning Center, which would be operated by the Tiger Woods Foundation, would be located in the most northwestern portion of the project site at the primary gateway to the Carol Kimmelman Sports and Academic Campus. The Learning Center would consist of an approximately 25,000 square-foot building with two basketball courts located adjacent to the building. Access to the Learning Center would be available separate from the Tennis Welcome Center, and tennis center. Parking for the Learning Center would be provided in the Tennis Center parking lot, located directly south of the Learning Center.

#### Tennis Center

The Tennis Center, which would be operated by United States Tennis Association (or an affiliate), would be located in the northern approximately 29 acres of the overall project site. Access to the Tennis Center would be through the Welcome Center on the west side of the project, adjacent to the Learning Center. Beyond the Welcome Center would be the Competition Venue to the north, with the Tennis Center courts to the south. Within the Competition Venue would be 12 hard courts and approximately 1,200 spectator viewing seats. Located in the center of the Competition Venue area of the project would be a Player Development Building as well as a Tournament/League Administration building. East of the Competition Venue would be training turf and four green clay courts along with a Maintenance Building to house the clay court maintenance equipment and materials.

Located south of the Competition Venue would be a plaza area and training courts for beginners and youth. These training courts would consist of eight 36-foot courts and eight 60-foot courts (of which four would be constructed

in the future). South of the training courts would be the Tennis Center courts area, consisting of 30 full-sized hard surface courts (of which six would be constructed in the future) and an exhibition court.

### **Soccer Center**

The Soccer Center would be located on the southern approximately 58 acres of the project site and accessed via Avalon Boulevard to the east. The Soccer Center would consist of two multi-use fields which could be utilized for rugby, soccer, and other field sports, and eight full sized soccer fields. Five of the fields would have nighttime lighting. A total of 388 vehicle parking spaces would be provided in a surface parking lot east of the soccer fields and west of Avalon Boulevard. Two overflow parking areas would be located north and south of the Soccer Center parking lot. These parking areas would collectively accommodate an additional 565 vehicles.

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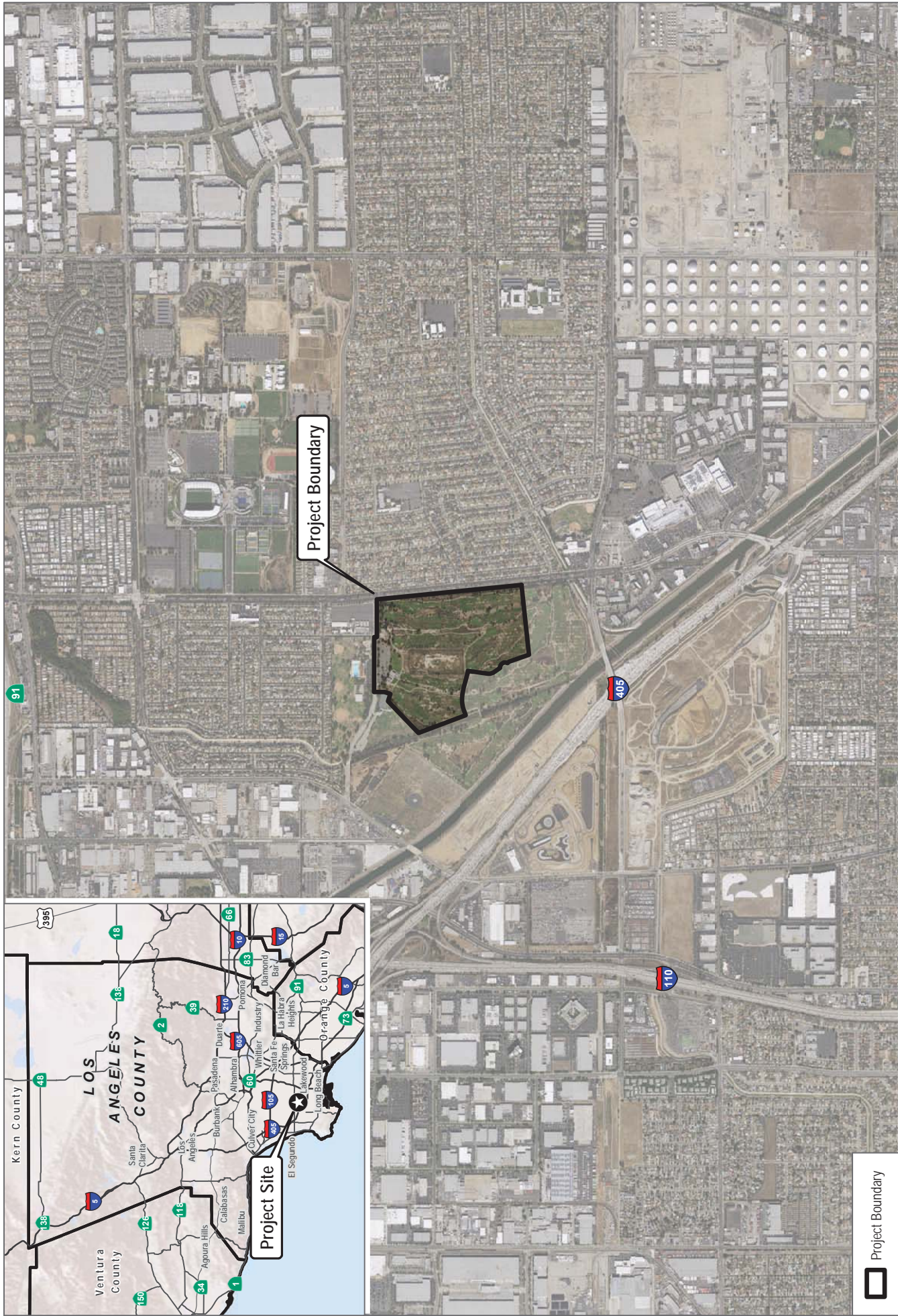


FIGURE 1

Project Location

Kimmelman Foundation Sports & Academic Resources Complex Project

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 Project Boundary

SOURCE: USDA 2016



**FIGURE 2**  
Project Site Map

Kimmelman Foundation Sports & Academic Resources Complex Project

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## 2 REGULATORY SETTING

This section includes a discussion of the applicable laws, ordinances, regulations, and standards governing cultural resources that may be applicable before and during construction of the proposed project.

### 2.1 Federal

Although there is no federal nexus for this project, the subject property was evaluated in consideration of NRHP designation criteria and integrity requirements.

#### **National Register of Historic Places**

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

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

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

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

Integrity is defined in NRHP guidance, *How to Apply the National Register Criteria for Evaluation*, as “the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity” (NPS 1990). NRHP guidance further

asserts that properties be completed at least 50 years ago to be considered for eligibility. Properties completed fewer than 50 years before evaluation must be proven to be “exceptionally important” (criteria consideration G) to be considered for listing.

## 2.2 State

### California Register of Historical Resources

In California, the term “historical resource” includes “any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California” (California Public Resources Code (PRC), Section 5020.1(j)). In 1992, the California legislature established the CRHR “to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change” (PRC Section 5024.1(a)). The criteria for listing resources on the CRHR, enumerated below, were developed to be in accordance with previously established criteria developed for listing in the NRHP, enumerated above. According to PRC Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains “substantial integrity,” and (ii) meets at least one of the following criteria:

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

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

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

## California Environmental Quality Act

The following CEQA statutes (PRC Section 21000 et seq.) and CEQA Guidelines (14 CCR 15000 et seq.) are of relevance to the analysis of archaeological, historic, and tribal cultural resources:

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

- (1) Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
  - (2) Has a special and particular quality such as being the oldest of its type or the best available example of its type.
  - (3) Is directly associated with a scientifically recognized important prehistoric or historic event or person.
- 
- PRC Section 21084.1 and CEQA Guidelines Section 15064.5(a) defines “historical resources.” In addition, CEQA Guidelines Section 15064.5(b) defines the phrase “substantial adverse change in the significance of an historical resource”; it also defines the circumstances when a project would materially impair the significance of a historical resource.
  - PRC Section 21073 defines “California Native American tribe.”
  - PRC Section 21074(a) defines “tribal cultural resources.”
  - PRC Section 5097.98 and CEQA Guidelines Section 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
  - PRC Sections 21083.2(b) 21083.2(c), and 21084.3(b) and CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for archaeological, historic, and tribal cultural resources, including examples of preservation-in-place mitigation measures. Preservation in place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context and may help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

More specifically, under CEQA, a project may have a significant effect on the environment if it may cause “a substantial adverse change in the significance of an historical resource” (PRC Section 21084.1; 14 CCR 15064.5(b)).

A “substantial adverse change in the significance of an historical resource” signifying a significant effect under CEQA means “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (14 CCR 15064.5(b)(1); PRC Section 5020.1(q)). In turn, the significance of a historical resource is materially impaired when a project does any of the following (14 CCR 15064.5(b)(2)):

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

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

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

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

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

Impacts on non-unique archaeological resources are generally not considered a significant environmental impact (PRC Section 21083.2(a); 14 CCR 15064.5(c)(4)). However, if a non-unique archaeological resource qualifies as a tribal cultural resource (PRC Sections 21074(c) and 21083.2(h)), further consideration of significant impacts is required.

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

### **California Health and Safety Code Section 7050.5**

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

## **2.3 Local**

### **Los Angeles County Historic Preservation Ordinance**

#### ***22.52.3060 - Criteria for Designation of Landmarks and Historic Districts.***

A. A structure, site, object, tree, landscape, or natural land feature may be designated as a landmark if it is 50 years of age or older and satisfies one or more of the following criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of the history of the nation, State, County, or community in which it is located;
2. It is associated with the lives of persons who are significant in the history of the nation, State, County, or community in which it is located;
3. It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of

significance to the nation, State, County, or community in which it is located; or possesses artistic values of significance to the nation, State, County, or community in which it is located;

4. It has yielded, or may be likely to yield, significant and important information regarding the prehistory or history of the nation, State, County, or community in which it is located;

5. It is listed, or has been formally determined eligible by the United States National Park Service for listing, in the National Register of Historic Places, or is listed, or has been formally determined eligible by the State Historical Resources Commission for listing, on the California Register of Historical Resources;

6. If it is a tree, it is one of the largest or oldest trees of the species located in the County; or

7. If it is a tree, landscape, or other natural land feature, it has historical significance due to an association with an historic event, person, site, street, or structure, or because it is a defining or significant outstanding feature of a neighborhood.

B. Property less than 50 years of age may be designated as a landmark if it meets one or more of the criteria set forth in subsection A of this Section, and exhibits exceptional importance.

C. The interior space of a property, or other space held open to the general public, including but not limited to a lobby, may be designated as a landmark or included in the landmark designation of a property if the space qualifies for designation as a landmark under subsections A or B of this Section.

D. Historic districts. A geographic area, including a noncontiguous grouping of related properties, may be designated as an historic district if all of the following requirements are met:

1. More than 50 percent of owners in the proposed district consent to the designation;

2. The proposed district satisfies one or more of the criteria set forth in subsections A.1 through A.5, inclusive, of this Section; and

3. The proposed district exhibits either a concentration of historic, scenic, or sites containing common character-defining features, which contribute to each other and are unified aesthetically by plan, physical development, or architectural quality; or significant geographical patterns, associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of parks or community planning.

(Ord. 2015-0033 § 3, 2015.)

### **County of Los Angeles 2035 General Plan (2015)**

The County 2035 General Plan, adopted in 2015, provides the policy framework for how and where the unincorporated County will grow through the year 2035. The current General Plan was adopted in 2015. The General Plan Conservation and Natural Resources Element provides strategies and policies regarding historic, cultural and paleontological resources. The following goals and policies may be applicable to the proposed project:

**C/NR 14.1:** Mitigate all impacts from new development on or adjacent to historic, cultural, and paleontological resources to the greatest extent feasible.

**C/NR 14.2:** Support an inter-jurisdictional collaborative system that protects and enhances historic, cultural, and paleontological resources.

**C/NR 14.3:** Support the preservation and rehabilitation of historic buildings.

**C/NR 14.4:** Ensure proper notification procedures to Native American tribes in accordance with Senate Bill 18 (2004).

**C/NR 14.5:** Promote public awareness of historic, cultural, and paleontological resources.

**C/NR 14.6:** Ensure proper notification and recovery processes are carried out for development on or near historic, cultural, and paleontological resources.

### **City of Carson General Plan (2004)**

The City General Plan, updated in 2004, provides a framework for all zoning and land use decisions within the City. There are no specific policies related to cultural resources; however, the General Plan Parks, Recreation and Human Services Element provides strategies for the conservation of facilities and open space with historic and cultural value. This primarily extends to cultural programs and facilities. The project is located on County-owned land and all land use decisions are subject to the County General Plan. However, any off-site improvements would require approval by the City.

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## 3 CULTURAL CONTEXT

### 3.1 Prehistoric Overview

Numerous chronological sequences have been devised to aid in understanding cultural changes within Southern California. Building on early studies and focusing on data synthesis, Wallace (1955, 1978) developed a prehistoric chronology for the Southern California coastal region that is still widely used today and is applicable to near-coastal and many inland areas. Four periods are presented in Wallace's prehistoric sequence: Early Man, Milling Stone, Intermediate, and Late Prehistoric. Although Wallace's (1955) synthesis initially lacked chronological precision due to a paucity of absolute dates (Moratto 1984), this situation has been alleviated by the availability of thousands of radiocarbon dates that have been obtained by Southern California researchers in the last three decades (Byrd and Raab 2007:217). Several revisions have been made to Wallace's (1955) synthesis using radiocarbon dates and projectile point assemblages (e.g., Koerper and Drover 1983; Koerper et al. 2002; Mason and Peterson 1994).

#### **Horizon I–Early Man (ca. 10,000–6,000 BC)**

When Wallace defined the Horizon I (Early Man) period in the mid-1950s, there was little evidence of human presence on the Southern California coast prior to 6000 BC. Archaeological work in the intervening years has identified numerous pre-8000 BC sites, both on the mainland coast and the Channel Islands (e.g., Erlandson 1991; Johnson et al. 2002; Moratto 1984; Rick et al. 2001). The earliest accepted dates for occupation are from two of the northern Channel Islands, located off the coast of Santa Barbara. On San Miguel Island, Daisy Cave clearly establishes the presence of people in this area about 10,000 years ago (Erlandson 1991). On Santa Rosa Island, human remains have been dated from the Arlington Springs site to approximately 13,000 years ago (Johnson et al. 2002). Present-day Orange and San Diego counties contain several sites dating to 9,000 to 10,000 years ago (Byrd and Raab 2007; Macko 1998a; Mason and Peterson 1994; Sawyer and Koerper 2006). Known sites dating to the Early Man period are rare in western Riverside County. One exception is the Elsinore site (CA-RIV-2798-B), which has deposits dating as early as 6630 calibrated BC (Grenda 1997).

Recent data from Horizon I sites indicate that the economy was a diverse mixture of hunting and gathering, with a major emphasis on aquatic resources in many coastal areas and on Pleistocene lakeshores in eastern San Diego County (see Moratto 1984). Although few Clovis-like or Folsom-like fluted points have been found in southern California (e.g., Dillon 2002; Erlandson et al. 1987), it is generally thought that the emphasis on hunting may have been greater during Horizon I than in later periods. Common elements in many sites from this period, for example, include leaf-shaped bifacial projectile points and knives, stemmed or shouldered projectile points, scrapers, engraving tools, and crescents (Wallace 1978). Subsistence patterns shifted around 6000 BC coincident with the gradual desiccation associated with the onset of the Altithermal climatic regime, a warm and dry period that lasted for about 3,000 years. After 6000 BC, a greater emphasis was placed on plant foods and small animals.

## Horizon II–Milling Stone (6000–3000 BC)

The Milling Stone Horizon of Wallace (1955, 1978) and Encinitas Tradition of Warren (1968) (6000–3000 BC) are characterized by subsistence strategies centered on collecting plant foods and small animals. Food procurement activities included hunting small and large terrestrial mammals, sea mammals, and birds; collecting shellfish and other shore species; near-shore fishing with barbs or gorges; the processing of yucca and agave; and the extensive use of seed and plant products (Kowta 1969). The importance of the seed processing is apparent in the dominance of stone grinding implements in contemporary archaeological assemblages, namely milling stones (metates and slabs) and handstones (manos and mullers). Milling stones occur in large numbers for the first time during this period and are more numerous still near the end of this period. Recent research indicates that Milling Stone Horizon food procurement strategies varied in both time and space, reflecting divergent responses to variable coastal and inland environmental conditions (Byrd and Raab 2007).

Milling Stone Horizon sites are common in the Southern California coastal region between Santa Barbara and San Diego, and at many inland locations, including the Prado Basin in western Riverside County and the Pauma Valley in northeastern San Diego County (e.g., Herring 1968; Langenwalter and Brock 1985; Sawyer and Brock 1999; Sutton 1993; True 1958). Wallace (1955, 1978) and Warren (1968) relied on several key coastal sites to characterize the Milling Stone period and Encinitas Tradition, respectively. These include the Oak Grove Complex in the Santa Barbara region, Little Sycamore in southwestern Ventura County, Topanga Canyon in the Santa Monica Mountains, and La Jolla in San Diego County. The well-known Irvine site (CA-ORA-64) has occupation levels dating between ca. 6000 and 4000 BC (Drover et al. 1983; Macko 1998b).

Stone chopping, scraping, and cutting tools made from locally available raw material are abundant in Milling Stone/Encinitas deposits. Less common are projectile points, which are typically large and leaf-shaped, and bone tools such as awls. Items made from shell, including beads, pendants, and abalone dishes, are generally rare. Evidence of weaving or basketry is present at a few sites. Kowta (1969) attributes the presence of numerous scraper-planes in Milling Stone sites to the preparation of agave or yucca for food or fiber. The mortar and pestle, associated with pounding foods such as acorns, were first used during the Milling Stone Horizon (Wallace 1955, 1978; Warren 1968).

Cogged stones and discoidals are diagnostic Milling Stone period artifacts, and most specimens have been found within sites dating between 4000 and 1000 BC (Moratto 1984). The cogged stone is a groundstone object with gear-like teeth on its perimeter. Discoidals are similar to cogged stones, differing primarily in their lack of edge modification. Discoidals are found in the archaeological record subsequent to the introduction of the cogged stone. Cogged stones and discoidals are often purposefully buried and are found mainly in sites along the coastal drainages from southern Ventura County southward, with a few specimens inland at Cajon Pass, and heavily in Orange County (Dixon 1968; Moratto 1984). These artifacts are often interpreted as ritual objects (Eberhart 1961; Dixon 1968), although alternative interpretations (such as gaming stones) have also been put forward (e.g., Moriarty and Broms 1971).

Characteristic mortuary practices of the Milling Stone period or Encinitas Tradition include extended and loosely flexed burials, some with red ochre, and few grave goods such as shell beads and milling stones interred beneath cobble or milling stone cairns. “Killed” milling stones, exhibiting holes, may occur in the cairns. Reburials are common in the Los Angeles County area, with north-oriented flexed burials common in Orange and San Diego counties (Wallace 1955, 1978; Warren 1968).

Koerper and Drover (1983) suggest that Milling Stone period sites represent evidence of migratory hunters and gatherers who used marine resources in the winter and inland resources for the remainder of the year. Subsequent research indicates greater sedentism than previously recognized. Evidence of wattle-and-daub structures and walls has been identified at several sites in the San Joaquin Hills and Newport Coast area (Mason et al. 1991, 1992, 1993; Koerper 1995; Strudwick 2005; Sawyer 2006), while numerous early house pits have been discovered on San Clemente Island (Byrd and Raab 2007). This architectural evidence and seasonality studies suggest semi-permanent residential base camps that were relocated seasonally (de Barros 1996; Koerper et al. 2002; Mason et al. 1997) or permanent villages from which a portion of the population left at certain times of the year to exploit available resources (Cottrell and Del Chario 1981).

### **Horizon III–Intermediate (3000 BC–AD 500)**

Following the Milling Stone Horizon, Wallace’s Intermediate Horizon and Warren’s Campbell Tradition in Santa Barbara, Ventura, and parts of Los Angeles counties, date from approximately 3000 BC to AD 500 and are characterized by a shift toward a hunting and maritime subsistence strategy, along with a wider use of plant foods. The Campbell Tradition (Warren 1968) incorporates David B. Rogers’ (1929) Hunting Culture and related expressions along the Santa Barbara coast. In the San Diego region, the Encinitas Tradition (Warren 1968) and the La Jolla Culture (Moriarty 1966; Rogers 1939, 1945) persist with little change during this time.

During the Intermediate Horizon and Campbell Tradition, there was a pronounced trend toward greater adaptation to regional or local resources. For example, an increasing variety and abundance of fish, land mammal, and sea mammal remains are found in sites along the California coast during this period. Related chipped stone tools suitable for hunting are more abundant and diversified, and shell fishhooks become part of the tool kit during this period. Larger knives, a variety of flake scrapers, and drill-like implements are common during this period. Projectile points include large side-notched, stemmed, and lanceolate or leaf-shaped forms. Koerper and Drover (1983) consider Gypsum Cave and Elko series points, which have a wide distribution in the Great Basin and Mojave deserts between ca. 2000 BC and AD 500, to be diagnostic of this period. Bone tools, including awls, were more numerous than in the preceding period, and the use of asphaltum adhesive was common.

Mortars and pestles became more common during this period, gradually replacing manos and metates as the dominant milling equipment. Hopper mortars and stone bowls, including steatite vessels, appeared in the tool kit at this time as well. This shift appears to correlate with the diversification in subsistence resources. Many archaeologists believe this change in milling stones signals a shift away from the processing and consuming

of hard seed resources to the increasing importance of the acorn (e.g., Glassow et al. 1988; True 1993). It has been argued that mortars and pestles may have been used initially to process roots (e.g., tubers, bulbs, and corms associated with marshland plants), with acorn processing beginning at a later point in prehistory (Glassow 1997) and continuing to European contact.

Characteristic mortuary practices during the Intermediate Horizon and Campbell Tradition included fully flexed burials, placed facedown or faceup, and oriented toward the north or west (Warren 1968). Red ochre was common, and abalone shell dishes were infrequent. Interments sometimes occurred beneath cairns or broken artifacts. Shell, bone, and stone ornaments, including charmstones, were more common than in the preceding Encinitas Tradition. Some later sites include Olivella shell and steatite beads, mortars with flat bases and flaring sides, and a few small points. The broad distribution of steatite from the Channel Islands and obsidian from distant inland regions, among other items, attest to the growth of trade, particularly during the latter part of this period. Recently, Raab and others (Byrd and Raab 2007) have argued that the distribution of Olivella grooved rectangle (OGR) beads marks “a discrete sphere of trade and interaction between the Mojave Desert and the southern Channel Islands.”

#### **Horizon IV–Late Prehistoric (AD 500–Historic Contact)**

In the Late Prehistoric Horizon (Wallace 1955, 1978), which lasted from the end of the Intermediate (ca. AD 500) until European contact, there was an increase in the use of plant food resources in addition to an increase in land and sea mammal hunting. There was a concomitant increase in the diversity and complexity of material culture during the Late Prehistoric, demonstrated by more classes of artifacts. The recovery of a greater number of small, finely chipped projectile points, usually stemless with convex or concave bases, suggests an increased usage of the bow and arrow rather than the atlatl (spear thrower) and dart for hunting. Other items include steatite cooking vessels and containers, the increased presence of smaller bone and shell circular fishhooks, perforated stones, arrow shaft straighteners made of steatite, a variety of bone tools, and personal ornaments made from shell, bone, and stone. There is also an increased use of asphalt for waterproofing and as an adhesive.

Many Late Prehistoric sites contain beautiful and complex objects of utility, art, and decoration. Ornaments include drilled whole venus clam (*Chione* spp.) and drilled abalone (*Haliotis* spp.). Steatite effigies become more common, with scallop (*Pecten* spp. and *Argopecten* spp.) shell rattles common in middens. Mortuary customs are elaborate and include cremation and interment with abundant grave goods. By AD 1000, fired clay smoking pipes and ceramic vessels began to appear at some sites (Drover 1971, 1975; Meighan 1954). The scarcity of pottery in coastal and near-coastal sites implies ceramic technology was not well developed in that area, or that ceramics were obtained by trade with neighboring groups to the south and east. The lack of widespread pottery manufacture is usually attributed to the high quality of tightly woven and watertight basketry that functioned in the same capacity as ceramic vessels.

Another feature typical of Late Prehistoric period occupation is an increase in the frequency of obsidian imported from the Obsidian Butte source in Imperial County, California. Obsidian Butte was exploited after ca. AD 1000 when it was exposed by the receding waters of Holocene Lake Cahuilla (Wilke 1978). A Late Prehistoric period component of the Elsinore site (CA-RIV-2798-A) produced two flakes that originated from Obsidian Butte (Grenda 1997; Towner et al. 1997). Although about 16% of the debitage at the Peppertree site (CA-RIV-463) at Perris Reservoir is obsidian, no sourcing study was done (Wilke 1974). The site contains a late Intermediate to Late Prehistoric period component, and it is assumed that most of the obsidian originated from Obsidian Butte. In the earlier Milling Stone and Intermediate periods, most of the obsidian found at sites within Riverside County came from northern sources, primarily the Coso volcanic field. This appears to be the case within Prado Basin and other interior sites that have yielded obsidian (e.g., Grenda 1995; Taşkıran 1997). The presence of Grimes Canyon (Ventura County) fused shale at Southern California archaeological sites is also thought to be typical of the Late Prehistoric period (Demcak 1981; Hall 1988).

During this period, there was an increase in population size accompanied by the advent of larger, more permanent villages (Wallace 1955). Large populations and, in places, high population densities are characteristic, with some coastal and near-coastal settlements containing as many as 1,500 people. Many of the larger settlements were permanent villages in which people resided year-round. The populations of these villages may have also increased seasonally.

In Warren's (1968) cultural ecological scheme, the period between AD 500 and European contact is divided into three regional patterns. The Chumash Tradition is present mainly in the region of Santa Barbara and Ventura counties; the Takic or Numic Tradition is present in the Los Angeles, Orange, and western Riverside counties region; and the Yuman Tradition is present in the San Diego region. The seemingly abrupt changes in material culture, burial practices, and subsistence focus at the beginning of the Late Prehistoric period are thought to be the result of a migration to the coast of peoples from inland desert regions to the east. In addition to the small triangular and triangular side-notched points similar to those found in the desert regions in the Great Basin and Lower Colorado River, Colorado River pottery and the introduction of cremation in the archaeological record are diagnostic of the Yuman Tradition in the San Diego region. This combination certainly suggests a strong influence from the Colorado Desert region.

In Los Angeles, Orange, and western Riverside counties, similar changes (introduction of cremation, pottery, and small triangular arrow points) are thought to be the result of a Takic migration to the coast from inland desert regions. This Takic or Numic Tradition was formerly referred to as the "Shoshonean wedge" or "Shoshonean intrusion" (Warren 1968). This terminology, used originally to describe a Uto-Aztecan language group, is generally no longer used to avoid confusion with ethnohistoric and modern Shoshonean groups who spoke Numic languages (Heizer 1978; Shipley 1978). Modern Gabrielino/Tongva, Juaneño, and Luiseño in this region are considered the descendants of the prehistoric Uto-Aztecan, Takic-speaking populations that settled along the California coast during this period or perhaps somewhat earlier.



## 3.2 Ethnographic Overview

The project site is located within the Gabrielino (or Tongva) ethnographic boundary (Kroeber 1925). A brief discussion is presented below.

### Gabrielino/Tongva

The archaeological record indicates that the Gabrielino arrived in the Los Angeles Basin around 500 BC. Many contemporary Gabrielino identify themselves as descendants of the indigenous people living across the plains of the Los Angeles Basin and adjacent areas and use the native term Tongva to describe themselves (King 1994). This term is used in the remainder of this section to refer to the pre-contact inhabitants of the Los Angeles Basin and their descendants. Surrounding native groups included the Chumash and Tataviam to the northwest, the Serrano and Cahuilla to the northeast, and the Juaneño and Luiseño to the southeast.

The name “Gabrielino” denotes those people who were administered by the Spanish from the San Gabriel Mission, which included people from the Gabrielino area proper as well as other social groups (Bean and Smith 1978; Kroeber 1925). Therefore, in the post-contact period, the name does not necessarily identify a specific ethnic or tribal group. The names by which Native Americans in Southern California identified themselves have, for the most part, been lost. Many modern Gabrielino identify themselves as descendants of the indigenous people living across the plains of the Los Angeles Basin and refer to themselves as the Tongva (King 1994). This term is used in the remainder of this section to refer to the pre-Contact inhabitants of the Los Angeles Basin and their descendants.

Tongva lands encompassed the greater Los Angeles Basin and three Channel Islands, San Clemente, San Nicolas, and Santa Catalina. The Tongva established large, permanent villages in the fertile lowlands along rivers and streams, and in sheltered areas along the coast, stretching from the foothills of the San Gabriel Mountains to the Pacific Ocean. A total tribal population has been estimated of at least 5,000 (Bean and Smith 1978), but recent ethnohistoric work suggests a number approaching 10,000 (O’Neil 2002). Houses constructed by the Tongva were large, circular, domed structures made of willow poles thatched with tule that could hold up to 50 people (Bean and Smith 1978). Other structures served as sweathouses, menstrual huts, ceremonial enclosures, and probably communal granaries. Cleared fields for races and games, such as lacrosse and pole throwing, were created adjacent to Tongva villages (McCawley 1996). Archaeological sites composed of villages with various sized structures have been identified.

The Gabrielino community of Siutcanga is believed to have been located at Rancho El Encino, a 4,461-acre tract of land granted to three ex-mission Indians named Ramón, Francisco, and Roque. When the Portolá expedition passed through the San Fernando Valley in 1769, the explorers stopped at a large freshwater pool located near “a populous Indian village” (McCawley 1996). It is believed that the Spanish explorers stopped in an area near present-day Encino, and historians have suggested that the village observed by the Spaniards was in fact Siutcanga. In the mid-1980s, archaeological investigations in Encino at the intersection of Ventura

and Balboa Boulevards revealed evidence of a large village site (CA-LAN-43) that may have been Siutcanga. The site is situated on an ancient streambed and included a cemetery with both human and animal burials. Radiocarbon testing dated the site to as early as 5,000 BC. Most of this site has since been destroyed by development (McCawley 1996).

The Tongva subsistence economy was centered on gathering and hunting. The surrounding environment was rich and varied, and the tribe exploited mountains, foothills, valleys, deserts, riparian, estuarine, and open and rocky coastal eco-niches. Like that of most native Californians, acorns were the staple food (an established industry by the time of the early Intermediate Period). Acorns were supplemented by the roots, leaves, seeds, and fruits of a wide variety of flora (e.g., islay, cactus, yucca, sages, and agave). Fresh water and saltwater fish, shellfish, birds, reptiles, and insects, as well as large and small mammals, were also consumed (Bean and Smith 1978; Kroeber 1925; McCawley 1996).

A wide variety of tools and implements were used by the Tongva to gather and collect food resources. These included the bow and arrow, traps, nets, blinds, throwing sticks and slings, spears, harpoons, and hooks. Groups residing near the ocean used oceangoing plank canoes and tule balsa canoes for fishing, travel, and trade between the mainland and the Channel Islands (McCawley 1996).

Tongva people processed food with a variety of tools, including hammerstones and anvils, mortars and pestles, manos and metates, strainers, leaching baskets and bowls, knives, bone saws, and wooden drying racks. Food was consumed from a variety of vessels. Catalina Island steatite was used to make ollas and cooking vessels (Blackburn 1963; Kroeber 1925; McCawley 1996).

At the time of Spanish contact, the basis of Tongva religious life was the Chinigchinich cult, centered on the last of a series of heroic mythological figures. Chinigchinich gave instruction on laws and institutions, and also taught the people how to dance, the primary religious act for this society. He later withdrew into heaven, where he rewarded the faithful and punished those who disobeyed his laws (Kroeber 1925). The Chinigchinich religion seems to have been relatively new when the Spanish arrived. It was spreading south into the Southern Takiic groups even as Christian missions were being built and may represent a mixture of native and Christian belief and practices (McCawley 1996).

Deceased Tongva were either buried or cremated, with inhumation more common on the Channel Islands and the neighboring mainland coast and cremation predominating on the remainder of the coast and in the interior (Harrington 1942; McCawley 1996). Cremation ashes have been found in archaeological contexts buried within stone bowls and in shell dishes (Ashby and Winterbourne 1966), as well as scattered among broken groundstone implements (Cleland et al. 2007). Archaeological data such as these correspond with ethnographic descriptions of an elaborate mourning ceremony that included a wide variety of offerings, including seeds, stone grinding tools, otter skins, baskets, wood tools, shell beads, bone and shell ornaments, and projectile points and knives. Offerings varied with the sex and status of the deceased (Johnston 1962;

McCawley 1996; Reid 1926). At the behest of the Spanish missionaries, cremation essentially ceased during the post-contact period (McCawley 1996).

### 3.3 Historic Context

Post-contact history for the State of California is generally divided into three periods: the Spanish period (1769–1822), Mexican period (1822–1848), and American period (1848–present). Although Spanish, Russian, and British explorers visited the area for brief periods between 1529 and 1769, the Spanish period in California begins with the establishment in 1769 of a settlement at San Diego and the founding of Mission San Diego de Alcalá, the first of 21 missions constructed between 1769 and 1823. Independence from Spain in 1821 marks the beginning of the Mexican period, and the signing of the Treaty of Guadalupe Hidalgo in 1848, ending the Mexican–American War, signals the beginning of the American period, when California became a territory of the United States.

#### **Spanish Period (1769–1822)**

Spanish explorers made sailing expeditions along the coast of southern California between the mid-1500s and mid-1700s. In search of the legendary Northwest Passage, Juan Rodríguez Cabrillo stopped in 1542 at present-day San Diego Bay. With his crew, Cabrillo explored the shorelines of present Catalina Island as well as San Pedro and Santa Monica Bays. Much of the present California and Oregon coastline was mapped and recorded in the next half-century by Spanish naval officer Sebastián Vizcaíno. Vizcaíno’s crew also landed on Santa Catalina Island and at San Pedro and Santa Monica Bays, giving each location its long-standing name. The Spanish crown laid claim to California based on the surveys conducted by Cabrillo and Vizcaíno (Bancroft 1885; Cleland 2005; Gumprecht 2001).

More than 200 years passed before Spain began the colonization and inland exploration of Alta California. The 1769 overland expedition by Captain Gaspar de Portolá marks the beginning of California’s Historic period, occurring just after the King of Spain installed the Franciscan Order to direct religious and colonization matters in assigned territories of the Americas. With a band of 64 soldiers, missionaries, Baja (lower) California Native Americans, and Mexican civilians, Portolá established the Presidio of San Diego, a fortified military outpost, as the first Spanish settlement in Alta California. In July of 1769, while Portolá was exploring southern California, Franciscan Fr. Junípero Serra founded Mission San Diego de Alcalá at Presidio Hill, the first of the 21 missions that would be established in Alta California by the Spanish and the Franciscan Order between 1769 and 1823, including Mission San Fernando Rey de España (Cleland 2005; Gumprecht 2001; Jorgensen 1982; Kyle 2002; Roderick 2001).

The Portolá expedition first reached the present-day boundaries of Los Angeles in August 1769, thereby becoming the first Europeans to visit the area. Father Crespi named “the campsite by the river Nuestra Señora la Reina de los Angeles de la Porciúncula” or “Our Lady the Queen of the Angeles of the Porciúncula.” Two



years later, Friar Junípero Serra returned to the valley to establish a Catholic mission, the Mission San Gabriel Arcángel, on September 8, 1771 (Gumprecht 2001; Jorgensen 1982; Kyle 2002).

The expedition camped at a watering place at the base of the San Gabriel Mountains in 1769, and the location was noted in Crespi's diary. The mission was founded in September 1797 by Father Fermín Lasuén and Fray Francisco Dumetz. The mission consisted of a church, fountains, cloisters and extensive agricultural grounds outside the area. The Spanish missionaries impressed the native Tongva, Tatavium, and Chumash tribes into Christianity through baptism and service as neophytes. The land taken by the Spanish was not repatriated to these tribes (Cleland 2005; Roderick 2001).

### **Mexican Period (1822–1848)**

A major emphasis during the Spanish period in California was the construction of missions and associated presidios to convert the Native American population to Christianity and integrated communal enterprise. Incentives were also provided to bring settlers to pueblos or towns, but just three pueblos were established during the Spanish period, only two of which were successful and grew into California cities (San José and Los Angeles). Several factors kept growth within Alta California to a minimum, including the threat of foreign invasion, political dissatisfaction, and unrest among the indigenous population. After more than a decade of intermittent rebellion and warfare, New Spain (Mexico and the California territory) won independence from Spain in 1821. In 1822, the Mexican legislative body in California ended isolationist policies designed to protect the Spanish monopoly on trade, and decreed California ports open to foreign merchants (Dallas 1955).

Extensive land grants were established in the interior during the Mexican period, in part to increase the population inland from the more settled coastal areas where the Spanish first concentrated their colonization efforts. One such land grant was made to Juan Jose Dominguez. Dominguez was part of the original Portala expedition and was part of a military unit tasked with protecting Father Junípero Serra, during the establishment of the California Missions. Following his retirement in 1782, Dominguez was awarded Rancho San Pedro for his many years of military service. The Rancho San Pedro was approximately 75,000 acres and encompassed what became the modern cities of Carson, Redondo Beach, Lomita, Wilmington, Torrance, and portions of San Pedro (City of Carson 2016, Jerrils 1972).

During the supremacy of the ranchos (1834–1848), landowners largely focused on the cattle industry and devoted large tracts to grazing. Cattle hides became a primary Southern California export, providing a commodity to trade for goods from the east and other areas in the United States and Mexico. Dominguez was no exception to this practice, as he moved cattle to his newly acquired land shortly after the grant. Upon arrival with his cattle, he established an adobe for himself, smaller structures for workers, and corrals to run his agricultural operation. However, Dominguez did not spend a great deal of time at the rancho until the last 5 years of his life. During this time, there were cattle and land disputes with the neighboring rancho. Following his death in 1805, Dominguez did not name anyone to take over the rancho so his executor Manuel Gutierrez took control of the rancho by 1809 even though much of the Dominguez estate was left to his nephew

Christobal Dominguez. While Christobal appeared to accept Gutierrez taking control of the rancho, he moved to take possession of the rancho through a petition to the Mexican governor in 1817. The land was eventually granted to Cristobal in 1822, thus, securing it for the next generation of the Dominquez family (City of Carson 2016, Jerrils 1972).

Upon his death in 1825, Christobal's will divided the rancho among his six remaining children evenly. Christobal's son Manuel Dominguez made the rancho his home for more than 50 years. During his time on the property, Manuel constructed a five-room adobe for use by him and his two brothers also residing at the property prior to establishing their own homesteads on the rancho. Manuel spent much of his life in the adobe he built with his wife, Maria Engracia de Cota, whom he married in 1827. In addition to his life on the rancho, Manuel was active in politics for the Pueblo de Los Angeles and held many public offices throughout his life (Jerrils 1972).

In an ongoing effort to preserve his legacy, Manuel battled to keep Rancho San Pedro within the Dominquez family throughout the first half of the nineteenth century. Land claims by the Guitierrez and Sepulveda families and financial troubles experienced by other members of the Dominquez families resulted in a fight for control of the rancho that continued well into the early years of the American period. By 1858, the rancho was listed on the formal patent as 43,119.13 acres, and Manuel owned approximately 26,000 acres of the rancho at the time of the patent (Jerrils 1972).

### **American Period (1848–Present)**

During the multi-year legal battles and financial struggles with Rancho San Pedro, tensions rose between Mexico and the United States. War in 1846 between the two countries precipitated the Battle of Chino, a clash between resident *Californios* and Americans in the San Bernardino area. The Mexican–American War ended with the Treaty of Guadalupe Hidalgo in 1848, ushering California into its American period (Jerrils 1972).

California officially became a state with the Compromise of 1850, which also designated Utah and New Mexico (with present-day Arizona) as U.S. Territories (Waugh 2003). Horticulture and livestock, based primarily on cattle as the currency and staple of the rancho system, continued to dominate the Southern California economy through 1850s. The Gold Rush began in 1848 and, with the influx of people seeking gold, cattle were no longer desired mainly for their hides but also as a source of meat and other goods. During the cattle boom of the 1850s, rancho *vaqueros* drove large herds from Southern to Northern California to feed that region's burgeoning mining and commercial boom. The cattle boom ended for Southern California as neighboring states and territories began driving herds to Northern California at reduced prices. Operation of the huge ranchos became increasingly difficult, and droughts severely reduced their productivity (Cleland 1941).

Rancho San Pedro was by no means immune to the financial turmoil seen throughout California in the years following the war in 1846. Following the conclusion of the war, the Dominguez family was able to obtain a clear title to Rancho San Pedro with Manuel Dominquez holding a large percentage of the land. According to Jerrils'

*The History of a City...Carson, California*, Manuel's legacy and the legacy of Rancho San Pedro continued after his passing in 1882 with the following historic firsts on the rancho: "Establishment of a memorial seminary for the training priests of the Claretian Order, the first national air meet in the United States, the discovery of oil, and the beginning of the Dominguez Water Corporation" (Jerrils 1972).

### ***Historical Overview of Carson***

Despite his many years of supervising operations at the rancho, Manuel turned his responsibilities over to his son-in-law, George Henry Carson, in 1862. George held a variety of positions throughout his life including, but not limited to, being a successful mercantile store manager and a Los Angeles County public administrator. Following his work as the public administrator, George married Manuel's daughter Maria Victoria Dominguez and made their permanent home to the north of the rancho. George and Victoria had a son, John Manuel Carson, who would carry on the Carson name and legacy throughout the twentieth century. The significant contributions of John Manuel Carson were also recognized in the eventual naming of the City of Carson following its incorporation in 1968 (City of Carson 2016, Jerrils 1972, Tino-Sandoval 2006).

The late nineteenth and early twentieth centuries were a period of growth and development in and around Carson. Much of the development of the area was made possible by the sale of portions of the Rancho San Pedro owned by Dominguez family descendants under the Dominguez Estate Company. One of the earliest subdivisions was the Nestoria subdivision. Many of the subdivided portions of the original rancho were used for smaller family farms (Tino-Sandoval 2006).

The Dominguez Estate Company maintained some of their properties at this time due to use of the land for oil operations, which was a large component of the Dominguez heir's wealth and the economic system in Carson during the twentieth century. For instance, in 1945 Dominguez Hill had an oil development site with over 350 oil wells that spanned over 1,200 acres. Large oil companies also made the Carson area their home, such as the Shell Oil Company that began construction of their site in 1927 near Dominguez Hill (Tino-Sandoval 2006).

The 1920s was also a period of industrial growth with the establishment of companies such as the Kellogg Garden Products plant in 1925. Hiram Clay Kellogg Sr. brokered a lease agreement for his company with the Los Angeles County Sanitation District for establishment of his Carson plant. The plant created jobs for the area, was an important early step towards the industrialization of the City, and remains in Southern California today (Tino-Sandoval 2006).

Although the population of Carson remained small and the area remained largely agricultural, other services emerged in the early twentieth century such as local schools and public water service provided by the Dominguez Water Corporation. These services provided vital amenities for the residents and helped facilitate the growth and development of the area. While there were early steps taken towards industrialization and oil production, the bulk of commercial and industrial developments were slow to come to Carson until after the Great Depression. In the years following the Great Depression, most of Southern California experienced a housing boom, and Carson was

no exception. During the post-Depression years, the area saw expanded amenities and services for its residents, as well as a large increase in housing options (Tino-Sandoval 2006).

Carson also continued to increase in population brought about by the construction of the 110 Freeway. During the 1950s and 1960s, the 110 Freeway was under construction; it was completed in 1970. During this time, portions of land in Carson were acquired from private citizens for the construction of ramps and associated freeway infrastructure. Today the freeway serves as a vital transportation corridor through the greater Los Angeles area (Tino-Sandoval 2006).

While the population, industry, and commercialism increased in the area in the 1950s and 1960s, it remained part of unincorporated Los Angeles County. Throughout most of the twentieth century, Carson became a popular garbage repository for established cities throughout the area. Without a local government to control use patterns within the area, Carson struggled to move forward. However, in 1968 the residents of Carson took a stand and incorporated on February 20, 1968. Approximately 10,000 of the 17,000 registered voters in Carson cast a vote, and the results were 6,301 in favor of incorporation to 3,834 opposed to incorporation. Shortly thereafter, the city was named Carson, and its first mayor and City Council members were put in place. The newly appointed City representatives were quick to target the unwanted industries in the City, and steps were taken to remove or revise their appearance and practices. Such steps included strict building and landscaping codes, as well as removal of some of the unwanted entities. The City continued its efforts with beautification projects over the years resulting in public parks, landscaped medians, and street lighting projects (CDN 1968, City of Carson 1969, City of Carson 2016, Tino-Sandoval 2006).

While Carson was one of the later parts of Los Angeles County to become incorporated, the City continued to grow and develop following the incorporation in 1968 and played host to a portion of the Olympic Games in 1984. The following information from the City of Carson website illustrates the role played by Carson in the 1984 games:

For the Olympic races, a special arena had to be built. The chosen site was the campus of California State University at Dominguez Hills, in Carson. American Olympic athletes won over 15 medals while competing in cycling events at the 1984 Olympics at the Carson Velodrome. The Velodrome, as such stadiums were known, was built to seat more than 5,000 spectators; the special track was custom-made for high-speed cycling. A new generation of cyclists has used the same facility as a training ground for later Olympics triumphs, including World Champion racers Marty Nothstein, and Paraskavin-Young. Today, what was once known as Carson Velodrome is now called the VELO Sports Center on the 125-acre StubHub Center (City of Carson 2016).

Carson continued to grow and develop throughout the remaining decades of the twentieth century and today. Such examples of this civic growth can be seen throughout the City with the construction of the Carson Civic Center, the Carson Community Center and the Stub Hub Center. The City has also worked through extensive environmental hurdles to revitalize once contaminated industrial sites for new uses such as the Carson Town

Center that opened its doors in 1996 on a site that was once the Golden Eagle refinery. As of 2010, the City supports a diverse population of 91,714 (City of Carson 2016).

### **Project Site Historic Context**

The subject property was originally one of the many land holdings of the Dominquez family and was under the ownership of the Dominquez Estate Company for many years prior to its development. According to historic aerial photographs and archival research, the subject property appears undeveloped during the first half of the twentieth century. However, the development of the property began to shift starting in the late 1940s and early 1950s. During these years, the Dominguez Estate Company entered into multiple lease agreements for the property. The first lease agreement was for the Bak Disposal Company for a period of 10 years starting on July 21, 1948. The second lease agreement was for the Rancho Angeles Trap and Skeet Club for a period of 5 years starting on July 7, 1955 (Will 1957).

In 1948, the Dominquez Estate Company entered into a lease agreement with Ben K. Kazarian, who operated the BKK Landfill on the property from 1948-1959. The landfill was permitted to accept the following items: household refuse, commercial refuse, solid fill materials, garbage in the form of animal or vegetable products, liquids, and semi-liquids. A review of historic aerial photographs failed to indicate any further details about the landfill (CalEPA 2006; NETR 2018).

In 1955, the Rancho Angeles Trap and Skeet Club entered into a lease with the Dominquez Estate Company for use of the property for a Trap Club. Based on aerial photographs of the area, the club was located to the west of the storm channel and contained at least nine shooting ranges, which were likely for both skeet and trap shooting (See Figure 3). An article from the Los Angeles Times (LAT) from 1963 discussed the relocation of the trap club and the fact that it was taking up approximately 36 acres of the site that was proposed for the development of a municipal golf course. According to the article, the County of Los Angeles Department of Parks and Recreation (LACDPR) was planning to help the trap club relocate to somewhere in the vicinity of the new golf course. While no further archival information was found on the relocation of the trap club, historic aerial photographs from 1967 show that the trap club is no longer on the site (LAT 1963; NETR 2018).





**Figure 3. Los Angeles Trap and Skeet Club, 1956 (CSUDH 1956)**

The decision to create a golf course in Carson went on for many years and involved many steps from the County of Los Angeles. The plan for acquiring and developing a large site for a golf course, as was the case with the Victoria County Golf Course, was popular at the time and part of a long tradition in the County Department of Parks and Recreation. Starting with the construction of Santa Anita Golf Course in 1938, the County has a rich history of municipal golf course development. According to an article in the LAT from 1967, County Parks and Recreation Director Norman Johnson stated the following:

County golf courses serve two purposes: The facilities provide recreation for more than 1 million people who participate on county facilities annually, and the areas reserved for this purpose present large areas of open space from being swallowed by industrial and residential subdivisions (LAT 1967a).

While the early years of the golf course system were met with financial challenges, County Supervisor Kenneth Hahn brought about a new pay-as-you-go process for the acquisition of golf courses in Los Angeles. The

following excerpt from an LAT article from 1967 outlines the interworkings of the new system of golf course acquisition starting in 1954:

Under this system the Los Angeles County Employees Retirement Assn. holds the title to a new golfing facility and leases the facility to Los Angeles County for a maximum of 30 years.

The Board of Supervisors turn over the course for operational purposes to the County Parks and Recreation Department. The department collects greens fees and other revenues, which are then used to buy the new facility from LACERA (LAT 1967a).

The first course under this new system was the Western Avenue Golf Course, which was able to be purchased by the County from the Los Angeles County Employees Retirement Association in only 8 years, instead of the 30 years allowed for payment (LAT 1967a).

By 1967, all of the County golf course purchases were made using this system including the Victoria County Golf Course site. These innovative acquisition measures helped the County to acquire numerous properties in the second half of the twentieth century resulting in the current state of the LACDPR. Currently the LACDPR operates the largest public golf course system in the United States with a total of 20 golf courses, including the following:

Of the 20 golf courses, 13 are 18-hole regulation length courses, three are convenient 9-hole regulation length courses, one is a challenging 18-hole executive length course, one is an 18-hole par-three course, and two are 9-hole par-three courses (LACDPR 2018).

Much like other courses at the time, the Victoria County Golf Course site was purchased using this new County system and, at the time of its opening, was one of 14 courses in the County golf system (LAT 1967b). However, it would be a long road between the initial request to the property owner, Dominguez Estate Company, and the actual sale and development of the property as a municipal golf course. Starting in 1956, the County Board of Supervisors made an attempt to purchase the approximately 200-acre tract of land containing the subject property from the Dominguez Estate Company based on recommendations from the County of Los Angeles Parks and Recreation Commission for the development of a golf course and recreation area. However, the Dominguez Estate Company refused to sell the property at that time. The idea of a lease arrangement between the County and the Dominguez Estate Company was initially discussed in 1956, but ultimately no agreement could be reached. However, in February of 1957 the Dominguez Estate Company offered to sell the property to the County (Will 1957).

On May 28, 1957, the County Board of Supervisors approved the purchase of a 204-acre parcel from the Dominguez Estate Company (Lins 1957). However, this approval was rescinded in early June of 1957 due to discrepancies in the appraisal figures. According to Supervisor Hahn, the discrepancy in the appraisal figures (\$808,000 and \$1,300,000) was too great, and the approval to purchase the property needed to be rescinded (LBPT 1957a). By the end of June 1957, a public hearing was called for the proposed land

purchase. Amidst opposition from Supervisor Hahn, the hearing was pushed to August 1957 (LBPT 1957b). On August 8, 1957, despite opposition from supervisor Kenneth Hahn regarding incorrect information provided to the County during the appraisal process, the Board of Supervisors voted 4 to 1 purchase the approximately 200-acre tract of land from the Dominguez Estate Company for a cost of \$1,300,000 on August 8, 1957 (LAT 1957). However, the County's purchase continued to be criticized throughout the late 1950s. One example of such criticism was seen in an article in the *Los Angeles Examiner* in December 1959, which stated that there were questionable methods used during the acquisition and cites Supervisor Hahn's opposition to the approval for purchase (LAE 1959). Regardless, the project moved forward, and leveling and covering operations for the conversion of the landfill site to a golf course began on January 8, 1960 (LAE 1960).

Plans for developing the site continued throughout the first half of the 1960s. As discussed previously, the relocation of the trap club in 1963 was one of many steps in preparing the site for its eventual use as a golf course (LAT 1963). By 1964, the Board of Supervisors approved plans to develop the site as a golf course (IST 1964\_Jan 26). In 1965, a contract for the construction of an 18-hole golf course and clubhouse was awarded at a planned cost of \$1,150,734 (LAT 1965). Running parallel to these developments at the golf course site, was the city incorporation movement in Carson. However, it was decided early on in the incorporation discussions that the County would retain ownership of the golf course site regardless of the outcome of the City incorporation (LAT 1967c).

Construction continued throughout 1966 and into the spring of 1967. Despite the fact that the course was dedicated on October 10, 1966, it was not officially opened to the public until spring of 1967 (LAT 1967b, LAT 1967d; Sandoval 2006). By April 13, 1967, the Victoria County Golf Course opened to the public with over 300 golfers sampling the course. The opening of the course was described as follows (LAT 1967b, LAT 1967e):

...Large, undulating greens of the new course and a prevailing southwesterly wind will take a toll on your score. Danger also lurks in the 57 yawning sand traps, which dot the fairways and guard the greens. And also in a flood control channel which parallels two of the holes. We feel sure golfers will find this an interesting course," said Jim Amman, supervisor of the 6,670-layout. "We believe it's the finest of the county's 14 courses." "We are particularly proud of the greens," he said. "We feel they compare with any in the nation. They are extremely large...much larger than the average. The green at the eight hole for instance, is so large a 100 foot putt is possible."...Cost of the project, course and clubhouse, was more than \$900,000. "Low as well as high handicap golfers will find the course will offer a series of challenges. And they start with the 505-yard, par five first hole which Amman described as one of the most difficult at the course." "It's a good, honest par five hole," he said. "It's slightly uphill, faces into the wind and thus will play longer than 505 yards. Even a good player will find it difficult to reach the green in two. Bunkers on either side of the fairway will catch hooks and slices and the green is guarded by two traps." "Another interesting hole is the par three, 160-yard 14th



hole, according to Amman. “At this hole the golfer must hit a tee shot across a flood channel,” he said. “The channel is out of bounds. The hole calls for an exacting shot as the wind will push the ball back toward the channel. The green is very close to the channel.” He described the par four, 435 yard, 18th hole as a “hooker’s nightmare.” “I believe this is the toughest hole on the course.” He said. “Again the tee shot must clear the flood control channel. The fairway parallels the channel for about 200 yards and thus becomes a hazard for golfers who are inclined to hook their drives.” The course has a driving range with 35 positions, two large practice putting greens and a spacious parking area. In the clubhouse is a pro shop, luncheon facilities and locker rooms for men and women. Assisting Amman will be starters Ed Leach, Len King and Ralph Gauthier. Art Osborn is greenskeeper. Operating the pro shop and concessions will be Harvey Chapman, member of the PGA and Gardena councilman, Oscar Widmer will serve as head teaching pro with Bill Wright, former U.S. Public Links Champion assisting. It was Supervisor Kenneth Hahn who conceived the plan of financing the construction of the county’s golf courses with retirement board funds in 1954. The board, he explained, will own the course until green fees and other revenues pay off the construction cost. The course is located on a 177-acre site in an area bounded by 102nd St., Avalon Blvd, San Diego Freeway and Main St. Street address of the clubhouse is 340 E. 192nd Street. It is accessible from Avalon Blvd (LAT 1967b).

While building permits were not available for the original construction and subsequent alterations to the buildings associated with the golf course, as-built drawings and historical photographs during and shortly after construction were identified through archival research. According to architectural drawings for the clubhouse, it was designed by architect Edwin H. Ripperdan of Long Beach, California and the landscaping elements for the building were designed by landscape architect Edward R. Lowell of Long Beach, California. No additional information was found on either architect throughout the course of archival research. The following series of photographs show the golf course site during construction in 1966 or shortly after construction in 1967 (See Figures 4–8).



Figure 4. Aerial of Golf Course During First Year of Operation, c. 1967 (COLAPL 1967)



Figure 5. Clubhouse Façade (Northeast Elevation), 1966 (COLAPL 1966a)



Figure 6. Clubhouse Façade (Northeast Elevation), 1966 (COLAPL 1966b)



Figure 7. Rear (Southwest) Elevation of the Clubhouse Under Construction, 1966 (COLAPL 1966c)



Figure 8. Rear (Southwest) Elevation of the Clubhouse and Original Pathway, 1966 (COLAPL 1966d)

### *Alterations to the Site*

Alterations to the site began in 1968 and continued until the early 2000s. The first known alterations to the course include a renovation and reseeding of the front nine holes of the course in 1968 (LAT 1968). These renovations were followed by mechanical upgrades to the water pump system and the construction of additional paths on the course in 1971 (LAT 1971). By 1975, the course was experiencing major drainage problems and a rebuild and repair was completed on the 9th, 15th, and 16th fairways (LAT 1975). No additional alterations were found through archival research until the late 1990s and early 2000s.

Over the next couple of decades, the course declined, and there were numerous issues with ground subsistence, which was due in large part due to the course's placement atop a former landfill site (County Digest 2001). By 1997, a public notice was issued for the Preparation of a Focused Environmental Impact Report for the project site. According to the notice, the proposed work would include new irrigation systems and renovation of the golf course (LAT 1997). By the late 1990s, the course was closed for renovations and



did not reopen again until the spring of 2001. The redesign is attributed to Casy O’Callaghan in 1999 according to information provided on site. The following account from the grand reopening gala details the changes that were made to the site during the \$6.8 million renovation:

Some 240,000 cubic yards of soil was used to fill in the subsided area, and to regrade and elevate most of the course an average of two to three feet. Renovation also included planting 500 trees throughout the course, installation of new irrigation system, new drainage, and improved tees, greens and sand bunkers (County Digest 2001).

Following the renovation of the course, the LAT quoted the president of the Public Links Golf Association, Craig Kessler, as saying, “It’s a totally different course now” (LAT 2001). The renovations in the late 1990s revived the course, and it has been in continuous use since the post-renovation reopening in the spring of 2001. Today the golf course is an 18-hole regulation golf course with Bermuda grass greens and fairways, a driving range, and a practice area that includes a sand bunker, chipping area, and multitiered putting green. The course has 6,847 yards of golf for a par 72 (Golf Advisor 2018; Golf Now 2018; The Links at Victoria 2018).

***William F. Bell (aka Billy Bell Jr.), Golf Course Architect***

The Bell family’s golf course history in California began with William P. Bell (aka Billy Bell) (1886-1953). He played a key role in the development of golf course design and the golf movement in the United States. Billy Bell began his golf course career in a variety of lower level positions at golf courses and eventually transitioned into course maintenance and remodeling under the supervision of noted golf course architect William “Willie” Watson. After working under Watson for a few years, Billy Bell began to follow the path of becoming a golf course designer. Bell achieved a reputation as a golf course designer through numerous strategic partnerships throughout the years. For starters, Bell worked with well-known golf course designer George C. Thomas and provided illustrations for his book *Golf Architecture in America: Its Strategy and Construction*. Billy Bell and Thomas collaborated on numerous premiere golf course projects over the years, including Pasadena Golf Course, Griffith Park Golf Course, La Cumbre Golf Course, Los Angeles Country Club North Course, Bel-Air Golf Course, Riviera Golf Course, and the Ojai Valley Inn Golf Course. Following his time with Thomas, Bell went out on his own and designed notable golf courses including, Stanford University Golf Course, Tijuana Country Club Golf Course, Palos Verdes Golf Course, Woodland Hills Golf Course, Brookside Golf Course, and San Diego Country Club Golf Course. However, the Great Depression and flooding throughout Southern California in 1938 left Bell in a different position and he took up with another partner, A.W. Tillinghast, to rebuild damaged courses in Southern California until World War II broke out. Following the war, Billy Bell established his own design firm and focused mainly on course remodeling and redesign. In addition to his work as a designer, Billy Bell was also one of the founding members of the American Society of Golf Course Architects (ASGCA) (City of San Diego 2018; Michelson 2015a, 2015b; Richardson n.d.; SCGA 2017).

Following the close of World War II, Billy Bell’s son, William F. Bell (aka Billy Bell Jr.) (1918-1984) began working at his father’s firm (ASGCA 2018; City of San Diego 2018; Richardson n.d.). Billy Bell Jr. was born

in Southern California and educated at the University of California. Following World War II, Billy Bell Jr. established himself in Southern California by joining his father's architecture firm, marrying Dell Applebury, and having a child he named after his father (Michelson 2015b). In the early part of his career he collaborated with his father on numerous golf courses including, but not limited to, the following (Michelson 2015c): Tamarisk Golf Course (1953), Tucson Golf Course (1949), Bakersfield Golf Course (1949), Buena Ventura Golf Course (1932), and Newport Beach Golf Course (1954). Following the death of his father in 1953, Billy Bell Jr. took over his father's firm and ran the firm under the name of William P. Bell and Son in honor of his father. Working from his father's plan and original vision, Billy Bell Jr. took over the Torrey Pines Golf Course project and brought it to completion in 1957 (ASGCA 2018; City of San Diego 2018; Michelson 2015a, 2015c; SCGA 2017).

Despite the impressive experience he gained working for his father's firm, Billy Bell Jr. went on to become a prolific designer in his own right. While he is best known for his work on the Torrey Pines North and South Golf Courses (1957), Sandpiper Golf Course (1972), Kona Country Club Golf Course (1966), Idaho Falls Country Club Golf Course (1970), Makaha Golf Club (1969), Industry Hills Golf Course (1979), and Bermuda Dunes Golf Course (1960), he designed many courses over the years, including courses in Arizona, Idaho, Nevada, Oregon, Hawaii, and Utah. His courses included public, private, and military courses, and the bulk of his work was in California between the 1950s and 1970s. The following is an abbreviated list of the golf courses he designed in California (AHGC 2018; ASGCA 2018; City of San Diego 2018; Greenskeeper 2011; Richardson n.d.; SCGA 2017; William Bell Society 2016).

- Bakersfield Country Club (1949)
- Apple Valley Country Club (1951)
- Kern River Golf Course (1953)
- North Ridge Country Club (1954)
- Alhambra Municipal Golf Course (1955)
- Modesto Dryden Park Golf Course (1955)
- China Lake Golf Course (1956)
- Knollwood Golf Course (1956)
- Palo Alto Municipal Golf Course (1956)
- Alisal Ranch Golf Course (1956)
- Antelope Valley Country Club (1957)
- Calimesa Country Club (1958)
- Crystallaire Country Club (1958)
- Lake/Valley at Los Coyotes Country Club (1958)
- Eaton Canyon Golf Course (1959)

- Mesa Verde Country Club (1959)
- Skylinks Golf Course (1959)
- Tahquitz Creek Golf Resort Legend Course (1959)
- Jurupa Hills Country Club (1960)
- Kern Valley Golf Course (1960)
- Whittier Narrows Golf Course (1960)
- Fullerton Golf Course (1961)
- Valley Hi Country Club (1961)
- Heartwell Golf Course (1962)
- Canyon South Golf Course (1962)
- Lake Tahoe Golf Course (1962)
- Palm Desert Country Club (1962)
- Rancho Bernardo Inn (1962)
- Lake Arrowhead Country Club (1963)
- San Luis Rey Downs Golf & Country Club (1963)
- Carmel Highland Resort (1964)
- Diamond Bar Golf Course (1964)
- Olivas Links Golf Course (1964)
- Rancho San Joaquin Golf Course (1964)
- Saticoy Country Club (1964)
- Ancil Hoffman Golf Course (1965)
- Hidden Valley Lake Golf Course (1965)
- Los Verdes Golf Course (1965)
- Muroc Lake Golf Course (1967)
- Lomas Santa Fe Country Club (1968)
- Los Lagos at Costa Mesa Golf & Country Club (1968)
- Mesa Linda at Costa Mesa Golf & Country Club (1968)
- Pine Mountain Lake Country Club (1969)
- Blythe Municipal Golf Course (1969)
- Lake Wildwood Golf Course (1971)
- Bonita Golf Club (1980)
- Malibu Country Club (1980)

- Rancho Duarte Golf Club (1982)

In addition to his project work, Billy Bell Jr. also followed in his father's footsteps with his involvement in and leadership roles with the ASGCA. Billy Bell Jr. became a member of ASGCA in 1950 and from 1957-1958 he held the role as ASGCA president. In addition to his role as organization president, Billy Bell Jr. also served as secretary and treasurer, and was a member of the organization until his death in 1984 (ASGCA 2018; RI 1959; Richardson n.d.).



## 4 BACKGROUND RESEARCH

### 4.1 CHRIS Records Search

On February 28, 2018, Dudek completed a search of the CHRIS at the SCCIC for the project site and surrounding 0.5 mile. This search included mapped prehistoric, historical, and built-environment resources; Department of Parks and Recreation (DPR) site records; technical reports; archival resources; and ethnographic references. Additional consulted sources included historical maps of the project site, the NRHP, the CRHR, the California Historic Property Data File, and the lists of California State Historical Landmarks, California Points of Historical Interest, and the Archaeological Determinations of Eligibility. The confidential records search results are also provide in Appendix A.

#### Previously Conducted Cultural Resource Studies

The SCCIC records indicate that 13 previous cultural resources technical investigations have been conducted within 0.5 miles of the project site between 1977 and 2013. None of these previously conducted studies overlap the project site. Table 1 provides a summary of all 13 technical investigations.

**Table 1. Previously Technical Studies Within 0.5 Miles of the Project Site**

Report Number	Author	Year	Report Title	Proximity to Project Site
LA-00679	Weil, Edward B.	1980	Cultural Resource Evaluation of Proposed Improvements of 190th Street Carson, California.	Outside
LA-01016	Schroth, Adella	1981	Archaeological Resources Assessment of Replacement Bus Operations and Maintenance Facility for Division 18 in the City of Carson, California	Outside
LA-03204	Wlodarski, Robert J.	1995	The Results of a Phase 1 Archaeological Study for the Proposed Del Amo Boulevard Extension Project, City of Carson, Los Angeles County, California	Outside
LA-03583	Bucknam, Bonnie M.	1974	The Los Angeles Basin and Vicinity: a Gazetteer and Compilation of Archaeological Site Information	Outside
LA-03809	Anonymous	1979	Historic Property Survey, Del Amo Blvd.-Figueroa St. to Avalon Blvd.	Outside
LA-04512	Eggers, A.V.	1977	Cultural Resources Inventory of the City of Carson, California	Outside
LA-06194	White, Laura S.	2002	Records Search Results for the Carson Town Center Project Eda Grant, City of Carson, Los Angeles County, California	Outside
LA-06200	McKenna, Jeanette A.	2002	Cultural Resource Assessment/evaluation for Nextel Communications Site CA-7805-a, Carson, Los Angeles County, California	Outside

**Table 1. Previously Technical Studies Within 0.5 Miles of the Project Site**

Report Number	Author	Year	Report Title	Proximity to Project Site
LA-09132	Bonner, Wayne H.	2000	Archaeological Survey California State University Dominguez Hills, City of Carson, Los Angeles County California	Outside
LA-10567	Hogan, Michael, Bai "Tom" Tang, Josh Smallwood, Laura Hensley Shaker, and Casey Tibbitt	2005	Identification and Evaluation of Historic Properties - West Basin Municipal Water District Harbor- South Bay Water Recycling Project Proposed Project Laterals	Outside
LA-11150	Maxwell, Pamela	2003	West Basin Municipal Water District Harbor/ South Bay Water Recycling Project	Outside
LA-11482	Racer, F.H.	n.d.	Camp Sites in Harbor District	Outside
LA-12440	Bonner, Wayne	2013	Cultural Resources Records Search and Site Visit Results for AT&T Mobility, LLC Candidate LA0573 (NOLA Substation) 125 Griffith Street, Carson, Los Angeles County, California	Outside

**Previously Recorded Cultural Resources**

No cultural resources have been previously recorded within the project site. However, the SCCIC records indicate that two resources have been previously recorded within 0.5 miles of the project site (Table 2). One of the resources is a prehistoric site that was recorded in 1939 and updated in 1951. Since then, extensive development has likely destroyed any remnants of this resource. The second resource is the 7-Eleven Olympic Velodrome, which is now known as the VELO Sports Center. According to the site records for this resource, the VELO Sports Center was demolished and replaced with the StubHub Center, a multiple-use sports complex.

**Table 2. Previously Recorded Cultural Resources Within 0.5 Miles of the Project Site**

Primary Number	Trinomial	Period	NRHP/CRHP Status	Description	Recorded By/Year
P-19-000088	CA-LAN-88	Prehistoric	Recommended Eligible for the CRHR	Miscellaneous small prehistoric sites around border of Lagunas de Los Dominguez-area has been heavily developed since recordation.	Racer, F.H. (1939); Rozaire (1951)
P-19-188476	—	Historic	Not evaluated	7-Eleven Olympic Velodrome has since been demolished, in location where StubHub center is now located.	Fafarman, Lawrence (2000)

Notes: NRHP = National Register of Historic Places; CRHR = California Register of Historical Resources.

## 4.2 Native American Coordination

### **Sacred Lands File Search and Tribal Outreach**

On March 7, 2018, Dudek requested a search of the Sacred Lands Files from the California (NAHC). NAHC responded via email on March 8, 2018, stating that the results of the Sacred Lands File did not identify the presence of Native American cultural resources in the immediate project vicinity. The NAHC also provided a list of five Native American groups and individuals who may have knowledge of cultural resources in the project area. Letters were sent to these representatives on March 28, 2018.

To date, one response has been received from a representative of the Gabrielino Band of Mission Indians-Kizh Nation, stating that the project site may have potential for discoveries of cultural resources and recommending that a Native American monitor from their tribe be present for all ground disturbance. Should additional responses be received, they will be forwarded to the County. Documentation of coordination with Native American groups and individuals is provided in Appendix B.

## 4.3 Archival Research

Archival research for the project site involved extensive primary and secondary source review, review of historic maps, review of historic photographs, and in-person visits for building information as stated below. All archival research was conducted by Dudek Architectural Historian Sarah Corder, MFA, and Dudek Archaeologist Erica Nicolay, MA.

### **Los Angeles County Tax Assessor's Office**

The Los Angeles County Assessor Online Portal was used to determine dates of construction and square footage counts for the subject property.

### **City of Carson Public Library**

Dudek visited the City of Carson Public Library on March 29, 2018. The library provided access to numerous environmental impact reports for the City of Carson, published sources on the City of Carson, and four file boxes containing a variety of documents pertaining to the history of the City of Carson. The information obtained from the library was used in the preparation of the historic context.

### **California State University Dominguez Hills Archives and Special Collections**

Dudek visited the California State University Dominguez Hills Archives and Special Collections on March 29, 2018. The collection includes numerous aerial photographs of various parts of Carson, multiple files pertaining the history of the golf course, and several published works pertaining to the history of Carson. All materials were reviewed, and any relevant materials were used in the preparation of the historic context.

## **Golf Historical Society**

Dudek contacted John Jones from the Golf Historical Society on April 30, 2018, and requested any information pertaining to the project site and background information pertaining to the development of municipal and private golf courses in Southern California. All information provided by the Golf Historical Society was used in the preparation of the historic context.

## **Architectural Drawings**

Dudek was provided a copy of the original as-built drawings of the golf course clubhouse on April 11, 2018. Information obtained from these drawings was used in the preparation of the historic context.

## **Review of Historic Aerial Photographs and Maps**

In order to understand development of the project site and surrounding properties, Dudek consulted historic maps and aerial photographs accessible online from Nationwide Environmental Title Research's (NETR) historic aerial viewer, as well as the UCSB Map and Imagery Library. Topographic maps are available for the following years: 1896, 1899, 1905, 1910, 1916, 1922, 1924, 1926, 1927, 1930, 1939, 1953, 1959, 1966, 1975, 1982, and 2012 (NETR 2018). Aerial images are available for the following years: 1937, 1938, 1952, 1956, 1963, 1965, 1967, 1968, 1972, 1976, 1979, 1980, 1994, 2002, 2003, 2004, 2005, 2007, 2009, 2010, 2012, and 2014 (AMI 1967, 1979; FAS 1937a, 1937b, 1938, 1956, 1965; NETR 2018; Skyview Aerial 2007; Teledyne Geotronics 1968, 1976).

The first U.S. Geological Survey topographic map from 1896 showing the project site indicates that in the late nineteenth and early twentieth centuries the project site was located near a natural lake and wetland area. Between 1927 and 1930, the lake was channelized and is now known as Dominguez Channel, which runs northwest-southeast along the southwestern corner of the project site. The first historic aerials depicting the project site are from 1952 and show the project site as agricultural fields. At this time South Avalon Boulevard, which borders the project site on the east, and South Main Street, to the west of the project site, are present and appear to be paved. The Dominguez Channel, which runs along the southwest corner of the project site, is seen in this aerial and appears to have been recently channelized. An offshoot of the Dominguez Channel, known as the Dominguez Branch Channel, is also seen intersecting the project site. The area to the west of the project site appears to be completely graded. At this time, much of the surrounding area is undeveloped and appears to be agricultural land. The residential subdivision to the north of the project site is seen on this first aerial and appears to be in the process of construction. During this time, the Shell Oil Dominguez Refinery was also developed to the southeast of the project site. This development is also shown on the 1953 USGS topographic map.

By 1963, the residential subdivision north of the project site was completed and a residential subdivision directly to the east of the project site was developed. The project site itself had been recently been graded, and scars from ground disturbance are visible on the earth throughout the project site. Directly to the north of

the project site Towne Avenue Elementary School was developed, though Martin Luther King Jr. Street had not yet been constructed. The I-405 and the I-110 Freeways, which run west of the project site, are completed by this time and are visible on both the 1963 aerial and USGS Topographic map. The broader project vicinity had experienced several new developments in the area, including a large residential development to the south and west of the project site during the decade between 1952 and 1963.

By 1972, historic aerials indicate that the development to the south and west of the project site had largely reached its current extent. The area to the northeast, which was partially developed as California State University, Dominguez Hills, was still largely being used as an oil field. Over the next few decades California State University, Dominguez Hills overtook the unused land and spread from South Avalon Boulevard in the west to South Central Avenue to the east. At this time, the project site itself was developed into a golf course. Martin Luther King Jr. Street, which borders the project site on the north, was developed and the Goodyear Blimp Site was also developed. The golf course included 18 holes, a clubhouse and parking lot in the north, a practice range, and the channelization of the Dominguez Branch Line, which runs through the project site and meets the Dominguez Channel at the southwestern corner of the project site.

### **Previous Evaluations of the Victoria Golf Course**

In December 2016, Sapphos Environmental Inc. (Sapphos) prepared an historical significance evaluation for the County of Los Angeles Department of Public Works. This study, titled Historical Resources Evaluation for The Links at Victoria Golf Course, found that:

The Links is one of the first municipal golf courses designed and constructed on a closed landfill, initiating a trend to repurpose otherwise unusable land into land of beneficial use to the public<sup>1</sup>...The manmade landscape, setting, buildings, and structures do not retain sufficient historic integrity or meet the criteria for listing as a historic district; nor do any of the buildings, structures, or landscape qualify independently for listing in the National Register of Historic Places (NRHP), CRHR, and County Register.

The 2016 evaluation found all buildings and structures associated with The Links at Victoria Golf Course ineligible, and also found that “the driving range, putting greens and fairways, and clubhouse...have been substantially altered and do not retain sufficient integrity; therefore they are not eligible for listing as a historic district in the NRHP, CRHR, and County Register pursuant to Criterion A/1” (Sapphos 2016: 7-1). The report goes on to state that despite this finding, The Links, exclusive of the buildings and landscape, “possesses historical significance and is eligible for listing as an individual site in the CRHR and County Register pursuant to Criterion 1” (Sapphos 2016:6-23).

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<sup>1</sup> This statement is not further documented in the report.

The Office of Historic Preservation (OHP) guidelines (2002) state the following with regards to the integrity of historical resources:

In addition to having significance, resources must have integrity for the period of significance. The period of significance is the date or span of time within which significant events transpired, or significant individuals made their important contributions. Integrity is the authenticity of a historical resource's physical identity as evidenced by the survival of characteristics or historic fabric that existed during the resource's period of significance...Simply, resources must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance.

As explained in more detail below, Dudek conducted a pedestrian survey of the project area on May 9, 2018, for historic-age built-environment resources and archaeological resources, and also conducted building development and archival research on the entire golf course property. The survey and research indicated that alterations to the buildings and golf course have significantly compromised the integrity of the subject property. Following the OHP guidance above, because the subject property no longer retains integrity, it cannot convey its important historical associations and is not eligible for designation.

## 5 CULTURAL RESOURCES SURVEY

Dudek Architectural Historian Sarah Corder, MFA, and Dudek Archaeologist Erica Nicolay, MA conducted a pedestrian survey of the project area on May 9, 2018, for historic age built-environment resources and archaeological resources. Exposed ground surface was inspected for archaeological resources; however, the project site has been impacted by landscaping associated with the golf course, and there are few places where native soil is present. Ground visibility within the project site ranges from good to poor. No archaeological resources were identified during the survey.

During the built- environment portion of the survey, all buildings, structures, and golf course design elements constructed over 45 years ago were surveyed and recorded. The built-environment component of the survey entailed documenting each building with notes and photographs, specifically noting character-defining features, spatial relationships, and any observed alterations. The survey area was photographed using a digital camera. All field notes, photographs, and records related to the current study are on file at Dudek’s office in Pasadena, California.

### 5.1 Description of Surveyed Resources

The project site contains a clubhouse complex, two outbuildings, 18-hole golf course, driving range, putting green and a variety of heavy mechanical equipment throughout the site to support the use of the property as a golf course. Department of Parks and Recreation Series 523 Forms (DPR forms) are provided in Appendix C.

#### Clubhouse Complex

The clubhouse complex is a series of buildings tied together with exposed beams, roof overhangs, covered walkways, and a central courtyard. The complex is predominately clad in concrete block, but there are various sections that are stuccoed.

**Northwest (Main) Elevation:** The main elevation of the complex is accessed via a large parking area located to the northeast of the building. Access to the complex is via a central concrete walkway leading to a metal gate. Once past the metal gate, the overhang of the roofline provides a covered walkway to the main courtyard area. The main elevation of the complex presents as the following four sections: southeastern most section that features exposed beams and projects approximately 15 feet from the central block of the building , a central block that serves as the buildings entrance and provides access to the central courtyard , and a large concrete block wall with metal letters that read “Victoria County Golf Course County of Los Angeles” and inset concrete block pilasters that partially obscures the view of the northwestern section of the complex (see Figures 9, 10, and 11).





Figure 9. Main elevation of the Clubhouse Complex, view to southeast, Image No. IMG\_5945.



Figure 10. Main elevation of southeast section of the Clubhouse Complex, view to southeast, Image No. IMG\_5957.



Figure 11. Main elevation of the northwest section of the complex, view to southwest, Image No. IMG\_5966.

**Southwest (Rear) Elevation:** The rear of the building faces onto the golf course and is used as a primary point of entry from the course to the amenities of the course. Unlike the main façade of the building, the rear elevation presents with clearly defined and visible use patterns and entry points. The four distinct sections of the rear elevation are characterized by a café, administrative offices/locker room facilities, the Pro Shop, and the maintenance and washing areas for the golf carts. The complex is grouped around a centralized, concrete patio (see Figure 12).

The café and administrative offices are set on the same visual plane as each other and are connected by a partially covered walkway. Both sections feature large, fixed windows that are sheltered by the overhang of the roofline. Entry into the café is through a set of metal and glass double-doors that lead out onto a patio that overlooks the course. The administration/locker room section features entry points from the courtyard on the southeast elevation of the building (see Figures 12 and 13). The locker room entrances are partially sheltered by the connecting beams and roof system that links the northwest section to the southeast section of the complex. The west elevation of this section of the complex features fixed windows for the café and the remainder of the elevation features stucco clad and concrete block sections without openings. The concrete block sections are interrupted by insert pilasters.

The next portion of the elevation is the southeast section of the complex. The southeastern section of the complex appears as one continuous building that begins with the Pro Shop, with entry through metal and glass doors from the central courtyard, and is followed with a variety of spaces including small offices and repair bays for the golf carts. The bulk of this elevation on this side of the complex is dominated by five bays with metal roll-up doors that function as maintenance garages. At the end of this elevation there is a small, partially enclosed carport area that is used for washing the carts (See Figures 12 and 14).

From the east elevation of the building, the cart washing station is visible, and the remainder of the elevation features concrete block with equally spaced inset pilasters. The west elevation features the entrance to the Pro Shop and faces onto the central courtyard.



Figure 12. Rear elevation of southwest section of the Clubhouse Complex, view to northeast, Image No. IMG\_5834.



Figure 13. Northwest section of the Clubhouse Complex, Image No. IMG\_5853.





Figure 14. Pro Shop and Maintenance Area of southwest section of the Clubhouse Complex, view to northeast, Image No. IMG\_5906.

### Golf Course

The golf course is a regulation 18-hole golf course with Bermuda grass greens and fairways, a driving range, and a practice area that includes a sand bunker, chipping area, and multi-tiered putting green. The course has 6,847 yards of golf for a par 72. The driving range is situated to the front of the course, as is the putting green and practice areas. Concrete paths meander through the course providing access to all 18 holes. Figure 15 depicts the hole numbering sequence. Figures 16 and 17 provide overviews of the course.

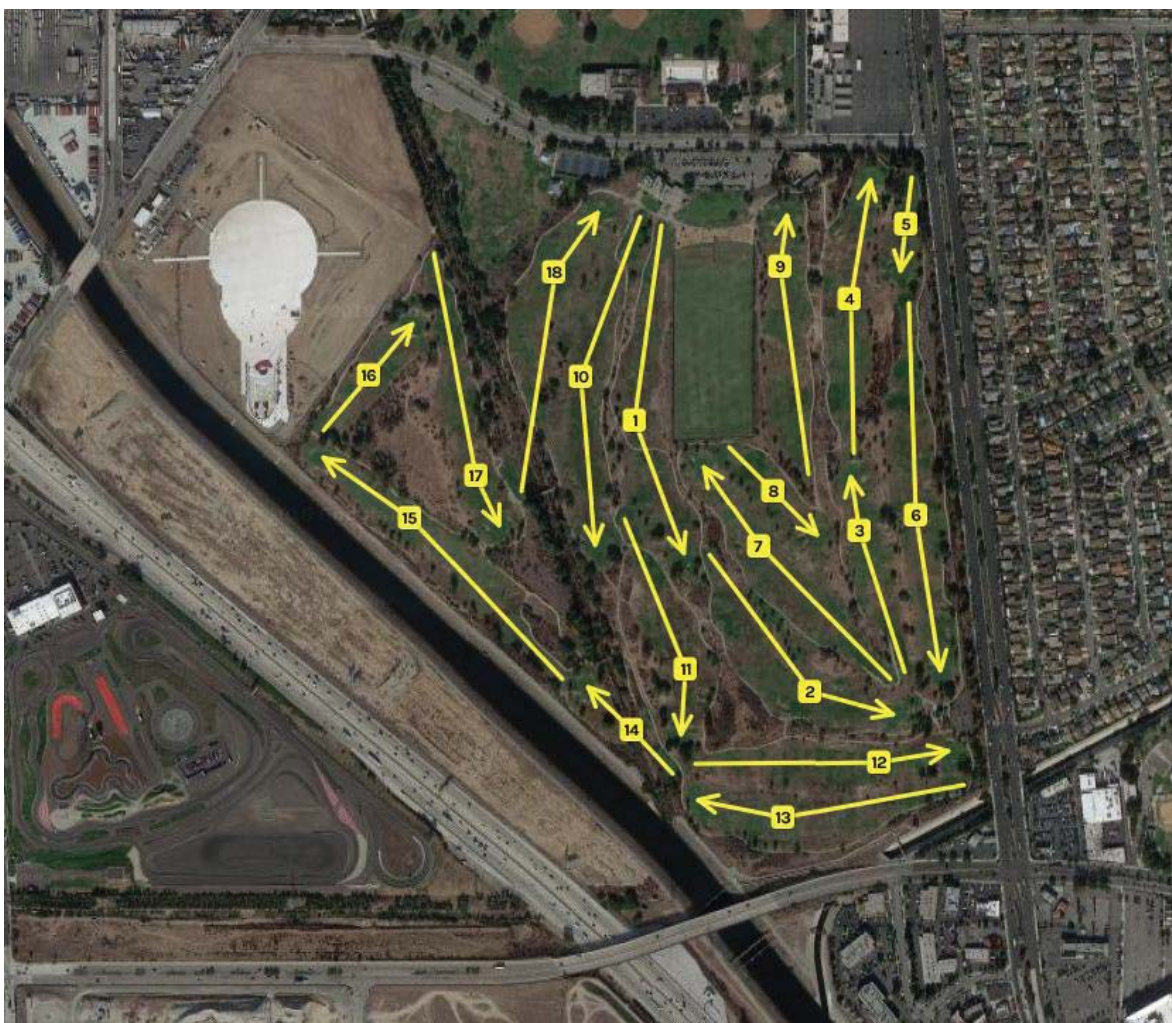


Figure 15. Current Golf Course Layout (Blue Golf 2018).



Figure 16. Course Overview, view to northeast, Image No. IMG\_5688.



Figure 17. Course Overview, view to southeast, Image No. IMG\_5466.



## Outbuilding 1

Outbuilding 1 is a one-story stucco clad building that features a shed roof. The building features three bays with metal roll-up doors, which dominate the main (northwest) elevation of the building. On the eastern-most end of the building, there is an enclosed bay that features two entry doors and appears to function as an office and storage room. The remaining elevations feature irregular fenestration and show evidence of window replacement, original metal-frame windows, and boarded up openings. It is likely that the building served a maintenance and/or groundskeeping function originally and appears to maintain that use today. The building is within a fenced in area that contains a variety of materials, storage containers, dumpsters, and heavy equipment (see Figure 18).



Figure 18. Outbuilding 1 Northwest Elevation, view to southwest, Image No. IMG\_5768.

## Outbuilding 2

There is a small, stucco-clad restroom building located near the southeast corner of the course. The building features a gabled roof with composition shingles and is rectangular in plan. The main (west) elevation features two metal entry doors, one for the men's restroom and one that is likely for a storage room. There is also a one-by-one, metal-frame window that is offset to the north. The south elevation features a water fountain and has two louvered vents at the apex of the gable. The east elevation features a single entry door offset to the north that provides access to the women's restroom. This elevation also features a one-by-one, metal-frame window that is offset to the south. The north elevation has no entry points or windows, but there are two louvered vents located in the apex of the gable, which match the vents seen on the south elevation. The current opening configuration does not appear to be original to the building and is likely the result of a more recent remodel that took place at an unknown date (see Figure 19).





Figure 19. Outbuilding 2, view to northeast, Image No. IMG\_5692.

## Bridges

There are two small concrete bridges that provide access from the east side of the storm channel to the west side of the storm channel. The bridges are wide enough for a single golf cart to pass and feature simple metal railings (see Figures 20 and 21).



Figure 20. Bridge 1, view to northwest, Image No. IMG\_5524.



Figure 21. Bridge 2, view to northeast, Image No. IMG\_5649.

### Mechanical Equipment

There are a series of mechanical devices located on the property that appear to support the function of the site as a golf course (see Figures 22).



Figure 22. Mechanical Equipment, Image No. IMG\_5747.

## 6 SIGNIFICANCE EVALUATION

### 6.1 Victoria Golf Course

The development of the subject property began in 1966 with construction of the course and support buildings. Since its original development, the subject property has remained a Los Angeles County municipal golf course. While the proposed project intends to develop only a portion of the existing golf course property, as a resource, the golf course property must be evaluated as a whole. Therefore, the boundaries of the resource evaluated (the Victoria Golf Course) extend beyond the project site boundaries. The following provides an evaluation of the Victoria Golf Course in consideration of NRHP and CRHR designation criteria and integrity requirements.

#### NRHP/CRHR Designation Criteria

***Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.***

The subject property is one of many municipal golf courses constructed around the mid-twentieth century. The County began the process to develop municipal golf courses in 1938 with the Santa Anita Golf Course. By the time the Victoria Golf Course was developed, there were 14 other municipal golf courses operated by the County. While this is an interesting period of development for the County Department of Parks and Recreation golf division, the Victoria Golf Course was one of many developed in the Greater Los Angeles area between the 1950s and 1970s. Furthermore, the course is a modest example of municipal golf courses in Los Angeles and has been significantly altered since its original design and construction. Due to a lack of significant associations with events important to history, the subject property does not appear eligible under NRHP/CRHR Criterion A/1.

***Criterion B/2: That are associated with the lives of persons significant in our past.***

Archival research failed to indicate any associations with significant persons. For these reasons, the subject property does not appear eligible under NRHP/CRHR Criterion B/2.

***Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.***

The Victoria Golf Course was designed by well-known golf course designer William F. Bell. Despite its association with this prolific golf course architect, the course has been heavily altered numerous times over the years and no longer retains requisite integrity of Bell's original design. Changes to the irrigation systems, regrading, reseeding, new plantings, and the addition of golf course paths that have altered the original use and traffic patterns within the course, and ultimately compromised the integrity of the course's original design and materials.



Original building plans for the clubhouse building and associated landscape design features indicate that the building was design by architect Edwin H. Ripperdan and landscape designer Edward R. Lowell. Archival research failed to indicate any significant works by either designer; therefore, it appears that neither designer was a master architect or important creative individual. The building also represents a modest example of the Mid-Century Modern style of architecture and does not serve as a significant example of the style. With regard to the clubhouse complex, there is evidence of significant roof changes, replacement doors, replacement windows, reconfiguration of openings, infill openings, and landscape design changes. In addition, Outbuildings 1 and 2 have been significantly altered over the years, including replacement windows and the reconfiguring of openings. For all of these reasons, the subject property does not appear eligible under NRHP/CRHR Criterion C/3.

***Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.***

The golf course has not and is unlikely to yield any information important in prehistory or history given the disturbed nature of the site, and therefore does not appear eligible under NRHP/CRHR Criterion D/4.

**Integrity Considerations**

Since initial development of the subject property as the Victoria Golf Course, the property's location has remained unchanged, always located on a large parcel and functioning as a municipal golf course. When the golf course was developed, the surrounding area was already developed and appears to maintain a similar level of development; therefore, the subject property retains integrity of setting. However, the course and the clubhouse complex have experienced significant alterations since original construction that have compromised the integrity of design, materials, and workmanship. With regards to the clubhouse complex, there is evidence of significant roof changes, replacement doors, replacement windows, reconfiguration of openings, infill openings, and landscape design changes. Therefore, the clubhouse complex does not retain the requisite integrity of design, materials, and workmanship. These alterations have also diminished the feeling and association of the clubhouse complex. In addition to alterations to the clubhouse complex, outbuildings 1 and 2 have been significantly altered over the years, including replacement windows and reconfiguring of openings.

The integrity of the golf course is also part of the subject property's overall integrity. The course was originally designed by William F. Bell, but was significantly altered multiple times over the years starting in the 1970s with work on specific fairways, renovation of the front nine holes, new irrigation systems, and construction of additional paths. Further, in the late 1990s that the entire course was redesigned by Casy O'Callaghan. During the 1990s renovations, the course was regraded; fill dirt was added to elevate the course an average of 2 feet; new irrigation systems were added; 500 trees were planted on the site; new drainage systems were put in place; and alterations were made to the greens and sand bunkers. Therefore, the 1970s renovations combined with the 1990s renovations significantly altered the design, materials, workmanship, feeling, and association.

In summary, alterations to the subject property buildings and golf course have significantly compromised the integrity of the subject property.

### **Los Angeles County Designation Criteria**

For all of the reasons described in the NRHP/CRHR significance evaluation presented above, the Victoria Golf Course appears not eligible for local designation under County Criteria 1, 2, 3, and 4. Further, the golf course has not been formally determined eligible for listing in either the CRHR or NRHP, therefore, the Victoria Golf Course is not eligible under County Criterion 5. Finally, the project does not contain any trees, landscapes, or natural features that should be considered historically significant. Therefore, the golf course is not eligible under County Criteria 6 and 7.

### **Conclusions**

The Victoria Golf Course was recorded and evaluated in consideration of NRHP and CRHR designation criteria and integrity requirements. As a result of the significance evaluation, the course and its associated buildings was found not eligible under all NRHP and CRHR designation criteria and integrity requirements.

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## 7 FINDINGS AND MANAGEMENT RECOMMENDATIONS

The current study included a CHRIS records search, Native American coordination, building development and archival research, a pedestrian survey, and evaluation of the Victoria Golf Course for NRHP and CRHR eligibility (see complete DPR form in Appendix C).

### 7.1 Summary of Findings

#### Historic Built Environment

As a result of the historic significance evaluation, all buildings, structures, and golf course components associated with the Victoria Golf Course were found not eligible under all NRHP and CRHR designation criteria and integrity requirements. Therefore, the property is not considered an historical resource for the purposes of CEQA, and no recommendations for management are required.

#### Archaeology

No archaeological resources were identified within the project site as a result of the CHRIS records search, Native American outreach, or intensive pedestrian survey.

To date, one response has been received from a representative of the Gabrielino Band of Mission Indians-Kizh Nation, stating that the project site may have potential for discoveries of cultural resources and recommending that a Native American monitor from their tribe be present for all ground disturbance. Should any more responses be received, they will be forwarded to the County.

Ground visibility within the project site was generally low, as much of the area has been extensively landscaped. Historic aerial review and research into the project site indicated that between 1948 and 1959 the project site was used as a landfill for surrounding communities. After this, the site was graded and landscaped in order to function as a golf course. Additionally, no cultural resources have been previously recorded within the project site. However, SCCIC records indicate that two resources have been previously recorded within 0.5 miles of the project site. One of the resources is a prehistoric site that was recorded in 1939 and updated in 1951. Since then, extensive development has likely destroyed any remnants of the site. Due to these factors, the likelihood of encountering archaeological resources on the project site is low. However, it is always possible that unanticipated discoveries could be encountered in previously undisturbed soils during ground-disturbing activities associated with the proposed project. Management recommendations to reduce potential impacts to unanticipated archaeological resources and human remains during construction activities are provided below. With inclusion of these recommendations, the proposed project will have a less-than-

significant impact on historical resources. No additional mitigation is required beyond these standard protection measures (see Section 7.2).

## 7.2 Management Recommendations

### **Unanticipated Discovery of Archaeological Resources**

If archaeological resources (sites, features, or artifacts) are exposed during construction activities for the proposed project, all construction work occurring within 100 feet of the find shall immediately stop until a qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for Archaeology, can evaluate the significance of the find and determine whether or not additional study is warranted. The archaeologist shall be empowered to temporarily stop or redirect grading activities to allow removal of abundant or large artifacts. Depending upon the significance of the find under CEQA (14 CCR 15064.5(f); PRC, Section 21082), the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work, such as preparation of an archaeological treatment plan and data recovery, may be warranted. The archaeologist shall also be required to curate specimens in a repository with permanent retrievable storage and submit a written report to the lead agency for review and approval prior to occupancy of the first building on the site.

Once artifact analysis is completed, a final written report detailing the results of all research procedures and interpretation of the site shall be submitted to the lead agency for review and approval prior to occupancy of the first building on the site.

### **Inadvertent Discovery of Human Remains**

In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the County coroner shall be immediately notified of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County coroner has determined, within 2 working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the County coroner determines that the remains are, or are believed to be, Native American, he or she shall notify the NAHC in Sacramento within 24 hours. In accordance with the PRC, Section 5097.98, the NAHC must immediately notify those persons it believes to be the most likely descendant from the deceased Native American. The most likely descendant shall complete their inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the property owner, the disposition of the human remains.

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# APPENDIX A

CONFIDENTIAL SCCIC Records Search Results



# APPENDIX B

## Native American Group Coordination





## Linda Kry

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**From:** Erica Nicolay  
**Sent:** Wednesday, March 7, 2018 1:30 PM  
**To:** 'nahc@nahc.ca.gov'  
**Subject:** SLF and Consultation List Request-Kimmelman Sports Foundation Project  
**Attachments:** Dudek\_Kimmelman\_10951.pdf

To whom it may concern,

Please find the attached Sacred Lands File and Native American Contacts List Request for the Kimmelman Sports Foundation Project (Project Number 10951). The project involves the construction of a new youth sports complex on the existing Links at Victoria Golf Course (Victoria Golf Course), located at 340 East 192nd Street in the City of Carson, California.

If you have any comments or concerns please contact me at this email or at the phone numbers listed below.

Thank you,

Erica Nicolay, MA  
Archaeologist

### **DUDEK**

[38 North Marengo Avenue](#)  
[Pasadena, California 91101](#)

O: [626.204.9830](tel:626.204.9830)

C: [760.936.7952](tel:760.936.7952)

Ext. 5230

[www.dudek.com](http://www.dudek.com)

## Sacred Lands File & Native American Contacts List Request

### NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd, Suite 100  
West Sacramento, CA 95501  
(916) 373-3710  
(916) 373-5471 – Fax  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)

*Information Below is Required for a Sacred Lands File Search*

Project: Kimmelman Foundation Center Project (10951)  
County: Los Angeles

USGS Quadrangle

Name: Torrance (see attached map)  
Township: 3S, 4S Range: 13W Section(s): 4, 5, 6, 7, 8, 9, 31, 32

Company/Firm/Agency:

Dudek

Contact Person: Erica Nicolay

Street Address: 38 North Marengo Avenue

City: Pasadena Zip: 91101

Phone: (626) 240-9830 Extension: N/A

Fax: (760) 632-0164

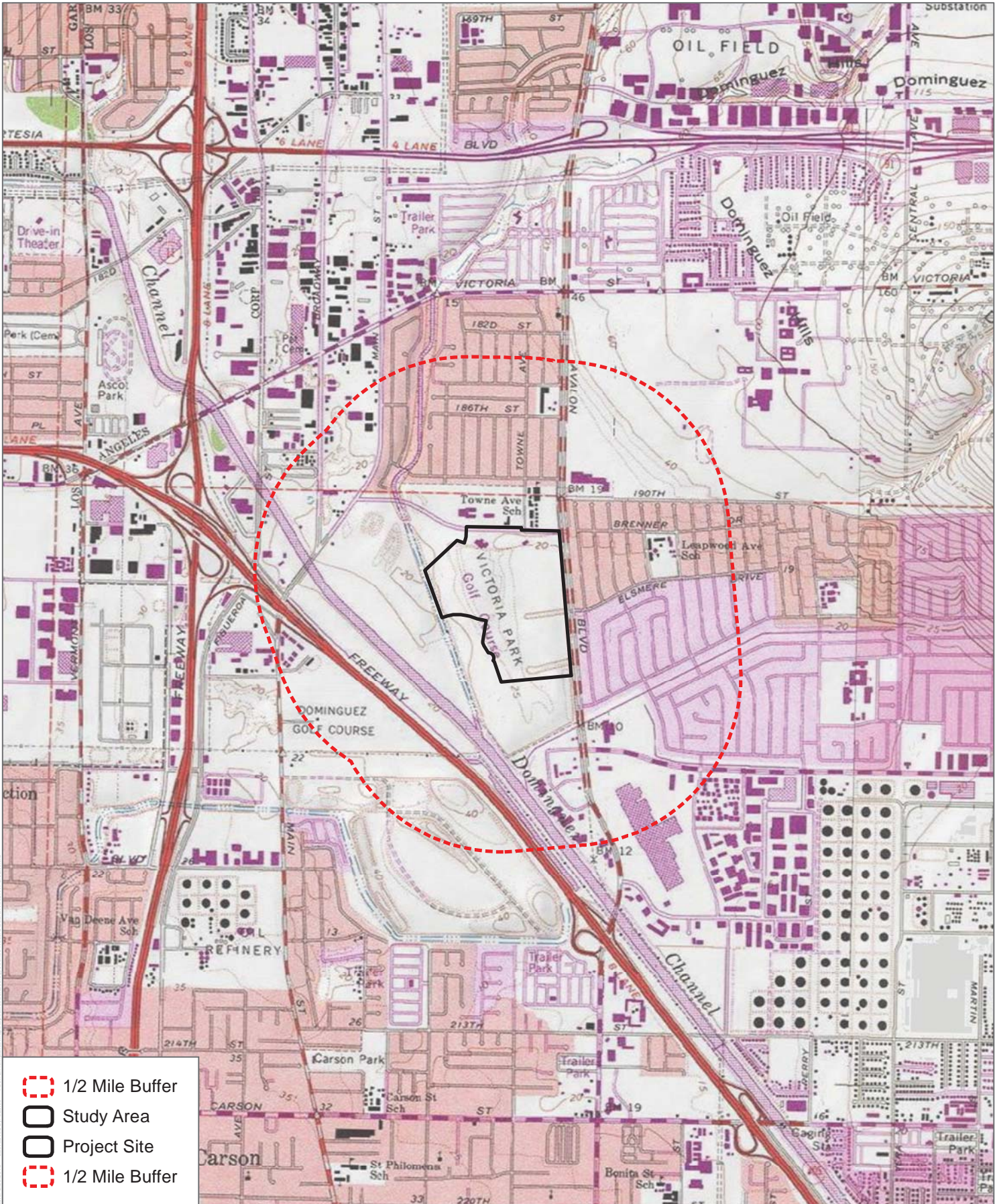
Email: enicolay@dudek.com

Project Description:

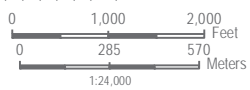
The Kimmelman Foundation Center Project involves the construction of a new youth sports complex on the existing Links at Victoria Golf Course (Victoria Golf Course), located at 340 East 192nd Street in the City of Carson, California.

Project Location Map is attached





SOURCE: SOURCE: USGS 7.5-Minute Series Torrance Quadrangle  
 Township 3S, 4S; Range 13W; Sections 4, 5, 6, 7, 8, 9, 31, 32



**DUDEK**

Records Search

Kimmelman Foundation Sports & Academic Resources Complex Project



**NATIVE AMERICAN HERITAGE COMMISSION**

Cultural and Environmental Department  
1550 Harbor Blvd., Suite 100  
West Sacramento, CA 95691  
(916) 373-3710



March 8, 2018

Erica Nicolay  
Dudek

Sent by E-mail: enicolay@dudek.com

RE: Proposed Kimmelman Foundation Center (10951) Project, City of Carson; Torrance USGS Quadrangle, Los Angeles County, California

Dear Ms. Nicolay:

A record search of the Native American Heritage Commission (NAHC) *Sacred Lands File* was completed for the area of potential project effect (APE) referenced above with negative results. Please note that the absence of specific site information in the *Sacred Lands File* does not indicate the absence of Native American cultural resources in any APE.

Attached is a list of tribes culturally affiliated to the project area. I suggest you contact all of the listed Tribes. If they cannot supply information, they might recommend others with specific knowledge. The list should provide a starting place to locate areas of potential adverse impact within the APE. By contacting all those on the list, your organization will be better able to respond to claims of failure to consult. If a response has not been received within two weeks of notification, the NAHC requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any of these individuals or groups, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact via email: [gayle.totton@nahc.ca.gov](mailto:gayle.totton@nahc.ca.gov).

Sincerely,

A handwritten signature in cursive script that reads "Gayle Totton".

Gayle Totton, M.A., PhD.  
Associate Governmental Program Analyst  
(916) 373-3714

**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  
Native American Contact List  
Los Angeles County  
3/8/2018

**Gabrieleno Band of Mission  
Indians - Kizh Nation**

Andrew Salas, Chairperson  
P.O. Box 393 Gabrieleno  
Covina, CA, 91723  
Phone: (626) 926 - 4131  
admin@gabrielenoindians.org

**Gabrieleno/Tongva San Gabriel  
Band of Mission Indians**

Anthony Morales, Chairperson  
P.O. Box 693 Gabrieleno  
San Gabriel, CA, 91778  
Phone: (626) 483 - 3564  
Fax: (626) 286-1262  
GTTribalcouncil@aol.com

**Gabrielino /Tongva Nation**

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

**Gabrielino Tongva Indians of  
California Tribal Council**

Robert Dorame, Chairperson  
P.O. Box 490 Gabrielino  
Bellflower, CA, 90707  
Phone: (562) 761 - 6417  
Fax: (562) 761-6417  
gtongva@gmail.com

**Gabrielino-Tongva Tribe**

Charles Alvarez,  
23454 Vanowen Street Gabrielino  
West Hills, CA, 91307  
Phone: (310) 403 - 6048  
roadkingcharles@aol.com

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

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

March 28, 2018

10951

Mr. Charles Alvarez, Councilman  
Gabrielino Tongva Tribe  
23454 Vanowen St.  
West Hills, CA 91307

***Subject: Kimmelman Foundation Complex Project, City of Carson, Los Angeles County, California***

Dear Mr. Alvarez:

Dudek has been retained by Latham & Watkins LLP in support of the proposed development of a new youth sports complex on the existing Links at Victoria Golf Course (Victoria Golf Course), located at 340 East 192<sup>nd</sup> Street in the City of Carson, California. The proposed project would result in the closure of the existing Victoria Golf Course and the construction of a new youth sports complex with approximately 500,000 square feet of facilities on an approximately 170 acre site. Components of the sports complex would include a learning center, a 35,000 square foot tennis training complex with 38 tennis courts and one tennis stadium court, a multi-use health, fitness and nutrition complex, a family entertainment venue, restaurants, a driving range, a natural drainage and trail system, an indoor sky diving facility, a multi-use sports complex, 13 regulation soccer fields, and a 5-acre park. The proposed project is located in Los Angeles County, California in an unsectioned portion of Township 4 South, Range 13 West, as depicted on the attached 1:24,000 scale *Torrance* topographic quadrangle map (see attached map).

A California Historical Resources Information System (CHRIS) records search was completed at the South Central Information Center for the project study area and a 0.5-mile radius. The records search found that of two resources (one prehistoric and one historic built environment site) recorded within 0.5-mile of the project area. Neither resource intersects the project area.

Dudek contacted the California Native American Heritage Commission (NAHC) to request a Sacred Lands File (SLF) search and a list of Native American individuals and/or tribal organizations who may have knowledge of cultural resources in or near the proposed project area. The NAHC emailed a response on March 8, 2018, which stated that the SLF search failed to indicate the presence of Native American cultural resources in the immediate project area.

The NAHC recommended that we contact you regarding your knowledge of the presence of cultural resources that may be impacted by this project. If you have any knowledge of cultural

*Mr. Alvarez:*

*Subject: Kimmelman Foundation Complex Project, City of Carson, Los Angeles County, California*

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resources that may exist within or near the proposed project area, please contact me directly at either phone number listed below, enicolay@dudek.com, or at 38 North Marengo Avenue, Pasadena, CA, 91101 within 30 days of receipt of this letter.

Please note that the request herein is for informational purposes only and does not constitute Assembly Bill (AB) 52 notification or initiation of consultation. All information provided will be considered confidential and not shared with the public.

Thank you for your assistance.

Sincerely,



---

Erica Nicolay, MA  
Archaeologist

**DUDEK**

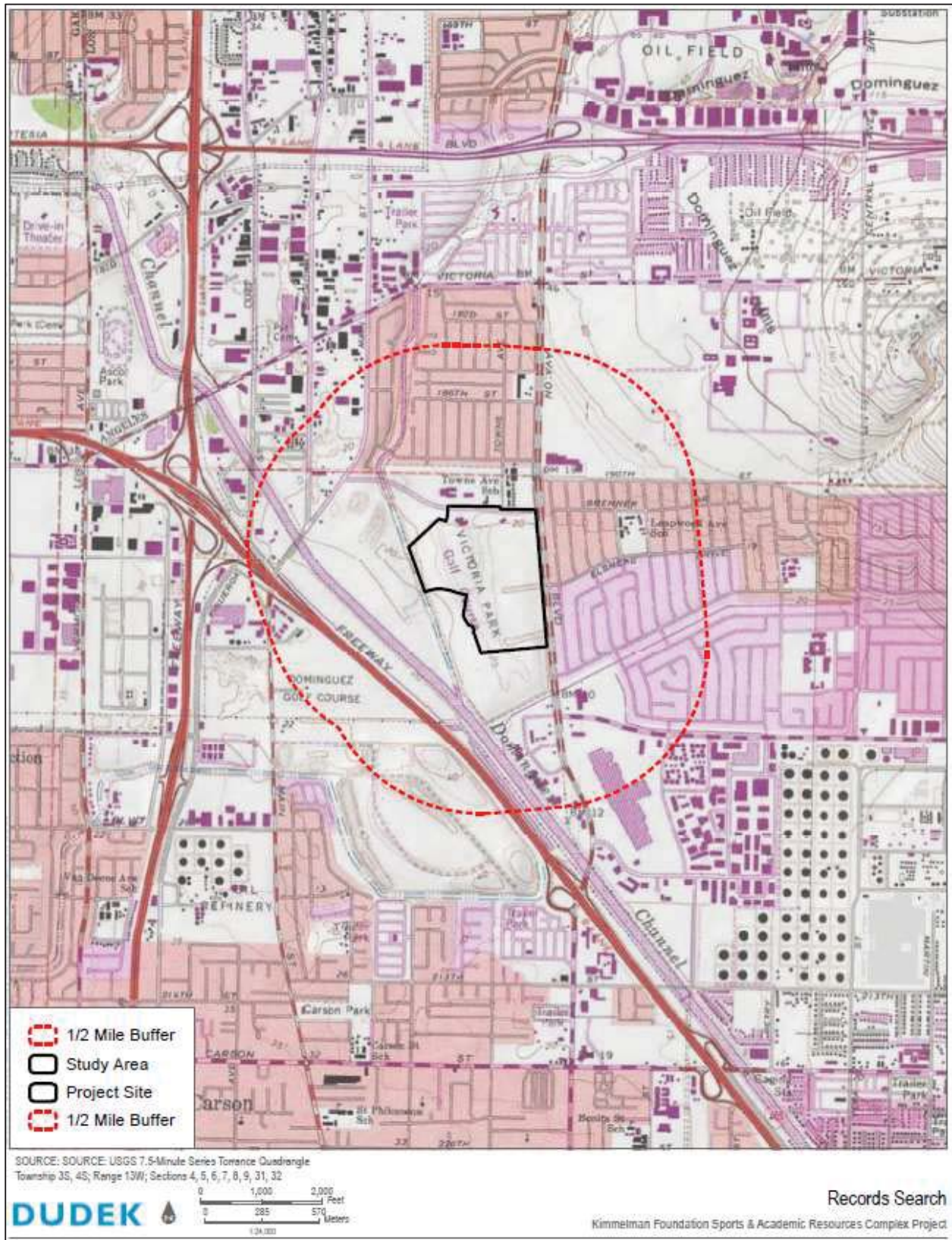
*Office: 626.284.9830*

*Cell: 760.936.7952*

*Attachments: Figure 1*

Mr. Alvarez:

Subject: Kimmelman Foundation Complex Project, City of Carson, Los Angeles County, California





March 28, 2018

10951

Mr. Robert F. Dorame, Tribal Chair/Cultural Resources  
Gabrieleno Tongva Indians of California Tribal Council  
P.O. Box 490  
Bellflower, CA 90707

***Subject: Kimmelman Foundation Complex Project, City of Carson, Los Angeles County, California***

Dear Mr. Dorame:

Dudek has been retained by Latham & Watkins LLP in support of the proposed development of a new youth sports complex on the existing Links at Victoria Golf Course (Victoria Golf Course), located at 340 East 192<sup>nd</sup> Street in the City of Carson, California. The proposed project would result in the closure of the existing Victoria Golf Course and the construction of a new youth sports complex with approximately 500,000 square feet of facilities on an approximately 170 acre site. Components of the sports complex would include a learning center, a 35,000 square foot tennis training complex with 38 tennis courts and one tennis stadium court, a multi-use health, fitness and nutrition complex, a family entertainment venue, restaurants, a driving range, a natural drainage and trail system, an indoor sky diving facility, a multi-use sports complex, 13 regulation soccer fields, and a 5-acre park. The proposed project is located in Los Angeles County, California in an unsectioned portion of Township 4 South, Range 13 West, as depicted on the attached 1:24,000 scale *Torrance* topographic quadrangle map (see attached map).

A California Historical Resources Information System (CHRIS) records search was completed at the South Central Information Center for the project study area and a 0.5-mile radius. The records search found that of two resources (one prehistoric and one historic built environment site) recorded within 0.5-mile of the project area. Neither resource intersects the project area.

Dudek contacted the California Native American Heritage Commission (NAHC) to request a Sacred Lands File (SLF) search and a list of Native American individuals and/or tribal organizations who may have knowledge of cultural resources in or near the proposed project area. The NAHC emailed a response on March 8, 2018, which stated that the SLF search failed to indicate the presence of Native American cultural resources in the immediate project area.

The NAHC recommended that we contact you regarding your knowledge of the presence of cultural resources that may be impacted by this project. If you have any knowledge of cultural



*Mr. Dorame:*

*Subject: Kimmelman Foundation Complex Project, City of Carson, Los Angeles County, California*

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resources that may exist within or near the proposed project area, please contact me directly at either phone number listed below, enicolay@dudek.com, or at 38 North Marengo Avenue, Pasadena, CA, 91101 within 30 days of receipt of this letter.

Please note that the request herein is for informational purposes only and does not constitute Assembly Bill (AB) 52 notification or initiation of consultation. All information provided will be considered confidential and not shared with the public.

Thank you for your assistance.

Sincerely,



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Erica Nicolay, MA  
Archaeologist

**DUDEK**

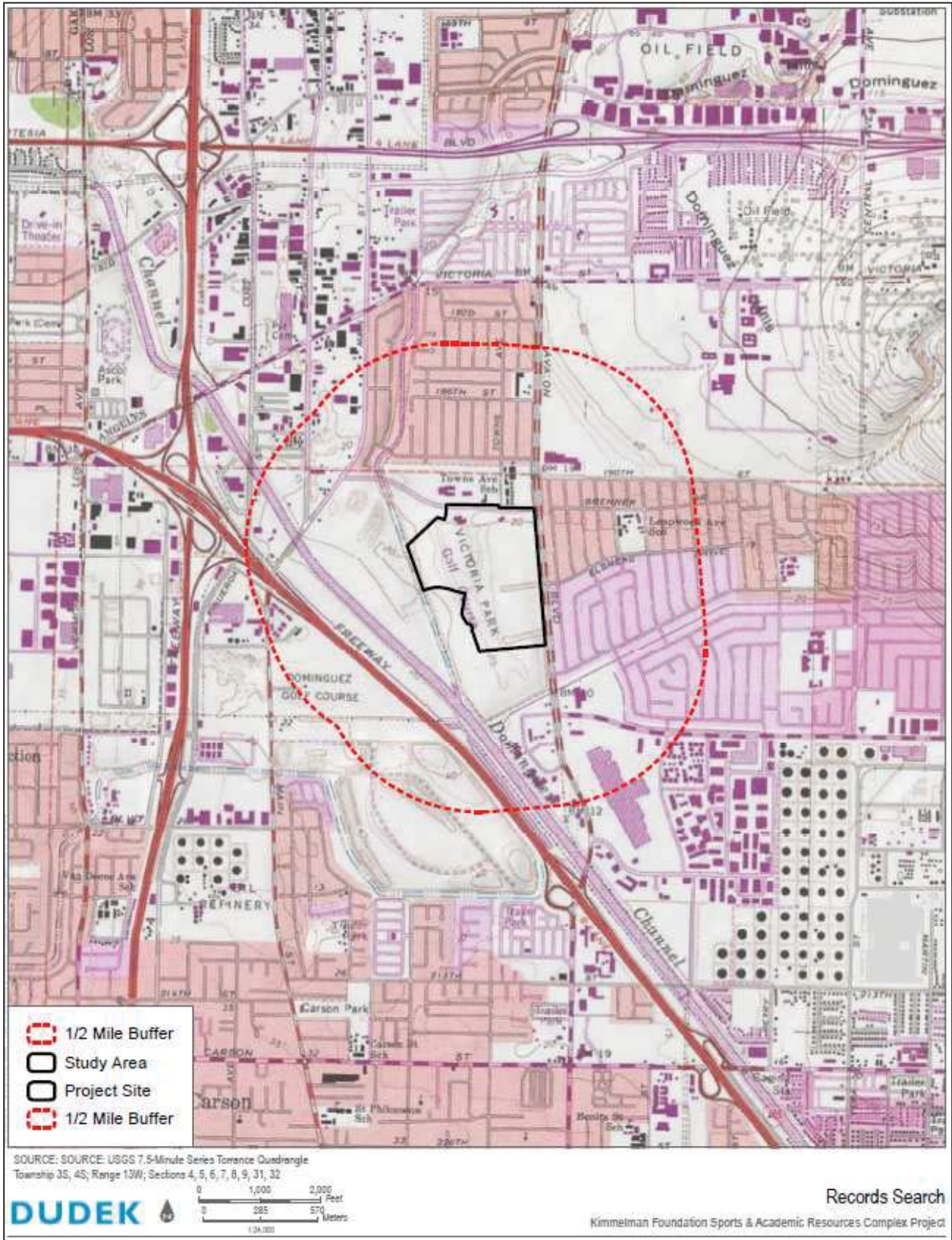
*Office: 626.284.9830*

*Cell: 760.936.7952*

*Attachments: Figure 1*

Mr. Dorame:

Subject: Kimmelman Foundation Complex Project, City of Carson, Los Angeles County, California



March 28, 2018

10951

Ms. Sandonne Goad, Chairperson  
Gabrielino-Tongva Nation  
106 1/2 Judge John Also St.  
Los Angeles, CA 90012

***Subject: Kimmelman Foundation Complex Project, City of Carson, Los Angeles County, California***

Dear Ms. Goad:

Dudek has been retained by Latham & Watkins LLP in support of the proposed development of a new youth sports complex on the existing Links at Victoria Golf Course (Victoria Golf Course), located at 340 East 192<sup>nd</sup> Street in the City of Carson, California. The proposed project would result in the closure of the existing Victoria Golf Course and the construction of a new youth sports complex with approximately 500,000 square feet of facilities on an approximately 170 acre site. Components of the sports complex would include a learning center, a 35,000 square foot tennis training complex with 38 tennis courts and one tennis stadium court, a multi-use health, fitness and nutrition complex, a family entertainment venue, restaurants, a driving range, a natural drainage and trail system, an indoor sky diving facility, a multi-use sports complex, 13 regulation soccer fields, and a 5-acre park. The proposed project is located in Los Angeles County, California in an unsectioned portion of Township 4 South, Range 13 West, as depicted on the attached 1:24,000 scale *Torrance* topographic quadrangle map (see attached map).

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*Subject: Kimmelman Foundation Complex Project, City of Carson, Los Angeles County, California*

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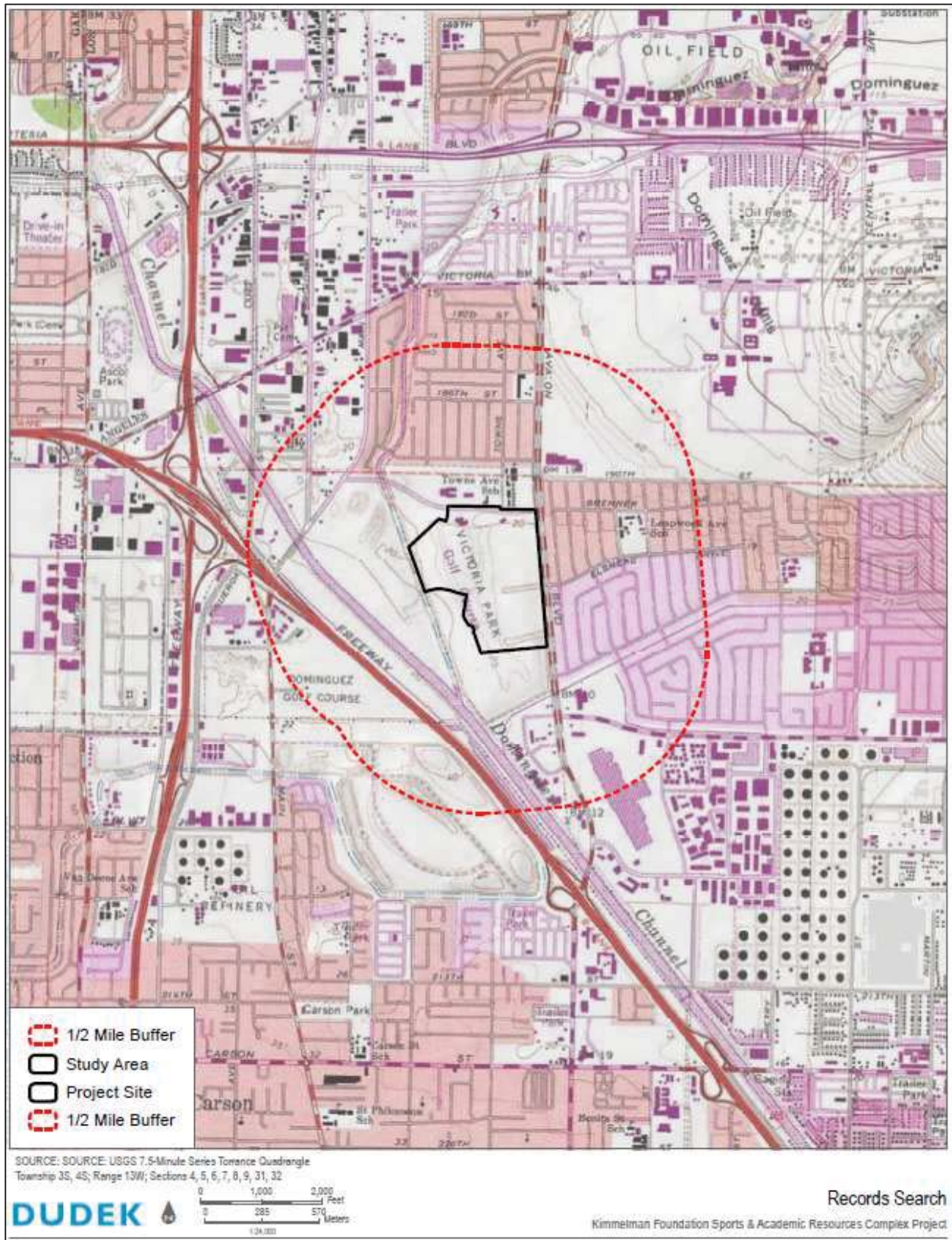
*Cell: 760.936.7952*

*Attachments: Figure 1*



Ms. Goad:

Subject: Kimmelman Foundation Complex Project, City of Carson, Los Angeles County, California



March 28, 2018

10951

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

***Subject: Kimmelman Foundation Complex Project, City of Carson, Los Angeles County, California***

Dear Mr. Morales:

Dudek has been retained by Latham & Watkins LLP in support of the proposed development of a new youth sports complex on the existing Links at Victoria Golf Course (Victoria Golf Course), located at 340 East 192<sup>nd</sup> Street in the City of Carson, California. The proposed project would result in the closure of the existing Victoria Golf Course and the construction of a new youth sports complex with approximately 500,000 square feet of facilities on an approximately 170 acre site. Components of the sports complex would include a learning center, a 35,000 square foot tennis training complex with 38 tennis courts and one tennis stadium court, a multi-use health, fitness and nutrition complex, a family entertainment venue, restaurants, a driving range, a natural drainage and trail system, an indoor sky diving facility, a multi-use sports complex, 13 regulation soccer fields, and a 5-acre park. The proposed project is located in Los Angeles County, California in an unsectioned portion of Township 4 South, Range 13 West, as depicted on the attached 1:24,000 scale *Torrance* topographic quadrangle map (see attached map).

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*Subject: Kimmelman Foundation Complex Project, City of Carson, Los Angeles County, California*

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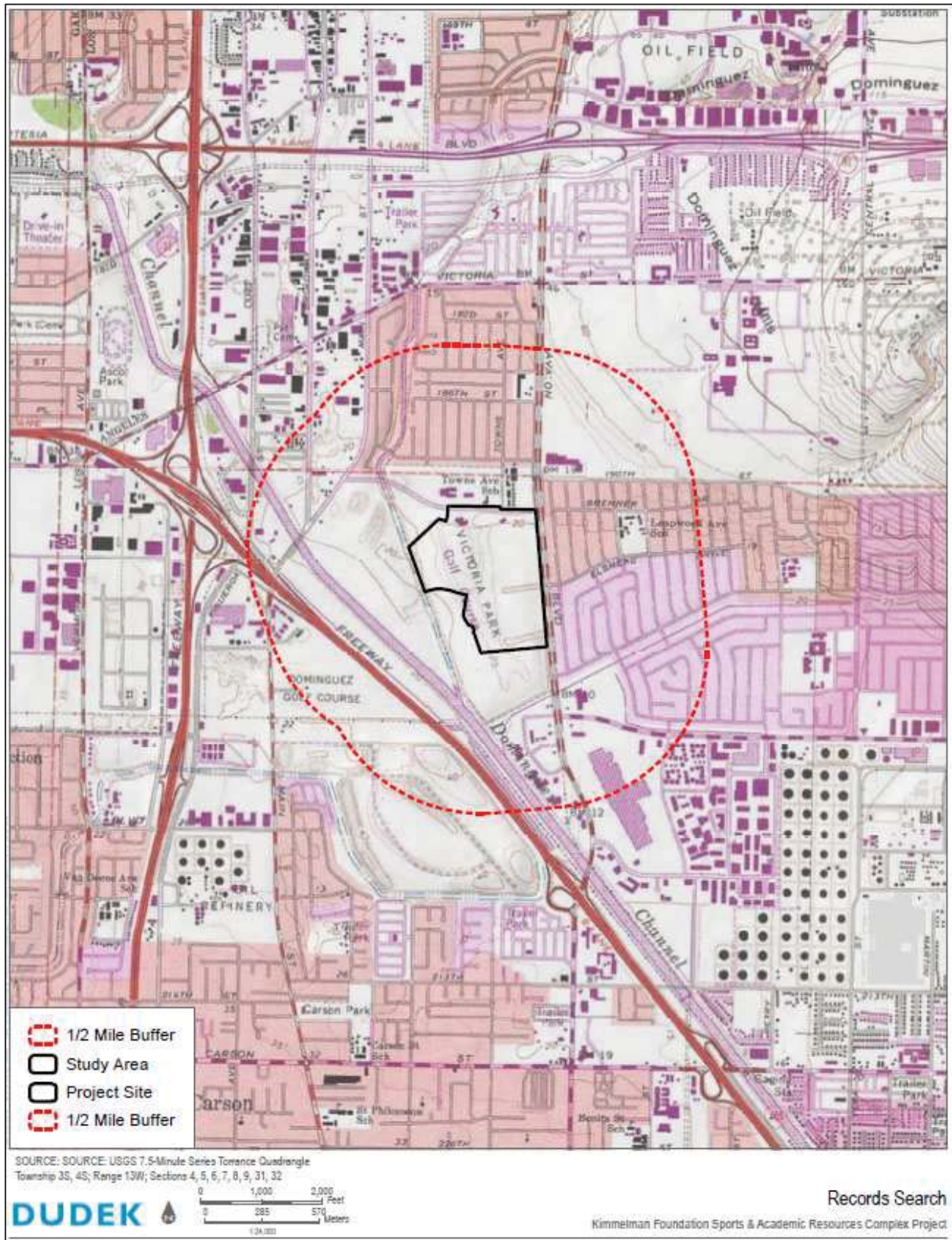
*Office: 626.284.9830*

*Cell: 760.936.7952*

*Attachments: Figure 1*

Mr. Morales:

Subject: Kimmelman Foundation Complex Project, City of Carson, Los Angeles County, California



March 28, 2018

10951

Mr. Andrew Salas, Chairperson  
Gabieleno Band of Mission Indians  
P.O. Box 393  
Covina, CA 91723

***Subject: Kimmelman Foundation Complex Project, City of Carson, Los Angeles County, California***

Dear Mr. Salas:

Dudek has been retained by Latham & Watkins LLP in support of the proposed development of a new youth sports complex on the existing Links at Victoria Golf Course (Victoria Golf Course), located at 340 East 192<sup>nd</sup> Street in the City of Carson, California. The proposed project would result in the closure of the existing Victoria Golf Course and the construction of a new youth sports complex with approximately 500,000 square feet of facilities on an approximately 170 acre site. Components of the sports complex would include a learning center, a 35,000 square foot tennis training complex with 38 tennis courts and one tennis stadium court, a multi-use health, fitness and nutrition complex, a family entertainment venue, restaurants, a driving range, a natural drainage and trail system, an indoor sky diving facility, a multi-use sports complex, 13 regulation soccer fields, and a 5-acre park. The proposed project is located in Los Angeles County, California in an unsectioned portion of Township 4 South, Range 13 West, as depicted on the attached 1:24,000 scale *Torrance* topographic quadrangle map (see attached map).

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*Subject: Kimmelman Foundation Complex Project, City of Carson, Los Angeles County, California*

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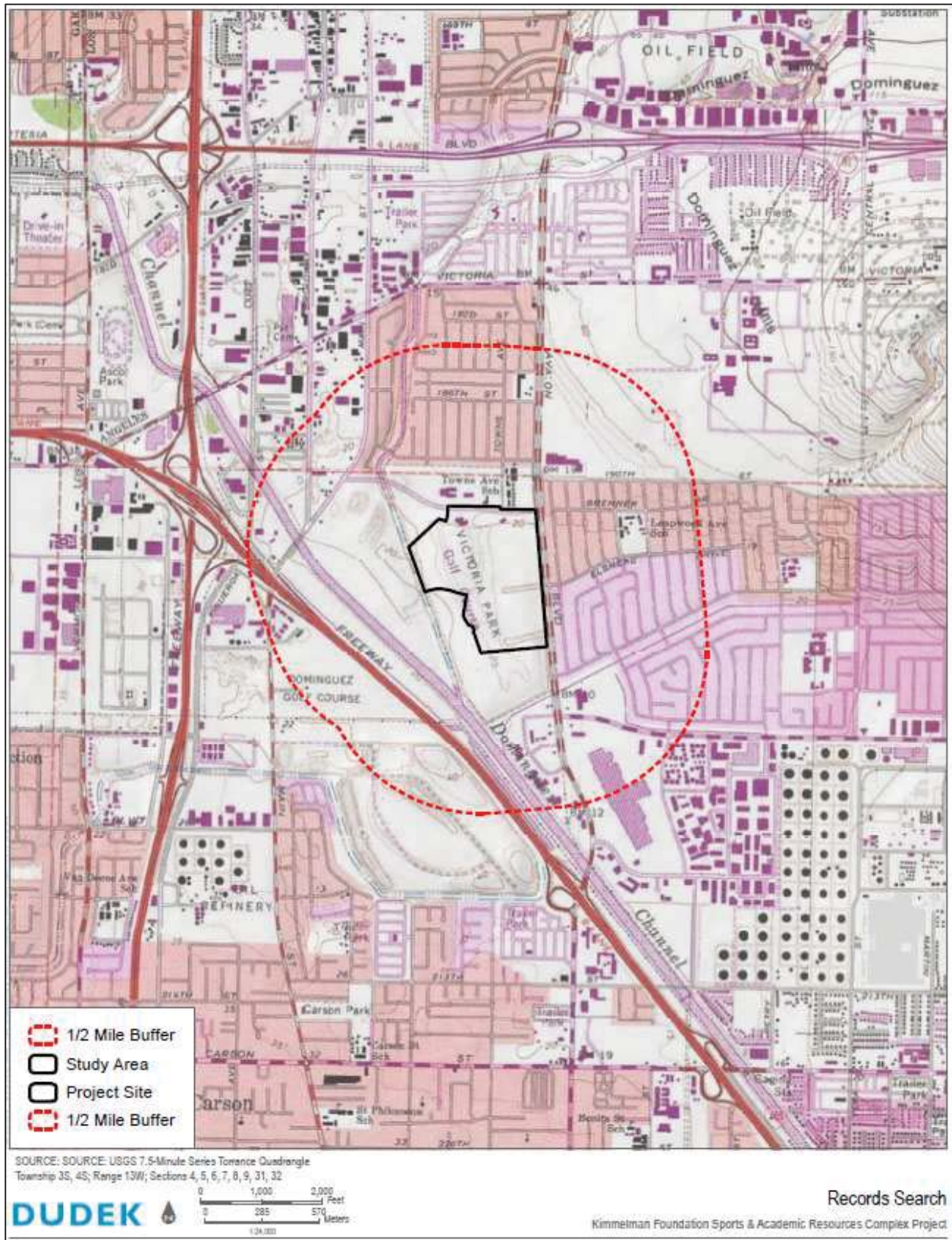
*Cell: 760.936.7952*

*Attachments: Figure 1*



Mr. Salas:

Subject: Kimmelman Foundation Complex Project, City of Carson, Los Angeles County, California







# Gabrieleno Band of Mission Indians – Kizh Nation

Historically known as The San Gabriel Band of Mission Indians  
recognized by the State of California as the aboriginal tribe of the Los Angeles basin

April 5, 2018

**Regarding: Foundation Complex Project City of Carson , Los Angeles**

Dear Erica Nicolay,

This email is in response to the above referenced project located at 340 East 192<sup>nd</sup> St. Carson, CA. The project location is within our Ancestral territory which may have potential for discoveries of our cultural resources . Therefore, we would like to request that one of our Native Monitors be present during any and all ground disturbances.

Should you have any questions or concerns, please contact our office at 844-390-0787.

Thank you,

Andrew Salas  
Chairman, Gabrieleno Band of Mission Indians-Kizh Nation



# APPENDIX C

DPR Forms



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 15 \*Resource Name or #: (Assigned by recorder) Victoria County Golf Course

P1. Other Identifier: The Links at Victoria Golf Course

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Los Angeles County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Torrance Date 2017 T 3S; R 13W; SW  $\frac{1}{4}$  of SW  $\frac{1}{4}$   of Sec; San Bernardino B.M.

c. Address 340 Martin Luther King, Jr. Street City Carson Zip 90746

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 382510.22 mE/ 3746923.19 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

AIN: 7339-017-917. The Victoria County Golf Course is located in the City of Carson. The site is northeast of the Dominguez Channel and east of the junction of Interstate 405 (I-405) and I-110. The project site is bounded by East 192nd Street to the north, South Avalon Boulevard to the east, and the remaining portion of the Victoria Golf Course to the south and west.

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

The subject property includes the entire Victoria County Golf Course site. The site contains a clubhouse complex, two outbuildings, 18-hole golf course, driving range, putting green and a variety of heavy mechanical equipment throughout the site to support the use of the property as a golf course. (See Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) HP19. Bridge; HP20. Canal; HP29. landscape architecture

P5a. Photograph or Drawing



\*P4. Resources Present:

Building  Structure  Object  Site   
District  Element of District  Other  
(Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) IMG\_5688, November 9, 2017; View to northeast

\*P6. Date Constructed/Age and Source:

Historic  Prehistoric

Both

1967 (Los Angeles Times)

\*P7. Owner and Address:

County of Los Angeles

500 W Temple St. Rm 358

Los Angeles, CA 90012

\*P8. Recorded by: (Name, affiliation, and

address) Sarah Corder, Dudek

38 North Marengo Avenue

Pasadena, CA 91101

\*P9. Date Recorded: November 9, 2017

\*P10. Survey Type: (Describe)

Pedestrian

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

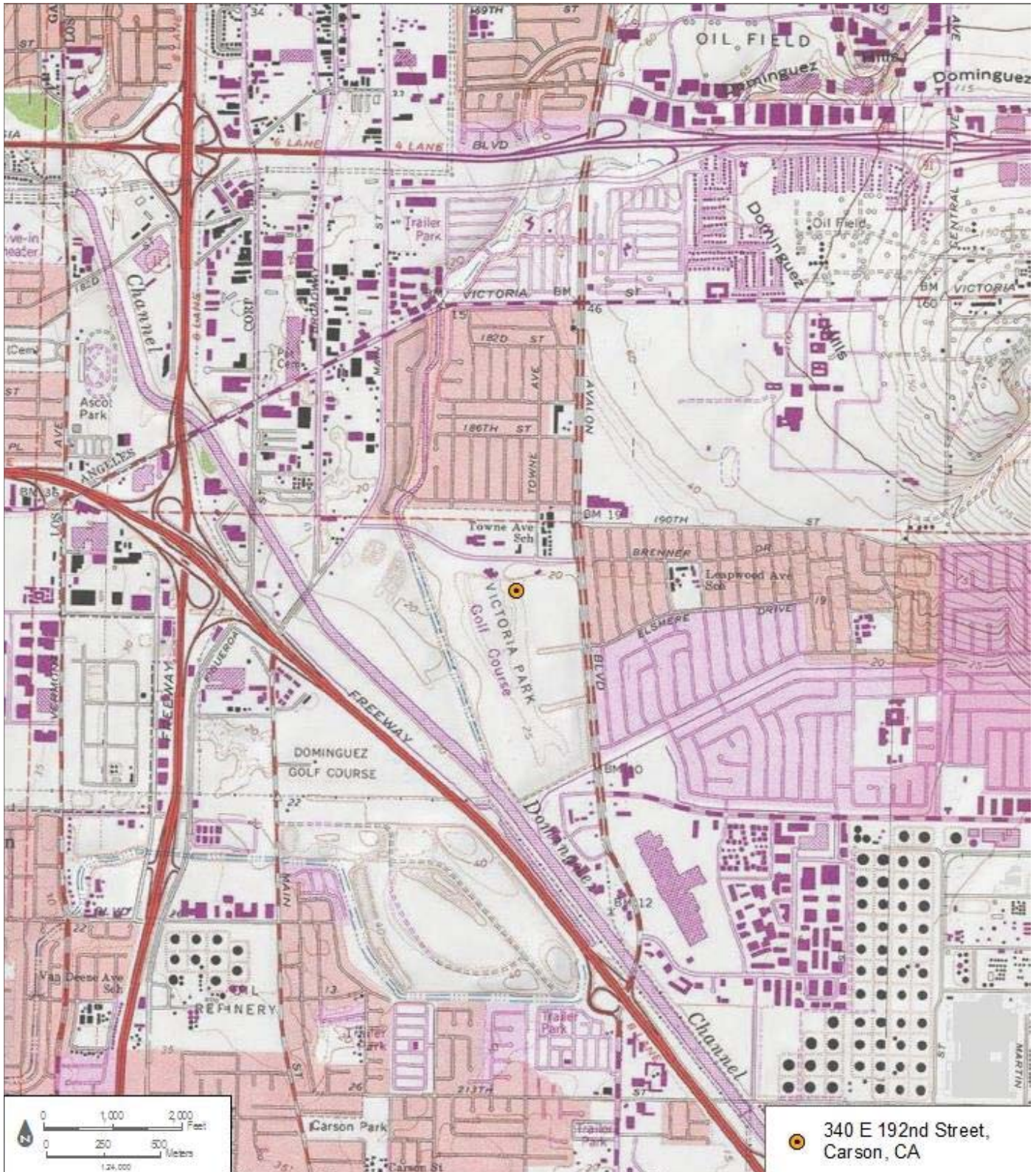
Corder et al. 2018. Cultural Resources Study for the Carol Kimmelman Sports and Academic Resources Center Project. Dudek.

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

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

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_







State of California & The Resources Agency Primary #  
 DEPARTMENT OF PARKS AN RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Victoria County Golf Course \*NRHP Status Code 6Z  
 Page 3 of 15

B1. Historic Name: Victoria County Golf Course  
 B2. Common Name: \_\_\_\_\_  
 B3. Original Use: Recreation  
 B4. Present Use: Recreation  
 \*B5. Architectural Style: Designed landscape  
 \*B6. Construction History: (Construction date, alterations, and date of alterations)  
 The Victoria County Golf Course was established in 1967. (See Continuation Sheet)  
 \*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 \*B8. Related Features:  
 B9a. Architect: William F. Bell; Edwin H. Ripperdan b. Builder: \_\_\_\_\_  
 \*B10. Significance: Theme n/a Area n/a  
 Period of Significance n/a Property Type Golf Course Applicable Criteria n/a  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject property was originally one of the many land holdings of the Dominguez family and was under the ownership of the Dominguez Estate Company for many years prior to its development. According to historic aerial photographs and archival research, the subject property appears undeveloped during the first half of the twentieth century. However, the development of the property began to shift starting in the late 1940s and early 1950s. During these years, the Dominguez Estate Company entered into multiple lease agreements for the property. The first lease agreement was for the Bak Disposal Company for a period of 10 years starting on July 21, 1948. The second lease agreement was for the Rancho Angeles Trap and Skeet Club for a period of 5 years starting on July 7, 1955 (Will 1957). (See Continuation Sheet)

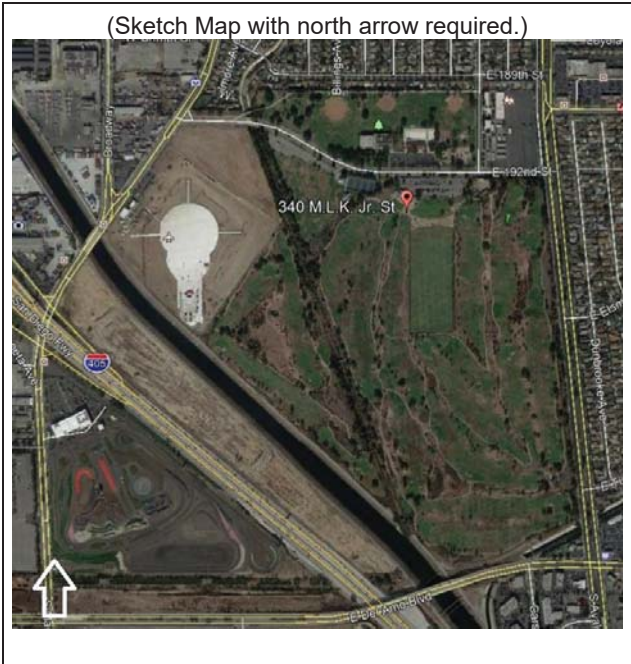
B11. Additional Resource Attributes: (List attributes and codes) n/a  
 \*B12. References:

(See Continuation Sheet)

B13. Remarks:

\*B14. Evaluator: Sarah Corder, MFA  
 \*Date of Evaluation: 6/27/18

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Victoria County Golf Course  
Page 4 of 15

### P3a. Description (Continued):

#### Clubhouse Complex

The clubhouse complex is a series of buildings tied together with exposed beams, roof overhangs, covered walkways, and a central courtyard. The complex is predominately clad in concrete block, but there are various sections that are stuccoed.

Northwest (Main) Elevation: The main elevation of the complex is accessed via a large parking area located to the northeast of the building. Access to the complex is via a central concrete walkway leading to a metal gate. Once past the metal gate, the overhang of the roofline provides a covered walkway to the main courtyard area. The main elevation of the complex presents as the following four sections: southeastern most section that features exposed beams and projects approximately 15 feet from the central block of the building, a central block that serves as the buildings entrance and provides access to the central courtyard, and a large concrete block wall with metal letters that read "Victoria County Golf Course County of Los Angeles" and inset concrete block pilasters that partially obscures the view of the northwestern section of the complex.

Southwest (Rear) Elevation: The rear of the building faces onto the golf course and is used as a primary point of entry from the course to the amenities of the course. Unlike the main façade of the building, the rear elevation presents with clearly defined and visible use patterns and entry points. The four distinct sections of the rear elevation are characterized by a café, administrative offices/locker room facilities, the Pro Shop, and the maintenance and washing areas for the golf carts. The complex is grouped around a centralized, concrete patio.

The café and administrative offices are set on the same visual plane as each other and are connected by a partially covered walkway. Both sections feature large, fixed windows that are sheltered by the overhang of the roofline. Entry into the café is through a set of metal and glass double-doors that lead out onto a patio that overlooks the course. The administration/locker room section features entry points from the courtyard on the southeast elevation of the building. The locker room entrances are partially sheltered by the connecting beams and roof system that links the northwest section to the southeast section of the complex. The west elevation of this section of the complex features fixed windows for the café and the remainder of the elevation features stucco clad and concrete block sections without openings. The concrete block sections are interrupted by inset pilasters.

The next portion of the elevation is the southeast section of the complex. The southeastern section of the complex appears as one continuous building that begins with the Pro Shop, with entry through metal and glass doors from the central courtyard, and is followed with a variety of spaces including small offices and repair bays for the golf carts. The bulk of this elevation on this side of the complex is dominated by five bays with metal roll-up doors that function as maintenance garages. At the end of this elevation there is a small, partially enclosed carport area that is used for washing the carts.

From the east elevation of the building, the cart washing station is visible, and the remainder of the elevation features concrete block with equally spaced inset pilasters. The west elevation features the entrance to the Pro Shop and faces onto the central courtyard.

## CONTINUATION SHEET

Property Name: Victoria County Golf Course  
Page 5 of 15

### Golf Course

The golf course is a regulation 18-hole golf course with Bermuda grass greens and fairways, a driving range, and a practice area that includes a sand bunker, chipping area, and multi-tiered putting green. The course has 6,847 yards of golf for a par 72. The driving range is situated to the front of the course, as is the putting green and practice areas. Concrete paths meander through the course providing access to all 18 holes.

### Outbuilding 1

Outbuilding 1 is a one-story stucco clad building that features a shed roof. The building features three bays with metal roll-up doors, which dominate the main (northwest) elevation of the building. On the eastern-most end of the building, there is an enclosed bay that features two entry doors and appears to function as an office and storage room. The remaining elevations feature irregular fenestration and show evidence of window replacement, original metal-frame windows, and boarded up openings. It is likely that the building served a maintenance and/or groundskeeping function originally and appears to maintain that use today. The building is within a fenced in area that contains a variety of materials, storage containers, dumpsters, and heavy equipment.

### Outbuilding 2

There is a small, stucco-clad restroom building located near the southeast corner of the course. The building features a gabled roof with composition shingles and is rectangular in plan. The main (west) elevation features two metal entry doors, one for the men's restroom and one that is likely for a storage room. There is also a one-by-one, metal-frame window that is offset to the north. The south elevation features a water fountain and has two louvered vents at the apex of the gable. The east elevation features a single entry door offset to the north that provides access to the women's restroom. This elevation also features a one-by-one, metal-frame window that is offset to the south. The north elevation has no entry points or windows, but there are two louvered vents located in the apex of the gable, which match the vents seen on the south elevation. The current opening configuration does not appear to be original to the building and is likely the result of a more recent remodel that took place at an unknown date.

### Bridges

There are two small concrete bridges that provide access from the east side of the storm channel to the west side of the storm channel. The bridges are wide enough for a single golf cart to pass and feature simple metal railings.

### Mechanical Equipment

There are a series of mechanical devices located on the property that appear to support the function of the site as a golf course.

### B6. Construction History (Continued):

Alterations to the site began in 1968 and continued until the early 2000s. The first known alterations to the course include a renovation and reseeding of the front nine holes of the course in 1968 (LAT 1968). These renovations were followed by mechanical upgrades to the water pump system and the construction of additional paths on the course in 1971 (LAT 1971). By 1975, the course was experiencing major drainage problems and a rebuild and repair was completed on the 9th, 15th, and 16th fairways (LAT 1975). No additional alterations were found through archival research until the late 1990s and early 2000s.

## CONTINUATION SHEET

Property Name: Victoria County Golf Course  
Page 6 of 15

Over the next couple of decades, the course declined, and there were numerous issues with ground subsistence, which was due in large part due to the course's placement atop a former landfill site (County Digest 2001). By 1997, a public notice was issued for the Preparation of a Focused Environmental Impact Report for the project site. According to the notice, the proposed work would include new irrigation systems and renovation of the golf course (LAT 1997). By the late 1990s, the course was closed for renovations and did not reopen again until the spring of 2001. The redesign is attributed to Casy O'Callaghan in 1999 according to information provided on site. The following account from the grand reopening gala details the changes that were made to the site during the \$6.8 million renovation:

Some 240,000 cubic yards of soil was used to fill in the subsided area, and to regrade and elevate most of the course an average of two to three feet. Renovation also included planting 500 trees throughout the course, installation of new irrigation system, new drainage, and improved tees, greens and sand bunkers (County Digest 2001).

Following the renovation of the course, the LAT quoted the president of the Public Links Golf Association, Craig Kessler, as saying, "It's a totally different course now" (LAT 2001). The renovations in the late 1990s revived the course, and it has been in continuous use since the post-renovation reopening in the spring of 2001. Today the golf course is an 18-hole regulation golf course with Bermuda grass greens and fairways, a driving range, and a practice area that includes a sand bunker, chipping area, and multitiered putting green. The course has 6,847 yards of golf for a par 72 (Golf Advisor 2018; Golf Now 2018; The Links at Victoria 2018).

### **B10. Significance (Continued):**

In 1948, the Dominquez Estate Company entered into a lease agreement with Ben K. Kazarian, who operated the BKK Landfill on the property from 1948-1959. The landfill was permitted to accept the following items: household refuse, commercial refuse, solid fill materials, garbage in the form of animal or vegetable products, liquids, and semi-liquids. A review of historic aerial photographs failed to indicate any further details about the Landfill (CalEPA 2006; NETR 2018).

In 1955, the Rancho Angeles Trap and Skeet Club entered into a lease with the Dominquez Estate Company for use of the property for a Trap Club. Based on aerial photographs of the area, the club was located to the west of the storm channel and contained at least nine shooting ranges, which were likely for both skeet and trap shooting. An article from the Los Angeles Times (LAT) from 1963 discussed the relocation of the trap club and the fact that it was taking up approximately 36 acres of the site that was proposed for the development of a municipal golf course. According to the article, the County of Los Angeles Department of Parks and Recreation (LACDPR) was planning to help the trap club relocate to somewhere in the vicinity of the new golf course. While no further archival information was found on the relocation of the trap club, historic aerial photographs from 1967 show that the trap club is no longer on the site (LAT 1963; NETR 2018).

The decision to create a golf course in Carson was one that went on for many years and involved many steps from the County of Los Angeles. The plan for acquiring and developing a large site for a golf course, as was the case with the Victoria County Golf Course, was popular at the time and part of a long tradition in the County Department of Parks and Recreation. Starting with the construction of Santa Anita Golf Course in 1938, the County has a rich history of municipal golf course development. According to an article in the



## CONTINUATION SHEET

Property Name: Victoria County Golf Course  
Page 7 of 15

LAT from 1967, County Parks and Recreation Director Norman Johnson stated the following:

County golf courses serve two purposes: The facilities provide recreation for more than 1 million people who participate on county facilities annually, and the areas reserved for this purpose present large areas of open space from being swallowed by industrial and residential subdivisions (LAT 1967a).

While the early years of the golf course system were met with financial challenges, County Supervisor Kenneth Hahn brought about a new pay-as-you-go process for the acquisition of golf courses in Los Angeles. The following excerpt from an LAT article from 1967 outlines the interworkings of the new system of golf course acquisition starting in 1954:

Under this system the Los Angeles County Employees Retirement Assn. holds the title to a new golfing facility and leases the facility to Los Angeles County for a maximum of 30 years.

The Board of Supervisors turn over the course for operational purposes to the County Parks and Recreation Department. The department collects greens fees and other revenues, which are then used to buy the new facility from LACERA (LAT 1967a).

The first course under this new system was the Western Avenue Golf Course, which was able to be purchased by the County from the Los Angeles County Employees Retirement Association in only 8 years, instead of the 30 years allowed for payment (LAT 1967a).

By 1967, all of the County golf course purchases were made using this system including the Victoria County Golf Course site. These innovative acquisition measures helped the County to acquire numerous properties in the second half of the twentieth century resulting in the current state of the LACDPR. Currently the LACDPR operates the largest public golf course system in the United States with a total of 20 golf courses, including the following:

Of the 20 golf courses, 13 are 18-hole regulation length courses, three are convenient 9-hole regulation length courses, one is a challenging 18-hole executive length course, one is an 18-hole par-three course, and two are 9-hole par-three courses (LACDPR 2018).

Much like other courses at the time, the Victoria County Golf Course site was purchased using this new County system and, at the time of its opening, was one of 14 courses in the County golf system (LAT 1967b). However, it would be a long road between the initial request to the property owner, Dominguez Estate Company, and the actual sale and development of the property as a municipal golf course. Starting in 1956, the County Board of Supervisors made an attempt to purchase the approximately 200-acre tract of land containing the subject property from the Dominguez Estate Company based on recommendations from the County of Parks and Recreation Commission for the development of a golf course and recreation area. However, the Dominguez Estate Company refused to sell the property at that time. The idea of a lease arrangement between the County and the Dominguez Estate Company was initially discussed in 1956, but ultimately no agreement could be reached. However, in February of 1957 the Dominguez Estate Company offered to sell the property to the County (Will 1957).

On May 28, 1957, the County Board of Supervisors approved the purchase of a 204-acre parcel from the Dominguez Estate Company (Lins 1957). However, this approval was rescinded in early June of 1957 due to discrepancies in the appraisal figures. According to Supervisor Hahn, the discrepancy in the appraisal figures (\$808,000 and \$1,300,000) was

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too great and the approval to purchase the property needed to be rescinded (LBPT 1957a). By the end of June 1957, a public hearing was called for the proposed land purchase. Amidst opposition from Supervisor Hahn, the hearing was pushed to August 1957 (LBPT 1957b). On August 8, 1957, despite opposition from supervisor Kenneth Hahn regarding incorrect information provided to the County during the appraisal process, the Board of Supervisors voted 4 to 1 purchase the approximately 200-acre tract of land from the Dominguez Estate Company for a cost of \$1,300,000 on August 8, 1957 (LAT 1957). However, the County's purchase continued to be criticized throughout the late 1950s. One example of such criticism was seen in an article in the Los Angeles Examiner in December 1959, which stated that there were questionable methods used during the acquisition and cites Supervisor Hahn's opposition to the approval for purchase (LAE 1959). Regardless, the project moved forward and leveling and covering operations for the conversion of the landfill site to a golf course began on January 8, 1960 (LAE 1960).

Plans for developing the site continued throughout the first half of the 1960s. As discussed previously, the relocation of the trap club in 1963 was one of many steps in preparing the site for its eventual use as a golf course (LAT 1963). By 1964, the Board of Supervisors approved plans to develop the site as a golf course (IST 1964\_Jan 26). In 1965, a contract for the construction of an 18-hole golf course and clubhouse was awarded at a planned cost of \$1,150, 734 (LAT 1965). Running parallel to these developments at the golf course site, was the city incorporation movement in Carson. However, it was decided early on in the incorporation discussions that the County would retain ownership of the golf course site regardless of the outcome of the City incorporation (LAT 1967c).

Construction continued throughout 1966 and into the spring of 1967. Despite the fact that the course was dedicated on October 10, 1966, it was not officially opened to the public until spring of 1967 (LAT 1967b, LAT 1967d; Sandoval 2006). By April 13, 1967, the Victoria County Golf Course opened to the public with over 300 golfers sampling the course. The opening of the course was described as follows (LAT 1967b, LAT 1967e):

...Large, undulating greens of the new course and a prevailing southwesterly wind will take a toll on your score. Danger also lurks in the 57 yawning sand traps, which dot the fairways and guard the greens. And also in a flood control channel which parallels two of the holes. We feel sure golfers will find this an interesting course," said Jim Amman, supervisor of the 6,670-layout. "We believe it's the finest of the county's 14 courses." "We are particularly proud of the greens," he said. "We feel they compare with any in the nation. They are extremely large...much larger than the average. The green at the eight hole for instance, is so large a 100 foot putt is possible."...Cost of the project, course and clubhouse, was more than \$900,000. "Low as well as high handicap golfers will find the course will offer a series of challenges. And they start with the 505-yard, par five first hole which Amman described as one of the most difficult at the course." "It's a good, honest par five hole," he said. "It's slightly uphill, faces into the wind and thus will play longer than 505 yards. Even a good player will find it difficult to reach the green in two. Bunkers on either side of the fairway will catch hooks and slices and the green is guarded by two traps." "Another interesting hole is the par three, 160-yard 14th hole, according to Amman. "At this hole the golfer must hit a tee shot across a flood channel," he said. "The channel is out of bounds. The hole calls for an exacting shot as the wind will push the ball back toward the channel. The green is very close to the channel." He described the par four. 435 yard, 18th hole as a "hooker's nightmare." "I believe this is the toughest hole on the course." He said. "Again the tee shot must clear the flood control channel. The fairway parallels the channel for about 200 yards

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and thus becomes a hazard for golfers who are inclined to hook their drives." The course has a driving range with 35 positions, two large practice putting greens and a spacious parking area. In the clubhouse is a pro shop, luncheon facilities and locker rooms for men and women. Assisting Amman will be starters Ed Leach, Len King and Ralph Gauthier. Art Osborn is greenskeeper. Operating the pro shop and concessions will be Harvey Chapman, member of the PGA and Gardena councilman, Oscar Widmer will serve as head teaching pro with Bill Wright, former U.S. Public Links Champion assisting. It was Supervisor Kenneth Hahn who conceived the plan of financing the construction of the county's golf courses with retirement board funds in 1954. The board, he explained, will own the course until green fees and other revenues pay off the construction cost. The course is located on a 177-acre site in an area bounded by 102nd St., Avalon Blvd, San Diego Freeway and Main St. Street address of the clubhouse is 340 E. 192nd Street. It is accessible from Avalon Blvd (LAT 1967b).

While building permits were not available for the original construction and subsequent alterations to the buildings associated with the golf course, as-built drawings and historical photographs during and shortly after construction were identified through archival research. According to architectural drawings for the clubhouse, it was designed by architect Edwin H. Ripperdan of Long Beach, California and the landscaping elements for the building were designed by landscape architect Edward R. Lowell of Long Beach, California. No additional information was found on either architect throughout the course of archival research. The following series of photographs show the golf course site during construction in 1966 or shortly after construction in 1967.

### **William F. Bell (aka Billy Bell Jr.), Golf Course Architect**

The Bell family's golf course history in California began with William P. Bell (aka Billy Bell) (1886-1953). He played a key role in the development of golf course design and the golf movement in the United States. Billy Bell began his golf course career in a variety of lower level positions at golf courses and eventually transitioned into course maintenance and remodeling under the supervision of noted golf course architect William "Willie" Watson. After working under Watson for a few years, Billy Bell began to follow the path of becoming a golf course designer. Bell achieved a reputation as a golf course designer through numerous strategic partnerships throughout the years. For starters, Bell worked with well-known golf course designer George C. Thomas and provided illustrations for his book *Golf Architecture in America: Its Strategy and Construction*. Billy Bell and Thomas collaborated on numerous premiere golf course projects over the years, including Pasadena Golf Course, Griffith Park Golf Course, La Cumbre Golf Course, Los Angeles Country Club North Course, Bel-Air Golf Course, Riviera Golf Course, and the Ojai Valley Inn Golf Course. Following his time with Thomas, Bell went out on his own and designed notable golf courses including, Stanford University Golf Course, Tijuana Country Club Golf Course, Palos Verdes Golf Course, Woodland Hills Golf Course, Brookside Golf Course, and San Diego Country Club Golf Course. However, the Great Depression and flooding throughout Southern California in 1938 left Bell in a different position and he took up with another partner, A.W. Tillinghast, to rebuild damaged courses in Southern California until World War II broke out. Following the war, Billy Bell established his own design firm and focused mainly on course remodeling and redesign. In addition to his work as a designer, Billy Bell was also one of the founding members of the American Society of Golf Course Architects (ASGCA) (City of San Diego 2018; Michelson 2015a, 2015b; Richardson n.d.; SCGA 2017).

Following the close of World War II, Billy Bell's son, William F. Bell (aka Billy Bell Jr.) (1918-1984) began working at his father's firm (ASGCA 2018; City of San Diego 2018; Richardson n.d.). Billy Bell Jr. was born in Southern California and educated at the

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University of California. Following World War II, Billy Bell Jr. established himself in Southern California by joining his father's architecture firm, marrying Dell Applebury, and having a child he named after his father (Michelson 2015b). In the early part of his career he collaborated with his father on numerous golf courses including, but not limited to, the following (Michelson 2015c): Tamarisk Golf Course (1953), Tucson Golf Course (1949), Bakersfield Golf Course (1949), Buena Ventura Golf Course (1932), and Newport Beach Golf Course (1954). Following the death of his father in 1953, Billy Bell Jr. took over his father's firm and ran the firm under the name of William P. Bell and Son in honor of his father. Working from his father's plan and original vision, Billy Bell Jr. took over the Torrey Pines Golf Course project and brought it to completion in 1957 (ASGCA 2018; City of San Diego 2018; Michelson 2015a, 2015c; SCGA 2017).

Despite the impressive experience he gained working for his father's firm, Billy Bell Jr. went on to become a prolific designer in his own right. While he is best known for his work on the Torrey Pines North and South Golf Courses (1957), Sandpiper Golf Course (1972), Kona Country Club Golf Course (1966), Idaho Falls Country Club Golf Course (1970), Makaha Golf Club (1969), Industry Hills Golf Course (1979), and Bermuda Dunes Golf Course (1960), he designed many courses over the years, including courses in Arizona, Idaho, Nevada, Oregon, Hawaii, and Utah. His courses included public, private, and military courses, and the bulk of his work was in California between the 1950s and 1970s. The following is an abbreviated list of the golf courses he designed in California (AHGC 2018; ASGCA 2018; City of San Diego 2018; Greenskeeper 2011; Richardson n.d.; SCGA 2017; William Bell Society 2016).

- Bakersfield Country Club (1949)
- Apple Valley Country Club (1951)
- Kern River Golf Course (1953)
- North Ridge Country Club (1954)
- Alhambra Municipal Golf Course (1955)
- Modesto Dryden Park Golf Course (1955)
- China Lake Golf Course (1956)
- Knollwood Golf Course (1956)
- Palo Alto Municipal Golf Course (1956)
- Alisal Ranch Golf Course (1956)
- Antelope Valley Country Club (1957)
- Calimesa Country Club (1958)
- Crystalaire Country Club (1958)
- Lake/Valley at Los Coyotes Country Club (1958)
- Eaton Canyon Golf Course (1959)
- Mesa Verde Country Club (1959)
- Skylinks Golf Course (1959)
- Tahquitz Creek Golf Resort Legend Course (1959)
- Jurupa Hills Country Club (1960)
- Kern Valley Golf Course (1960)
- Whittier Narrows Golf Course (1960)
- Fullerton Golf Course (1961)
- Valley Hi Country Club (1961)
- Heartwell Golf Course (1962)
- Canyon South Golf Course (1962)
- Lake Tahoe Golf Course (1962)
- Palm Desert Country Club (1962)
- Rancho Bernardo Inn (1962)
- Lake Arrowhead Country Club (1963)
- San Luis Rey Downs Golf & Country Club (1963)

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- Carmel Highland Resort (1964)
- Diamond Bar Golf Course (1964)
- Olivas Links Golf Course (1964)
- Rancho San Joaquin Golf Course (1964)
- Saticoy Country Club (1964)
- Ancil Hoffman Golf Course (1965)
- Hidden Valley Lake Golf Course (1965)
- Los Verdes Golf Course (1965)
- Muroc Lake Golf Course (1967)
- Lomas Santa Fe Country Club (1968)
- Los Lagos at Costa Mesa Golf & Country Club (1968)
- Mesa Linda at Costa Mesa Golf & Country Club (1968)
- Pine Mountain Lake Country Club (1969)
- Blythe Municipal Golf Course (1969)
- Lake Wildwood Golf Course (1971)
- Bonita Golf Club (1980)
- Malibu Country Club (1980)
- Rancho Duarte Golf Club (1982)

In addition to his project work, Billy Bell Jr. also followed in his father's footsteps with his involvement in and leadership roles with the ASGCA. Billy Bell Jr. became a member of ASGCA in 1950 and from 1957-1958 he held the role as ASGCA president. In addition to his role as organization president, Billy Bell Jr. also served as secretary and treasurer, and was a member of the organization until his death in 1984 (ASGCA 2018; RI 1959; Richardson n.d.).

### NRHP/CRHR Statement of Significance

The development of the subject property began in 1966 with construction of the course and support buildings. Since its original development, the subject property has remained a Los Angeles County municipal golf course. The following provides an evaluation of the subject property in consideration of NRHP and CRHR designation criteria and integrity requirements.

*Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.*

The subject property is one of many municipal golf courses constructed around the mid-twentieth century. The County of Los Angeles began the process to development municipal golf courses in 1938 with the Santa Anita Golf Course. By the time the Victoria County Golf Course was developed, there were 14 other municipal golf courses operated by the County. While this is an interesting period of development for the LACDPR golf division, as it involved the acquisition of private land and innovative funding ideas from Supervisor Kenneth Hahn, the Victoria County Golf Course was one of many developed in the Greater Los Angeles area between the 1950s and 1970s. Furthermore, the course is a modest example of municipal golf courses in Los Angeles and has been significantly altered since its original design and construction. Due to a lack of significant associations with events important to history, the subject property does not appear eligible under NRHP/CRHR Criterion A/1.

*Criterion B/2: That are associated with the lives of persons significant in our past.*

Archival research also failed to indicate any associations with significant persons. For these reasons, the subject property does not appear eligible under NRHP/CRHR Criterion



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B/2.

*Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.*

The Victoria County Golf Course was designed by renowned golf course designer William F. Bell. Despite its association with this prolific golf course architect, the course has been heavily altered numerous times over the years and no longer retains requisite integrity of Bell's original design. Changes to the irrigation systems, regrading, reseeding, new plantings, and the addition of golf course paths that have altered the original use and traffic patterns within the course, and ultimately compromised the integrity of the course's original design and materials.

Original building plans for the clubhouse building and associated landscape design features indicate that the building was design by architect Edwin H. Ripperdan and landscape designer Edward R. Lowell. Archival research failed to indicate any significant works by either designer; therefore, it appears that neither designer was a master architect or important creative individual. The building also represents a modest example of the Mid-Century Modern style of architecture and does not serve as a significant example of the style. With regards to the clubhouse complex, there is evidence of significant roof changes, replacement doors, replacement windows, reconfiguration of openings, infill openings, and landscape design changes. In addition, Outbuildings 1 and 2 have been significantly altered over the years, including replacement windows and the reconfiguring of openings. For all of these reasons, the subject property does not appear eligible under NRHP/CRHR Criterion C/3.

*Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.*

The subject property is unlikely to yield any information important in prehistory or history and therefore does not appear eligible under NRHP/CRHR Criterion D/4.

### Integrity Considerations

Since the initial development of the subject property as the Victoria County Golf Course, the property's location has remained unchanged, always located on a large parcel and functioning as a municipal golf course. When the golf course was developed, the surrounding area was already developed and appears to maintain a similar level of development today; therefore, the subject property retains integrity of setting. However, the course and the clubhouse complex have experienced significant alterations since original construction that have compromised the integrity of design, materials, and workmanship. With regards to the clubhouse complex, there is evidence of significant roof changes, replacement doors, replacement windows, reconfiguration of openings, infill openings, and landscape design changes. Therefore, the clubhouse complex does not retain the requisite integrity of design, materials, and workmanship. These alterations have also diminished the feeling and association of the clubhouse complex. In addition to the alterations to the clubhouse complex, outbuildings 1 and 2 have been significantly altered over the years, including replacement windows and the reconfiguring of openings.

The integrity of the golf course is also part of the subject property's overall integrity. The course was originally designed by renowned architect William F. Bell, but was significantly altered multiple times over the years starting in the 1970s with work on

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specific fairways, renovation of the front nine holes, new irrigation systems, and the construction of additional paths. While these changes were significant to the overall design of the course, it was not until the late 1990s that the entire course was redesigned by Casy O'Callaghan. During the 1990s renovations, the course was regraded; fill dirt was added to elevate the course an average of 2 feet; new irrigation systems were added; 500 trees were planted on the site; new drainage systems were put in place; and alterations were made to the greens and the sand bunkers. Therefore, the 1970s renovations combined with the 1990s renovations have significantly altered the design, materials, workmanship, feeling, and association.

In summary, alterations to the subject property buildings and golf course have significantly compromised the integrity of the subject property, and it appears ineligible under all applicable designation criteria.

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